

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
APRIL 25, 2017

FINAL

Chairman Robert Drinkall called the meeting to order at 6:31 p.m. and Andrea Bradford led those present in the Pledge of Allegiance.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Lisa Watts Baskin
Commissioner Ted Knowlton
Commissioner Leslie Mascaro
Commissioner Kent Kirkham
Commissioner Stephen Garn
Council Member Ryan Mumford

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

OTHERS PRESENT: Nicholas Taylor, Crestware.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED SITE PLAN AN OFFICE/WAREHOUSE
BUILDING AT 561 NORTH 700 WEST, SPENCER WARD, TOM STUART
CONSTRUCTION, APPLICANT

Sherrie Llewelyn reported that the proposed office/warehouse building will be located on a one acre parcel between Redwood Road and 700 West. The building will be a 15,456 square foot six unit building. Each unit will be allowed up to 1,100 square feet of office space for a total of 6,600 square feet of office space within the parking standards.

Sherrie Llewelyn explained that the building will be set back approximately 40 feet from the property line off Redwood Road to accommodate a fire turnaround at the end of the parking lot. A portion of the turnaround area will be a landscaped area reinforced with Drivable Geo-Grid material in the event a fire truck needs to turnaround at the end of the parking lot.

Commissioner Drinkall asked why a crash gate would not be necessary for fire access. Sherrie Llewelyn replied that the applicant did not want to install a fence and there are also time constraints per UDOT to get approval, further there will be no curb cut on Redwood. A fire truck would only use this area to turn around, not exit onto Redwood Rd. The proposed plan does meet the fire district requirements.

Commissioner Kirkham asked what the Geo-Grid was constructed of. Sherrie Llewelyn explained that it is a rubberized material in a hexagon pattern that is rated to hold the weight of a fire truck. The grid is filled with top soil and sod is grown over the grid making it undetectable within the landscaping..

Commissioner Drinkall commented that UDOT is trying to eliminate access points to Redwood Road in the City and that the hammerhead is a good approach. Sherrie Llewelyn responded that UDOT would not have granted an access to Redwood Road because they have a viable alternate access on 700 West and a Redwood Road access would be too close to the 600 North intersection.

Commissioner Baskin asked about the policy behind UDOT's position regarding Redwood Road. Sherrie Llewelyn replied that the requirements are based on the classification of the road, speeds, and distance from the intersections. This property is too close to the nearest intersection so access onto Redwood was not granted.

Sherrie Llewelyn reported that there will be six units with roll-up doors on the warehouse space with a small office space and is designed for electricians, plumbers, etc. These units will be leased and are not for sale. Landscaping will be installed along Redwood Road and will include a 5' sidewalk and street trees; there will also be an 8' landscape buffer of grass and trees along the south and east property lines. The building will meet City design standards with concrete tilt-up construction and horizontal and vertical articulation of parapets every 60'.

The Development Review Committee (DRC) recommend approval of the site plan with the following four conditions including submittal of a lighting plan with photometric, no outdoor storage permitted, deliveries limited to 30 minutes or less by vehicles under 12,000 pounds as no loading docks are provided or feasible, that the end uses are restricted to those within parking standards and maximum office space per unit is limited to 1,100 square feet or a total of 6,600 square feet for the entire building.

Commissioner Mascaro asked what the side yard setback would be in this zone. Sherrie Llewelyn said that in the Manufacturing Distribution (MD) zone it would be zero. The applicant

will have to meet the one hour fire wall on the north side of the building, as it is closer than 5 feet to the property line. There will be 2'-4' section of sod along the northern fence line.

The Commission discussed the section of landscaping along the building and if the applicant would be laying irrigation lines for 2' of sod. They discussed moving the building back or having xeriscaping there instead.

Commissioner Knowlton commented on the Redwood Road impact regarding the streetscape and asked if two parking spaces could be removed to add additional landscaping. Sherrie Llewelyn commented that part of the fire turnaround would be lost and the building would have to be reduced in size.

The Commission then discussed adding additional landscaping and Geo-Grid to the fire turnaround to maintain the appearance/frontage along Redwood Road. Sherrie Llewelyn commented that the Commission could provide the above suggestions to improve the streetscape to the applicant and approve the site plan now.

The Commission recommended that the cutout on the west side of the property be removed and extend the Geo-Grid 10' to the east to allow for improved streetscape along Redwood Road, and extend the curb in that area.

Council Member Mumford moved that the Planning Commission approve the site plan for an office/warehouse building at 561 North 700 West with the following conditions:

- 1) Submit lighting plan with photometric;**
- 2) No outdoor storage will be permitted with any of the uses for the building;**
- 3) Deliveries shall be limited to short term deliveries (30 minutes or less) by vehicles under twelve thousand (12,000) pounds GVW, as no delivery docks or screening is provided;**
- 4) End uses restricted to those within parking standard and maximum office area per unit is limited to 1,110 sq. ft. or a total of 6,600 sq. ft. for the entire building; and**
- 5) That the grass area on Redwood Road be extended 10 ft. to the east to be uniform with an additional recommendation that the grass on the north side of the building be replaced with xeriscaping.**

Council Member Mumford amended condition five to state that the grid to support a fire truck must be extended and any curb cut on the east side be consistent with the fire code. Commissioner Kirkham seconded the motion. The motion was approved by

Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of March 14, 2017 were reviewed and approved. **Commissioner Baskin moved to approve the minutes from the Planning Commission minutes of March 14, 2017 as corrected. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.**

Commissioner Baskin asked about the City's Arbor Day event. Council Member Mumford replied that the Jordan River Commission planned a clean-up event near the boat takeout area so the City combined Arbor Day activities with the cleanup. Park crews and approximately 20 volunteers helped to clean up the area.



Chairman Pro Tem



Secretary