



## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

### **NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA March 24, 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) Public Hearing: Consideration of request to amend the NSL City Land Use Code, Section 10-1-33(F)(2)(c) Electric Fencing
- 3) Consideration of a conditional use permit for Gardner Distribution Facility at 989 West Center Street, Jonathon Gardner, Applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
  - a. March 10, 2020

Adjourn

**NOTICE:** This meeting will be held electronically via Zoom. The host site will be located at 10 East Center Street, members of the public and applicants are invited to attend via your electronic device with Zoom at the link below:  
<https://zoom.us/j/204540982>

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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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:** March 24, 2020  
**SUBJECT:** Consideration of code amendments pertaining to electric fencing in section 10-1-33(F)(2)

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed code amendments with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

### BACKGROUND

The applicant Amarok, LLC has requested an amendment to the regulations pertaining to electric fencing installation. The applicant desires to install an electric fence at 295 South Redwood Road (Mesco). In the review of the request staff informed the applicant that the code requires that an electric fence requires a solid fence or wall a minimum of one foot outside the electric fence, to prevent injury to persons who may touch the fence. Staff determined that a chain link fence with slats is not a solid fence as defined by city code. The applicant has proposed the ordinance be amended to read:

c. Perimeter Fence Or Wall: No electric fence shall be installed or used unless it is fully enclosed by a nonelectrical solid fence or wall that is a minimum of six feet (6') in height, not to exceed the height of the electric fence. Solid mesh screening or slating shall be added to any nonelectrical fence or wall that is not solid. There shall be at least one foot (1') of spacing between the electric fence and the perimeter fence or wall. The area between the fences shall be kept clear of landscaping, shrubbery, other fences, or material of any kind.

### REVIEW

The DRC has reviewed the request and has no issue with amending the code to allow chain link fence with slats as the barrier fence to the electric fence, but determines that the code would have to be amended to allow it. The language proposed by the applicant does not adequately address the issue and thus the DRC proposes the following amendment:

c. Perimeter Fence Or Wall: No electric fence shall be installed or used unless it is fully enclosed by a nonelectrical ~~solid~~ fence, solid screening device, or wall that is a minimum of six feet (6') in height, not to exceed the height of the electric fence. The nonelectrical fence shall be constructed of materials that reasonably prevent a person from reaching through the outer fence to touch the electric fence and is not easily climbable. Chain-link fencing shall only be permitted as an acceptable fencing material in locations that are not otherwise prohibited by ordinance and with the installation of a solid screening device such as slats or durable mesh screening. There shall be at least one foot (1') of spacing between the electric fence and the perimeter fence or wall. The area between the fences shall be kept clear of landscaping, shrubbery, other fences, or material of any kind.

j. Failure to properly maintain electrical fencing, warning signage, or solid screening devices shall constitute a violation of this section subject to civil penalty and shall be enforced as provided in Title 12 Administrative Code Enforcement.

The code amendment proposed will allow the outer fence to be chain link with a solid barrier attached, either slats or mesh fabric. The amendment does not allow chain link to be used where its use is prohibited such as adjacent to the streets, specifically Redwood Road, Center Street and 1100 North. It also clearly states that failure to maintain the fencing materials would be enforced as a civil penalty. Examples of types of slats that may be used and mesh screening is attached.

#### **POSSIBLE MOTION**

I move that the Planning Commission recommend for approval the proposed code amendments with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments

- 1) Screening material examples

**Plastic PVT Slats**

**Wing Slats**



**Hedge Slats**

**Aluminum Privacy Slats**



**Mesh Screening**





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(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Llewelyn, Community Development Director  
**DATE:** March 24, 2020  
**SUBJECT:** Conditional Use Permit for an Electronic Shopping & Mail Order House, the Gardner Batt Distribution Facility at 989 West Center Street

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for the Gardner Batt Distribution Facility at 989 East Center Street, subject to approval of a site plan with the following condition(s):

1. Sufficient landscaping shall be maintained along Center Street should the city need to acquire additional road right of way is needed to widen the street in the future;
2. Submission of a traffic study with site plan application to determine if any improvements are to be required on Center Street;
3. Submission of private road access and maintenance agreement for the drive access to Redwood Road; and
4. The trail along Center Street will be preserved or restored if damaged or removed during construction.

### BACKGROUND

The property located at 989 West Center Street is the former location of the NSL Gun Club. The property is approximately 56 acres in size. The property has been acquired from the Kimball family by Gardner Batt, a commercial developer. The developer is proposing to construct an approximate 201,000 square foot warehouse/office/distribution facility. The use "Electronic Shopping & Mail Order House" is listed as a conditional use in the General Commercial Zone (CG). The applicant is seeking conditional use permit at this time to secure the land use entitlement to fulfill contractual obligations with the end user tenant company. Gardner Batt will own the property and building and will lease the facility to an online sales and distribution company for their last mile program and one-day delivery services.

Gardner Batt is preparing civil drawings for submittal of the required site plan application. The attached site plan, landscape plan, and architectural elevations are conceptual for conditional use review and may be modified for site plan application to meet the requirements of the CG Zone and site plan regulations.

**REVIEW**

The proposed facility specializes in “last mile” delivery of customer orders from delivery stations. Packages are shipped to the facility from fulfillment centers for customer delivery. The haul trucks will enter the property solely from the access from Redwood Road that will be constructed across the new acquired Kelly property. The packages are then unloaded and sorted based on zip codes and then loaded into delivery vans that are operated by delivery service partners or personal vehicles.

The facility will operate 24/7, with most of the sortation activity done early in the morning when the line haul trucks arrive with customer packages. Line haul trucks will deliver packages to the facility each day, primarily between the hours of 10:00 PM to 8:00 AM. Associates sort the packages by routes, place the packages onto movable racks and load the packages into the delivery vans primarily between 12:30 AM and 11:00 AM. The facility will employ approximately 800 people. The employees who drive delivery vans will park their personal vehicles in the van parking area when they pick up their van. The employees working within the facility will park in the north lot.

The first “wave” of drivers arrive at a delivery station at approximately 10:00 a.m. to pick up their delivery vans. The drivers load their delivery van and depart to deliver packages directly to customers. Each delivery wave takes about 20 minutes to load and depart. As a wave of drivers prepare to depart, a new wave of drivers queue and prepare to load their delivery vans. The last wave of drivers departs the delivery station around 12:30 PM. Delivery vans will depart the Delivery Station between 10:00 AM and 12:30 PM and return between 7:30 PM and 9:30 PM.

After drivers complete their routes, they return to the delivery station with any packages that may have been non-deliverable. After proper checkout and release, the drivers park the delivery van either onsite or at the offsite location and leave using a personal vehicle or public transport.

The company also uses contracted employees with personal vehicles to deliver packages. This is a new innovation from the company that allows individuals to use their own vehicles to deliver packages to customers. These traditional passenger vehicles will enter the facility staggered between 4:00 PM and 6:00 PM. These loading waves similarly take 20 minutes to complete. After departure of the last wave of delivery vehicles, delivery station associates prepare the delivery station for the next day’s packages.

The parking provided exceeds the minimum requirements for the office space and warehouse uses. Pedestrian access has been provided within the parking areas that are greater than 75,000 sq. ft. as required by the code. The parking on site is provided in the following manner:

<b>Location</b>	<b>Access Point</b>	<b>Use</b>	<b>Number</b>
North Parking Lot	Center Street Only	Employee & Customer Vehicles Only	374
West Parking Lot	Center Street & Bypass Lane to Redwood Road	Delivery Van, Driver Vehicles, Personal Delivery Vehicles	812

East Parking Lot	Redwood Road Only	Delivery Van, Van Driver Vehicles, Personal Delivery Vehicles	349
<b>Total Parking</b>			<b>1,477</b>
<b>Required ADA (North Parking Area Only)</b>	<b>8</b>	<b>Provided ADA</b>	<b>10</b>
South Loading Dock	Redwood Road Only	Semi-Trucks	15
East Van Loading	East Parking Lot	Delivery Van, Van Driver Vehicles, Personal Delivery Vehicles	160
West Van Loading	West Parking Lot	Delivery Van, Van Driver Vehicles, Personal Delivery Vehicles	160
<b>Parking Requirements</b>			
<b>Land Use</b>	<b>Sq. Ft.</b>	<b>Rate</b>	<b>Required</b>
Office	2,577	1/250	11
Lab/Manufacturing/Assembly	8,942	1/1,000	9
Warehouse with freight movement	189,583	1/1,000	190
			210

The conceptual landscape plan submitted shows an extensive landscape plan that includes 27,228 sq. ft. of turf area along Center Street, 551,167 sq. ft. of native grass areas with planted shrubs, and 359 trees. This equates to 13.28 acres, or approximately 24% of the site. Tree buffers and landscaped berms are to be planted along the western property lines to buffer the van parking areas from view of the Legacy Trail. Parking lot trees are included internal to the parking areas as well, with the exception of the islands that are required every 20 spaces within the van parking areas. Staff has agreed to recommend removal of those islands in exchange for intensified perimeter landscaping. Additional trees and manicured landscaping along Center Street are shown far exceeding the minimum required. The total trees to be planted on the site is 359. The City Engineer has requested that the applicant provide additional setback from Center Street to reserve the area for future road widening. The developer has agreed to the request.

Additional issues to consider:

- The City Engineer has requested a traffic study be submitted with the site plan to determine if any improvements will be required on Center Street to facilitate traffic impacts.
- Any building signage will be required to meet the adopted standards, sizes, heights and restrictions, specifically freeway oriented signs directed toward Legacy Highway are prohibited.
- The site plan will be required to incorporate Low Impact Design measures for storm water treatment on site.
- The only fencing to be provided on site is between the loading areas and the van parking areas. No perimeter fencing is proposed, but if installed shall be installed in conformance to adopted standards, namely chain link fencing is not permitted along the Center Street frontage.
- The new trail along Center Street will be preserved or relocated and restored if any portion needs to be removed during construction.

## **ARCHITECTURAL REVIEW**

### **Massing**

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet.*  
**(meets standard)**
- Vertical Articulation every 30 feet in height-*max height 30 feet*  
**(meets standard)**
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length.*  
**(meets standard)**
- Primary Building Entrance: *Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather.*  
**(meets standard)**

### **Materials**

- High quality materials-factory finished, integrally colored, or otherwise suitably treated-*brick construction (meets standard)*
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)-  
*(meets standard)*
- Metal roofs & doors permitted *(meets standard)*

The building design is tilt up concrete construction. The design incorporates recesses, color changes, and parapet variations as required by the design standards of the code. The building is 46 feet in height, under the maximum height limit of 60 feet. The west and east sides of the building have lean to structures to provide coverage from the weather for the purpose of loading the delivery vans. The south side of the building will

be used exclusively for delivery via semi-trucks. Employee and customer access will be provided at the north entrance from the parking lot accessed via Center Street.

**POSSIBLE MOTION**

I move that the Planning Commission approve conditional use permit for the Gardner Batt Distribution Facility at 989 East Center Street, subject to approval of a site plan with the following condition(s):

1. Sufficient landscaping shall be maintained along Center Street should the city need to acquire additional road right of way is needed to widen the street in the future;
2. Submission of a traffic study with site plan application to determine if any improvements are to be required on Center Street;
3. Submission of private road access and maintenance agreement for the drive access to Redwood Road; and
4. The trail along Center Street will be preserved or restored if damaged or removed during construction.

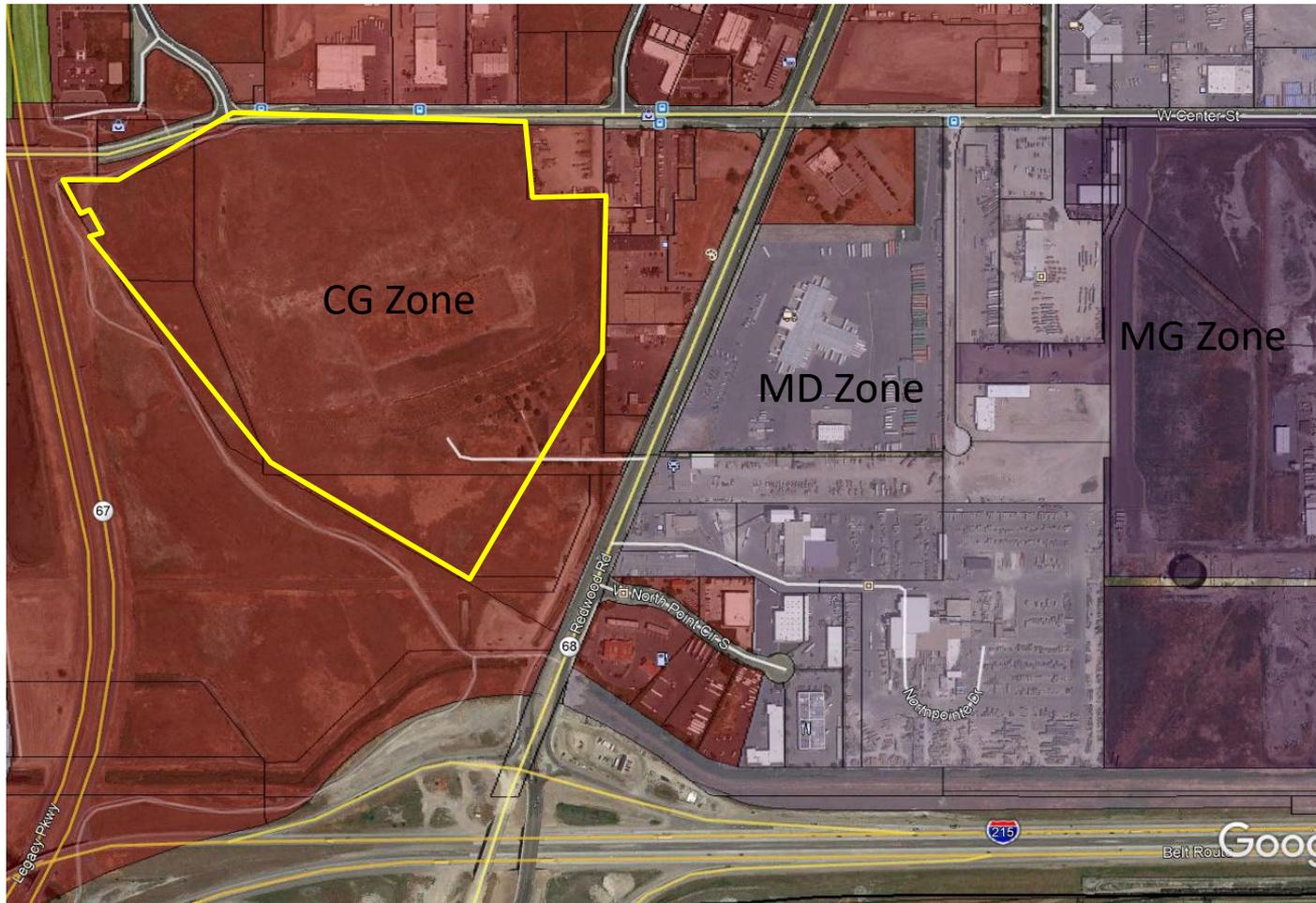
Attachments

- 1) Conceptual Site Plan
- 2) Conceptual Landscape Plan
- 3) Conceptual Elevations



# Gardner Batt Distribution Facility

989 West Center Street  
Aerial/Zoning Map







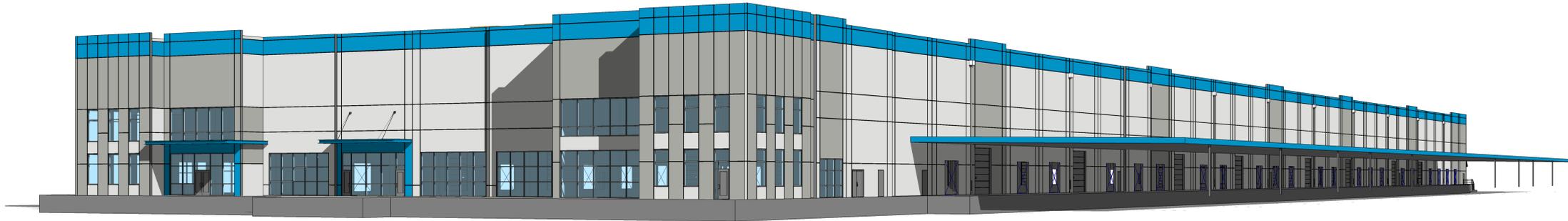
CONCEPT PLANT SCHEDULE

- DECIDUOUS TREES  
Acer latifolium  
Cedrus crataegoides  
Quercus macrocarpa  
Liriodendron tulipifera  
Linum purshianum 'Frontier'
- SHRUBS/SARSAZAS AREA  
Sarcococca x chrysantha 'Sappho'  
Cornus sericea 'Vergil Hair'  
Rosa rugosa 'Eaton's Blush'  
Rosa 'Snooze'  
Rosa 'Snooze' x 'Lan'  
Hamamelis x 'Little Spire'  
Forsythia  
Muscadine  
Miconia stenans 'Yokohama'
- TREE  
Kentucky Bluegrass

LS100

SHEET

DUT7 - N. SALT LAKE  
CENTER ST & REDWOOD RD  
N. SALT LAKE, UT



NORTHEAST EYE LEVEL - 3D VIEW Scale:  
N.T.S. **2**



SOUTHEAST EYE LEVEL - 3D VIEW Scale:  
N.T.S. **1**

# DUT7 NORTH SALT LAKE

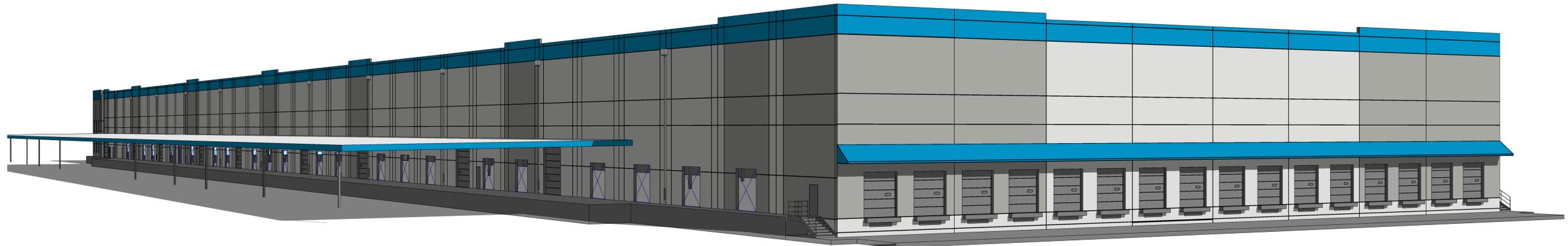
1005 WEST CENTER ST.  
NORTH SALT LAKE, UT  
84010-2919

EYE-LEVEL 3D VIEWS

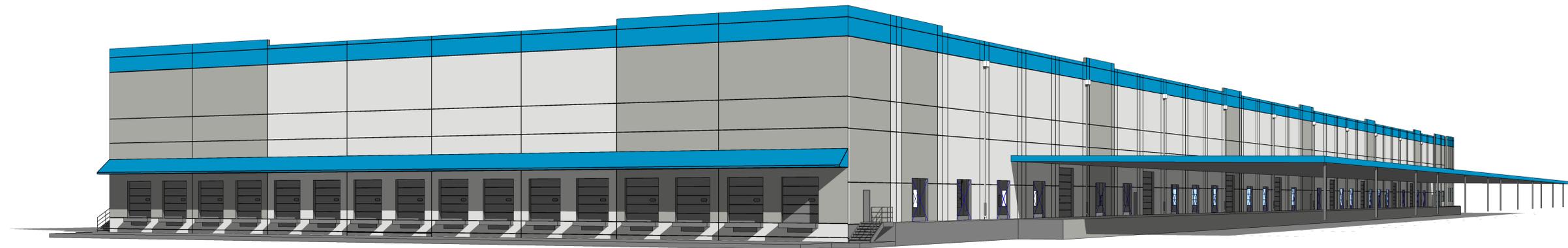
**AO** Architecture.  
Design.  
Relationships.  
144 North Orange Street, Orange, California 92866  
714 / 639-9860  
aoarchitects.com

**PP-1**

Scale  
Job No. 2020-076-00  
Date 03/10/20



NORTHWEST EYE LEVEL - 3D VIEW Scale:  
N.T.S. **2**



SOUTHWEST EYE LEVEL - 3D VIEW Scale:  
N.T.S. **1**

# DUT7 NORTH SALT LAKE

1005 WEST CENTER ST.  
NORTH SALT LAKE, UT  
84010-2919

EYE-LEVEL 3D VIEWS

**AO** Architecture.  
Design.  
Relationships.  
144 North Orange Street, Orange, California 92866  
714 / 639-9860  
aoarchitects.com

**PP-2**

Scale  
Job No. 2020-076-00  
Date 03/10/20

1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 MARCH 10, 2020

4  
5 **DRAFT**  
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:32 p.m. and BreAnna Larson  
8 led those present in the Pledge of Allegiance.  
9

10 PRESENT: Commission Chair Ted Knowlton  
11 Commissioner Kent Kirkham  
12 Commissioner William Ward  
13 Commissioner Brandon Tucker  
14 Commissioner BreAnna Larson  
15 Commissioner Alisa Van Langeveld  
16

17 EXCUSED: Commissioner Stephen Garn  
18

19 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Kate Werrett,  
20 Planner; Andrea Bradford, Minutes Secretary.  
21

22 OTHERS PRESENT: Casey Call, Tom Stuart Construction; Dee Lalliss, Guy Bartch, Shannon  
23 Swanson, residents; Kennie Williams, Brinderson LLC; Mark Green, AJ Green, Alec Green, MC  
24 Green.  
25

26 1. PUBLIC COMMENTS  
27

28 There were no public comments.  
29

30 2. PUBLIC HEARING-CONSIDERATION OF A PLAT AMENDMENT COMBINING  
31 LOTS 215 AND 221 OF THE VIEWS AT EAGLEWOOD VILLAGE PHASE 2 AND  
32 VACATING A PUBLIC UTILITY EASEMENT AT 155 SUNSET VISTA COURT,  
33 TOM STUART CONSTRUCTION, APPLICANT  
34

35 Kate Werrett reported that the proposed amendment would combine lots 215 and 221 into one  
36 lot, 215 A, for a total acreage of 0.503 to meet the minimum lot size requirement. The property  
37 would be part of the Views at Eaglewood Village PUD Phase 2. The applicant would like to  
38 combine the lots to provide improved drainage for a future home at 155 Sunset Vista Court. As  
39 part of the plat amendment an existing Public Utility Easement and Drainage Easement would be  
40 vacated by the City and public utility companies. The applicant is in the process of acquiring  
41 acknowledgements and approvals from all utility companies regarding this vacation.  
42

43 The Development Review Committee (DRC) felt that this plat amendment would be beneficial  
44 to the area as combining the two lots would limit hillside cuts and decrease drainage concerns.  
45 The current City subdivision ordinance for plat amendments requires a public hearing. The State  
46 code also required a public hearing when a public easement was affected by proposed plat  
47 amendments. Notices were sent to property owners within 300 feet and the possibly affected  
48 utility agencies of the public hearing and comments requested related to the following  
49 environmental items were requested: erosion, dust, soils, top soil loss, grades, slope stability,  
50 geologic hazards, ground water, water courses, flood hazards and areas, vegetative types,  
51 wildlife and habitat, essential urban services presently available, fire potential, accumulation of  
52 solid and liquid waste, and the potential area-wide economic impact of the development. No  
53 comments regarding the plat amendment and associated easement vacation were received by  
54 staff.

55

56 **Commission Chair Knowlton opened the public hearing at 6:37 p.m.**

57

58 Guy Bartch commented that he lived near the aforementioned property. He asked about the  
59 drainage plans and where water would be directed, the dead end street, and excavation on the  
60 property. Sherrie Llewelyn clarified that there was a building permit for a home to be built on lot  
61 221, which did not require a public comment period. She said this request was to add additional  
62 property to the lot. Mrs. Llewelyn then said Mr. Bartch could meet with the building official and  
63 city engineer to review the drainage plan as she did not have it available for the meeting.

64

65 Sherrie Llewelyn explained that one of the reasons for the additional property was to allow for  
66 better drainage into the storm drain. She also said the current dead end street would remain a  
67 private street with no proposed changes.

68

69 Commissioner Van Langeveld asked in regards to the house intended for lot 215 and if there  
70 would be any changes due to combining lots 215 and 221. Sherrie Llewelyn replied that the only  
71 change would be the ability for drainage to the storm drain system.

72

73 Commissioner Kirkham asked if there were any concerns as one of the utility companies had not  
74 yet given their approval. Kate Werrett replied that there were no concerns at this time.

75

76 **Commission Chair Knowlton closed the public hearing at 6:40 p.m.**

77

78 **Commissioner Ward moved that the Planning Commission recommend approval to the**  
79 **City Council of the plat amendment for the Views at Eaglewood Village PUD Phase 2 at**  
80 **155 Sunset Vista Court with the following condition:**

81

82 **1) Completion of engineering redlines, if any.**

83

84 **Commissioner Kirkham seconded the motion. The motion was approved by**  
85 **Commissioners Knowlton, Kirkham, Ward, Tucker, Larson and Van Langeveld.**  
86 **Commissioner Garn was excused.**

87  
88 Sherrie Llewelyn suggested reordering the agenda as the representative for MC Green was not  
89 present.

90  
91 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR BRINDERSON LLC  
92 AT 948 NORTH 675 WEST TO ALLOW SUPPORT ACTIVITIES FOR OIL AND  
93 GAS OPERATIONS, VICTORIA BROCKEL, APPLICANT

94  
95 Kate Werrett reported that the applicant, Brinderson, LLC, was proposing to locate a heavy  
96 industrial general construction, maintenance, and turnaround company at 948 North 675 West,  
97 Building #8. Under the City code “support activities for oil and gas operations” are a conditional  
98 use in the Manufacturing Distribution (MD) zoning district. Services provided by Brinderson  
99 LLC included construction, maintenance, project management, and other services for energy  
100 companies in the area. Onsite equipment would include a tool trailer, extraction equipment,  
101 company trucks, and office furniture. Hours of operation would be 6:00 a.m. to 5:00 p.m. on  
102 weekdays and weekends as needed. There would be one to four employees working onsite per  
103 shift including the general manager, recruiter, safety manager, and turnaround manager.

104  
105 The 4,800 square foot building would be divided into office space, an assembly area, and indoor  
106 storage. Per City code each use requires a certain quantity of parking with one stall for every 200  
107 square feet of warehouse storage for 3.68 required stalls, one stall per every 1,000 square feet of  
108 manufacturing space or one per employee on highest shift for 2.4 required stalls, and one stall  
109 per every 250 square feet of office space for 4.8 stalls for a total of 9.6 parking stalls overall. The  
110 parking meets the number of stalls required including two ADA compliant spaces.

111  
112 Chair Knowlton asked why the parking requirement was one stall per every 1,000 square feet of  
113 warehouse storage. He said this was a general question not just related to this applicant and  
114 should be reviewed at a later date. Sherrie Llewelyn replied that it was outdated standard for the  
115 most part and should be addressed in the future.

116  
117 Commissioner Kirkham asked why this application had come before the Planning Commission.  
118 Kate Werrett replied that currently City code required that support activities for oil and gas  
119 operations were conditional uses that were reviewed by the Commission.

120  
121 Commissioner Van Langeveld asked if this was a new use for the building. Sherrie Llewelyn  
122 replied that it was a new use and the review requirement was to allow the Planning Commission  
123 to review that there was no storage of hazardous materials or other environmental impacts.

124

125 Kennie Williams, Brinderson LLC, commented that the company provided maintenance services  
126 for the Chevron oil refinery. He said no chemicals would be stored onsite as they only provided  
127 mechanical services and the building would be used for dispatch, etc.

128  
129 **Commissioner Van Langeveld moved that the Planning Commission approve the**  
130 **conditional use permit for Brinderson, LLC located at 948 North 675 West Building #8**  
131 **with no conditions. Commissioner Ward seconded the motion. The motion was approved**  
132 **by Commissioners Knowlton, Kirkham, Ward, Tucker, Larson and Van Langeveld.**  
133 **Commissioner Garn was excused.**

134  
135 4. CONSIDERATION OF A SITE PLAN APPROVAL FOR MC GREEN FACILITIES  
136 AT 181 SOUTH 750 WEST, MARK GREEN, APPLICANT

137  
138 Sherrie Llewelyn reported that this site plan was for an office/contractors shop and yard at 181  
139 South 750 West. The lot is 3.41 acres in the MD zone as lot 4 in the new G&G Industrial  
140 Subdivision south of Center Street. The building will be located directly south of the newly  
141 constructed Gramoll Construction building. The proposed building would be 20,000 square feet  
142 with 5,500 square feet of office and 14,731 square feet of shop space. As the proposed use is a  
143 contractor's yard/business service, the required parking is one stall per every 500 square feet of  
144 floor area in the building. The minimum number of parking stalls is 40 parking stalls with 2  
145 ADA spaces. The applicant has stated that there would be 10 office staff on site and 20  
146 employees who would come to the building each morning and leave for jobsites during the day.  
147 The revised site plan shows 45 parking stalls which meets the parking requirement.

148  
149 The minimum requirement for landscaping is 10% or 14,854 square feet. The proposed site plan  
150 shows only 5,677 square feet or 4% landscaping. The requirement to add parking islands with  
151 landscaping at the end of the parking rows would be an additional 631 square feet. The retention  
152 area (approximately 3,400 square feet) along the north property line was also required to have  
153 landscaping which could be xeriscaping to match the installed rock mulch on Gramoll's  
154 property. With the addition of these two areas the approximately landscaping would be 9,700  
155 square feet or 7%. The landscaping would also include street trees to be placed at the street other  
156 landscaping is low maintenance stone rock mulch, trees, shrubs, ornamental grasses and flowers.  
157 The Planning Commission has the ability to reduce the required landscaping to 7% given the  
158 large site and minimal street frontage or they may require the full 10%. Sherrie Llewelyn  
159 recommended allowing the reduction as the applicant is proposing increased intensity  
160 landscaping along the frontage area.

161  
162 Sherrie Llewelyn showed renderings of the proposed building and reported that the office portion  
163 of the building would be brick with concrete, glass and bronze specialty steel accent panels. The  
164 shop portion of the building would be finished with architectural metal panels and was not  
165 viewable from a public street. The DRC recommended approval with five conditions and Mrs.  
166 Llewelyn suggested removing the condition related to additional parking stalls as they had

167 already been added to the site plan. She said the City engineer would be reviewing the recently  
168 resubmitted drawings to ensure all engineering redlines were corrected.

169  
170 Mark Green, MC Green & Sons, commented that they were moving from their current location  
171 due to issues with the adjacent apartment buildings. He felt they would fit into their new location  
172 as the surrounding businesses were similar uses. Mr. Green also said the landscaping would more  
173 than just meeting the standards.

174  
175 Chair Knowlton asked about the current and future use of the east half of the lot. Mark Green  
176 replied that they may build an accessory shed for storage in the future on that portion of the  
177 property. He said he expected that lots 1 and 2 would be built upon and leased in the future but  
178 were not part of this parcel.

179  
180 Commissioner Tucker asked if MC Green & Sons was a general contractor. Mark Green  
181 responded that they were a civil engineering construction company that built roads and  
182 underground utilities. He said they installed the majority of the concrete for the roads and  
183 underground utilities up to the Eaglewood Golf Course as well as other underground utilities and  
184 curb and gutter throughout the City.

185  
186 Chair Knowlton said that his interest in the current and future use for the east side of the lot was  
187 in regards to parking in the event it was developed or sold for another use. Mark Green replied  
188 that he did not see them selling any portion of the property as they needed the space for their  
189 current business.

190  
191 Commissioner Larson asked in regards to the fencing. Mark Green replied that it would be  
192 screened chain link fencing similar to the fencing on Gramoll's property.

193  
194 Sherrie Llewelyn commented that they would be required to install chain link screened with a  
195 vinyl or fabric mesh screen similar to the Gramoll project.

196  
197 Chair Knowlton asked if the Planning Commission was comfortable with allowing a reduction in  
198 the landscaping.

199  
200 Commissioner Kirkham asked if allowing a reduction would set a precedent for the future.  
201 Sherrie Llewelyn replied that staff instructed applicants that if they are requesting a reduction  
202 they should provide nicer landscaping along the frontage, which was the intent of the ordinance.

203  
204 The Commissioners did not have an issue with allowing a reduction in the required landscaping.

205  
206 **Commissioner Kirkham moved that the Planning Commission approve the requested site**  
207 **plan for MC Green & Sons Construction at 181 South 750 West with the following**  
208 **conditions:**

- 209           **1) If the storage yard gate is to be chain link it will be appropriately screened with a**  
210           **vinyl or fabric mesh screen similar to the Gramoll project;**  
211           **2) Provide a shared drainage/detention agreement or easement with lot 3;**  
212           **3) The Planning Commission approves of the reduction in landscaping to 7%; and**  
213           **4) Engineering redlines corrected including the addition of an engineer’s note,**  
214           **regarding final survey of detention elevations, to ensure installation as designed.**  
215

216 **Commissioner Van Langeveld seconded the motion. The motion was approved by**  
217 **Commissioners Knowlton, Kirkham, Ward, Tucker, Larson and Van Langeveld.**  
218 **Commissioner Garn was excused.**  
219

220 Mark Green introduced his sons, AJ and Alec and said they would be taking over the business.  
221 He said any suggestions from the City on finishes for these buildings was appreciated.  
222

223           **5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**  
224           **PLANNING COMMISSION**  
225

226 Sherrie Llewelyn reported that the City Council did not meet on March 3<sup>rd</sup> due to Super Tuesday.  
227 She said they would be acting on the subdivision ordinance on March 17<sup>th</sup> with a joint meeting  
228 with the Planning Commission on March 31<sup>st</sup>. Mrs. Llewelyn then said a Planning Commission  
229 meeting would be held March 24<sup>th</sup> to review a conditional use application. She also said that  
230 Kate Werrett had accepted a position with Lewis Young Robertson & Burningham.  
231

232           **6. APPROVAL OF MINUTES**  
233

234 The Planning Commission meeting minutes of February 25, 2020 were reviewed and approved.  
235 **Commissioner Tucker moved to approve the meeting minutes for the February 25, 2020**  
236 **Planning Commission meeting. Commissioner Larson seconded the motion. The motion**  
237 **was approved by Commissioners Knowlton, Kirkham, Ward, Tucker, Larson and Van**  
238 **Langeveld. Commissioner Garn was excused.**

239 7. ADJOURN

240

241 Chair Knowlton adjourned the meeting at 7:19 p.m.

242

243

244

245

246 \_\_\_\_\_  
Chair

\_\_\_\_\_ Recorder

247

248

249

250

251 \_\_\_\_\_  
Secretary