

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
AUGUST 23, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:00 p.m. and welcomed those present.

PRESENT: Commissioner Jim Allen  
Commissioner Doug Cary  
Commissioner Beth Goodrich  
Commissioner Kim Jensen  
Commission Chairman Eric Klotz  
Commissioner Bruce Oblad  
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Darren Shumway, Advanced Motion CNC; Romm Jackson, Tom Stuart Construction; Patrick Scott, Woodside Homes; Rod and Connie Wood, NSL Public Works Dept.; Conrad Jacobson, City Council Member.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ADVANCED MOTION CNC, TO BE LOCATED IN THE C-G ZONING DISTRICT AT 890 WEST ROBINSON DRIVE. DARREN SHUMWAY, APPLICANT.

Ali Avery stated that Advanced Motion is seeking a conditional use permit for their business at 890 West Robinson Drive, to perform machining and modification of automotive related parts on-site. Their equipment consists of two machining centers, miscellaneous light shop tools, and office and computer equipment. There would be some noise associated with this use, as is typical for machining; however, Advanced Motion CNC must comply with the City's Noise Ordinance, as does every business within the City.

Advanced Motion CNC anticipates one employee on-site, with one-to-two parking spaces required. The applicant may possibly expand the business in the future, as space permits.

Council Member Horrocks asked about chemical waste generated from their operations. Mr. Shumway responded that they utilize an outside service to pick it up for disposal.

**Commissioner Allen moved to approve the Conditional Use Permit for Advanced Motion CNC to be located at 890 West Robinson Drive. Commissioner Klotz seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.**

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR RED BONE TRUCKING TO BE LOCATED IN THE M-D ZONING DISTRICT AT 709 NORTH 400 WEST SUITE #1. RICHARD ANDERSON, APPLICANT.

Ali Avery reported that a conditional use permit was previously granted to Red Bone Trucking & Red Bone Diesel Repair for their location at 501 North 400 West. They plan to construct a new building at that location within the next 12 months. However, while they are waiting for that building to be constructed, they are requesting a conditional use permit for their temporary location at 709 North 400 West, Suite 1. This property is located within the M-D District, and this use is conditional in this zone.

Red Bone Trucking is a trucking company and diesel repair shop with a small fleet of trucks. There are 34 employees, but only six parking spaces would be needed as the employees are mainly on the road. They repair and maintain their own equipment on-site.

Romm Jackson, representing Tom Stuart Construction, stated that Red Bone Trucking is an independent company, but they contract a lot of their business with Federal Express. He also stated that the drivers take their trucks home, so their personal vehicles will not be located on site.

**Council Member Horrocks moved to approve the conditional use permit for Red Bone Trucking and Red Bone Diesel Repair at 709 N. 400 W., Suite 1. Commissioner Goodrich seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council member Horrocks.**

3. CONSIDERATION OF A SITE PLAN FOR A PARKING LOT AT PROGREXION, LOCATED IN THE C-G ZONING DISTRICT AT 335 NORTH REDWOOD ROAD. TOM STUART CONSTRUCTION, APPLICANT.

Ali Avery reported that a site plan for this area has already been approved, and the two buildings on the west side of the site have been constructed. The original site plan designated the eastern lot as an area for two more buildings that would be mirrored to the existing buildings. The two existing buildings have been in use for several years, during which a parking problem has evolved. The tenant in those buildings, Progrexion, uses much more parking than was anticipated when the buildings were constructed, so the employees have been parking along Cutler and Cambridge Drives. This has created a traffic flow problem, lack of parking, and a safety issue for the charter school and residential area nearby. Therefore, Progrexion is proposing to use the eastern lot to extend their parking until they can find a more permanent solution to the parking problem. They have indicated that they still intend to build the two mirrored buildings on that lot at a later date.

Mrs. Avery stated that currently, there are 308 parking stalls on site, four of which are handicapped stalls. The applicant is proposing to redesign and extend the parking on the eastern portion of the site to include 293 stalls. The entire site would have 468 stalls, including nine handicapped, once the eastern portion is completed, providing 160 additional parking stalls.

Chairman Klotz stated that it looks like Progrexion has already begun this redesign, and he asked if it is common for people to start projects like this before official approval is granted. Mrs. Avery responded that because of the nature of the project, Paul Ottoson, City Engineer, was able to grant permission to begin a portion of the project. Tom Stuart Construction had expressed the desire to begin some of the work that requires the heaviest trucking operations so that it could be completed before school starts at the nearby charter school.

The City is requiring that this site conforms to a new Redwood Road landscaping standard which includes a 10-foot wide asphalt path, and landscaping on either side of the path. The plan also includes slight berming on the part of the landscaping that is closest to the parking lot, and 2-inch caliper sycamore trees. This standard will be required all along the west side of Redwood Road.

Commissioner Allen asked for clarification on the access agreement and lot-line adjustment issue. Ali Avery stated that there are two existing driveways accessing the site. Both driveways are on the western portion of the site, as the applicant was not granted a UDOT permit for a driveway along Redwood Road. One of the driveways is on Cutler Drive, and the other driveway is on Cambridge Drive. There is a lot line dividing the western and the eastern portions of this site. Neither of the driveways is on the eastern lot. Staff recommends that either an access agreement, or a lot-line adjustment, be recorded to resolve a potential problem on the property. Although the property is divided into two parcels, and while today they are under control of a single group of owners, they should function legally, for the purpose of access, as one parcel.

Commissioner Allen said he is grateful that the cars will be removed with all the school traffic. He added that it also will improve the weed problem in the area.

**Commissioner Allen moved to approve the site plan for the Progrexion parking lot to be located at 335 North Redwood Road with the following conditions: that an access agreement or a lot-line adjustment be recorded with Davis County within thirty (30) days of this approval, and that the landscaping along Redwood Road be in accordance with the City's standard for Redwood Road. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.**

4. CONSIDERATION OF AN AMENDMENT TO THE CONDITIONAL USE PERMIT AGREEMENT FOR FOXBORO NORTH REGARDING SETBACKS FOR A NEW HOUSE PLAN. PATRICK SCOTT/WOODSIDE HOMES, APPLICANT.

Ken Leetham stated that he is in favor of Woodside Homes' proposal, as it will allow a more flexible design for house plans with that size of home. Woodside would like to reduce the current front yard garage setback from twenty (20) feet to fifteen (15) feet for side loaded garages. A twenty-foot driveway is still required; however, in the case of a garage that is side loaded and will still accommodate the larger driveway, they wish to have a reduced setback for that garage portion of the structure.

Council Member Horrocks asked if the City could amend the conditional use, or if it has to be forwarded to the City Council. Mr. Leatham said it does need to go to the City Council, but staff felt the Commission should weigh in on the issue.

Patrick Scott stated that they have found that a third car garage option is very popular with their buyers, since basements are not allowed in this area of the City.

**Commissioner Oblad moved to recommend approval of the proposed amendment to the conditional use permit agreement for Foxboro North to reduce the current front yard setback to 15 feet for side-loaded garages. Commissioner Cary seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council member Horrocks.**

5. CONSIDERATION OF A SITE PLAN FOR A NORTH SALT LAKE PARKS DIVISION BUILDING, LOCATED IN THE M-D ZONING DISTRICT AT 642 NORTH 400 WEST. CITY OF NORTH SALT LAKE, APPLICANT.

Ali Avery stated that the City's Parks Department was able to store all their equipment in the old City Hall prior to its demolition. Since the demolition, the Parks Department has been sharing a building with the Public Works Department. The building is located just to the south of the proposed location for a new building. The proposed building will be used to store all the necessary equipment for the Parks Department. The Parks Department staff will still be sharing the office space located in front of the shop for Public Works. The proposed building is located in the M-D District. The rear and side yard setbacks in the M-D District are zero feet (0'), and the front yard setback is twenty feet (20'). The proposal meets these requirements. Mrs. Avery stated that one more handicap parking stall would be required.

Chairman Klotz asked Rod Wood if the building would be attractive. Mr. Wood stated that they are doing their best with a warehouse-type building for storing parks equipment. The building is proposed to be a metal building with either a 3' wainscot or a solid veneer finish along the front. Council Member Horrocks asked Rod Wood about the office portion of the Public Works building and if it was being used adequately. Rod Wood stated that the front part was reinforced block masonry. They have occupied the offices, but there are only about two in there at a time. The Recreation Department would like to have a place during the summer to have their offices. He stated they do use the conference room for trainings, etc. The ceiling height makes it prohibitive to eliminate the offices and turn it into storage space.

**Chairman Klotz moved to approve the site plan for a new North Salt Lake City Parks Department building to be located at 642 North 400 West. Commissioner Allen seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.**

6. CONSIDERATION OF PROPOSED AMENDMENTS TO NORTH SALT LAKE CITY'S LAND USE DEVELOPMENT AND MANAGEMENT ACT.

During the August 9, 2011 Planning Commission meeting, the Commission began reviewing the amendments to the City's land development ordinances. Ken Leetham stated that the codification process has been beneficial. They have rewritten and clarified the appeals process, and many other sections of the City's Land Use Development and Management Act.

**Commissioner Oblad moved to recommend approval of the proposed amendments to the North Salt Lake City's Land Use Development and Management Act. Commissioner Allen seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council member Horrocks.**

7. APPROVE MINUTES

The August 9, 2011 Planning Commission minutes were reviewed. **Commissioner Goodrich moved to approve the August 9, 2011 minutes as written. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council member Horrocks.**

8. ADJOURN

Chairman Klotz adjourned the meeting at 8:10 p.m.

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Chairman

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Secretary