



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
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NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA May 26, 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 conditional use permit for Mayflower Industries, a sporting goods wholesaler, at 95 North Foxboro Drive, Ste.7, Thomas DiNardo, applicant
- 3) Report on City Council actions on items recommended by Planning Commission
- 4) Approval of minutes:
 - a. May 12, 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://nslxt-etspbx-com.3cx.net/webrtc/open/be55db8558730587f2e349e97b338dedf7ccc411>

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__.



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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: May 26, 2020
SUBJECT: Consideration of a conditional use permit for Mayflower Industries at 95 North Foxboro Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Mayflower Industries at 95 North Foxboro Drive with no conditions.

REVIEW

Mayflower Industries is moving from 561 North 700 West, as they have outgrown the current space. The new location at 95 North Foxboro Drive is zoned C-G and is a conditional use in the C-G zone, where the current location is MD and a permitted use. The business is a sporting goods wholesaler with minor product assembly related to the speed skating industry. The new location will allow the business to have a small retail showroom and add at least two employees to their current 5 employees. The existing building is an industrial building with office fronting the east side and warehouse on the west accessed by overhead roll up doors.

The business has five employees and one contractor and hopes to add at least two more employees. The business will occupy approximately 1/4 of the building with 4,200 sq. ft. for office and sales and 8,800 sq. ft. of warehouse and assembly area.

Business hours are 8 a.m. to 4 p.m. and will entail parking for 4-8 employee vehicles and one delivery van that will be parked within the building. Traffic generation will be no greater than average for the building type and use of the area. Ample parking has provided for this use and the other tenants.

The DRC has not identified any concerns or impacts that require mitigation and thus are recommending approval of the conditional use permit with no conditions.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Mayflower Industries at 95 North Foxboro Drive with no conditions.

Attachments

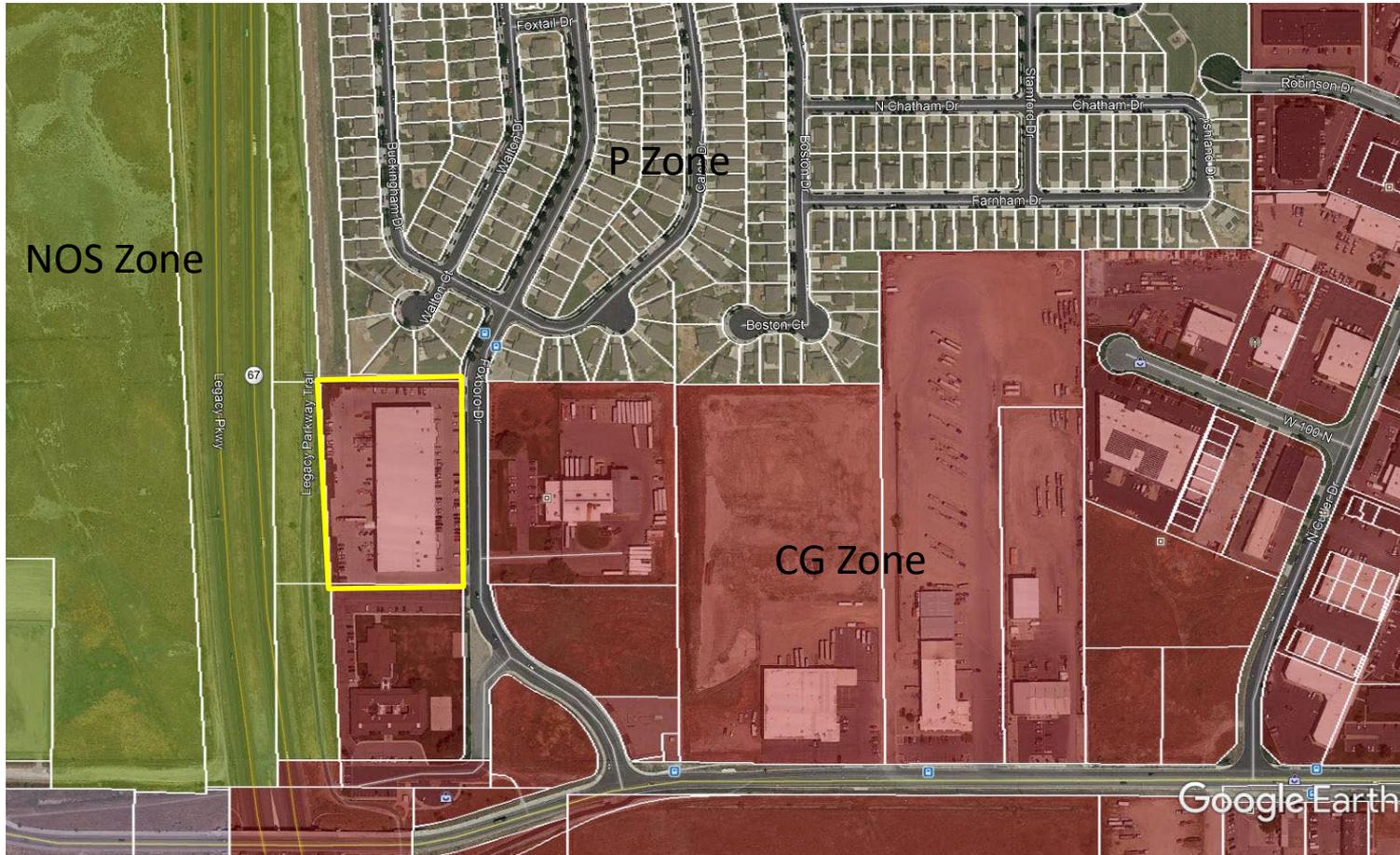
- 1) Aerial/Vicinity Map



Mayflower Industries Conditional Use Permit

95 North Foxboro Drive

Aerial/Zoning Map



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 MAY 12, 2020
4

5 **DRAFT**
6

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

10 Commission Chair Ted Knowlton called the meeting to order at 6:33 p.m. and Kent Kirkham led
11 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; Will Hopkins, Jonathon Gardner, GB NSL
25 Industrial.
26

27 1. PUBLIC COMMENTS
28

29 There were no public comments.
30

31 As the applicant for GB NSL Industrial was not yet present Chair Knowlton reordered the
32 agenda.
33

34 2. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
35 PLANNING COMMISSION
36

37 Sherrie Llewelyn reported that the City Council approved the plat amendment for The Ridge
38 Phase 2 as well as a plat amendment for the Sahara Redwood Condominiums. She said the City
39 Engineer was working on the bond estimate for the trench needed for The Ridge development.
40

41 3. APPROVAL OF MINUTES
42

43 The Planning Commission meeting minutes of April 28, 2020 were reviewed and approved.
44 **Commissioner Larson moved that the Planning Commission approve the minutes from**
45 **April 28, 2020 meeting. Commissioner Garn seconded the motion. The motion was**
46 **approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van**
47 **Langeveld.**

48

49 4. CONSIDERATION OF A SITE PLAN APPROVAL FOR AN ONLINE
50 RETAILER/DISTRIBUTION FACILITY AT 989 WEST CENTER STREET, GB NSL
51 INDUSTRIAL, LLC JONATHON GARDNER, APPLICANT

52

53 Will Hopkins commented that he works for Okland Construction and will provide what
54 information he could, until the developer Jonathon Gardner joins the meeting.

55

56 Sherrie Llewelyn reported that the Planning Commission approved the conditional use permit for
57 this distribution facility on March 24, 2020. She said the applicant was now requesting site plan
58 approval. Mrs. Llewelyn showed a map with the location of the property and explained it is
59 zoned General Commercial (CG). The use “Electronic Shopping & Mail Order House” is listed
60 as a conditional use in the CG Zone. Gardner Batt will own this property and building and will
61 lease the facility to the online sales and distribution company. The proposed facility will
62 specialize in “last mile” delivery of customer orders from delivery stations.

63

64 Sherrie Llewelyn said the packages will be shipped to the facility from fulfillment centers for
65 customer delivery. She showed the site plan to those present and the access from Redwood Road.
66 Mrs. Llewelyn explained that the haul trucks will enter the property solely from the access from
67 Redwood Road that will be constructed across the newly acquired Kelly property. The packages
68 will then be unloaded, sorted in the building based on zip codes, and then loaded into delivery
69 vans that are operated by delivery service partners or personal vehicles. She showed where the
70 delivery vehicles will park, queue, and be loaded with packages.

71

72 This facility will operate 24/7 with most of the sorting done in the early morning when the line
73 haul trucks arrive with customer packages. Line haul trucks will deliver packages to the facility
74 each day, primarily between the hours of 10 p.m. to 8 a.m. Associates will then sort the packages
75 by routes, place the packages onto movable racks and load the packages into the delivery vans
76 primarily between 12:30 AM and 11:00 AM.

77

78 The first “wave” of drivers will arrive at a delivery station at approximately 10 a.m. to pick up
79 their delivery vans. The drivers will then load their delivery vans and depart to deliver packages
80 directly to customers. Each delivery wave will take about 20 minutes to load and depart. As a
81 wave of drivers prepare to depart, a new wave of drivers then queue and prepare to load their
82 delivery vans. The last wave of drivers will depart the delivery station around 12:30 p.m.
83 Delivery vans will depart the delivery station between 10 a.m. and 12:30 p.m. and return
84 between 7:30 p.m. and 9:30 p.m.

85
86 Sherrie Llewelyn reported that the proposed facility will be approximately 201,000 square feet
87 with approximately 2,577 square feet of dedicated office space, 8,942 square feet of assembly
88 area, and 189,583 square feet of warehouse space. The building will have primary access from
89 Center Street for employee parking and for delivery van deployment. All large truck deliveries
90 will be made per the secondary access from Redwood Road that will be shared with the Kimball
91 Retail Development. The second access will be located at the midpoint between the traffic
92 signals at Center Street and the I-215 interchange. She explained that this was an ideal
93 intersection for a traffic signal in the future if the traffic volumes warranted a light there. The
94 Kimball investment group and the City have acquired the Kelly property for private access. A
95 copy of the recorded ingress/egress agreement with the Kimballs will be required for this project.
96

97 On-site parking has been provided for both the employees and the delivery van area. The parking
98 provided exceeds the minimum requirements for the office space and warehouse uses. Pedestrian
99 access has been provided within the parking areas that are greater than 75,000 square feet as
100 required by the code. There will also be a pedestrian walkway that will extend all the way to
101 Center Street. The developer will work with UTA on obtaining a bus stop in that location. The
102 north parking lot will have 352 stalls and the east/west parking lots will have 1,134 stalls for a
103 total of 1,486 stalls. The minimum required ADA parking stalls is 8 and the proposal has 10
104 stalls in the north parking area. There will be 15 stalls for semi-truck loading at the south loading
105 dock, 160 loading stalls for van and delivery vehicles adjacent to both the east and west side of
106 the building. The minimum requirement under the code is 210 parking stalls, thus the applicant
107 has well exceeded this with the proposal for 1,486 stalls.
108

109 Sherrie Llewelyn then presented the landscape plan, which included 40,500 square feet of turf
110 area and 410,150 square feet of planter areas with native grasses, planted shrubs, rock mulch and
111 248 trees. This equates to 10.35 acres or approximately 18% of the site. An additional 3.3 acres
112 will remain in native vegetation. Tree buffers and landscaped berms are to be planted along the
113 western property lines to buffer the van parking areas from view of the Legacy Trail. Parking lot
114 trees are included internal to the parking areas as well, with the exception of the van parking
115 areas where the required islands for every 20 spaces has been waived in favor of additional
116 perimeter trees. Additional trees and manicured landscaping along Center Street exceed the
117 minimum required. The total trees to be planted on the site will be 248. The developer has also
118 agreed to dedicate an additional 12' of right of way along Center Street to the City for any future
119 widening necessary by other development in the area. One small section of Center Street will be
120 widened at this time to accommodate a center turn lane into the western most entrance. This will
121 also require a small section of the trail to be relocated a few feet south of the new curb. The city
122 engineer has received a traffic study, which demonstrates that no additional improvements to
123 Center Street or Redwood Road are required by this project. The engineer is currently working
124 with the traffic engineer on some minor clarifications to the report. An addendum has also been
125 submitted which demonstrates the possible impact of additional retail development along
126 Redwood Road on the remaining portion of the Kimball properties when developed.

127
128 Sherrie Llewelyn showed the proposed exterior elevations and said the architecture met all of the
129 standards of the design criteria related to horizontal and vertical articulation with recesses,
130 parapets and covered entryways. The materials will be tilt up concrete that will be painted and
131 finished to meet the requirements. The building will be 46 feet in height, which is under the
132 maximum height limit of 60 feet. The west and east sides of the building will have lean-to
133 structures to provide coverage from the weather for the purpose of loading the delivery vans.

134
135 The applicant has submitted corrected drawings in response to staff redlines. The planning
136 redlines have been satisfied and the city engineer will verify that his redlines have been satisfied.
137 The Development Review Committee (DRC) recommends approval with the conditions that a
138 street light be required at the new intersection with Redwood Road, recordation of an
139 ingress/egress agreement for this property across the Kimball property, which was the Kelly
140 property, to Redwood Road and the verification of completion of engineering redlines.

141
142 Sherrie Llewelyn explained that Kimball group had purchased the Kelly property and will be
143 cleaning and redeveloping the property for retail use.

144
145 Commissioner Kirkham commented that it is nice for the developer to donate 12 feet for
146 additional right of way and wanted to know if there is sufficient area for a bus stop at that
147 location. Sherrie Llewelyn replied that there is a shoulder there, which will accommodate a bus
148 stop in that location. She said from her understanding the only route in that area ran east to west
149 as a one-way route. Mrs. Llewelyn said riders will have to cross Center Street to access the bus,
150 which is why she has reached out to UTA in the event they wanted to revise the route in the area.

151
152 Commissioner Van Langeveld asked about the 12 foot right of way dedication and if the existing
153 trees and landscaping will be removed if the road was widened in the future. Sherrie Llewelyn
154 replied that those closest to the curb will be removed and replaced.

155
156 Commissioner Van Langeveld asked about the proposed businesses on Redwood Road. Sherrie
157 Llewelyn showed a map of the Kelly/ properties and said the existing buildings will have to be
158 removed for redevelopment.

159
160 Jonathon Gardner, Gardner Batt, praised City staff for being the best with processes and
161 procedures during this project. He said they anticipated breaking ground shortly with a
162 completion date in approximately one year.

163
164 Commissioner Kirkham asked if there will be operations prior to completion of the facility.
165 Jonathon Gardner replied that they will get to a point of general completion and then the
166 contractor will vacate the premises to allow the tenant 5 to 6 weeks for installation of interior
167 equipment and finishes prior to operations commencing.

168

169 Sherrie Llewelyn commented that the 5 to 6 weeks will include installation of racking and
170 equipment. Jonathon Gardner said it will also include the installation of technology and staging
171 to begin operations.

172
173 Commissioner Van Langeveld commented that as this facility will be in operation 24 hours a day
174 and asked if the noise from the semi-trucks, particularly when backing up, will be disruptive to
175 the nearby residential. Jonathon Gardner responded that they did perform a noise report and
176 found that they were far enough from residential that it should make zero impact. He said they
177 could perform further research on the noise from the semi-trucks.

178
179 Sherrie Llewelyn said that she had reviewed the proximity of the loading docks to the nearest
180 residents and said they were 2,500 feet away. She said she was unsure of how far the noise will
181 carry but that the loading docks were on the other side of the 201,000 square foot building from
182 the residential which will most likely buffer any sound.

183
184 Commissioner Van Langeveld asked if the backup noise could be disabled on the trucks as she
185 felt that the sound may travel. Sherrie Llewelyn felt that the noise will not leave the property nor
186 could it be disabled on the truck. She said if the noise was disabled that the driver could face
187 violations related to OSHA compliance.

188
189 Chair Knowlton asked if the primary employee entrances could be shown on the site plan.
190 Jonathon Gardner replied that the employees will access the site from the north and said there
191 was an entrance off Center Street into a dedicated employee parking lot. The vans will also enter
192 off Center Street.

193
194 Sherrie Llewelyn showed the employee entrance and the customer pickup area on the map which
195 were on the north side and faced Center Street.

196
197 Chair Knowlton commented that he did not see bus travel on Center Street west of Redwood
198 Road for a long time, if ever. He said that if people chose to take transit to the work site that they
199 will have to get off on Redwood Road and walk down Center Street. He said the City should
200 review the walking route along Center Street to ensure it was safe. Sherrie Llewelyn said there
201 was a bus route, which went down Center Street and through Foxboro onto Redwood Road.

202
203 Sherrie Llewelyn then mentioned that the company had a large investment in electric vehicles
204 and chargers for their vans. She confirmed that an employee with an electric vehicle could park
205 in these stalls when the company vans were not being charged.

206
207 Commissioner Larson clarified that the correct address for the facility was 989 West Center
208 Street.

209

210 **Commissioner Garn moved that the Planning Commission recommend to the City Council**
211 **the approval of a site plan for the NSL GB Distribution Facility at 989 West Center Street**
212 **with the following condition(s):**

213

214 **1) A street light will be required at the new intersection with Redwood Road per the**
215 **newly adopted Redwood Road Street Light Standard;**

216 **2) Recordation of an ingress/egress agreement for this property across the Kimball**
217 **property to Redwood Road; and**

218 **3) Verification of completion of engineering redlines.**

219

220 **Commissioner Kirkham seconded the motion. The motion was approved by**
221 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

222

223 Sherrie Llewelyn commented that City staff were back at City Hall but only open to the public
224 by appointment.

225

226 5. ADJOURN

227

228 Chair Knowlton adjourned the meeting at 7:15 p.m.

229

230

231

232

233

Chair

234

235

236

237

238

Secretary

Recorder