



## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

---

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

### NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA June 9, 2020 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Public comments
- 2) Consideration of a Site Plan Amendment for Hughes General Contractors at 1020 North Redwood Rd., Gary Tyler, applicant
- 3) Consideration of a Site Plan Amendment for Oldcastle Amcor at 333 South Redwood Rd., Brent Harsha, Hancock Companies, applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
  - a. May 26, 2020

Adjourn

**NOTICE:** This meeting will be an electronic meeting online. The host site will be located at 10 East Center Street, members of the public are invited to attend via electronic device at the link below:

Join Electronic Meeting

<https://nslex-etspbx-com.3cx.net/webrtc/open/2d41e8f950e20970b95fb8275d0a6f23f3331c36>

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

**Notice of Posting:**

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Dated this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

---



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

---

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** June 9, 2020  
**SUBJECT:** Site Plan Amendment for Hughes Construction at 1020 North Redwood Road

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for Hughes Construction at 1020 North Redwood Road with the following conditions:

1. Correction of engineer redline related to water and sewer laterals for the individual units in the building.

### REVIEW

The requested site plan amendment is a request for construction of an additional storage building containing 3 attached units at the Hughes Construction property, behind Hugoe Trucking and the 2 unit building built last year at 1020 North Redwood Road. The 9600 sq. ft. building will be used for storage of various construction equipment. The property is zoned Manufacturing and Distribution (MD).

The City Engineer has reviewed the previous detailed drainage and grading plan for the property, which did include these buildings in the design and drainage. The only redline relates to the locations of the laterals for sewer and water that run under other units. These are required to be relocated on the plans.

No other changes are proposed on the property. The existing accesses and landscaping along Redwood Road and 900 North will be maintained at the current percentages. The proposed buildings is located 330 feet from Redwood Road. The building is not as visible from the public right of way, as it is located behind two other structures. Therefore is not subject to the design standards, however the buildings will be built in a similar style and manner to the other buildings with tilt up concrete walls and roll up metal doors.

### POSSIBLE MOTION

I move that the Planning Commission approve the site plan amendment for Hughes Construction at 1020 North Redwood Road with the following conditions:

Conditions:

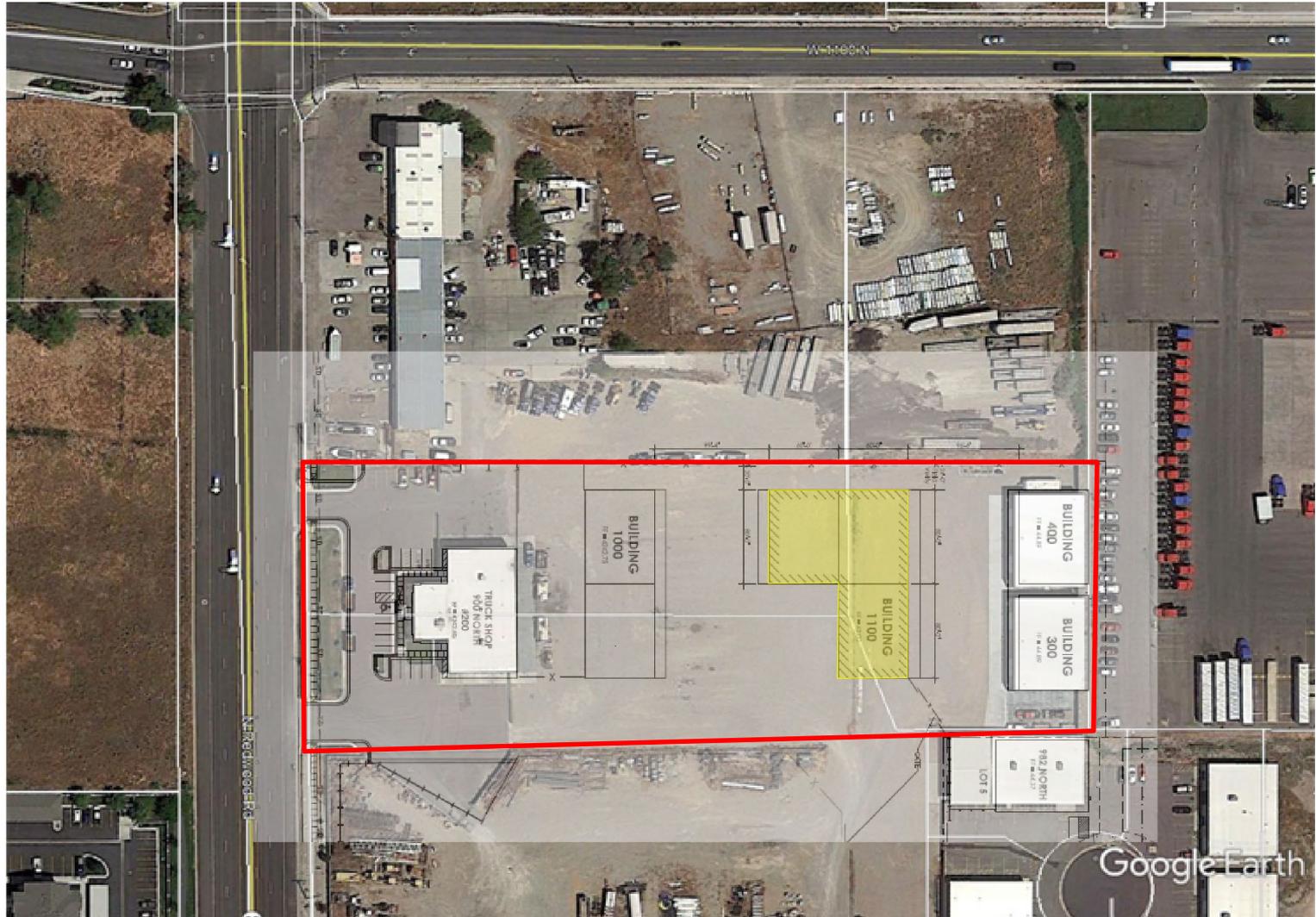
1. Correction of engineer redline related to water and sewer laterals for the individual units in the building.

Attachments

- 1) Aerial Map
- 2) Site Plan
- 3) Elevation



# Hugo Construction Site Plan Amendment Aerial







**HUGHES**  
GENERAL CONTRACTORS

**CORPORATE OFFICE**  
900 North Redwood Road  
P.O. Box 540700  
North Salt Lake, Utah 84054-0700

Phone: 801.292.1411  
Fax: 801.292.0530

**ST. GEORGE OFFICE**  
62 W. Washington City Ind. Drive  
Washington City, Utah 84780

Phone: 435.628.0047  
Fax: 435.628.0328

CONSULTANT \_\_\_\_\_

PROJECT \_\_\_\_\_

**HUGHES  
BUILDING  
1100**

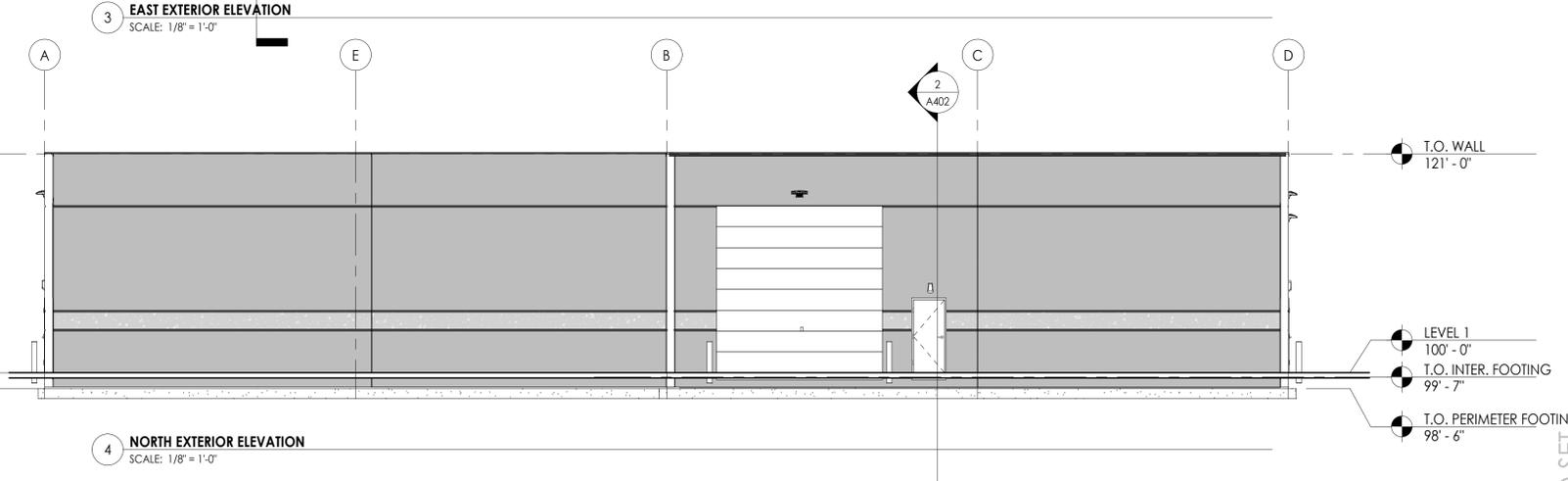
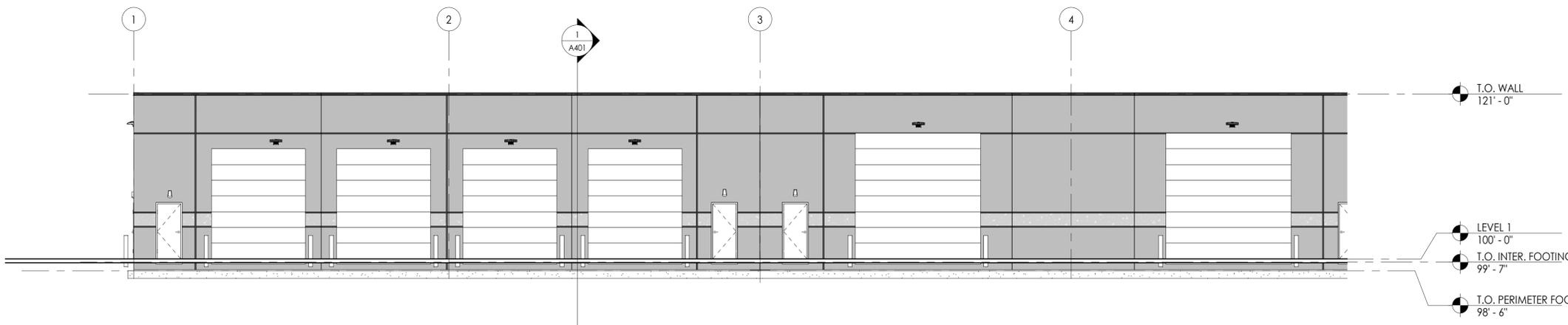
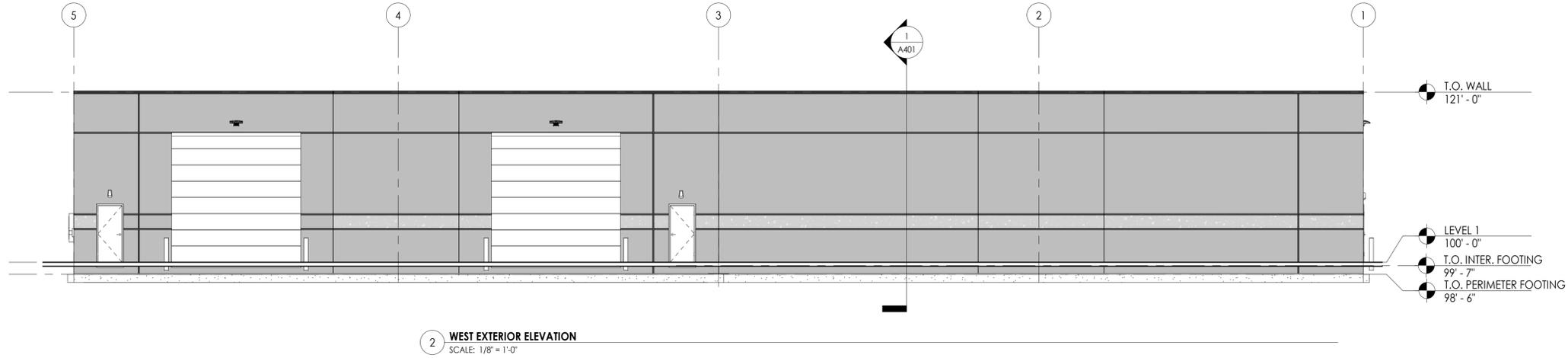
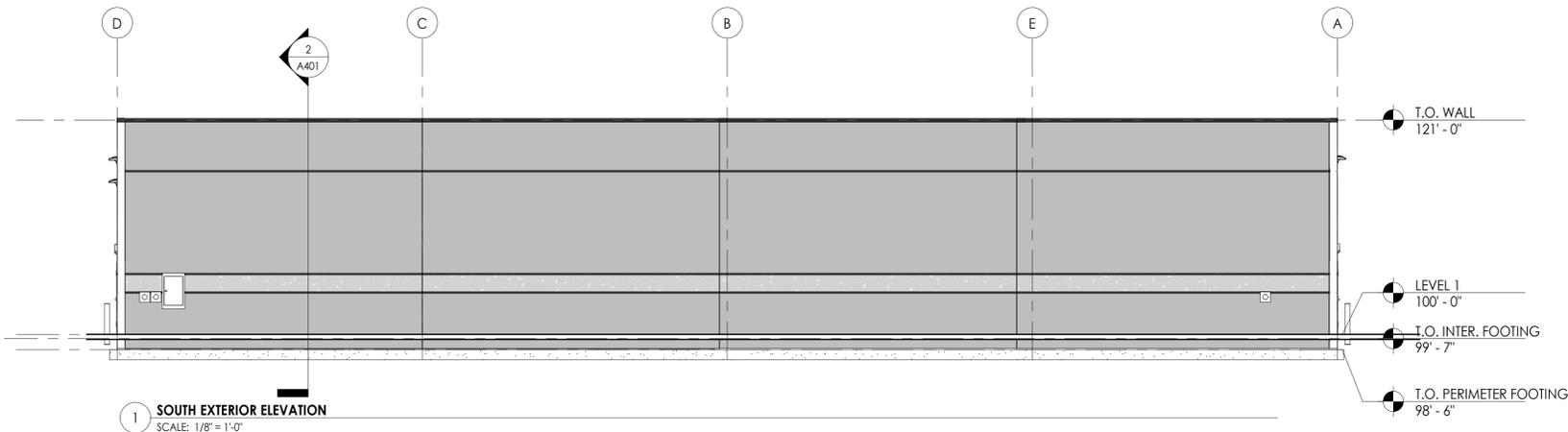
PROJECT ADDRESS  
900 NO. REDWOOD  
RD.  
NORTH SALT LAKE,  
UTAH

DATE  
04.21.20

REVISIONS  
DELTA DATE DESCRIPTION

SHEET NAME  
**EXTERIOR  
ELEVATIONS**

SHEET NUMBER  
**A201**



BID SET



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

---

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** June 9, 2020  
**SUBJECT:** Site Plan Amendment for AMCOR at 333 South Redwood Road

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for AMCOR at 333 South Redwood Road with no conditions.

### BACKGROUND

The requested site plan amendment facilitates the modernization of the existing manufacturing process. The applicant will replace two buildings and part of an existing conveyor system with a new conveyor and two smaller buildings for packaging bagged concrete products. The conveyor system will utilize a "drive-over" hopper to deliver raw materials into the system. The max height in the MD zone is 45 feet, except as approved by conditional use. The Commission approved a conditional use permit on March 17, 2017 for the construction of the other new conveyor. The buildings will not exceed the maximum height but the material feeding tanks and conveyor system will have a maximum height of 59 feet.

The proposed site is within the existing 28-acre AMCOR site. The owner improved the site in 2017 with new asphalt, storm drain detention, dedicated parking, and xeriscape landscaping. Because this is a modification to existing structures and conveyor system, the Planning Commission is the land use authority on the approval.

### REVIEW

The amendments to the site are for the purpose of modernization to existing systems and operations and the height exception was previously approved. The buildings and structures are not visible from a public street or right of way and are not subject to design standards. There are no outstanding issues related to drainage or grading and no additional corrections are necessary.

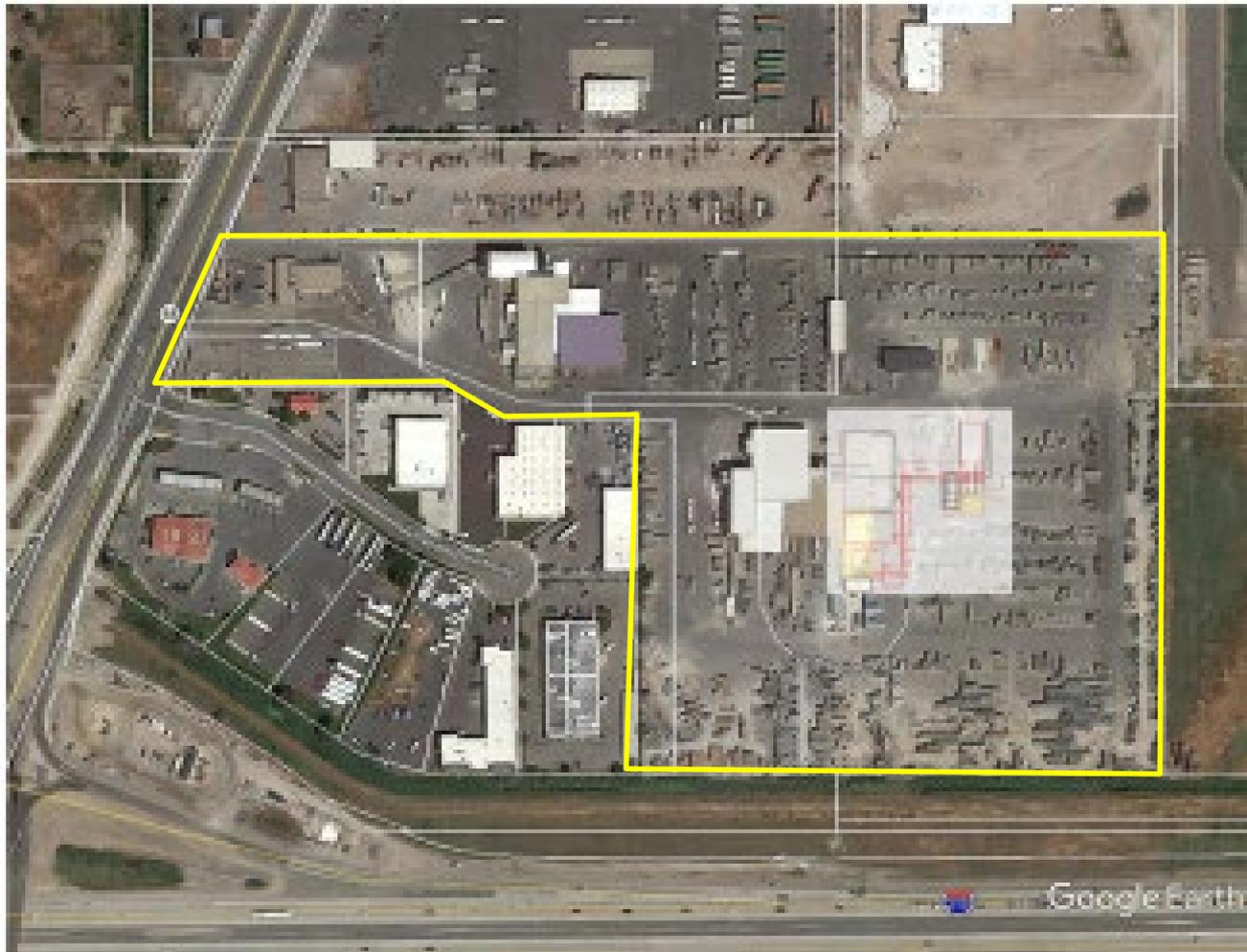
### POSSIBLE MOTION

I move that the Planning Commission approve the site plan amendment for AMCOR at 333 South Redwood Road with no conditions.

- 1) Aerial
- 2) Site Plan
- 3) Equipment Elevations



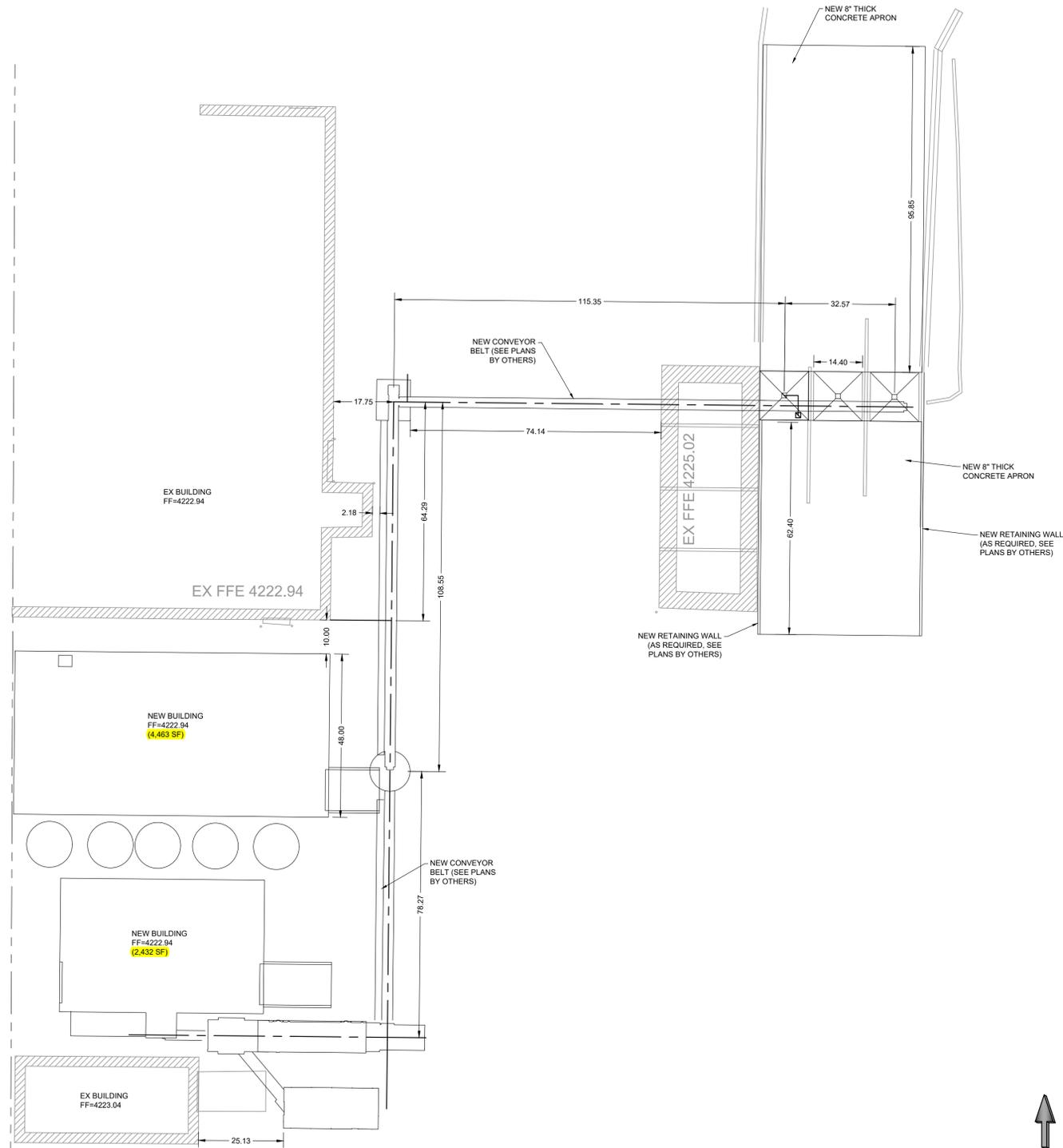
# Oldcastle Amcor Site Plan Amendment Aerial



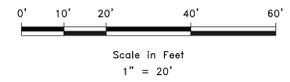




metal taht house  
package the concrete mixes



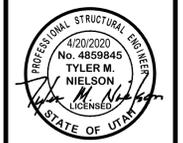
DEVELOPER:  
AMCOR MASONRY  
BRENT HADJIA  
333 S REDWOOD RD  
NORTH SALT LAKE  
(801) 936 - 7628



SCALE: 1" = 20'

DATE	4/20/2020
DESIGN	WJS
DRAWN	WJS
CHECKED	TAN

REVISIONS	DESCRIPTION
DATE	



SITE PLAN  
AMCOR SITE EXPANSION  
333 S REDWOOD RD  
NORTH SALT LAKE, DAVIS COUNTY, UTAH

**GARDNER ENGINEERING**  
CIVIL - LAND PLANNING  
MUNICIPAL - LAND SURVEYING  
5150 SOUTH 375 EAST OGDEN, UT  
OFFICE: 801.476.0202 FAX: 801.476.0066

CE1-02

DWG: R:\V\0850 - HANCOCK COMPANIES\1802 - AMCOR MSL BIDDING\DESIGN\DWG\AMCOR BASE - 8.DWG

1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 MAY 26, 2020  
4

5 **DRAFT**  
6

7 This meeting was held electronically via 3CX. The host site was located at 10 East Center Street  
8 in North Salt Lake.  
9

10 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and BreAnna Larson  
11 led those present in the Pledge of Allegiance.  
12

13 PRESENT: Commission Chair Ted Knowlton  
14 Commissioner Stephen Garn  
15 Commissioner Kent Kirkham  
16 Commissioner William Ward  
17 Commissioner Brandon Tucker  
18 Commissioner BreAnna Larson  
19 Commissioner Alisa Van Langeveld  
20

21 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford,  
22 Minutes Secretary.  
23

24 OTHERS PRESENT: Dee Lalliss, resident.  
25

26 1. PUBLIC COMMENTS  
27

28 There were no public comments.  
29

30 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR MAYFLOWER  
31 INDUSTRIES, A SPORTING GOODS WHOLESALER, AT 95 NORTH FOXBORO  
32 DRIVE, STE. 7, THOMAS DINARDO, APPLICANT  
33

34 Sherrie Llewelyn reported that Mayflower Industries is currently located at 561 North 700 West  
35 and as they have outgrown their current space they would be relocating to 95 North Foxboro  
36 Drive. She explained that the new location is zoned General Commercial (CG) and the use is  
37 conditional in this zone, where the current location is Manufacturing Distribution (MD) and is a  
38 permitted use. The business is a sporting goods wholesaler with minor product assembly related  
39 to the speed skating industry. The new location will allow the business to have a retail showroom  
40 and add at least two employees to their current five employees. The existing building is an  
41 industrial building with office space fronting the east side and warehouse space on the west,  
42 which is accessed by overhead rollup doors.  
43

44 Mrs. Llewelyn said the business currently has five employees and one contractor and hopes to  
45 add at least two more employees at the new location. The business will occupy approximately  
46 1/4 of the building with 4,200 square feet for office and sales and 8,800 square feet of warehouse  
47 and assembly area. The business hours are 8 a.m. to 4 p.m. and will entail parking for four to  
48 eight employee vehicles and one delivery van, which will be parked within the building. Traffic  
49 generation will be no greater than average for the building type and use of the area. She also  
50 explained that ample parking has been provided for this use and the other tenants as this building  
51 would be shared by multiple businesses.

52

53 The Development Review Committee (DRC) recommended approval of the conditional use  
54 permit for Mayflower Industries with no conditions.

55

56 **Commissioner Kirkham moved that the Planning Commission approve the conditional use**  
57 **permit for Mayflower Industries at 95 North Foxboro Drive with no conditions.**

58 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**  
59 **Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Van Langeveld was**  
60 **excused.**

61

62 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
63 PLANNING COMMISSION

64

65 Sherrie Llewelyn reported that the City Council approved the site plan for the Gardner Batt  
66 distribution facility.

67

68 Chair Knowlton asked if the property was part of the Redwood Road CDA. Sherrie Llewelyn  
69 confirmed that they were but that the tenant had not asked for any incentives. She said the  
70 developer of the remaining property, the Kimball family who is selling the property to Gardner  
71 Batt, did ask for incentives to purchase the Kelly property where the access road would be  
72 constructed. Mrs. Llewelyn explained that the existing dilapidated buildings on the Kelly parcel  
73 would be torn down to construct the road.

74

75 **Commissioner Van Langeveld arrived at 6:42 p.m.**

76

77 4. APPROVAL OF MINUTES

78

79 The Planning Commission meeting minutes of May 12, 2020 were reviewed and approved.

80 **Commissioner Larson moved to approve the meeting minutes from May 12, 2020.**

81 **Commissioner Van Langeveld seconded the motion. The motion was approved by**

82 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

83        5. ADJOURN

84

85 Chair Knowlton adjourned the meeting at 6:45 p.m.

86

87

88

89

90 \_\_\_\_\_  
Chair

\_\_\_\_\_ Recorder

91

92

93

94

95 \_\_\_\_\_  
Secretary