

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
AUGUST 9, 2022

FINAL

Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m.

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Katherine Maus
Commissioner Brandon Tucker
Commissioner William Ward via Zoom

EXCUSED: Commissioner Irene Stone

STAFF PRESENT: Mackenzie Johnson, Planner.

OTHERS PRESENT: Mike Suchow, Arch Nexus; Troy Thompson, Kurt Olson, Big D Construction; Dee Lalliss, resident; Christian Michaelson, Galloway & Company.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF SITE PLAN AMENDMENT APPROVAL FOR THE BIG D
NSL YARD AT 171 NORTH CUTLER DRIVE AND ADJOINING 912 WEST 100
NORTH, KURT OLSON, BIG D CONSTRUCTION, APPLICANT

Mackenzie Johnson reported that this was a site plan amendment for Big D Construction which had been operating at 171 North Cutler Drive since 2001. This property had been used primarily for the storage of equipment and materials. The lots located at 171 North Cutler Drive and 912 West 100 North were adjoined at the rear of each parcel. She presented an aerial photo of the property which showed outdoor storage and said these lots were zoned General Commercial (CG). The building on Cutler Drive was used as an office with some warehouse space. The building facing 100 North was used as a wood shop. City staff researched both properties and found that each property received proper conditional use and site plan approvals between 2001 and 2005.

Ms. Johnson explained that there were three existing structures on the 171 North Cutler Drive lot. This included a 12,960 square foot office/warehouse with an attached lean-to structure that would be remodeled and enclosed as well as a temporary structure on the south side of the property constructed of conex boxes. The temporary conex structure would be demolished and removed. The parking layout would not change except for the addition of a 9 foot by 18 foot parking island at the end of one parking row. Existing conditions on the 912 West 100 North lot included outdoor storage and a 7,650 square foot building that was used as a woodshop/office. There was one existing driveway on 100 North and the applicant has proposed an additional 30 foot driveway on 100 North as well as the construction of a 5,000 square foot storage shed. The applicant also proposed a new truck wash that was reviewed and approved by the City Engineer. Ms. Johnson mentioned that the wall that separated the outdoor storage from 100 North would be 20 feet from the street and compliant with City code regarding outdoor storage and driveway clear view area.

Big D Construction planned to expand their operations at this location with 18 employees. The hours of operation were 7 a.m. to 5 p.m. Monday through Friday. The site plan amendment was driven by the desire to upgrade the facilities by converting some of the existing outdoor storage to indoor, and improving the functionality of the site. The applicant provided 29 parking stalls including two ADA compliant stalls. The proposed amount met City code requirements. In June 2022 the City Council adopted a new landscape ordinance that required lots in the CG zone to provide a minimum of 15% landscaping, except where reduced by the Planning Commission during site plan approval, in support of water conservation efforts and when enhanced landscaping was concentrated in the front setback. Additionally, no more than 50% or 5,000 square feet (whichever was less) of the landscaped area may be turf, lawn, or sod. The Development Review Committee (DRC) recommended that the Commission reduce the required amount of landscaping from 15% to 9.3% due to the proposed landscaping being focused along Cutler Drive and 100 North. The proposed site plan reduced the existing lawn from 15,300 square feet to 4,136 square feet or 2.26% of the total landscaped area.

Mackenzie Johnson said the buildings to be altered were not visible from the public right of way and would not be subject to the standards for architectural massing and materials. She showed examples of the building renderings and their layout on the site. The proposed building changes would compliment the existing buildings on site.

The DRC recommended approval of the site plan amendment for Big D with the conditions that the minimum required landscaping be reduced from 15% to 9.3% in support of water conservation efforts and due to the location of said landscaping being within the front setbacks of the properties and any engineering redlines.

Troy Thompson, Big D Construction, explained that the new driveway on 100 North would be used primarily for fire truck access and allow more efficient movement through the property.

Chair Larson asked how frequently the truck wash would be used. Troy Thompson replied that the proposed wash would be self-contained and would clean and filter the water for reuse. He said there was a built-in trough that could be cleaned out onsite. Mr. Thompson said the wash would be used for equipment after it had been used on a job site and could be used for up to two-thirds of the day.

Chair Larson asked if the Commission had any concerns with the proposed landscaping reduction. Commissioner Jorgensen said he had no concern but observed that with the drought and water restrictions there could be some tree mortalities throughout the City.

Commissioner Maus commented that she did not have any concerns with the proposed landscaping. She asked if there would be a change in use on the northern renovation/expansion and mentioned that it was adjacent to residential uses. Troy Thompson responded that the existing lean-to with the open front was used for storage and would be enclosed. He said their cement machines would now be stored indoors.

Mackenzie Johnson stated that this business was classified as construction and contractor services and the use would not be changing. Staff found that these improvements would be less offensive than the current use of the property. She said Big D had continually made efforts to be a good neighbor to the adjacent properties.

Troy Thompson spoke on the woodshop and said that they previously stored the wood outdoors but with the proposed dry storage it would now be stored indoors.

Commissioner Jorgensen moved that the Planning Commission approve the site plan amendment for the Big D NSL Yard located at 171 North Cutler Drive and adjoining 912 West 100 North with the following conditions:

- 1) The minimum required landscaping be reduced from 15% to 9.3% in support of water conservation efforts and due to the location of said landscaping being within the front setbacks of the properties; and**
- 2) Engineering redlines, if any.**

Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Tucker and Ward. Commissioner Stone was excused.

- 3. CONSIDERATION OF SITE PLAN APPROVAL FOR KUM & GO STORE #2507 AT 1096 NORTH REDWOOD ROAD, NATE ABBOTT, GALLOWAY & COMPANY, APPLICANT**

Mackenzie Johnson reported that the applicant was proposing to construct a Kum & Go gas station and convenience store at 1096 North Redwood Road. The property was zoned General Commercial (CG) and 2.64 acres in size. The existing structure on the property would be demolished and a new building constructed along with gas pump canopies. The applicant would provide improvements such as curb and gutter, sidewalks, and landscaping along Redwood Road and 1100 North. They also proposed two new driveways on the 1100 North frontage and one driveway on Redwood Road. The applicant was working with UDOT to obtain permission to place a new driveway on Redwood Road. The maximum driveway width in commercial and industrial zones was 40 feet but city code granted the Planning Commission the ability to increase the maximum driveway width during site plan approval. The applicant requested approval of a driveway on Redwood Road with a width of 46.5 feet and the easternmost driveway on 1100 North to be 57.56 feet wide. The westernmost driveway on 1100 North would be in compliance with standard code and a width of 40 feet.

During concept plan approval the Planning Commission requested that the applicant provide a traffic memo that would inform how the proposed drive approaches on 1100 North would affect traffic flow. The applicant provided this information to staff and the City Engineer reviewed that memo and determined that the driveways on 1100 North were compliant if the westernmost driveway was a right out only. The easternmost driveway could be used as an unrestricted driveway. The Redwood Road driveway would be subject to UDOT's approval.

Mackenzie Johnson reported that City code 10-6-5 required convenience stores to provide a minimum of one parking stall per 200 square feet of floor space. The proposed building, at 5,620 square feet, would require a minimum of 29 parking stalls including two ADA compliant stalls. The applicant has proposed 26 standard stalls, 3 truck parking stalls, and 2 ADA compliant stalls. The proposed parking was compliant with code.

The new landscaping ordinance adopted in June of 2022 required lots in the CG zone to provide a minimum of 15% landscaping with no more than 5% or 5,000 square feet (whichever was less) to be turf, lawn, or sod. The proposed plan provided 30% (38,850 square feet) of landscaping with 5,779 square feet of sod. The applicant agreed to reduce the total square footage of sod to be less than 5,000 square feet and would submit a revised plan.

Ms. Johnson shared the proposed renderings and said the proposed building, canopies, and garbage structure would meet the architectural design guidelines related to massing, materials, etc. She also said that on July 12, 2022 the Federal Aviation Administration (FAA) provided the applicant with a clearance letter stating that the proposed structures were compliant with the FAA regulations and would be permitted. The DRC recommended approval of the site plan for the Kum & Go store with the conditions to complete any engineering redlines and the reduction of sod/lawn to less than 5,000 square feet.

Commissioner Maus asked what would happen if UDOT did not approve the driveway on Redwood Road. Mackenzie Johnson replied that it was UDOT's jurisdiction and the City had little control.

Christian Michaelson, Galloway & Company, commented that they were invested in the project at this point but were not able to meet all of the requirements that UDOT had requested as they did not own the property. He said UDOT had approved the variance for the location of the drive entry and explained that the entire frontage along the west side of the lot was currently an uncontrolled access so he felt that ultimately UDOT would eventually accept the request.

Commissioner Holbrook asked why UDOT approval was required and if it was due to the proximity to 1100 North. Mackenzie Johnson replied that Redwood Road was a UDOT right of way and therefore UDOT's jurisdiction. The proximity to the intersection was not the reason for UDOT's involvement.

Commissioner Jorgensen requested clarification on the sidewalk placement. Mackenzie Johnson responded that the sidewalk would extend into the property along Redwood Road and meet City standards for width on both the sidewalk and park strip.

Christian Michaelson commented that they had asked the City Engineer to provide a letter in support of the current configuration for the driveways to provide to UDOT.

Commissioner Tucker said he did not like the access on 1100 North and asked about enforcement of the right in and out. Christian Michaelson replied that he thought it was a right in/out and left in. He said the only prohibitive move would be left out and this would be self-policing due to traffic queuing.

Mackenzie Johnson commented that the standard would be self-policing and mentioned directional signage would be installed. She said the City Engineer was not in favor of concrete barriers or "porkchops" to limit the driveway access due to safety concerns.

Commissioner Jorgensen asked if a truck and trailer would access the truck bays or be able to navigate the western driveways. Christian Michaelson expected that regular trucks would not pull into the truck bays and said there was plenty of room to maneuver.

Mackenzie Johnson clarified that the sidewalk standard for Redwood Road was five feet with an eight foot park strip, which was on the proposed site plan.

Chair Larson asked about the light pole on the corner that had been hit several times and if it would be included in the renovation. Mackenzie Johnson responded that there had not been any discussion about moving power poles. She said it was a difficult and expensive process to move power poles.

Commissioner Maus commented that she still had some apprehension about the driveways but trusted in the City Engineer.

Commissioner Maus moved that the Planning Commission recommends approval of the site plan for the Kum & Go store #2507 located at 1096 North Redwood Road with the following conditions:

- 1) **Completion of engineering redlines; and**
- 2) **Reduction of sod/lawn to less than 5,000 square feet**

Commissioner Jorgensen seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus and Ward. Commissioner Stone was excused. Commissioner Tucker voted in opposition to the motion.

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

Mackenzie Johnson reported that the City Council reviewed and accepted the Bird Scooters Pilot agreement. She said the clear termination clause suggested by the Commission was added to the agreement. The City would make a real effort to encourage safety when using the scooters through posts on social media, etc. She said Bird Scooters would need to find a facilitator and a commercial location before the scooters could be used in the City.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of July 26, 2022 were reviewed and approved.

Commissioner Jorgensen moved to approve the minutes from July 26 with one correction. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Tucker and Ward. Commissioner Stone was excused.

6. ADJOURN

Commission Chair Larson adjourned the meeting at 7:12 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, September 13, 2022 by unanimous vote of all members present.



Wendy Page, City Recorder