

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
APRIL 14, 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 6:40 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: Justin Kimball, Kimwell Corporation; Jonathon Gardner, Gardner Batt; Dee Lalliss, resident; Andrew Bollschweiler, AE Urbia Architects.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF A REQUEST TO VACATE LOTS 1A & 1B OF THE NORTH REDWOOD INDUSTRIAL PARK PLAT A AMENDED LOCATED AT APPROXIMATELY 1100 WEST CENTER STREET, KIMWELL CORP AND UDOT, APPLICANTS

Sherrie Llewelyn reported that the remaining lots in the North Redwood Industrial Park were owned by UDOT and the Kimwell Corporation. The owners requested a plat vacation for the purpose of combining Lots 1A and 1B with the adjacent property to sell to the Gardner Batt Company. After the vacation of these lots the combined 56 total acres would be used for the Gardner Batt distribution center, which received conditional use approval by the Planning Commission on March 24, 2020. She showed a plat map containing Lots 1A and 1B and said the remaining portion of the subdivision would be maintained for UDOT right of way easements.

**Chair Knowlton opened the public hearing at 6:46 p.m.**

Dee Lalliss commented that the proposed distribution center appeared to be a good use of the land.

**Chair Knowlton closed the public hearing at 6:48 p.m.**

Justin Kimball, Kimwell Corporation, confirmed that the vacation of the lots was to combine the remaining properties and lot line adjustment for sale of the property to Gardner Batt.

Chair Knowlton asked if these two parcels were part of the conditional use permit application. Sherrie Llewelyn replied that they were and this application would make it possible to combine all of the parcels into one property to transfer to one owner.

**Commissioner Garn moved that the Planning Commission approve the requested vacation of lots 1A & 1B of the North Redwood Industrial Park, Plat A, Amended, with the following findings:**

- 1) There is good cause for the vacation or amendment; and**
- 2) No public street or municipal utility easement has been vacated or amended.**

**Commissioner Larson seconded the motion.**

Commissioner Larson commented that in the meeting notes it stated that Utah Law did not require a public hearing for vacating property if all the owners of the proposed vacation had signed the petition for vacation. Sherrie Llewelyn replied that the current City code does require a public hearing. She said this had been revised in the draft ordinance that the City Council was set to review.

Commissioner Van Langeveld expressed concern with the size of the property and future utilization when the proposed tenant moved in the future. She explained that it was a massive warehouse and that it may be difficult to find other tenants that would be interested in the future. Sherrie Llewelyn responded that Gardner Batt would own the property and had a 20 year lease with the tenant. She said the owner had stated that the building and parking areas had been design in that event that it could be utilized for other uses or additional buildings built in the parking areas that would not be needed by a different end user. So the property could be redeveloped and leased to similar uses or a use that fit the zone in the future.

Commissioner Garn commented that while the proposed tenant had not yet been announced he had an idea who it was a felt they would be around for a long time.

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

3. CONSIDERATION OF SITE PLAN APPROVAL FOR DICKSON COMPANIES  
PHASE 2, AN OFFICE WAREHOUSE BUILDING AT 920 WEST CENTER STREET,  
SCOTT THORSEN, CIR ENGINEERING, APPLICANT

Sherrie Llewelyn reported that the site plan was located at 920 West Center Street and said a plat amendment and site plan for the northern lot were approved last year. She said the proposed project would combine the two southern lots to construct a 48,000 square foot building consisting of 10,430 square feet of office and 38,537 square feet of warehouse space. The building would be setback from the sidewalk approximately 90 feet with a parking area in the front that was setback 20 feet from the sidewalk. The front parking area would consist of 54 parking spaces with an additional 22 spaces at the rear of the building. The applicant was proposing 76 parking spaces which would meet the parking requirement of 42 required for the office, 34 for the warehouse and 4 ADA stalls.

Sherrie Llewelyn showed the landscaping plan to those present and said there would be 25,394 square feet or 18.2 % landscaping which exceeded the minimum requirement of 10%. The landscaping would consist of lawn, trees, and shrubs. Additional improvements to the site would include a four foot sidewalk and a five foot park strip along Cutler Drive. The rear parking area and loading dock would be screened by a minimum six foot high masonry wall of a minimum 25 foot length. The rear parking area has also been evaluated to ensure that sufficient area has been provided for a fire apparatus turn around.

Sherrie Llewelyn explained that no signage had been proposed at this time but as the property was located in the S-2 overlay zone this would allow for wall signs or one freestanding sign with a maximum height of 30 feet and sign face of 150 square feet per face. She then showed the architectural elevations and said the proposed building met the minimum requirements for parapets and roof variations as well as the horizontal and vertical articulation standards. The building would be concrete tilt up panels, similar to the building to the north, and met the architectural standards. She stated that verification of compliance with the required sheltering roof over the main entrances would need to be shown on the building permit plans.

Mrs. Llewelyn said the conditions for approval included any outstanding engineering redlines and the submission of Architectural Sheet A.001 with the dumpster enclosure detail which had been completed and reviewed by the City Engineer.

Andrew Bollschweiler with AE Urbia Architects was present representing the applicant and said he was willing to answer any questions.

**Commissioner Larson moved that the Planning Commission recommend approval of the site plan for Dickson Companies phase 2 at 920 West Center Street with the following conditions:**

- 1) Completion and recordation of the lot line adjustment;**
- 2) Sheltering elements, such as an awning or other roof structure shall be added to the building as required by the design standards.**

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

Andrew Bollschweiler thanked the City for everything they were doing to keep projects moving via the meeting chat.

**4. CONSIDERATION OF CONDITIONAL USE PERMIT FOR BUEHNER MARBLE & GRANITE AT 925 WEST 100 NORTH, TANNER TURVILLE, APPLICANT**

Sherrie Llewelyn reported that Buehner Marble and Granite was relocating from South Salt Lake into an existing industrial building at 925 West 100 North. This stone countertop fabrication business would have five shop and six office employees on site. There would be no outdoor storage of stone or other materials and all fabrication and cutting would occur within the building. The Development Review Committee (DRC) recommended approval with no conditions.

Commissioner Van Langeveld asked via chat about possible recourse for residents if there was an issue with noise. Sherrie Llewelyn replied that if the company was found to be in violation of the noise ordinance their business license could potentially be revoked.

Commissioner Kirkham asked about the proximity of the business from residential. Sherrie Llewelyn responded that residential was approximately 600 feet to the north. She said the bay doors are located at the rear of the building.

Chair Knowlton asked about the hours of operation. Sherrie Llewelyn said it would be 7 a.m. to 5 p.m.

**Commissioner Garn moved that the Planning Commission approve the conditional use permit for Buehner Marble and Granite at 925 West 100 North with no conditions. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

**5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION**

Sherrie Llewelyn reported that the City Council approved the change to the electric fence ordinance as recommended. She said the sentence related to fencing that was “not easily climbable” was removed as this standard was not measureable.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of March 24, 2020 were reviewed and approved. **Commissioner Larson moved to approve the meeting minutes of March 24, 2020 as written. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

7. ADJOURN

Chair Knowlton adjourned the meeting at 7:16 p.m.



Signed on behalf of Ted Knowlton

Chair



Recorder

Secretary