

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
SEPTEMBER 26, 2017

FINAL

Chairman Robert Drinkall called the meeting to order at 6:38 p.m. Commissioner Baskin led those present in the Pledge of Allegiance.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Ted Knowlton
Commissioner Lisa Watts Baskin
Commissioner Stephan Garn
Council Member Ryan Mumford

EXCUSED: Commissioner Kent Kirkham
Commissioner Leslie Mascaro

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Shannon Anderson, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Chris Malovich, Rockwood Construction; Susan Plum, resident

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED SITE PLAN BLUE MOUNTAIN BUILDING
AT 230 NORTH CUTLER DRIVE, ROCKWOOD CONSTRUCTION, APPLICANT

Sherrie Llewelyn reported that the current structure at 230 North Cutler Drive consists of twelve (12) condominium units and the building addition will include the final eight (8) condo units. Rockwood Construction/Blue Mountain will have offices in the building and the remaining units will be leased as commercial office space.

The new structure will be required to meet the City design standards. The proposed structure is proposed to be a split face block construction to match the existing structure. The applicant has met the requirements for condition one in the staff report, which can now be removed from the recommended motion to approve. This condition stated that there was a need for the modification of the elevation to meet the design criteria related to horizontal articulation,

specifically color, material, or recess extending from the foundation to the roofline. This has been achieved by adding wall relief in the same areas of the parapet extension.

The Development Review Committee (DRC) had reviewed the proposed site plan and recommended approval of the site plan with the following conditions including that no outdoor storage will be permitted and that deliveries shall be limited to short term deliveries by vehicles under 12,000 pounds. Deliveries will be restricted as no loading dock and screening can be provided on the previously approved condominium plat.

Chris Malovich, Rockwood Construction, commented that this new location would allow them to consolidate three of their offices into one building and said they looked forward to being a part of the North Salt Lake community. He said that Blue Mountain specializes in residential flips by buying distressed properties, refurbishing, and then selling them. Many of the homes are sold to lower income families but they also build new homes as well. Mr. Malovich said Blue Mountain refurbishes approximately 50-100 homes each year.

Council Member Mumford asked where the applicant would store equipment and materials. Chris Malovich replied that they subcontract work which requires the use of heavy equipment. Their unit will have warehouse storage area for smaller materials and no outdoor storage will be used.

Commissioner Knowlton asked why they chose the City for their new location. Chris Malovich replied that the building site became available at a price that would work for them.

Commissioner Baskin asked how many employees would work on-site. Chris Malovich replied that there would be six to seven administrative employees on-site but that the company had approximately 50 total employees. Work trucks used by employees are not stored on site, but are driven home each night by the employees.

Council Member Mumford asked how much of the building would be rented out to other entities. Sherrie Llewelyn replied that approximately half the building addition would be leased. She explained that the older portion of the building was owned by other entities.

Commissioner Drinkall asked for clarification on if all the units would be office suites. Chris Malovich responded that they would be extending the building and that half of the new addition would be available for rent.

Commissioner Baskin asked how the City would enforce the condition that deliveries could only be made by trucks less than 12,000 pounds. Sherrie Llewelyn replied that this could be managed

through code enforcement and also said that there was not a lot of room for a larger truck on the site.

Chris Malovich also commented that the size of the office suites would dictate the deliveries in that there would not be enough room for the storage of that many supplies.

Commissioner Knowlton commented that the City code for parking pertaining to warehouse and office space based on square footage seemed reversed and that the City should consider changing this requirement in the future. Sherrie Llewelyn replied that this should be reviewed as manufacturing generally required more parking and warehousing needed less and that the current City code reflected the opposite requirements.

Council Member Mumford asked about landscaping. Chris Malovich replied that most of the landscaping would be storm water detention with some trees and said the current weed issue would be addressed.

Commissioner Knowlton moved that the Planning Commission approve the site plan for the Blue Mountain office/warehouse building with the following conditions:

- 1) **No outdoor storage will be permitted with any of the uses for the building; and**
- 2) **Deliveries shall be limited to short term deliveries (30 minutes or less) by vehicles under twelve thousand (12,000) pounds GVW, as no delivery docks or screening is provided.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, and Council Member Mumford. Commissioners Kirkham and Mascaro were excused.

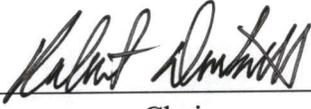
3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of September 12, 2017 were reviewed and approved. **Council Member Mumford moved to accept the Planning Commission meeting minutes of September 12, 2017. Commissioner Baskin seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, and Council Member Mumford. Commissioners Kirkham and Mascaro were excused.**

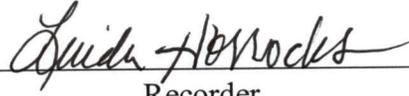
Sherrie Llewelyn then introduced Shannon Anderson as the new planning technician. This is her second week working for the City part time while she attends Weber State University. She said she has been reviewing City codes and will help to revise them.

4. ADJOURN

Commissioner Chairman Drinkall adjourned the meeting at 6:53 p.m.



Chairman



Recorder

Secretary