CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION
NOTICE & AGENDA
May 12, 2020
6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

1) Public comments

2) Consideration of a site plan approval for an online retailer/distribution facility at 989 West Center Street, GB NSL Industrial, LLC Jonathon Gardner, applicant

3) Report on City Council actions on items recommended by Planning Commission

4) Approval of minutes:

   a. April 28, 2020

Adjourn

NOTICE: This meeting will be a virtual meeting via Zoom. The host site will be located at 10 East Center Street, members of the public are invited to attend via electronic device at the link below:

Join Zoom Meeting
https://us02web.zoom.us/j/89161929535

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:
I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this _____ day of _____, 20___.

Dated this ____ day of _____, 20___.

_____

CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission

FROM: Sherrie Llewelyn, Community Development Director

DATE: May 12, 2020

SUBJECT: Site Plan for an Electronic Shopping & Mail Order House, NSL GB Distribution Facility at 989 West Center Street

---

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for the NSL GB Distribution Facility at 989 East Center Street, subject to approval of a site plan with the following condition(s):

1. A street light will be required at the new intersection with Redwood Road per the newly adopted Redwood Road Street Light Standard;
2. Recordation of an ingress/egress agreement for this property across the Kimball property to Redwood Road; and
3. Verification of completion of engineering redlines.

BACKGROUND

The property located at 989 West Center Street is the former location of the NSL Gun Club. The property is approximately 56 acres in size. The property has been acquired from the Kimball family by Gardner Batt, a commercial developer. The developer is proposing to construct an approximate 201,000 square foot warehouse/office/distribution facility. The use "Electronic Shopping & Mail Order House" is listed as a conditional use it the General Commercial Zone (CG). The Planning Commission issued a conditional use permit for the use on March 24, 2020. Gardner Batt will own the property and building and will lease the facility to an online sales and distribution company for their last mile program and one-day delivery services.

The proposed facility specializes in "last mile" delivery of customer orders from delivery stations. Packages are shipped to the facility from fulfillment centers for customer delivery. The haul trucks will enter the property solely from the access from Redwood Road that will be constructed across the new acquired Kelly property. The packages are then unloaded and sorted based on zip codes and then loaded into delivery vans that are operated by delivery service partners or personal vehicles.

The facility will operate 24/7, with most of the sortation activity done early in the morning when the line haul trucks arrive with customer packages. Line haul trucks will deliver packages to the facility each day, primarily between the hours of 10:00 PM to 8:00 AM. Associates sort the packages by routes, place the packages onto

movable racks and load the packages into the delivery vans primarily between 12:30 AM and 11:00 AM. The facility will employ approximately 800 people. The employees who drive delivery vans will park their personal vehicles in the van parking area when they pick up their van. The employees working within the facility will park in the north lot.

The first "wave" of drivers arrive at a delivery station at approximately 10:00 a.m. to pick up their delivery vans. The drivers load their delivery van and depart to deliver packages directly to customers. Each delivery wave takes about 20 minutes to load and depart. As a wave of drivers prepare to depart, a new wave of drivers queue and prepare to load their delivery vans. The last wave of drivers departs the delivery station around 12:30 PM. Delivery vans will depart the Delivery Station between 10:00 AM and 12:30 PM and return between 7:30 PM and 9:30 PM.

After drivers complete their routes, they return to the delivery station with any packages that may have been non-deliverable. After proper checkout and release, the drivers park the delivery van either onsite or at the offsite location and leave using a personal vehicle or public transport.

The company also uses contracted employees with personal vehicles to deliver packages. This is a new innovation from the company that allows individuals to use their own vehicles to deliver packages to customers. These traditional passenger vehicles will enter the facility staggered between 4:00 PM and 6:00 PM. These loading waves similarly take 20 minutes to complete. After departure of the last wave of delivery vehicles, delivery station associates prepare the delivery station for the next day's packages.

REVIEW

The proposed facility will be approximately 201,000 sq. ft. with approximately 2,577 sq. ft. dedicated to office space, 8.942 sq. ft. of assembly area, and 189,583 sq. ft. of warehouse space.

The building will have primary access from Center Street for employee parking and for delivery van deployment. All large truck deliveries will be made per the secondary access from Redwood Road that will be shared with the Kimball Retail Development. The second access will be located at the midpoint between the traffic signals at Center Street and the I-215 interchange. This intersection may be eligible for a traffic signal after the retail along Redwood Road is completed. The access will be a private access and will require the removal of the buildings located on what was previously the Kelly property, but recently acquired by the Kimball developers. A copy of the recorded ingress/egress agreement with the Kimballs will be required for this project. As part of this project, the new intersection will require the placement of a city owned street light, per the adopted standards and specifications for Redwood Road.

Ample on-site parking is being provided for both the employees and the delivery van area. The parking provided exceeds the minimum requirements for the office space and warehouse uses. Pedestrian access has been provided within the parking areas that are greater than 75,000 sq. ft. as required by the code. The parking on site is provided in the following manner:

Location	Access Point	Use	Number
North Parking Lot	Center Street Only	Employee & Customer Vehicles Only	352

East/West Parking Lots	Center Street & Bypass Lane to Redwood Road	Delivery Van, Driver Vehicles, Personal Delivery Vehicles	1134
		Total Parking	**1,486**
Required ADA (North Parking Area Only)	8	Provided ADA	10
South Loading Dock	Redwood Road Only	Semi-Trucks	15
East Van Loading	East Parking Lot	Delivery Van, Van Driver Vehicles, Personal Delivery Vehicles	160
West Van Loading	West Parking Lot	Delivery Van, Van Driver Vehicles, Personal Delivery Vehicles	160
Parking Requirements			
Land Use	**Sq. Ft.**	**Rate**	**Required**
Office	2,577	1/250	11
Lab/Manufacturing/Assembly	8,942	1/1,000	9
Warehouse with freight movement	189,583	1/1,000	190
			210

The landscape plan submitted shows an extensive landscape plan that includes 40,500 sq. ft. of turf area and 410,150 sq. ft. of planter areas with native grasses, planted shrubs, rock mulch and 248 trees. This equates to 10.35 acres, or approximately 18% of the site. An additional 3.3 acres will remain in native vegetation. Tree buffers and landscaped berms are to be planted along the western property lines to buffer the van parking areas from view of the Legacy Trail. Parking lot trees are included internal to the parking areas as well, with the exception of the van parking areas where the required islands for every 20 spaces has been waived in favor of additional perimeter trees. Additional trees and manicured landscaping along Center Street are shown far exceeding the minimum required. The total trees to be planted on the site is 248.

The developer has agreed to dedicate to the city and additional 12’ of right of way along Center Street for any future widening necessary. One small section of Center Street will be widened at this time to accommodate a center turn lane into the western most entrance. This will also require a small section of the trail to be relocated a few feet south of the new curb. The city engineer has received a traffic study which

demonstrates that no additional improvements to Center Street or Redwood Road are required by this project. The engineer is currently working with the traffic engineer on some minor clarifications to the report.

The only fencing to be provided on site is between the loading areas and the van parking areas. No perimeter fencing is proposed, but if installed shall be installed in conformance to adopted standards, namely chain link fencing is not permitted along the Center Street frontage. The existing fencing along Center Street will be removed and not replaced.

ARCHITECTURAL REVIEW

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet.*

  (meets standard)
- Vertical Articulation every 30 feet in height-*max height 30 feet*

  (meets standard)
- *Parapet Variation every 60 linear feet-All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length.*

  (meets standard)
- *Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather.*

  (meets standard)

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated-*brick construction (meets standard)*
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)-*(meets standard)*
- Metal roofs & doors permitted *(meets standard)*

The building design is tilt up concrete construction. The design incorporates recesses, color changes, and parapet variations as required by the design standards of the code. The building is 46 feet in height, under the maximum height limit of 60 feet. The west and east sides of the building have lean to structures to provide coverage from the weather for the purpose of loading the delivery vans. The south side of the building will be used exclusively for delivery via semi-trucks.

The applicant has submitted corrected drawings in response to staff redlines. The planning redlines have been satisfied. The city engineer will need to verify that his redlines have been satisfied. The building is greater than 30,000 sq. ft. in size and therefore the final site plan approval is reserved for the City Council with recommendation from the Planning Commission.

POSSIBLE MOTION

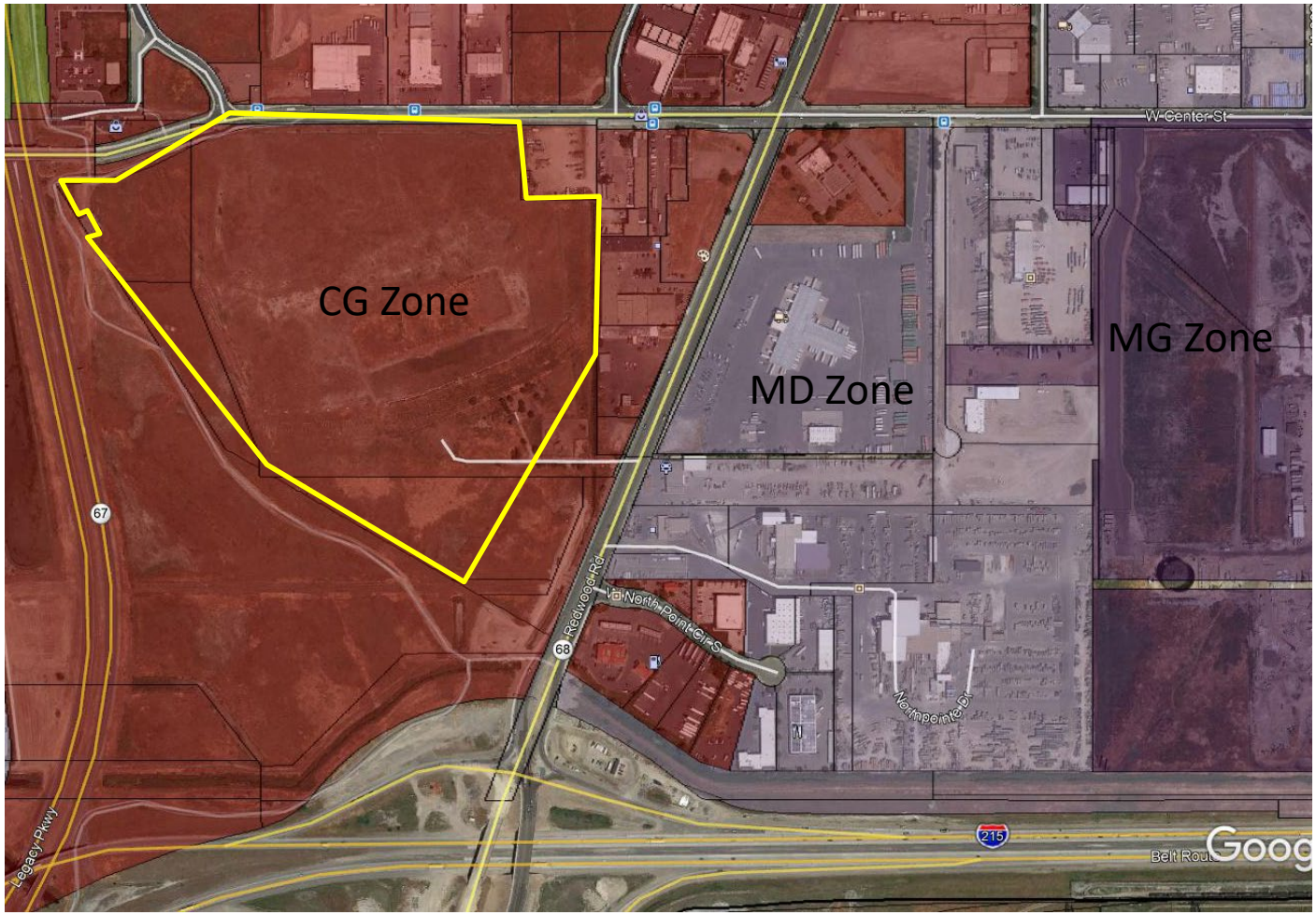
I move that the Planning Commission recommend to the City Council the approval of a site plan for the NSL GB Distribution Facility at 989 East Center Street with the following condition(s):

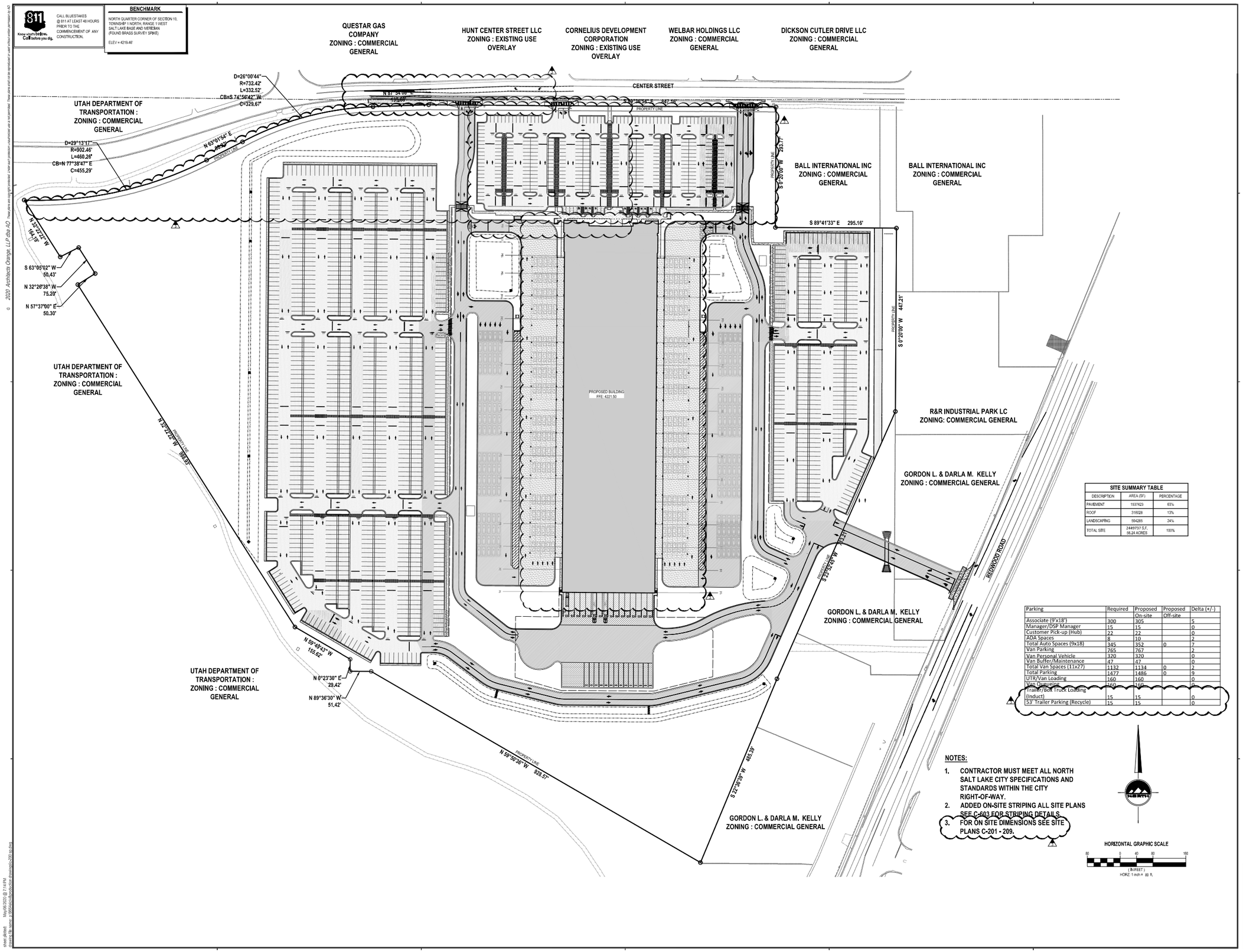
1. A street light will be required at the new intersection with Redwood Road per the newly adopted Redwood Road Street Light Standard;
2. Recordation of an ingress/egress agreement for this property across the Kimball property to Redwood Road; and
3. Verification of completion of engineering redlines.

Attachments

1) Site Plan
2) Landscape Plan
3) Elevations

Gardner Batt Distribution Facility
989 West Center Street
Aerial/Zoning Map





SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT	1537423	63%
ROOF	318028	13%
LANDSCAPING	594285	24%
TOTAL SITE	2449737 S.F. 56.24 ACRES	100%

Parking	Required	Proposed On-site	Proposed Off-site	Delta (+/-)
Associate (9'x18')	300	305		5
Manager/DSP Manager	15	15		0
Customer Pick-up (Hub)	22	22		0
ADA Spaces	8	10		2
Total Auto Spaces (9x18)	345	352	0	7
Van Parking	765	767		2
Van Personal Vehicle	320	320		0
Van Buffer/Maintenance	47	47		0
Total Van Spaces (11x27)	1132	1134	0	2
Total Parking	1477	1486	0	9
UTR/Van Loading	160	160		0
Van Queueing	160	160		0
Trailer/Box Truck Loading (Induct)	15	15		0
53' Trailer Parking (Recycle)	15	15		0

NOTES:

1. CONTRACTOR MUST MEET ALL NORTH SALT LAKE CITY SPECIFICATIONS AND STANDARDS WITHIN THE CITY RIGHT-OF-WAY.
2. ADDED ON-SITE STRIPING ALL SITE PLANS SEE C-603 FOR STRIPING DETAILS
3. FOR ON SITE DIMENSIONS SEE SITE PLANS C-201 - 209.

© 2020 Architects Orange, LLP dba AO These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by AO

Architecture. Design. Relationships.

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSIGNENG.COM

PROFESSIONAL ENGINEER No. 7875174-2202 JARED K. FORD 05-06-2020 STATE OF UTAH

DUT7 - N. SALT LAKE

989 W. CENTER STREET
N. SALT LAKE, UT

OVERALL SITE PLAN

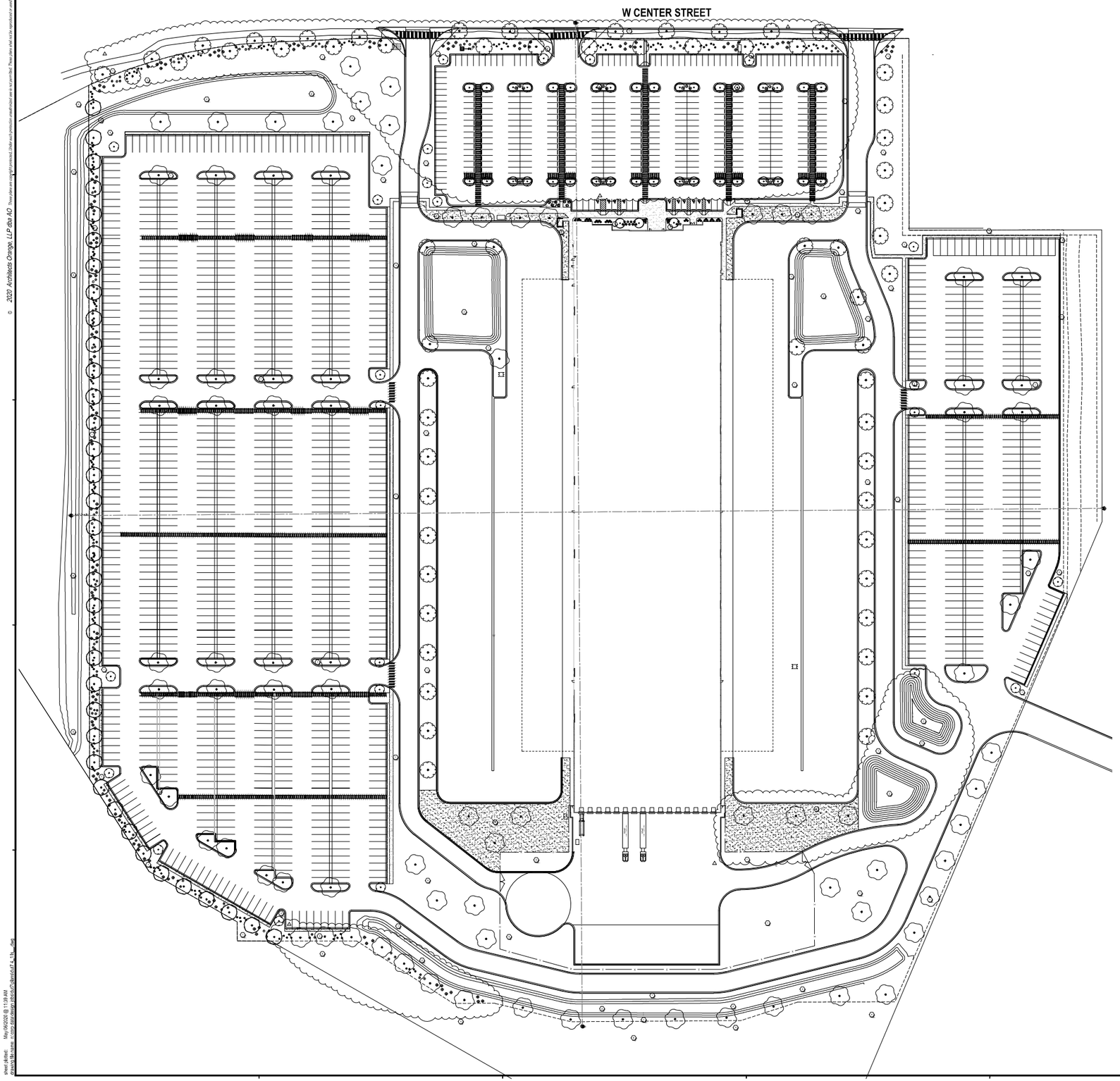
Project Number: 2019-xxx
Plan Check Number: xxxx

2020-04-24	1	ADDDENDUM 1
2020-05-06	2	PC CORRECTIONS 1

SHEET

C-200

xref border last saved: May/6/2020 5:37 PM by: bebd
dwg last saved: May/6/2020 5:37 PM by: bebd
sheet plotted: May/6/2020 @ 7:14 PM
drawing file name: g:\2020\projects\2020-0xx-xxx\dwg\c-200 site plan.dwg



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer campestre / Hedge Maple	B & B	2"Cal	56
	Acer tataricum 'Hot Wings' / Hot Wings Tatarian Maple	B & B	2"Cal	3
	Gleditsia triacanthos inermis / Thornless Honeylocust	B & B	2"Cal	57
	Malus x 'Spring Snow' / Spring Snow Crabapple	B & B	2"Cal	60
	Ulmus x 'Frontier' / Frontier Hybrid Elm	B & B	2"Cal	62

SHRUBS	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	2 gal		116
	Physocarpus opulifolius 'Little Devil' TM / Dwarf Ninebark	2 gal		194
	Prunus besseyi 'POWIS' TM / Pawnee Buttes Sand Cherry	2 gal		7
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		24
	Rosa x 'Double Knockout' / Rose	2 gal		12

GRASSES	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal		55
	Miscanthus sinensis 'Yakushima' / Dwarf Maiden Grass	1 gal		211

PERENNIAL	BOTANICAL / COMMON NAME	SIZE	FIELD2	QTY
	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal		12

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	FIELD2	SPACING	QTY
	Poa pratensis / Kentucky Bluegrass	sod			40,099 sf

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
	1" ROCK MULCH w/WEED BARRIER (TYP)
	4"-6" ROCK MULCH w/WEED BARRIER
	TURF (TYP)
	NATIVE SEED (TYP)

NORTH

0 60 120 180 feet

SCALE: 1" = 60'

© 2020 Architects Orange, LLP dba AO These drawings are copyright protected. Unauthorized reproduction and/or use is prohibited. These drawings shall not be reproduced or used without written permission to AO.

sheet plotted: May/6/2020 @ 11:39 AM
drawing file name: K:\2020 Jobs\Great Western Landscape\Dutch\DUT7_N_SLTL_.dwg

sheet last saved: May/6/2020 11:39 AM by: abell
dwg last saved: May/6/2020 11:39 AM by: abell

Architecture. Design. Relationships.

Seal

State of Utah
ABEL ELLINGSEN LISH
9572301-5301
Licensed Landscape Architect

Consultant

Great Western LANDSCAPE

DUT7 - N. SALT LAKE

CENTER ST & REDWOOD RD
N. SALT LAKE, UT

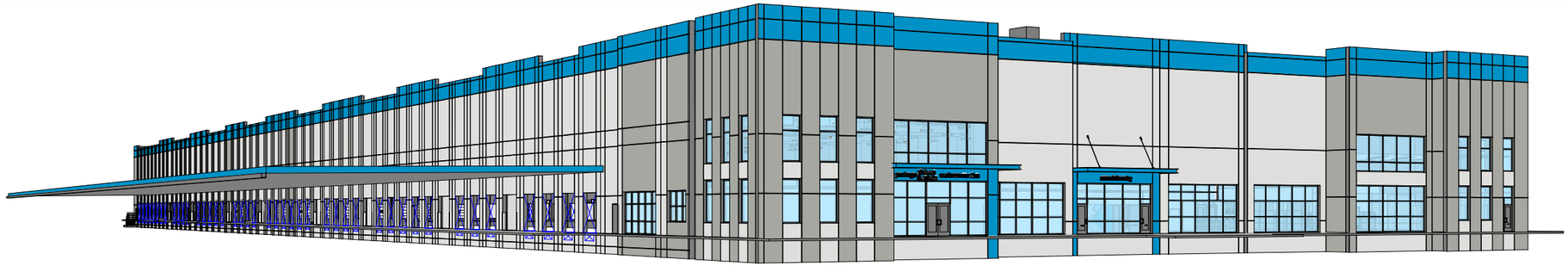
PLANTING PLAN

Project Number: 201x-xxx
Plan Check Number: xxxx

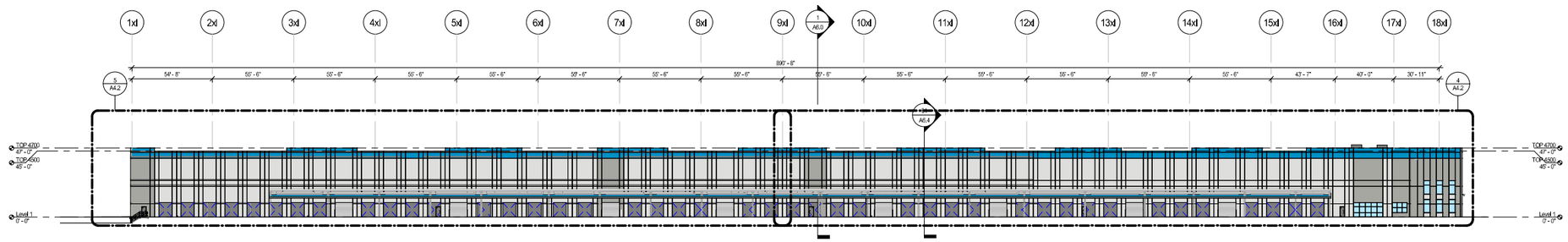
2020-04-24	1	ADDENDUM 1
2020-05-06	1	PC CORRECTIONS 1

SHEET

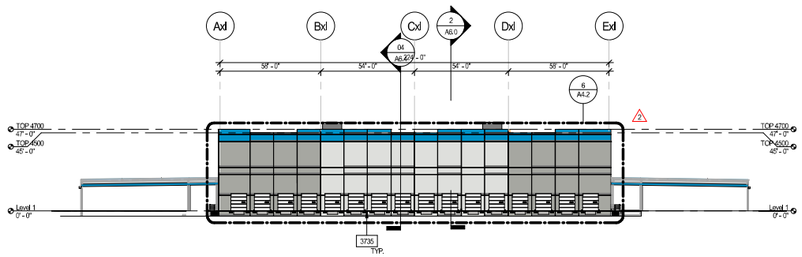
LS1.0



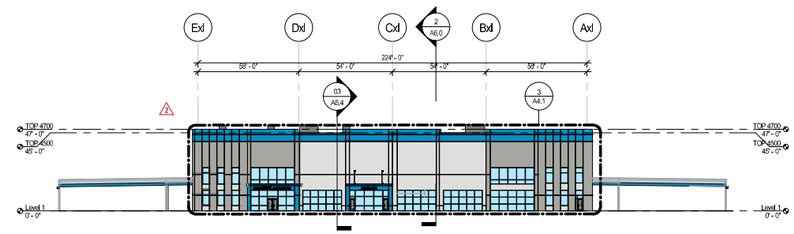
SOUTHEAST EYE LEVEL - 3D VIEW - FOR REFERENCE ONLY | Scale: N.T.S. | 5



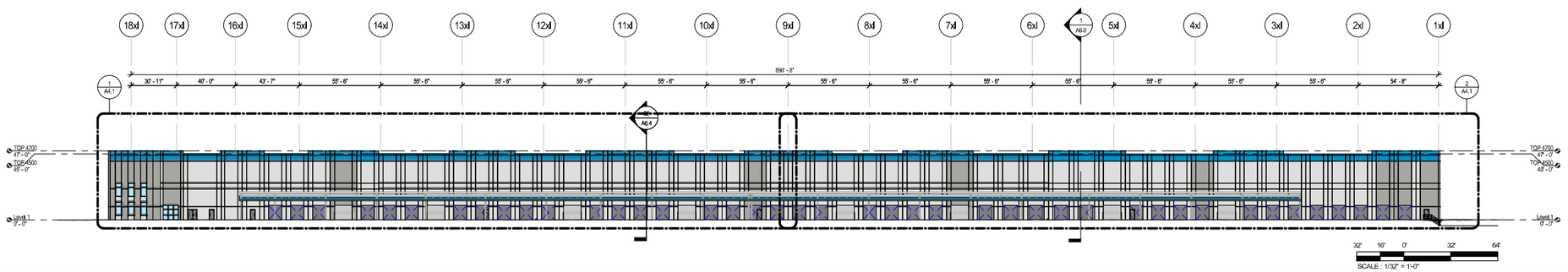
SOUTH ELEVATION | Scale: 1/32" = 1'-0" | 4



WEST ELEVATION | Scale: 1/32" = 1'-0" | 3



EAST ELEVATION | Scale: 1/32" = 1'-0" | 2



NORTH ELEVATION | Scale: 1/32" = 1'-0" | 1

Architecture. Design. Relationships.

SEAL

STATE OF UTAH — JOHN P. CRIER JR. — No. 260337-0301 — LICENSED ARCHITECT

CONSULTANT

Gardner Batt

2020-076 DUT7-N
DUT7 NORTH SALT LAKE
989 W. CENTER STREET
NORTH SALT LAKE, UT 84010-2919

OVERALL EXTERIOR ELEVATION

Project Number: 2020-076-00
Plan Check Number: Permit Number

2020-04-29	2	ADDENDUM 2
2020-05-06	1	Plan Check Response 1

SHEET

A4.0

© 2016 Architects Orange These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

Last Saved: 5/6/2020 10:05:10 AM by: Author
Sheet Plotted: 5/6/2020 10:05:10 AM
Drawing File Name: BIM 360://2020-076 DUT7-N_SALT LAKE CITY_STS/2020-076 DUT7-N_Salt Lake_Cityv_out

GLAZING GENERAL NOTES

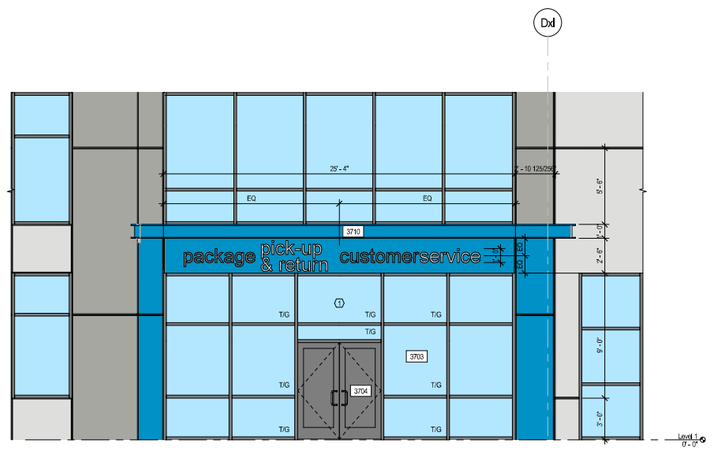
1. GLASS AND GLAZING SHALL COMPLY WITH THE REQUIREMENTS OF CBC CHAPTER 24.
2. GLASS AND GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM WITH CBC SECTION 2406 AND TABLES 24-C AND 24-D.
3. EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS (CBC SEC. 2402).
4. GLASS IN WINDOW WALLS, SKYLIGHTS, DOORS AND OTHER EXTERIOR APPLICATIONS SHALL BE CHOSEN TO WITHSTAND THE LOADS FOR CLADDING AS SET FORTH IN CBC CHAPTER 16, PART III (CBC SEC. 2403). DESIGN TO RESIST A WIND LOAD OF 20 PSF. STOREFRONT MANUFACTURER TO DESIGN AND DETAIL CONNECTION TO STRUCTURAL MEMBERS AND SUBMIT TO STRUCTURAL ENGINEER AND BUILDING DEPARTMENT FOR APPROVAL.
5. THE AREA OF AN INDIVIDUAL LIGHT SHALL NOT EXCEED THE LIMITS AS SET FORTH IN GRAPH 24-1
6. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES (CBC SEC. 2401.1).
7. THE FRAMING MEMBERS FOR EACH INDIVIDUAL GLASS PANE SHALL BE DESIGNED SO THE DEFLECTION PERPENDICULAR TO THE GLASS PLANE SHALL NOT EXCEED 1/175 OF THE GLASS EDGE LENGTH OR 3/4", WHICHEVER IS LESS, WHEN SUBJECTED TO THE LARGER OF THE POSITIVE OR NEGATIVE LOAD WHEN THE LOADS ARE COMBINED AS SPECIFIED IN SECTION A603.6 (CBC SEC. 2404.2).
8. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION.
9. A CERTIFICATE OF COMPLIANCE WILL BE PROVIDED FOR ALL EXTERIOR WINDOWS.
10. B.O.M. = BOTTOM OF MULLION
11. T.O.M. = TOP OF MULLION

COLOR LEGEND

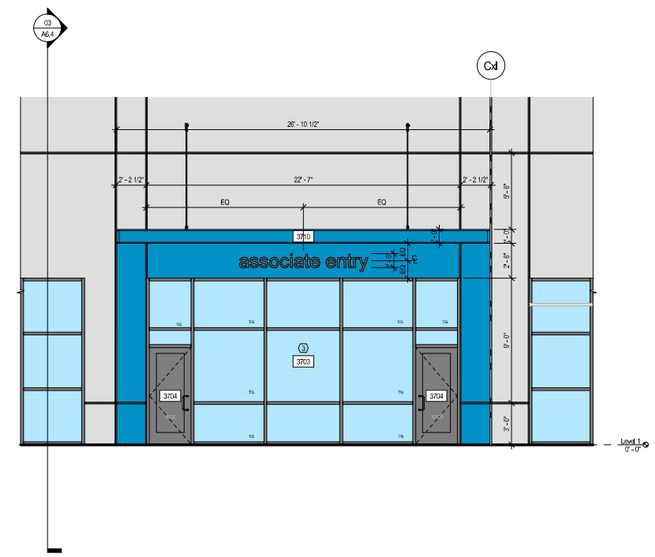
	SHERWIN WILLIAMS SW 7063 NEBULOUS WHITE	1
	SHERWIN WILLIAMS SW 7066 GRAY MATTERS	2
	SHERWIN WILLIAMS SW 6958 DYNAMIC BLUE	3

KEYNOTES

3703 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM, TYP.
3704 ALUMINUM DOOR TO MATCH STOREFRONT SYSTEM, TYP. SEE DOOR SCHEDULE.
3710 ENTRY CANOPY. COLOR TBD



PARTIAL EAST ELEVATION — Scale: 1/4" = 1'-0" — 3



PARTIAL EAST ELEVATION — Scale: 1/4" = 1'-0" — 2

© 2016 Architects Orange These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

Last Saved: 5/6/2020 11:05:43 AM by: Author
Sheet Plotted: 5/6/2020 10:05:55 AM
Drawing File Name: BIM 360://2020-076 DUT7-N, Salt Lake City RTC/2020-076 DUT7-N, Salt Lake_Check.rvt

Architecture. Design. Relationships.

SEAL

STATE OF UTAH — JOHN C. CIELIK JR. — No. 260337-0301 — LICENSED ARCHITECT

CONSULTANT

Gardner Batt

2020-076 DUT7-N
DUT7 NORTH SALT LAKE
989 W. CENTER STREET
NORTH SALT LAKE, UT 84010-2919

PARTIAL EXTERIOR ELEVATION

Project Number: 2020-076-00
Plan Check Number: Permit Number

2020-05-06	1	Plan Check Response 1

SHEET

A4.3

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
APRIL 28, 2020

DRAFT

This meeting was held electronically via Zoom. 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 BreAnna Larson 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 BreAnna Larson
Commissioner Alisa Van Langeveld

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

OTHERS PRESENT: Ed Grampp CW Land; Dee Lalliss, Joseph Cook, Dane Smith, residents; Michael Wright, Sahara Redwood LLC.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-PLAT AMENDMENT TO THE RIDGE SUBDIVISION, AMENDING LOT 146, CREATING LOT 160, AND AMENDING PARCEL 1 OF THE EDGEWOOD ESTATES, PH. 2 AND LOTS 1322 & 1323 OF EAGLEPOINT ESTATES AT APPROXIMATELY 776 SOUTH WINTER LANE

Sherrie Llewelyn reported that this would be a plat amendment accomplishes several purposes. The first purpose would be to dedicate the final portion of the road right of way for Winter Lane as it connected to Parkway Drive. Winter Lane is located on property owned by North Salt Lake with a small parcel owned by EP Land, which has since been purchased by CW Land. Additional right of way would be dedicated from lots 1322 which is owned by the Derricotts and 1323 which is owned by the Cooks in order to provide area for the park strip and sidewalk on Winter Lane all the way to the intersection with Parkway Drive. A small portion of land is also being

dedicated from lot 146 of The Ridge for the addition of the sidewalk, which was not previously possible without the additional right of way from Mr. Derricott and Mr. Cook.

The second purpose of the plat amendment is to facilitate the creation of one additional lot for Mr. Cook from his property known as parcel 1 of the Edgewood Estates Subdivision, Phase 2. The parcel was platted in Edgewood Estates as a parcel but not as a building lot as it had no frontage on public street. Through the construction of Winter Lane and an agreement with Mr. Cook and CW Land, additional property was exchanged to provide frontage for this new lot and to allow for a park strip and sidewalk to the intersection. Mrs. Llewelyn also stated that this portion of Winter Lane is greater than 10% slope. The fire department is requiring a knuckle be provided in the road designed with a slope of less than 10%to allow for emergency vehicle parking.

Sherrie Llewelyn presented a grading plan to those present as well as a map with the buildable area of the lot which demonstrated and the location of the driveway. She detailed where the trail and Questar and Kern River pipelines and easements would be.

Mrs. Llewelyn then reviewed the rock retaining wall and future building pad for lot 160. She said the City requested a geotechnical and engineering review. The geotechnical report showed that the toe needed a concrete trench at the base of the downslope of the rock wall to achieve building results to ensure the rock wall was safe. The recommendation also included that no charged irrigation lines be placed within 10 feet of the wall. The Development Review Committee (DRC) recommended approval with the two conditions that per the submitted geotechnical report for lot 160 the following actions be taken: a. A building permit application shall be obtained for the existing rock wall and the advised installation of a “Portland cement concrete cut off trench at the base of the downslope of the current two-tiered rock wall” to achieve the noted stability results in the report, a note shall be placed upon the plat for Lot 160 that no charged irrigation line may be placed within 10 feet of the rock retaining walls and that prior to recordation of the plat a bond in an amount approved by the City Engineer be posted for the installation of the rock wall improvements, which said installation shall occur within 1 year from the date of the bond posting.

Ed Grampp, CW Land, commented that he was thankful to the two property owners for allowing this to work out and was in favor of the plat amendment.

Chair Knowlton opened the public hearing at 6:42 p.m.

Joseph Cook stated he was the property owner of lot 1323/160. He asked in regards to the construction of the concrete trench. Sherrie Llewelyn asked Mr. Cook when he anticipated building a home on the lot. She said that the wall should be taken care of before the home was built.

Joseph Cook asked if the wall would be completed within the next year. Sherrie Llewelyn replied affirmatively.

Joseph Cook then asked about the bond for rock wall improvements. Sherrie Llewelyn replied that the engineer would prepare a construction estimate and the owner would post a cash or surety bond to secure that the wall would be fixed and the trench completed.

Chair Knowlton closed the public hearing at 6:44 p.m.

Commissioner Van Langeveld asked for more detail on the geotechnical report. Sherrie Llewelyn replied that they found soil and stability issues similar to the Ridge development. The report detailed limiting any extra water infiltration of the rock wall and recommended that no charged irrigation line be placed within 10 feet of the rock retaining walls. The report did not address any other concerns with erosion but did address the grade and slope stability as related to the wall. Mrs. Llewelyn then spoke on bedrock in the area and the need to blast for foundations to build homes.

Commissioner Van Langeveld asked if the geotech report concluded it was reasonable to build on this lot. Sherrie Llewelyn replied that it was reasonable and that the recommendation was for the rock retaining wall to be better supported.

Commissioner Garn moved that the Planning Commission recommend approval to the City Council of the plat amendment for The Ridge Subdivision P.U.D. Phase 2 at approximately 766 South Winter Lane with the following conditions:

1) **In accordance with the submitted geotechnical report for lot 160 the following actions be taken:**
   a. **A building permit application shall be obtained for the existing rock wall and the advised installation of a "Portland cement concrete cut off trench at the base of the downslope of the current two-tiered rock wall" to achieve the noted stability results in the report.**
   b. **A note shall be placed upon the plat for Lot 160 that no charged irrigation line may be placed within 10 feet of the rock retaining walls.**

2) **Prior to recordation of the plat a bond in an amount approved by the City Engineer be posted for the installation of the rock wall improvements, which said installation shall occur within 1 year from the date of the bond posting**

Commissioner Kirkham seconded the motion.

Commissioner Van Langeveld said she trusted the geotechnical report, which was prepared by experts and was in favor of approving this plat amendment with the conditions recommended in the report.

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

3. CONSIDERATION OF A PLAT AMENDMENT (LOT LINE ADJUSTMENT) FOR SAHARA REDWOOD CONDOMINIUMS LOCATED AT 460 NORTH REDWOOD ROAD AFFECTING UNITS 118 AND 119, MIKE WRIGHT, SAHARA REDWOOD LLC, APPLICANT

Sherrie Llewelyn reported that this was essentially a lot line adjustment between two businesses in units 118 and 119. However, the County Recorder requested an amended plat, which required review by the Planning Commission. No public hearing would be required as this was technically a lot line adjustment between two properties and to ensure the condominium lines matched. The DRC recommended approval with no redline corrections.

Michael Wright was present as the representative for Sahara Redwood LLC.

Commissioner Larson moved that the Planning Commission recommend approval to the City Council of the plat amendment for Sahara Redwood Condominium Subdivision at 460 North Redwood Road with no conditions. Commissioner Van Langeveld seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.

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

Sherrie Llewelyn reported on two updates that the City Council took action on during their April 21st meeting including the vacation of lots 1A and 1B of the North Redwood Industrial park and the approved site plan for the Dickson company. She also said the City Council reviewed and adopted standards and specification manuals for public infrastructure including streets, storm water and parks.

Chair Knowlton asked if the specification manuals were on the City's website. Sherrie Llewelyn replied that the manuals would be on the website soon.

Chair Knowlton then asked when the joint work session with the City Council to review the form based code would occur. Sherrie Llewelyn replied that it may potentially be scheduled in May.

Commissioner Larson asked when City staff would be back in the office. Sherrie Llewelyn replied staff would be back May 11th but City Hall would remain closed to public.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 14, 2020 were reviewed and approved. **Commissioner Van Langeveld moved to approve the meeting minutes of April 14, 2020 as amended. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

6. ADJOURN

Chair Knowlton adjourned the meeting at 7:10 p.m.

_____ _____

Chair Recorder

_____

Secretary