

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
MAY 22, 2018

FINAL

Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Leslie Mascaro led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Leslie Mascaro
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner Brandon Tucker
Commissioner BreAnna Larson

EXCUSED: Commissioner William Ward

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Mary Lynn Kinsel, Marilyn Barney, Richard Phillips, residents; Allyn Daines, Amfab Steel; Mark Green, GRNOBL, L.C.; Mark Greenwood, Granite Construction; Nick Smith, Shaun Johnson, Salmon Electric; Dustin Gramoll, Jim Gramoll, Gramoll Construction.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF REQUEST TO EXTEND THE CONTINUATION TO A
FUTURE UNSPECIFIED DATE FOR THE GRANITE CONSTRUCTION
CONDITIONAL USE PERMIT

Sherrie Llewelyn reported that when the Planning Commission reviewed an application for a conditional use permit while the zoning of the two parcels was under review by the appeal authority. The Planning commission tabled action on the application to a date no later than 60 days after the final decision was determined by the hearing officer on the zoning issue. The hearing officer made a determination that the property was zoned Special Use Restricted (SR) on March 28, 2018 which would make the 60 day deadline May 23rd. The applicant has since

submitted a request to extend the continuance as they are not ready to address the conditions recommended to the Planning Commission and were also entertaining offers for other possible uses for the property. The City attorney recommended that the continuation be no longer than one year from the date of the original tabling of the item, which would place the review date at January 22, 2019. Staff recommended that Granite Construction would need to submit the requested materials within three weeks of the January meeting or the application would become null and void.

Commissioner Mascaro asked if the zoning map had been updated to reflect the appeal decision. Sherrie Llewelyn replied that officially the map was updated effective March 23, 2018.

Mark Greenwood, Granite Construction, commented that they were requesting an extension to review all the potential uses for the property. He said that while he could not disclose the details potential uses included residential and mining.

Commissioner Mascaro moved that the Planning Commission table action on the Granite Construction Conditional Use Permit application to a date no later than January 22, 2019 with the following conditions:

- 1) The applicant is required to meet the application submittal deadline of three (3) weeks prior to January 22, 2019 for submittal of any applicable reports or revisions to the requested permit;**
- 2) Prior to January 1, 2019 (three week deadline), the applicant must submit additional information that was requested by the Planning Commission on January 23, 2018 along with any revisions to the proposed plan, required studies, or other necessary documentation to process the application;**
- 3) If the requested information is received the decision will be calendared for the regularly scheduled meeting on the fourth Tuesday, January 22, 2019 for decision;**
- 4) If the requested information is not received by January 1, 2019 the application is deemed null and void.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Tucker and Larson. Commissioner Ward was excused.

Chair Knowlton suggested fixing the wording in the motion to say “the requested information” instead of “request information” in condition number three.

As several audience members were unclear on the process Chair Knowlton explained that the Planning Commission's role in this application was to administer City code. He said that a public hearing had been held and the zoning of the property was clarified by a hearing officer. The Planning Commission was not making a final decision at this time but was tabling this item until a later date. The applicant could pursue the conditional use permit with the recommended list of proposed conditions for mining or they could choose a different use for the property.

Sherrie Llewelyn clarified that at the January 23rd meeting that there was a recommended list of 35 conditions; however, the Planning commission did not approve or deny the conditional use permit at that time. The applicant was directed to address the conditions and determine whether they could be met or not. These proposed conditions would be reviewed in the future and the Planning Commission would have the option to add, amend or remove conditions at that time.

Chair Knowlton commented that no final decision had been made on the application at this time as it was tabled for discussion on a future date. He said no public comments would be accepted at this time on this item.

3. CONSIDERATION OF A CONCEPT PLAN FOR G&G SUBDIVISION AT APPROXIMATELY 721 WEST CENTER STREET, MARK GREEN, GRNOBL, L.C., APPLICANT

Sherrie Llewelyn reported that this property, located at 721 West Center Street, was located in the Manufacturing (MD) zone. The developer proposed construction of a four lot subdivision on a 1,200 foot long cul-de-sac. The proposed road abuts the west property line with a 50' right of way with 42' of paved width including the curb and gutter. The maximum length for a street was 600' unless the Planning Commission recommended an exception of the length to the City Council. The exception could be granted if it met one of the following standards: that a longer cul-de-sac would better preserve the natural terrain and vegetation in the area, that it would provide a superior street design, or provide access to land locked parcels.

Mrs. Llewelyn explained that the issue with the parcels was that it was essentially a flag lot with a 30' ingress/egress which was not wide enough for a road which is needed to divide the parcels. The applicant purchased property on Center Street to facilitate building a road to access the rear property; however, there would be the potential for nonconformance due to the driveway location of the neighboring property owner.

The developer had approached the adjacent property owner to the west with a proposal to combine the road with his driveway for access, but the property owner declined. Staff also discussed working with Big West Oil build a road on the east property line, but they also

declined The Development Review Committee (DRC) would like to obtain feedback from the Planning Commission on the length and location of the road.

The minimum lot size in the MD zone is two acres unless a reduction is approved by the Planning Commission. As this property two of the proposed lots are less than two acres in size the Planning Commission would need to grant approval for the exception.

Commissioner Tucker asked if emergency services were concerned with the length of the cul-de-sac. Sherrie Llewelyn replied that there was not a concern with the length as long as there was a proper turnaround and water access.

Mark Green, GRNOBL, L.C., talked about the 50' right of way and explained that it would be difficult for them to acquire additional property for the road. He said that the best alternative would be to share the road with the adjacent neighbor but found that DATS Trucking was opposed to sharing an access. Mr. Green said GRNOBL's goal was to relocate their business to this location and divide the other half of the property into leased office and warehouse parcels.

Sherrie Llewelyn clarified that staff had reviewed numerous ways to try and accommodate an access road but the configuration of the property made this difficult. She said that potential redevelopment of the area could allow for a future road connecting to Redwood Road and better access in the future as well as an intersection with a traffic light.

The Commission then discussed future redevelopment, connectivity, access, a public versus private road, and setbacks in regards to the proposed road.

Commissioner Tucker asked if customers and employees would access the road. Mark Green replied that their customers rarely came to the office and employees mostly worked on job sites during the day.

Commissioner Tucker expressed concern with planning for more traffic generation onto Redwood Road and building a road parallel to a driveway. He stated that shared access with Big West Oil or DATS Trucking was preferable. Sherrie Llewelyn replied that staff and the applicant had spoken with the neighboring property owners on the advantages of a shared driveway but so far had been unsuccessful in obtaining a commitment.

Chair Knowlton commented that a public or private road could be approved in this area that would result in a non conforming driveway as it would be the only way to provide access to the property. Sherrie Llewelyn replied that staff would continue to work on the consolidation issue and possible access solutions.

Chair Knowlton said that there were three issues to address including the cul-de-sac length, the minimum lot size, and the driveway approach. The Commission felt that the applicant had conformed to City standards, the plan would be reviewed by the City Engineer and the fire marshal, and that access must be provided to the land locked parcel.

Sherrie Llewelyn commented that the two acre minimum had previously been waived in the M-D zone.

Commissioner Mascaro asked why the applicant was requesting the smaller lot size. Jim Gramoll, Gramoll Construction, replied that this was the property left over after they determined the land needed for their facilities.

The Commission felt that as the requested lots were close to one acre that this was not an issue.

The Commission also discussed the driveway approach and said that the applicant had the right to access their property even though the City did not want to create a non-conforming access. Staff and the applicant had tried to find another resolution but neighboring property owners had declined to share access.

Commissioner Larson moved to recommend to the City Council the concept plan for G&G Subdivision, a five lot subdivision at 721 West Center Street subject to the following conditions:

- 1) Satisfactory resolution of the street location and issues of non-conformity prior to preliminary plat;**
- 2) Approval of the exception to the dead end street length due to the land locked nature of the rear parcels;**
- 3) Approval of the exception of minimum lot sizes of 2 acres.**

Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Tucker and Larson. Commissioner Ward was excused.

- 4. CONSIDERATION OF A SITE PLAN AMENDMENT FOR AMFAB STEEL SPECIALTIES AT 250 NORTH 700 WEST, ALLYN DAINES, AMFAB STEEL, APPLICANT**

Sherrie Llewelyn reported that the property contained an existing building, storage yard and a natural grass area. The proposal would be to enclose the southwest corner of the property for an

outdoor storage yard and a second driveway access off of 400 West. The storage yard would be enclosed by a concrete or masonry screening wall would be setback 20' from the property line with the additional area to be landscaped. The DRC recommended approval of the site plan amendment with no conditions.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for Amfab Steel at 250 North 700 West with no conditions. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Tucker and Larson. Commissioner Ward was excused.

5. CONSIDERATION OF A SITE PLAN FOR RIVER 6 AT 175 SOUTH RIVERBEND WAY, NICK SMITH, SALMON ELECTRIC, APPLICANT

Sherrie Llewelyn reported that the proposed location was in the Riverbend Industrial Park located near Center Street. The proposed building would be 25,000 square feet with 7,500 square feet of office space and 17,620 square feet of warehouse space. Parking was evaluated based upon one stall per 250 square feet of office space at 30 stalls and two stalls per 1,000 square feet of warehouse space for 20 required stalls for a total of 52 required stalls with two ADA stalls. The applicant proposed 59 stalls with 2 ADA required stalls but may need to reduce the proposed number to allow for the ADA stall size width requirements of 9'.

The proposed landscaping at 12% exceeded the 10% minimum requirement and consisted of an 8' buffer on the east property line as well as street trees with additional trees in the parking islands. The proposed architecture met all the requirements per the architectural design review.

Chair Knowlton asked what the potential uses would be. Shaun Johnson, Salmon Electric, replied that it would be flex space while they looked for tenants.

Chair Knowlton also asked the applicant if hypothetically they would prefer less parking and a larger building. Shaun Johnson replied that as the project manager he would prefer more parking as their current building was under parked but he said from a building owner's perspective that the parking lot size affected the rentable space and overall size of the building.

Sherrie Llewelyn commented that the building layout was configured nicely on the lot with the loading area in the back of the building and the employee parking in the front.

Commissioner Mascaro moved that the Planning Commission approve the requested site plan for River 6 at 175 South River Bend Way with the following condition:

- 1) **The minimum width of the ADA parking be revised to 9' stalls with 8' loading for van accessible and 9' stalls with 5' loading for regular ADA**

Commisisoner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Tucker and Larson. Commissioner Ward was excused.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of May 8, 2018 were reviewed and approved. **Commissioner Kirkham moved to approve the minutes for the Planning Commission meeting May 8, 2018 with the corrections. Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Tucker and Larson. Commissioner Ward was excused.**

Commissioner Mascaro reported that she had accepted a new position and would be resigning from the Planning Commission. She commented that she had enjoyed working with the Commission but would be unable to stay on due to her new work schedule.

Chair Knowlton reported on the Golden Spoke event to be held June 2nd at Legacy Park. Sherrie Llewelyn commented that this event would include two bike rides with one ride starting at Bridal Veil Falls in Provo and the other at Rainbow Gardens in Ogden. The two would converge at Jordan River Bridge in Salt Lake City. The City planned to hold an event at Legacy Park from 10 a.m. to 1 p.m. when the bike riders passed through. This event would include a speech by the Mayor, a bike fair sponsored by the health department, refreshments provided by Holiday Oil, and maps of the City and County trails provided by City staff.



Chair

Recorder

Secretary