

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

FINAL

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

PRESENT: Commission Chair Ted Knowlton
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner BreAnna Larson
Commissioner Alisa Van Langeveld

EXCUSED: Commissioner Stephen Garn

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

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

1. PUBLIC COMMENTS

There were no public comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION

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

6. APPROVAL OF MINUTES

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

7. ADJOURN

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



As Authorized by Ted Knowlton, Chair

Chair

Recorder

Secretary