CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
JUNE 9, 2020

FINAL

This meeting was held electronically via 3CX. The host site was located at 10 East Center Street in North Salt Lake.

Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Stephen Garn led those present in the Pledge of Allegiance.

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

EXCUSED: Commissioner BreAnna Larson

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

OTHERS PRESENT: Dee Lalliss, resident; Brent Harsha, Hancock Companies; Travis Davis, Hughes General Contractors.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A SITE PLAN AMENDMENT FOR HUGHES GENERAL CONTRACTORS AT 1020 NORTH REDWOOD ROAD, GARY TYLER, APPLICANT

Sherrie Llewelyn reported that the requested site plan amendment was a request for the construction of an additional storage building to contain three attached units at the Hughes Construction property, behind Hugo Trucking and the two unit building constructed last year at 1020 North Redwood Road. The 9,600 square foot building would be used for storage of various construction equipment. The property is zoned Manufacturing and Distribution (MD).

The City engineer has reviewed the previous detailed drainage and grading plan for the property, which included these buildings, in the design and drainage. The engineering redline is related to

the locations of the laterals for sewer and water that run under other units which are required to be relocated on the plans.

Mrs. Llewelyn explained that no other changes were proposed for the property and the existing accesses and landscaping along Redwood Road and 900 North would remain at the current percentages. As the proposed buildings will be located 330 feet from Redwood Road and will not be visible from the public right of way they are not subject to the design standards. However, the buildings will be built in a similar style as the other buildings with concrete tilt up walls and roll up metal doors.

Travis Davis, Hughes General Contractors, commented that they were in the habit of constructing solid buildings that would not break.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for Hughes General Construction at 1020 North Redwood Road with the following condition:

1) **Correction of engineer redline related to water and sewer laterals for the individual units in the building.**

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

Commissioner Kirkham arrived at 6:40 p.m.

3. CONSIDERATION OF A SITE PLAN AMENDMENT FOR OLDCASTLE AMCOR AT 333 SOUTH REDWOOD ROAD, BRENT HARSHA, HANCOCK COMPANIES, APPLICANT

Sherrie Llewelyn reported that in 2017, a conditional use permit and site plan amendment were completed for a new conveyor belt system at the front of the property. She showed the site plan to those present with the current layout and the proposed changes. Mrs. Llewelyn explained that they would be adding a new building and vertical tanks to the property, which would modernize their equipment. She then showed images of the proposed equipment to be added to the site. The applicant would be replacing two buildings and part of the existing conveyor system. The conveyor system would utilize a drive-over hopper to deliver raw materials into the system. The maximum height in the MD zone is 45 feet except as approved by a conditional use permit, which was granted on March 17, 2017. The new buildings will not exceed the maximum height but the material feeding tanks and conveyor system will have a height of 59 feet.

The proposed site is within the existing 28-acre AMCOR site. The owner improved the site in 2017 with new asphalt, storm drain detention, dedicated parking, and xeriscape landscaping. As this is a modification to the existing structure and conveyor system, the Planning Commission is the land use authority on the approval.

Brent Harsha, Hancock Companies, added that in the future instead of the trucks backing up to the hopper they would drive over instead. He also said the existing conveyor is 80 feet high and would be removed and rerouted through this new process.

Sherrie Llewelyn clarified that there was currently a structure that was 80 feet tall and that these changes would decrease the overall height. Brent Harsha replied affirmatively.

Chair Knowlton commented that in the aggregate any visual impacts would be an improvement. Sherrie Llewelyn replied that they would be removing some older buildings and structures. She also said modernizing the equipment would help with dust control, as well as the storm water and landscaping improvements that were done to the property in 2017. The Development Review Committee (DRC) recommends approval of the site plan amendment for AMCOR with no conditions.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for AMCOR at 333 South Redwood Road with no conditions. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld. Commissioner Larson was excused.

Chair Knowlton thanked both applicants for investing in their properties and continuing to operate in the City. Brent Harsha replied that he appreciated North Salt Lake as they were one of the easier cities to work with.

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

Sherrie Llewelyn reported on The Ridge plat amendment phase 2 related to the condition for the retaining walls on the Cook property. She showed an overhead view of the property to those present and explained that Mr. Cook had installed two retaining walls on the property without a permit and the condition as recommended by the DRC and the Planning Commission required that he install a concrete trench at the bottom of the retaining wall. Mr. Cook obtained several bids, which were quite expensive so he asked the geotechnical engineer if there were alternative solutions. On May 14, 2020 CMT Engineering offered an alternative solution which included the removal of the upper five feet of the rockery wall, the removal of the associated fill material, and that the slope be regraded. The City Council approved this amendment on June 2, 2020 and that the existing wall had to be removed before the City engineer signed the plat.

Chair Knowlton commented that a number of communities had been exploring temporary modifications to streets to allow for bicycling, as bike usage is much higher during COVID. He said he had been thinking about the recently adopted transportation plan and suggested exploring temporary modifications to the use of streets to allow for safer treatments for bicycles. Chair Knowlton also said that the League of Cities and Towns would be having a webinar on June 18th to discuss these concepts.

Chair Knowlton asked about the review and adoption of the form based code. This led to a discussion of the Commission on when meetings could safely be held at City Hall again. They discussed the ability to social distance, allowing for virtual attendance, and how to broadcast the meeting for the public.

Sherrie Llewelyn said that there was a chance to begin meeting in person again in July depending on comfort levels of the City Council and Commission. She said she would look into ways to allow for public input and attendance for in person meetings.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of May 26, 2020 were reviewed and approved. **Commissioner Tucker moved to approve the minutes for the May 26, 2020 Planning Commission meeting as written. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld. Commissioner Larson was excused.**

6. ADJOURN

Chair Knowlton adjourned the meeting at 7:07 p.m.

Sherrie Llewelyn

On Behalf of Ted Knowlton as Approved

Chair

Lynda Horrocks

Recorder

Secretary