

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
NOVEMBER 12, 2013

FINAL

Chairman Bruce Oblad called the meeting to order at 6:30 p.m. and welcomed those present.

PRESENT: Commissioner Chairman Bruce Oblad
Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Ryan Mumford
Commissioner Lisa Watts Baskin
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Ali Avery, City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Nola Lucke, resident; Ty Cragun, Tom Stuart Construction.

1. PUBLIC COMMENTS

Nola Lucke, 492 Cynthia Way, commented on the area above the Springhill Landslide Area redevelopment and that when she purchased her home in 2002 that she was told by the City Planner, at the time, that the trail would not be developed because of the steep slope. However the trail is now under construction due to a donation made by Art Gregerson. Ms. Lucke asked why the trail was not installed when the original donation was made a few years ago to mitigate the disturbance to the area and commented that putting the trail in now is a bigger disruption since all the development in that area is complete or nearing completion. She also commented that she has observed people on mountain bikes on the trail but less of the native animals and plants that used to be there and that the current vegetation helps to prevent erosion in this steep area.

Commissioner Oblad asked that Council Members Horrocks and Mumford bring Ms. Lucke's concerns to the attention of the City Council.

2. CONSIDERATION OF A SITE PLAN FOR HANDI-QUILTER LOCATED AT 501
NORTH 400 WEST. TY CRAGUN- TOM STUART CONSTRUCTION, APPLICANT.

Ali Avery reported that the applicant is proposing to construct an office and warehouse building that is 68,660 square feet in size with a portion of the building to be used by the applicant, Handi-Quilter. Handi-Quilter was previously approved to construct a new building in the City at 109 North Foxboro Drive, but has since decided on this new location. The entire lot is 3.64 acres and the parcel includes the building to the north where Commercial Tire is located, so a lot line adjustment will need to be approved and recorded with the Davis County Recorder's office to put a lot line between the Handi-Quilter building and the Commercial Tire building. The proposal meets the parking requirement with the proposed 109 parking stalls including 5 ADA stalls and the City Engineer has reviewed and approved the grading and drainage plans. Handi-Quilter will also be sharing a driveway on the North side with Commercial Tire, so an access agreement will need to be recorded as well. The DRC is recommending approval with the following conditions: that an access agreement and a lot line adjustment must both be recorded with Davis County prior to the issuance of a building permit. City Council will have the final approval for this application since the building size is over 30,000 square feet.

Commissioner Knowlton asked what percentage of the building would be used by Handi-Quilter and the number of employees on site during a peak shift. Ty Cragun replied that Handi-Quilter is looking to occupy 75% or more of the building and that about 50 employees would be on site during peak times.

Commissioner Baskin asked what Handi-Quilter manufactures. Mr. Cragun replied that they assemble quilting machines and prepare training videos on site.

Commissioner Baskin also inquired if Commercial Tire would grant the access easement for Handi-Quilter. Ali Avery responded that Tom Stuart Construction owns both the parcels that Handi-Quilter and Commercial Tire are on so they would be granting access to themselves.

Commissioner Jensen asked if Handi-Quilter was planning to sell items on site. Mr. Cragun responded that he believes Handi-Quilter ships items out and that they will only have the office and warehouse spaces at this location with no retail component.

Commissioner Mumford asked why they were moving locations and if it was for the size of the building. Mr. Cragun replied that the principal reason for the move is the location.

Council Member Horrocks move that the Planning Commission recommend approval of the site plan for Handi-Quilter located at 501 North 400 West to the City Council with the following conditions:

1) An access easement must be recorded with Davis County prior to issuance of a building permit.

2) A lot line adjustment must be recorded with Davis County prior to issuance of a building permit.

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, Baskin, and Council Member Horrocks.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of October 22, 2013 were reviewed and amended.

Commissioner Baskin moved to approve the October 22, 2013 Planning Commission minutes as amended. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Oblad, Drinkall, Jensen, Knowlton, Mumford, Baskin, and Council Member Horrocks.

4. ADJOURN

Chairman Oblad adjourned the meeting at 6:50 p.m.

Chairman

Secretary