



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 July 14, 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 Conditional Use Permit for a fabricated metal product manufacturing facility, Ornamental Elegance at 905 North Main Street, Jeff Thomson, applicant
- 3) Consideration of a Conditional Use Permit for a third driveway access for Design Space at 147 East Union Avenue, Paul McShane, applicant
- 4) Consideration of a Site Plan Amendment for Tim Dahle Nissan at 955 North 400 East, James Kanno, applicant
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. June 9, 2020

Adjourn

NOTICE: This meeting will be an electronic meeting online. 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 Electronic Meeting

<https://nslex-etspbx-com.3cx.net/webrtc/open/995977f16b64249d51e1f0363c5c6cc3d3022479>

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: July 14, 2020
SUBJECT: Consideration of a conditional use permit for Ornamental Elegance at 905 North Main

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Ornamental Elegance at 905 North Main with no conditions.

REVIEW

Ornamental Elegance is a moving from Salt Lake City into an existing industrial building at 905 Main. The business is a fabrication business that cuts and welds metals, manufacturing railings, fences and gates. Metal products fabrication is listed as a conditional use in the MD Zone. The existing building is industrial building with small office areas in each unit.

The business will have approximately 4 employees. The business will occupy approximately 1/4 of the building with 5,000 sq. ft. with 300 sq. ft. office space. The business utilizes 4 welders, a drill press, a punch, a forklift, a bandsaw, a cold saw, small grinders, and a torch. There will be no outdoor storage of materials and all fabrication and cutting will occur within the building. The Development Review Committee advises the Planning Commission and the applicant, that in the future if the business should require a paint or powder coating booth, that additional permitting would be required.

Traffic generation will be no greater than average for the building type and use of the area. They expect one metal delivery per week to be stored within the building. There will be two work trucks stored inside the building after hours.

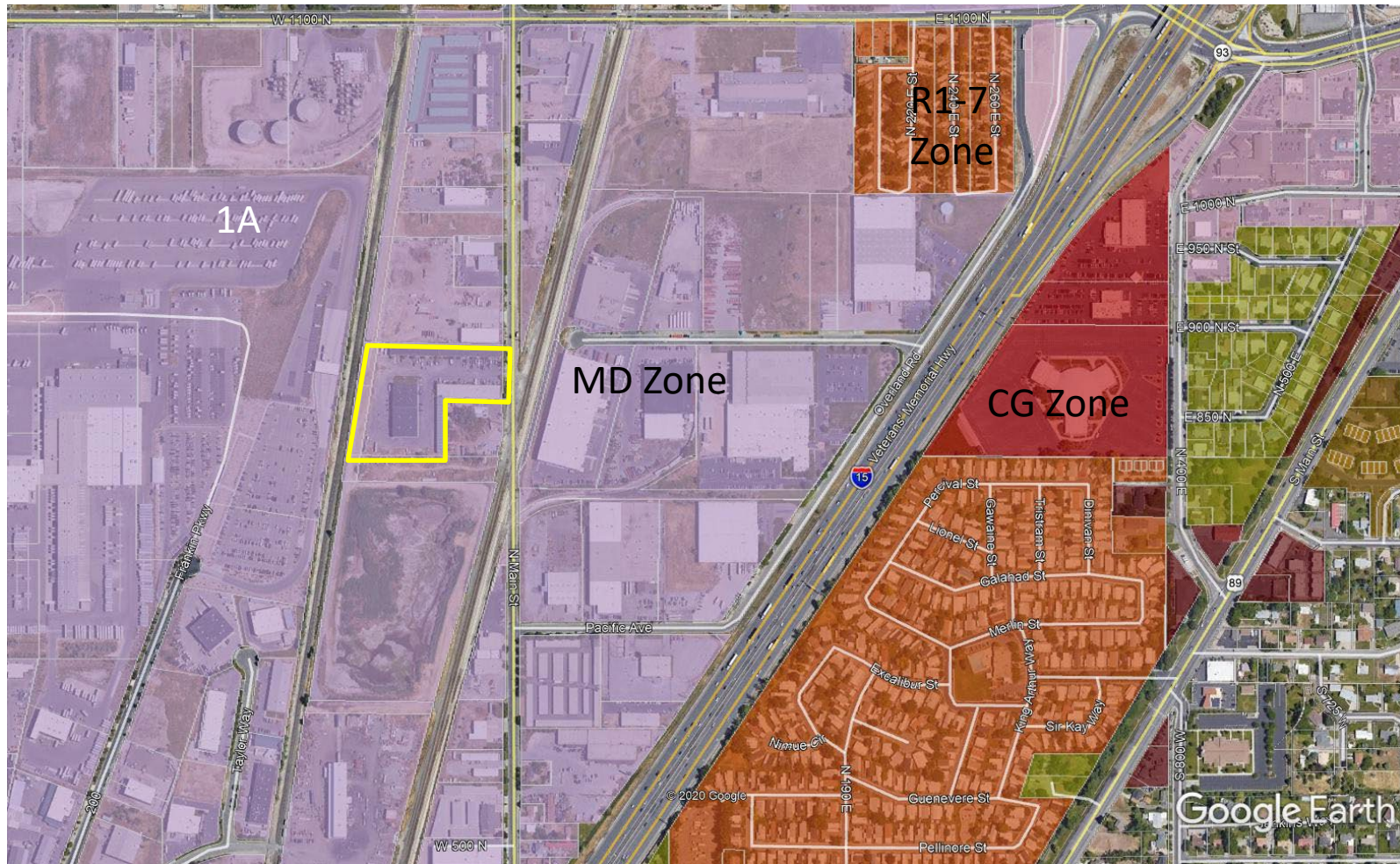
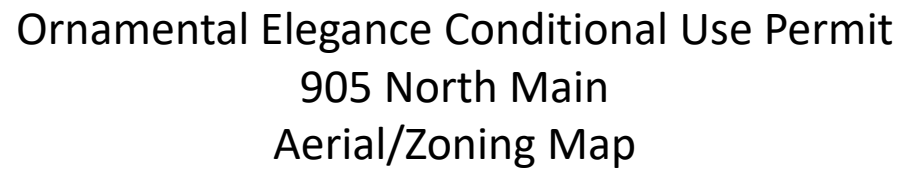
Noise from cutting the metal will be contained entirely within the building and is expected to have no effect on any residential areas. The DRC has not identified any concerns or impacts that require mitigation and thus are recommending approval of the conditional use permit with no conditions.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Ornamental Elegance at 905 North Main Street with no conditions.

Attachments

- 1) Aerial/Vicinity Map
- 2) Interior floor plan



LEASE

905 NORTH MAIN STREET, UNIT C-4

NORTH SALT LAKE CITY, UTAH 84054

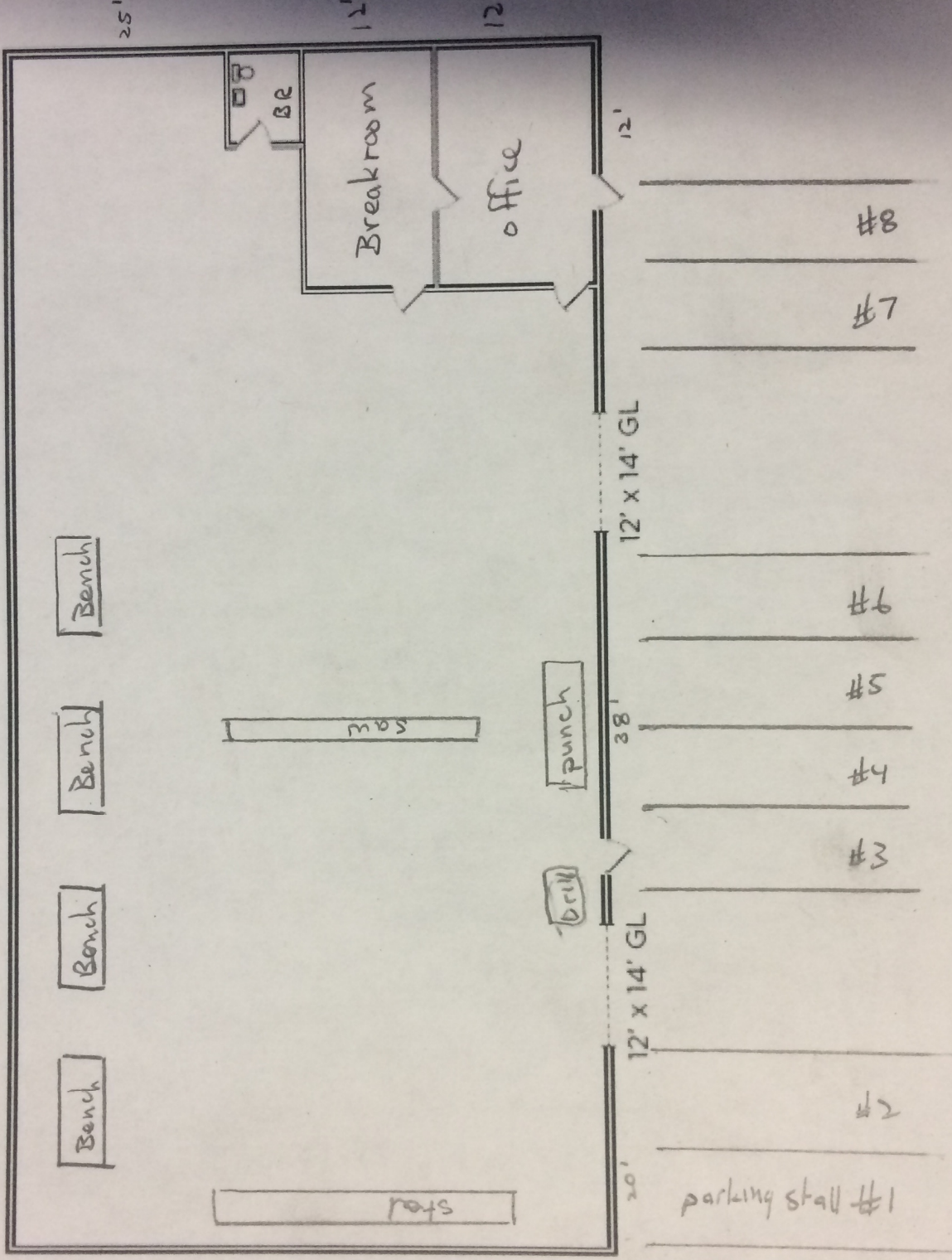
ADVENT

PROPERTY ADVISORS

Floor Plan



100'



50

ADVENT

PROPERTY ADVISORS

5284 S. Commerce Dr. #C 274, Murray, Utah 84107 | o:801.433.2480 f:801.290.3172



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

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 14, 2020
SUBJECT: Consideration of a conditional use permit for Design Space at 147 East Union Ave.

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Design Space at 147 East Union Avenue with no conditions.

REVIEW

Design Space was granted a site plan approval for the construction of their business at 147 East Union Avenue on November 26, 2019. The property currently has a tenant using the west property area for one additional year. The property owners are requesting at this time to allow the single western entrance to be divided into two separate driveways.

City Code 10-6-2: Access Requirements

(B)(3): The Planning Commission may approve additional driveway approaches for properties with greater than four hundred feet (400') of frontage as a conditional use. The applicant must demonstrate that an undue hardship or unusual conditions exist on the property which justify the necessity of additional driveways. The City Engineer must recommend approval and any conditions of approval to the Planning Commission with a finding that the additional driveway will not create a traffic hazard or unreasonable impediment to traffic flow. A traffic study will be required on streets designated as minor collector, major collector or minor arterial.

The property has approximately 435 feet of frontage. The proposed additional 3rd driveway is amending the previously approved 40' driveway into two 25' driveways with a minimum separation distance of 50'. The purpose of the separation will allow trucks delivering or picking up materials from the site to enter via one gate and exit via the second gate. The City Engineer has reviewed the application and determined that the 3rd driveway access will not create a traffic hazard or unreasonable impediment to traffic flow, given the street is a local street and a dead end street.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for Design Space at 147 East Union Avenue with no conditions.

Attachments

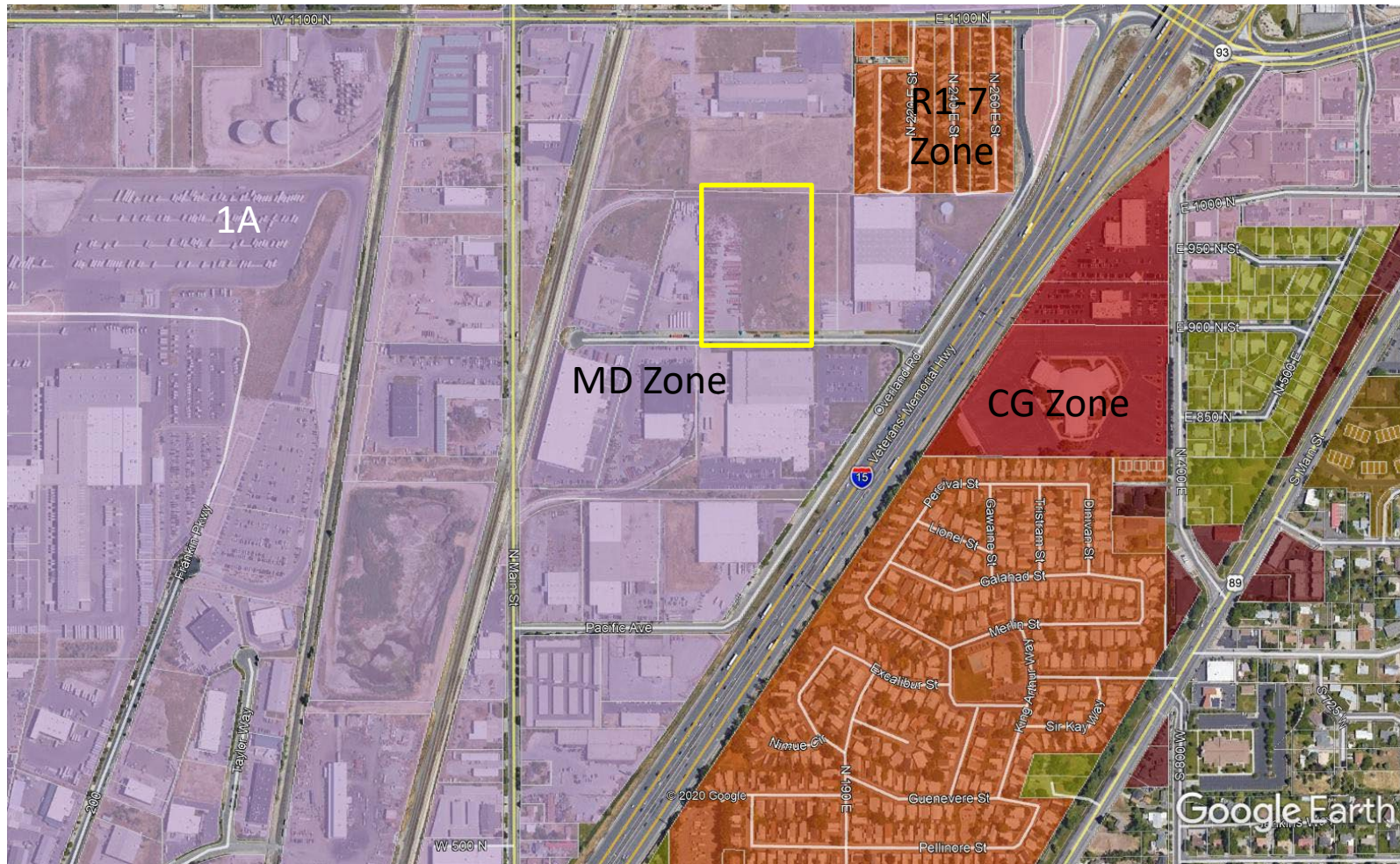
- 1) Aerial/Vicinity Map
- 2) Site/Landscape Plans

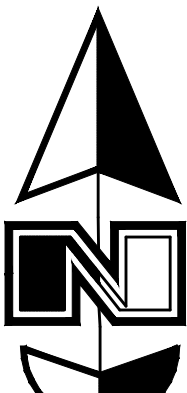
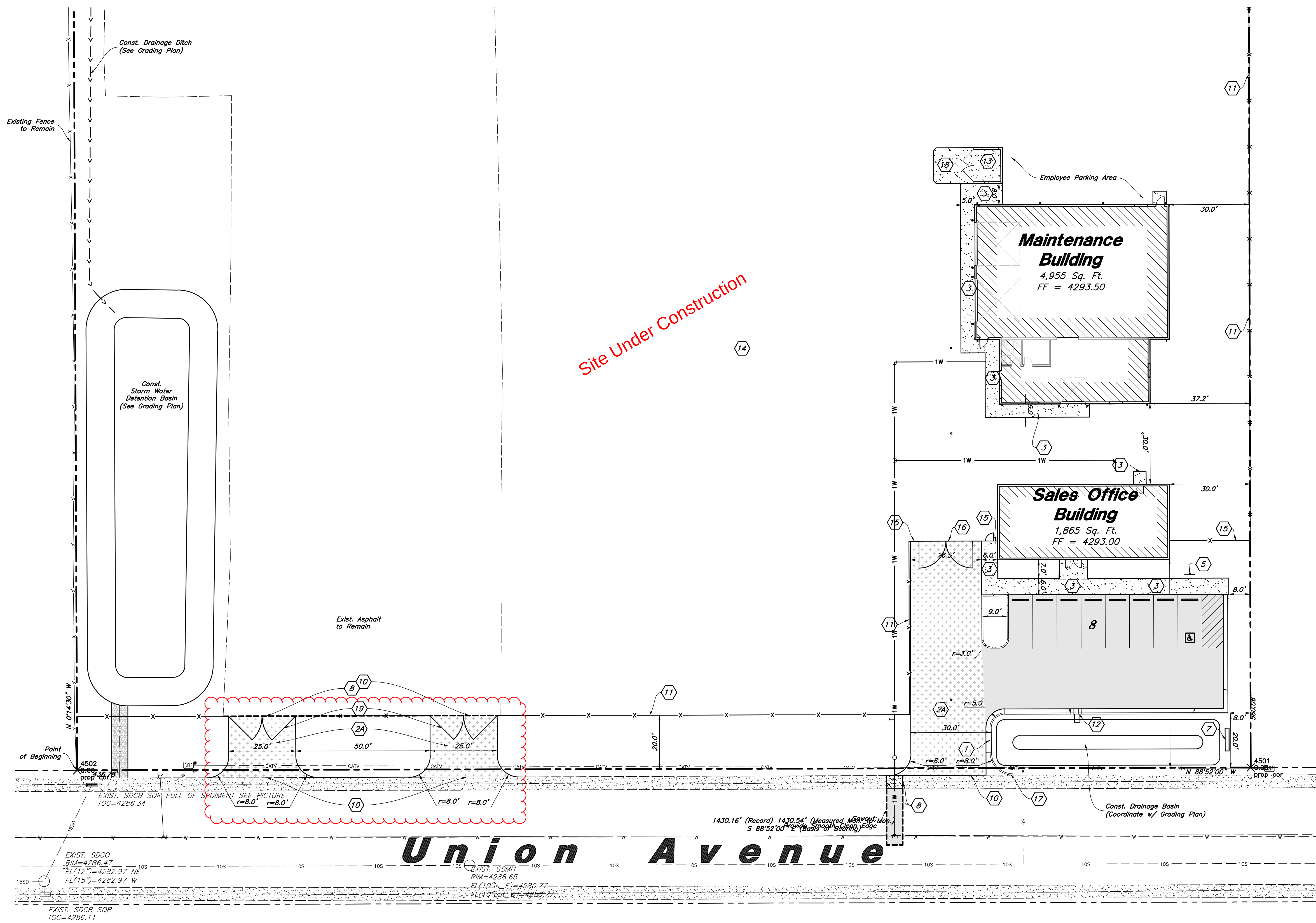


Design Space Conditional Use Permit

147 East Union Ave.

Aerial/Zoning Map





Scale: 1" = 20'

Site Construction Notes

- 1 Const. 24" Curb & Gutter
- 2 Const. Asphalt Paving
- 2A Const. Heavy Duty Asphalt Paving
- 3 Const. Conc. Sidewalk
- 4 Const. Accessible Striping per MUTCD & ICC/ANSI A117.1 (Latest Edition) White Symbol & Border, Blue Background Contractor shall provide 15 mils min. thickness (See Sheet C2.1 for Accessible Details and Notes)
- 5 Const. Accessible Sign per MUTCD & ICC/ANSI A117.1 (Latest Edition) (See Sheet C2.1 for Accessible Details and Notes)
- 6 Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- 7 Const. Monument Sign (Coordinate w/ Owner)
- 8 Sawcut; Provide Smooth Clean Edge
- 9 Const. Wheel Stop
- 10 Conn. & Match Existing Improvements
- 11 Const. 6' Security Fence with 3 Strands of Barb Wire
- 12 Const. Curb Opening
- 13 Const. Dumpster Enclosure
- 14 Const. Dust Free Gravel Yard
- 15 Const. 6' Wrought Iron Fence w/ 3' Man Gate
- 16 Const. 20' Wrought Iron Gate
- 17 Const. 18" Curb Transfer
- 18 Const. Concrete Paving
- 19 Const. 25' Wrought Iron Gate

General Site Notes:

1. All dimensions are to back of curb unless otherwise noted.
2. Const. curb transition at all points where curb abuts sidewalk, see detail.
3. Contractor shall place asphalt paving in the direction of vehicle travel where possible.

Construction Survey Note:

The Construction Survey Layout for this project will be provided by Anderson Wahlen & Associates. The Layout Proposal and Professional Services Agreement will be provided to the General Contractor(s) for inclusion in base bids. The Survey Layout proposal has been broken out into Building Costs and Site Costs for use in the Site Work Bid Form.

Survey Control Note:

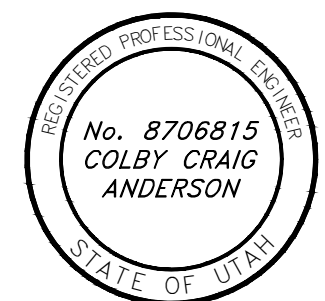
The contractor or surveyor shall be responsible for following the National Society of Professional Surveyors (NSPS) model standards for any surveying or construction layout to be completed using Anderson Wahlen and Associates construction improvement plans. Prior to proceeding with construction staking, the surveyor shall be responsible for verifying horizontal control from the survey monuments and for verifying any additional control points shown on improvement plan, or on electronic data provided by Anderson Wahlen and Associates. The surveyor shall also use the benchmarks as shown on the plan, and verify them against no less than three existing hard improvement elevations included on these plans or on electronic data provided by Anderson Wahlen and Associates. If any discrepancies are encountered, the surveyor shall immediately notify the engineer and resolve the discrepancies before proceeding with any construction staking.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
(801) 521-8529 - awhengineering.net

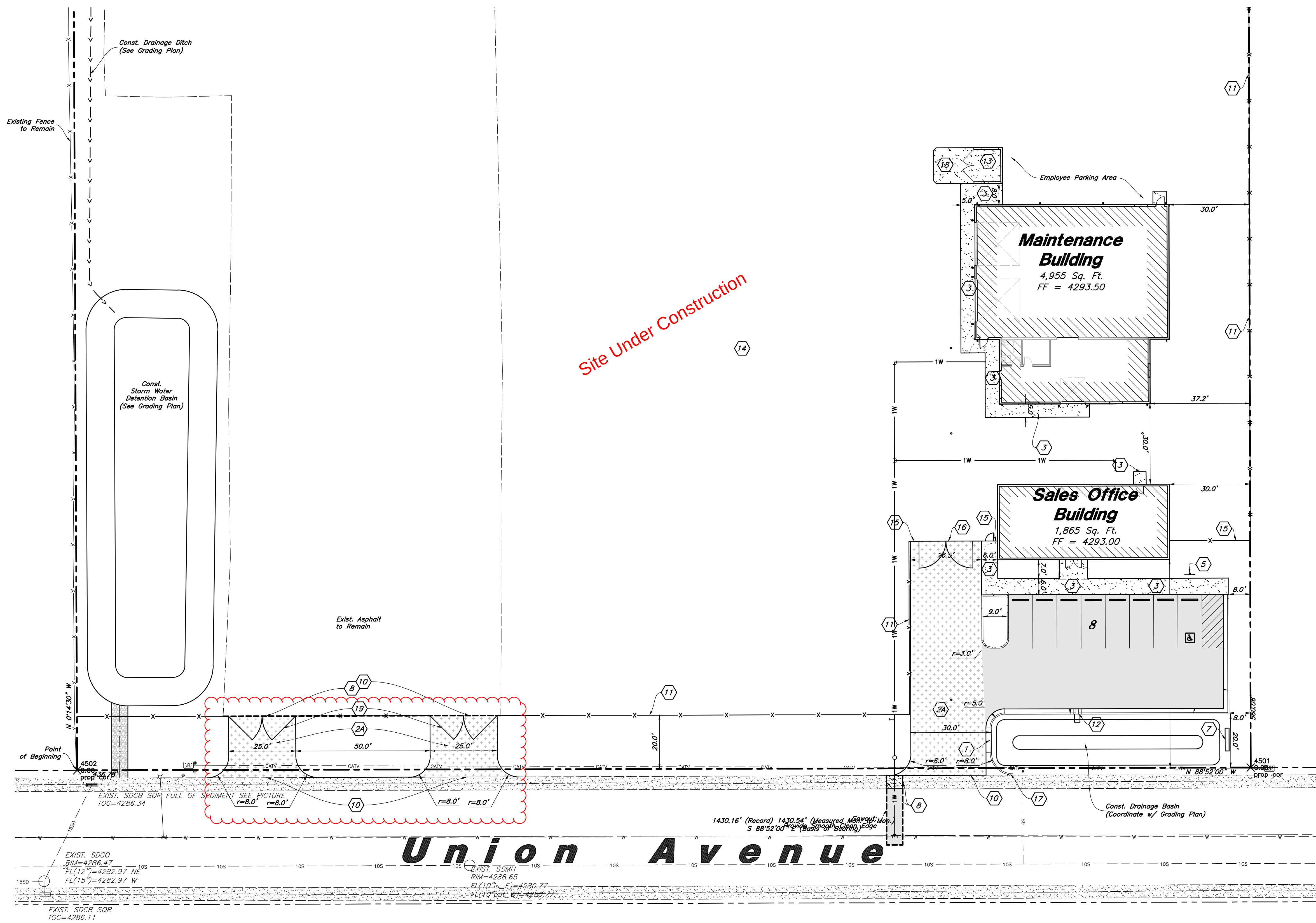
Site Plan
Design Space Modular Buildings
147 East Union Avenue
North Salt Lake City, Utah



05 Feb, 2020

SHEET NO.

C1.1



Scale: 1" = 20'

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- Const. 24" Curb & Gutter
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- Const. 4" White Paint Stripe (Typ.) Contractor shall provide 15 mils min. thickness
- Const. Monument Sign (Coordinate w/ Owner)
- Sawcut; Provide Smooth Clean Edge
- Const. Wheel Stop
- Conn. & Match Existing Improvements
- Const. 6' Security Fence with 3 Strands of Barb Wire
- Const. Curb Opening
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: July 14, 2020
SUBJECT: Site Plan Amendment for Tim Dahle Nissan at 955 North 400 East

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for Tim Dahle Nissan at 955 North 400 East with the following conditions:

1. The rear elevation (west) facing I-15 be modified to provide parapet variation of 2 feet for roof lines longer than 60 feet;

REVIEW

The requested site plan amendment is a request for construction of an additional service bays for the Tim Dahle used car dealership at 955 North 400 East. The addition is approximately 5,700 sq. ft. and consists of 8 additional service bays for a total of 16 bays and an upstairs parts storage area.

The remainder of the site will remain as presently built with improvements in storm drainage and landscaping. The site contains the required 10% landscaping, which will be significantly improved, per the submitted landscape plan. The parking is not proposed to change, however an analysis of the parking requirements for the facility are warranted by the addition.

The following standards apply to parking:

Use	Standard	On Site Uses	Required
Automobile Sales	1 space / 200 sq. ft. Sales Office 1 space / 10 Display Vehicles 1 space / Display Vehicles	5,600 sq. ft. Office/Sales 109 Display Vehicles	28 spaces 120 spaces
Auto Repair	3 spaces / service bay 1 space / 300 sq. ft. retail floor area Additional storage for vehicles under repair	16 Service Bays 2,500 sq. ft. Parts Counted above	48 spaces 9 spaces

			205 Spaces Required
			214 Spaces Provided including ADA

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. The facade is 100 feet long and must have a parapet variation of 2 feet every 60 feet.*
(DOES NOT MEET 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)*

POSSIBLE MOTION

I move that the Planning Commission approve the site plan amendment for Tim Dahle Nissan at 955 North 400 East with the following conditions:

Conditions:

1. The rear elevation (west) facing I-15 be modified to provide parapet variation of 2 feet for roof lines longer than 60 feet.

Attachments

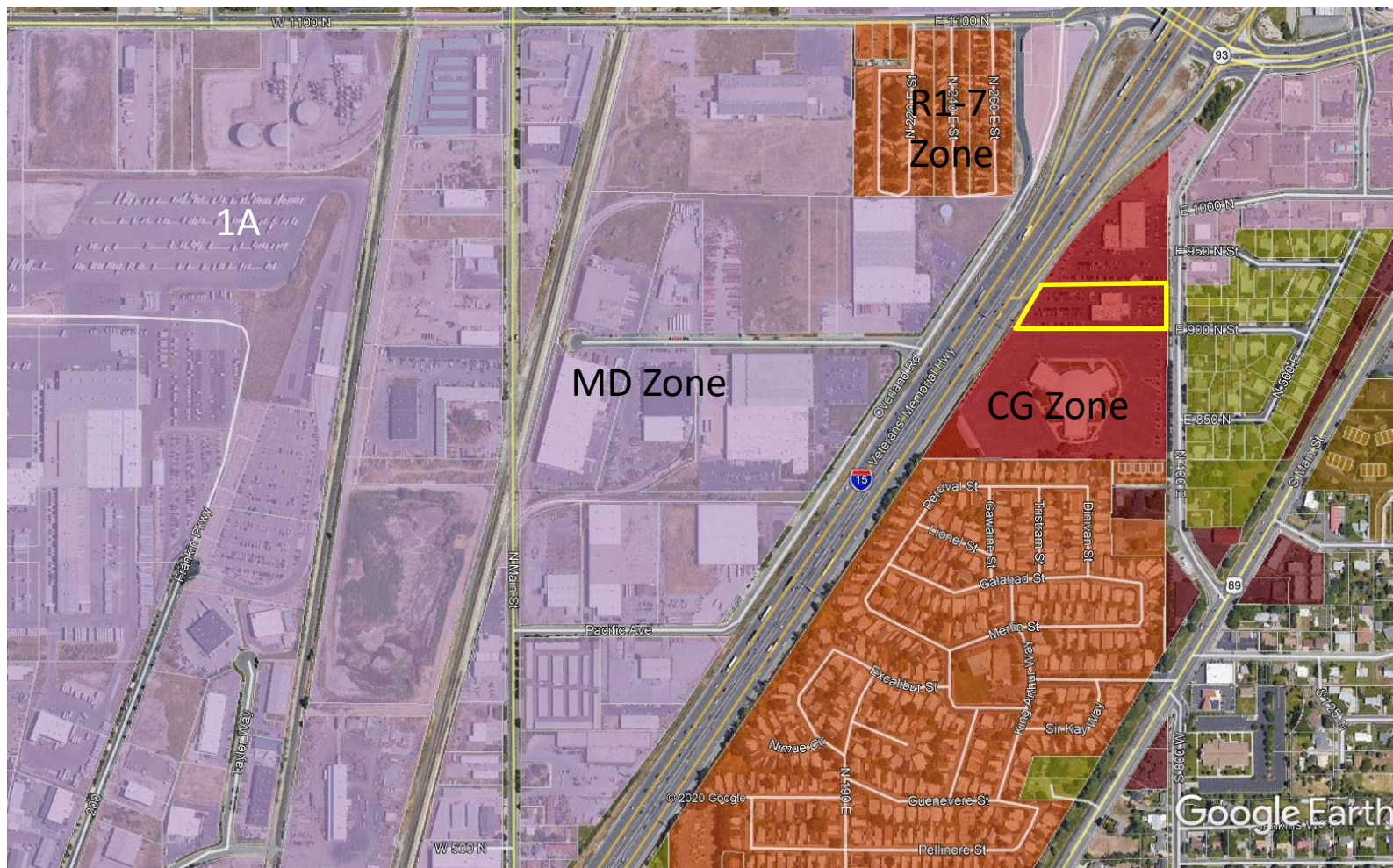
- 1) Aerial/Zone Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Elevation



Tim Dahle Nissan Amended Site Plan

955 North 400 East

Aerial/Zoning Map



D
C
B
A

SITE DATA

- SITE AREA = 116,601 SF

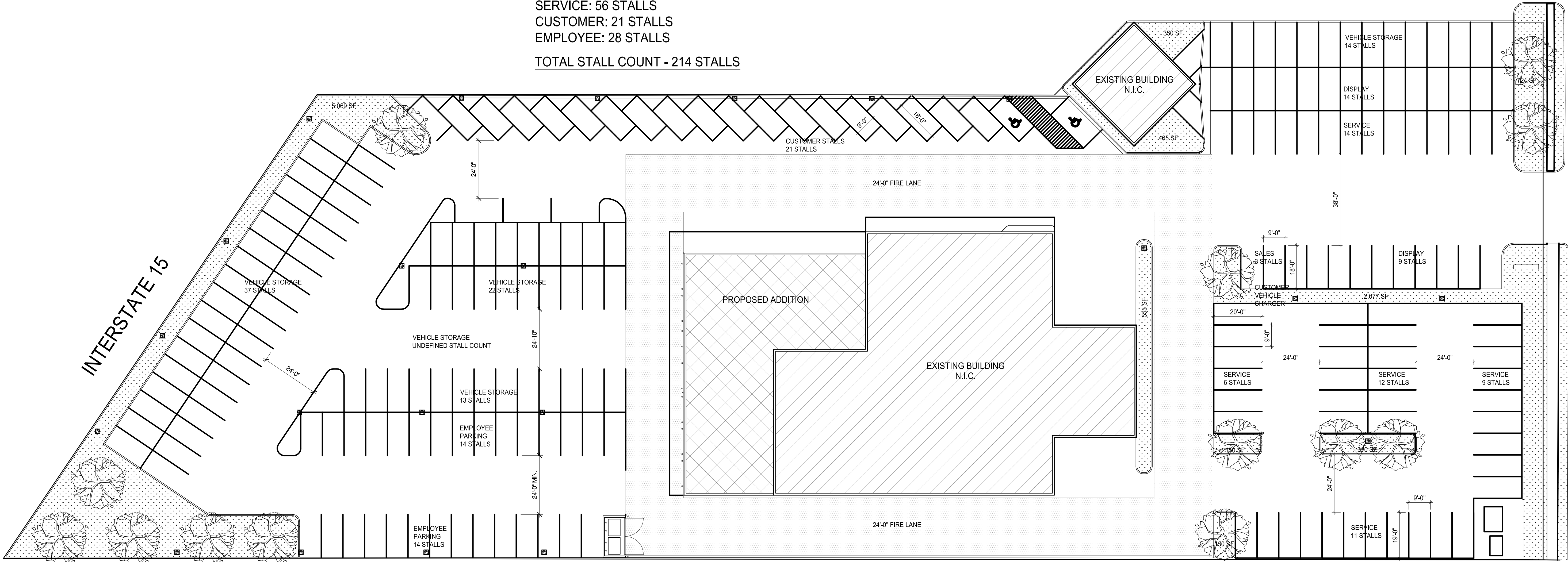
- BUILDING AREA = 19,108 SF

- REMAINING SITE = 97,493 SF

- LANDSCAPING REQUIRED: 10% OF 97,493 SF = 9,749 SF

- LANDSCAPING PROVIDED = 9,850 SF

VEHICLE STORAGE (DISPLAY): 109 STALLS
SERVICE: 56 STALLS
CUSTOMER: 21 STALLS
EMPLOYEE: 28 STALLS
TOTAL STALL COUNT - 214 STALLS



A1

SITE PLAN

SCALE: 3/64" = 1'-0"

NOTE:
CONTRACTOR MUST MEET ALL CITY SPECIFICATIONS AND STANDARDS WITHIN THE CITY
RIGHT OF WAY.

SEAL

PROJECT #	19125
DATE	STATUS
2020/03/16	SITE REV.

SITE
PLAN

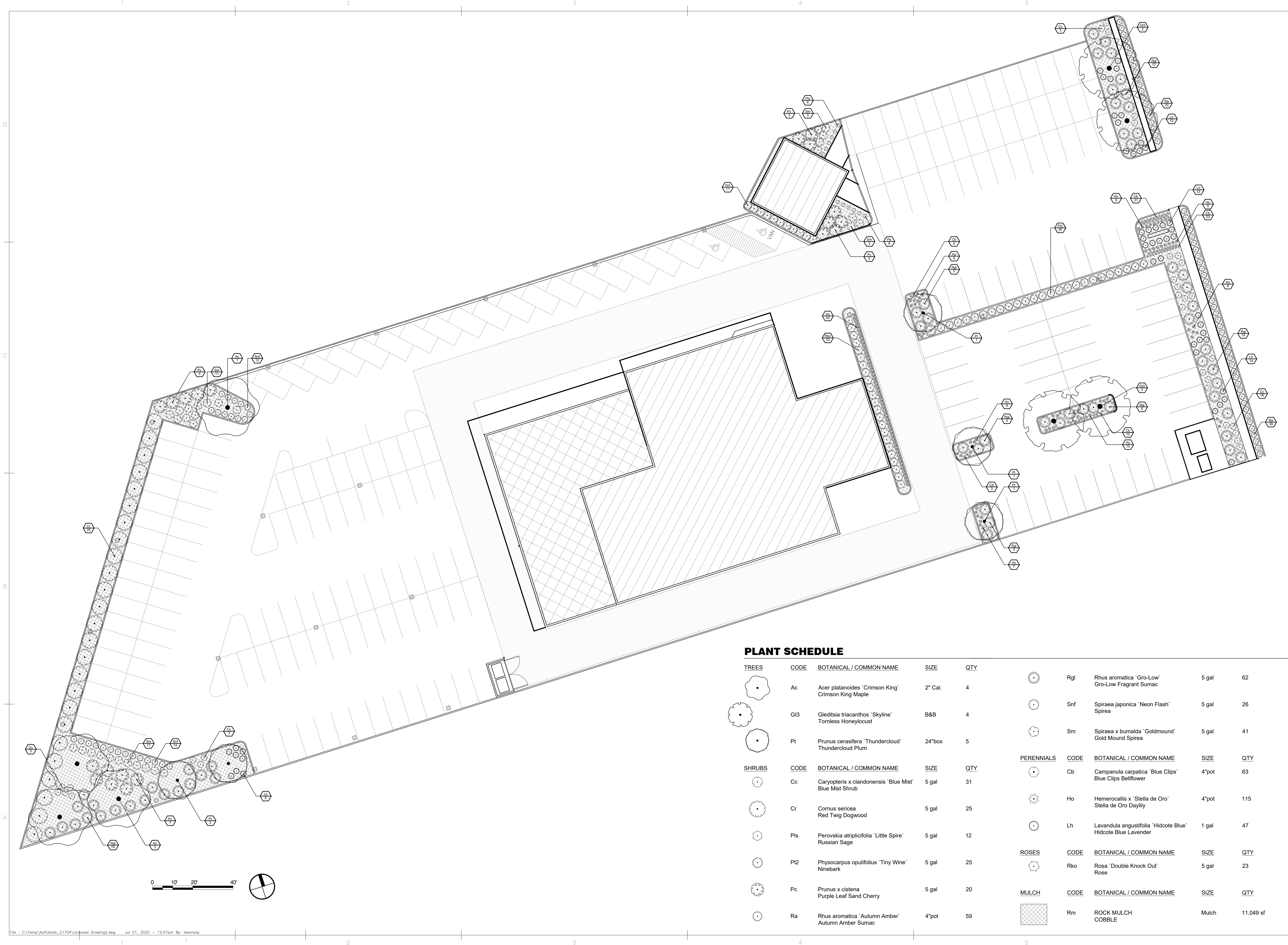
1

2

3

4

5



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY					
	Ac	Acer platanoides 'Crimson King' Crimson King Maple	2" Cal.	4		Rgl	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal	62
	Gl3	Gleditsia triacanthos 'Skyline' Tormentless Honeylocust	B&B	4		Snf	Spiraea japonica 'Neon Flash' Spiraea	5 gal	26
	Pt	Prunus cerasifera 'Thundercloud' Thundercloud Plum	24"box	5		Sm	Spiraea x bumalda 'Goldmound' Gold Mound Spiraea	5 gal	41
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY					
	Cc	Caryopteris x clandonensis 'Blue Mist' Blue Mist Shrub	5 gal	31		Cb	Campanula carpatica 'Blue Clips' Blue Clips Bellflower	4"pot	63
	Cr	Cornus sericea Red Twig Dogwood	5 gal	25		Ho	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	4"pot	115
	Pls	Perovskia atriplicifolia 'Little Spire' Russian Sage	5 gal	12		Lh	Lavandula angustifolia 'Hidcote Blue' Hidcote Blue Lavender	1 gal	47
	Pt2	Physocarpus opulifolius 'Tiny Wine' Ninebark	5 gal	25	ROSES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Pc	Prunus x cistena Purple Leaf Sand Cherry	5 gal	20		Rko	Rosa 'Double Knock Out' Rose	5 gal	23
	Ra	Rhus aromatica 'Autumn Amber' Autumn Amber Sumac	4"pot	59	MULCH	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
						Rm	ROCK MULCH COBBLE	Mulch	11,049 sf

TIM DAHLE NISSAN SERVICE ADDITION
955 NORTH 400 EAST
NORTH SALT LAKE, UTAH 84054
PERMIT SET

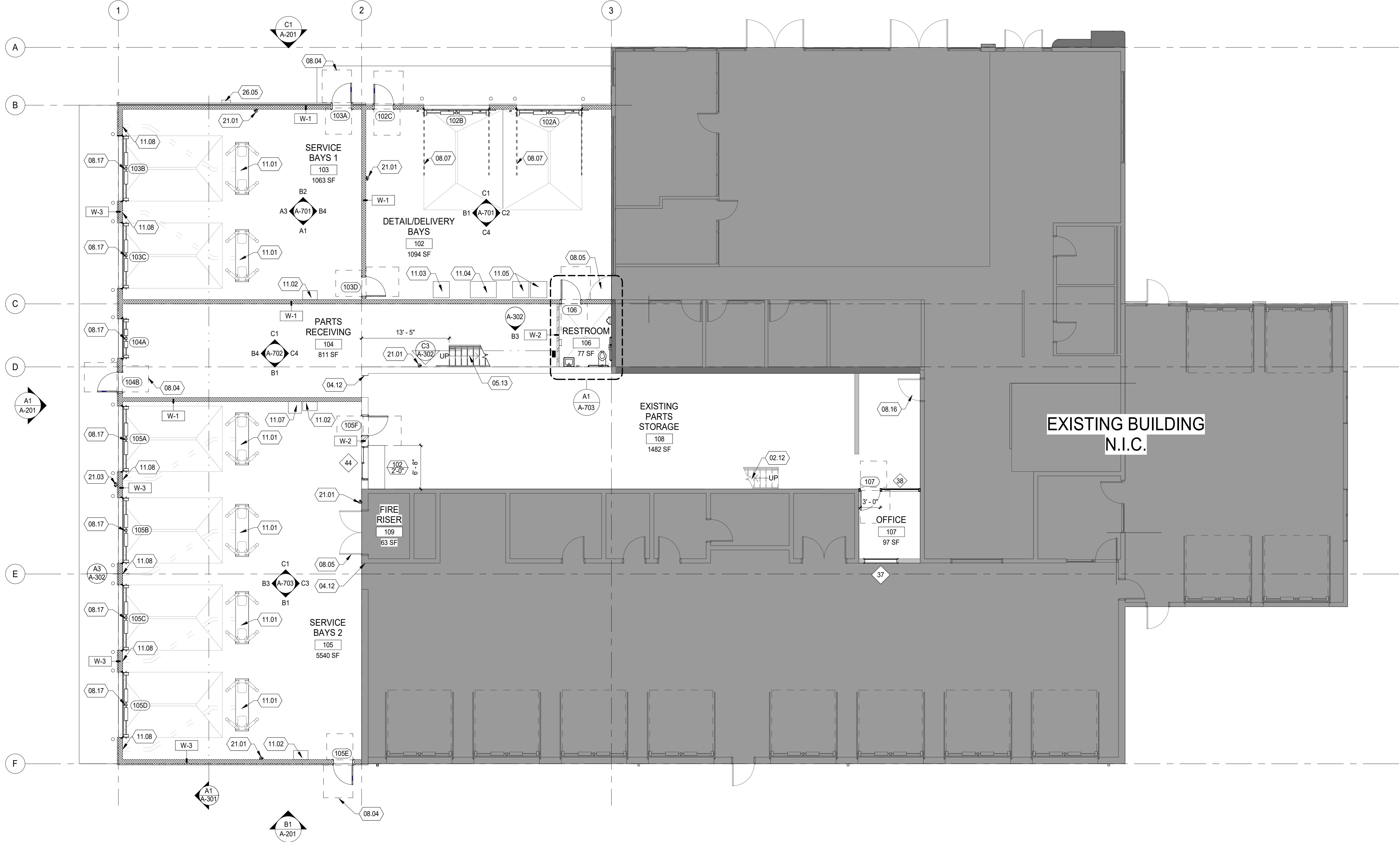
FFKR ARCHITECTS
730 Pacific Avenue • Salt Lake City, Utah 84104
801.521.6186 • FFKR.COM

PROJECT #	19125
DATE	2020/03/16
STATUS	SITE REV.

LANDSCAPE
PLANTING
PLAN

LA501

11/15/2020 9:11:57 AM



A1 NEW ADDITION LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

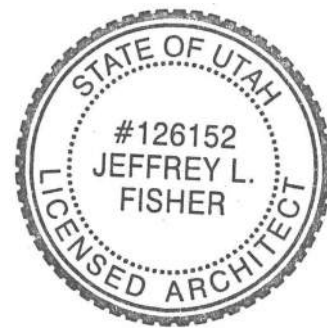
REFERENCE NOTES

- 02.12 EXISTING STAIRS
- 04.12 WRAP EXISTING CMU OPENING IN BREAK METAL
- 05.13 STEEL FABRICATED STAIR
- 08.04 DASHED LINE DENOTE ADA CLEARANCES
- 08.05 EXISTING DOOR TO BE PAINTED
- 08.07 OVERHEAD DOOR TRACK
- 08.16 EXISTING DOOR TO REMAIN
- 08.17 NEW HIGH-LIFT GARAGE DOOR, PER DOOR SCHEDULE
- 11.01 NEW IN-GROUND AUTO LIFTS BY OWNER
- 11.02 OIL EQUIPMENT BY OWNER
- 11.03 WASH SINK
- 11.04 PRESSURE WASHER BY OWNER
- 11.05 WASHER AND DRYER BY OWNER
- 11.07 PARTS WASHER, BY OWNER
- 11.08 LIFT CONTROL LOCATION
- 21.01 NEW FIRE EXTINGUISHER TO BE MIN. 41.40BC RATED, WITHIN 50'-0" OF TRAVEL FROM EACH OTHER, HUNG ON WALL BRACKET.
- 21.03 NEW LOCATION FOR FIRE DEPARTMENT CONNECTION
- 26.05 NEW LOCATION FOR WALL MOUNTED ELECTRIC CAR CHARGER.

GENERAL NOTES

1. - VERTICAL DATUM FOR BUILDING CONSTRUCTION IS EXPRESSED IN FEET AND INCHES. VERTICAL DATUM FOR SITE WORK IS EXPRESSED IN DECIMAL UNITS BASED ON OWNER PROVIDED SURVEY.
2. - HORIZONTAL DIMENSIONS ARE TO FACE OF GYPSUM BOARD, CMU, AND CONCRETE UNLESS OTHERWISE NOTED.
3. - VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE SLAB AT FLOORS AND TO DECK BEARING ROOF, UNLESS OTHERWISE NOTED.
4. SEE SHEET A-601 FOR THE WALL TYPES, WINDOW AND DOOR SCHEDULE.

TIM DAHLE NISSAN NORTH SALT LAKE ADDITION
955 NORTH 400 EAST, NORTH SALT LAKE CITY, UTAH
PERMIT SET - 01/17/2020



DATE REVISION

PROJECT NUMBER 19125

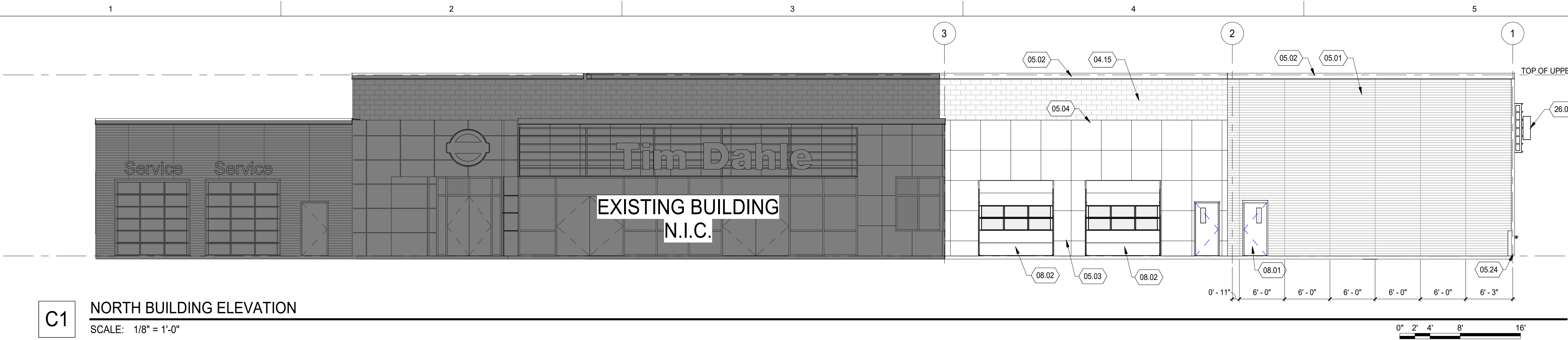
**LEVEL 1
FLOOR
PLAN**

A-102

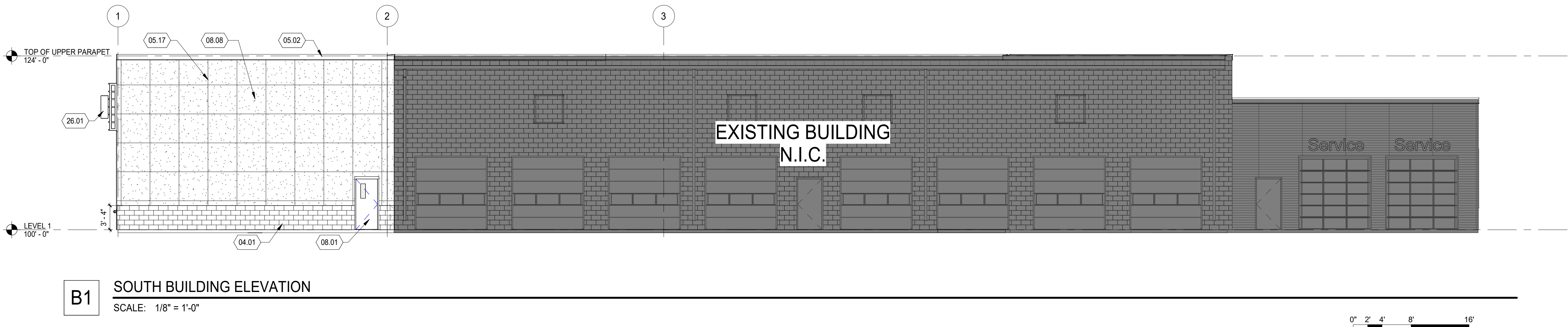
FFKR ARCHITECTS
730 Pacific Avenue - Salt Lake City, Utah 84104
O 801.521.6186 • FFKR.COM

1/15/2020 9:12:01 AM

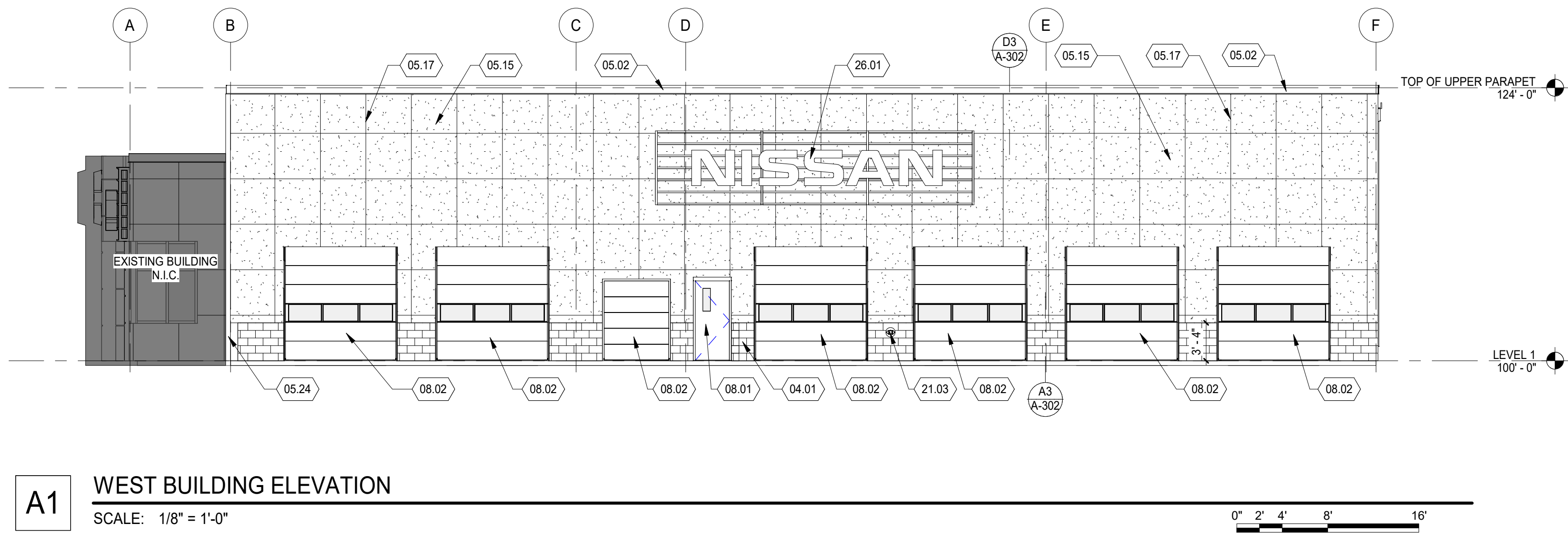
A
B
C
D



C1 NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



A1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND					
CODE	PRODUCT TYPE	MANUFACTURER	STYLE	COLOR	NOTES
EIFS					
EIFS-1	EIFS	DRYVIT	SANDEBBLE CONCEPT SERIES	TO MATCH BENJAMIN MOORE COLOR: SILVER DOLLAR 2121-40	
METAL PANEL					
ACM-1	ALUMINUM COMPOSITE METAL	ALUCOBOND		SUNRISE SILVER	
CM-1	CORRUGATED METAL	CENTRIA ARCH. SYSTEMS	CS260	SILVER METALLIC	CONCEALED FASTENER PANELS

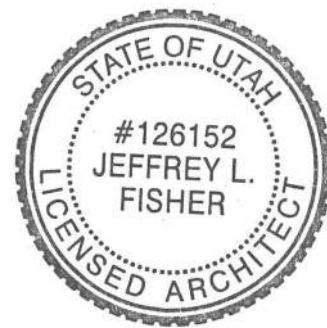
REFERENCE NOTES

- 04.01 NEW CMU WAINSCOT
- 04.15 NEW CMU TO MATCH EXISTING
- 05.01 NEW CORRUGATED METAL PANEL CLADDING, PER FINISH SCHEDULE
- 05.02 NEW CORNING CAP
- 05.03 NEW ACM PANEL CLADDING (4' X 4' PANELS), PER FINISH SCHEDULE. ALIGN NEW JOINTS WITH EXISTING JOINTS ADJACENT AND BEYOND
- 05.04 TOP ACM PANEL TO RETURN OVER THE PARAPET AND ACT AS COPING
- 05.15 EIFS, PER SPEC.
- 05.17 EIFS CONTROL JOINTS
- 05.24 CORNER FINISH CAP. COLOR TO MATCH CORRUGATED METAL PANEL
- 08.01 NEW DOOR, PER DOOR SCHEDULE
- 08.02 NEW SECTIONAL OVERHEAD DOOR, PER DOOR SCHEDULE
- 08.08 NEW STOREFRONT WINDOW, PER WINDOW SCHEDULE
- 21.03 NEW LOCATION FOR FIRE DEPARTMENT CONNECTION
- 26.01 NEW BUILDING SIGN BY OTHERS ON A SEPERATE PERMIT

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3. - VERTICAL DIMENSIONS ARE TO TOP OF CONCRETE SLAB AT FLOORS AND TO DECK BEARING ROOF, UNLESS OTHERWISE NOTED.
4. SEE SHEET A-801 FOR THE WALL TYPES, WINDOW AND DOOR SCHEDULE.

TIM DAHLE NISSAN NORTH SALT LAKE ADDITION
955 NORTH 400 EAST, NORTH SALT LAKE CITY, UTAH
PERMIT SET - 01/17/2020



△ DATE REVISION

PROJECT NUMBER 19125

EXTERIOR
ELEVATIONS

A-201

FFKR ARCHITECTS
730 Pacific Avenue · Salt Lake City, Utah 84104
O 801.521.6186 · FFKR.COM

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 JUNE 9, 2020
4

5 **DRAFT**
6

7 This meeting was held electronically via 3CX. The host site was located at 10 East Center Street
8 in North Salt Lake.
9

10 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Stephen Garn led
11 those present in the Pledge of Allegiance.
12

13 PRESENT: Commission Chair Ted Knowlton
14 Commissioner Stephen Garn
15 Commissioner Kent Kirkham
16 Commissioner William Ward
17 Commissioner Brandon Tucker
18 Commissioner Alisa Van Langeveld
19

20 EXCUSED: Commissioner BreAnna Larson
21

22 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford,
23 Minutes Secretary.
24

25 OTHERS PRESENT: Dee Lalliss, resident; Brent Harsha, Hancock Companies; Travis Davis,
26 Hughes General Contractors.
27

28 1. PUBLIC COMMENTS
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30 There were no public comments.
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32 2. CONSIDERATION OF A SITE PLAN AMENDMENT FOR HUGHES GENERAL
33 CONTRACTORS AT 1020 NORTH REDWOOD ROAD, GARY TYLER,
34 APPLICANT
35

36 Sherrie Llewelyn reported that the requested site plan amendment was a request for the
37 construction of an additional storage building to contain three attached units at the Hughes
38 Construction property, behind Hugo Trucking and the two unit building constructed last year at
39 1020 North Redwood Road. The 9,600 square foot building would be used for storage of various
40 construction equipment. The property is zoned Manufacturing and Distribution (MD).
41

42 The City engineer has reviewed the previous detailed drainage and grading plan for the property,
43 which included these buildings, in the design and drainage. The engineering redline is related to

the locations of the laterals for sewer and water that run under other units which are required to be relocated on the plans.

Mrs. Llewelyn explained that no other changes were proposed for the property and the existing accesses and landscaping along Redwood Road and 900 North would remain at the current percentages. As the proposed buildings will be located 330 feet from Redwood Road and will not be visible from the public right of way they are not subject to the design standards. However, the buildings will be built in a similar style as the other buildings with concrete tilt up walls and roll up metal doors.

Travis Davis, Hughes General Contractors, commented that they were in the habit of constructing solid buildings that would not break.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for Hughes General Construction at 1020 North Redwood Road with the following condition:

- 1) Correction of engineer redline related to water and sewer laterals for the individual units in the building.**

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

Commissioner Kirkham arrived at 6:40 p.m.

3. CONSIDERATION OF A SITE PLAN AMENDMENT FOR OLDCASTLE AMCOR AT 333 SOUTH REDWOOD ROAD, BRENT HARSHA, HANCOCK COMPANIES, APPLICANT

Sherrie Llewelyn reported that in 2017, a conditional use permit and site plan amendment were completed for a new conveyor belt system at the front of the property. She showed the site plan to those present with the current layout and the proposed changes. Mrs. Llewelyn explained that they would be adding a new building and vertical tanks to the property, which would modernize their equipment. She then showed images of the proposed equipment to be added to the site. The applicant would be replacing two buildings and part of the existing conveyor system. The conveyor system would utilize a drive-over hopper to deliver raw materials into the system. The maximum height in the MD zone is 45 feet except as approved by a conditional use permit, which was granted on March 17, 2017. The new buildings will not exceed the maximum height but the material feeding tanks and conveyor system will have a height of 59 feet.

The proposed site is within the existing 28-acre AMCOR site. The owner improved the site in 2017 with new asphalt, storm drain detention, dedicated parking, and xeriscape landscaping. As this is a modification to the existing structure and conveyor system, the Planning Commission is the land use authority on the approval.

Brent Harsha, Hancock Companies, added that in the future instead of the trucks backing up to the hopper they would drive over instead. He also said the existing conveyor is 80 feet high and would be removed and rerouted through this new process.

Sherrie Llewelyn clarified that there was currently a structure that was 80 feet tall and that these changes would decrease the overall height. Brent Harsha replied affirmatively.

Chair Knowlton commented that in the aggregate any visual impacts would be an improvement. Sherrie Llewelyn replied that they would be removing some older buildings and structures. She also said modernizing the equipment would help with dust control, as well as the storm water and landscaping improvements that were done to the property in 2017. The Development Review Committee (DRC) recommends approval of the site plan amendment for AMCOR with no conditions.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for AMCOR at 333 South Redwood Road with no conditions. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld. Commissioner Larson was excused.

Chair Knowlton thanked both applicants for investing in their properties and continuing to operate in the City. Brent Harsha replied that he appreciated North Salt Lake as they were one of the easier cities to work with.

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

Sherrie Llewelyn reported on The Ridge plat amendment phase 2 related to the condition for the retaining walls on the Cook property. She showed an overhead view of the property to those present and explained that Mr. Cook had installed two retaining walls on the property without a permit and the condition as recommended by the DRC and the Planning Commission required that he install a concrete trench at the bottom of the retaining wall. Mr. Cook obtained several bids, which were quite expensive so he asked the geotechnical engineer if there were alternative solutions. On May 14, 2020 CMT Engineering offered an alternative solution which included the removal of the upper five feet of the rockery wall, the removal of the associated fill material, and that the slope be regraded. The City Council approved this amendment on June 2, 2020 and that the existing wall had to be removed before the City engineer signed the plat.

Chair Knowlton commented that a number of communities had been exploring temporary modifications to streets to allow for bicycling, as bike usage is much higher during COVID. He said he had been thinking about the recently adopted transportation plan and suggested exploring temporary modifications to the use of streets to allow for safer treatments for bicycles. Chair Knowlton also said that the League of Cities and Towns would be having a webinar on June 18th to discuss these concepts.

Chair Knowlton asked about the review and adoption of the form based code. This led to a discussion of the Commission on when meetings could safely be held at City Hall again. They discussed the ability to social distance, allowing for virtual attendance, and how to broadcast the meeting for the public.

Sherrie Llewelyn said that there was a chance to begin meeting in person again in July depending on comfort levels of the City Council and Commission. She said she would look into ways to allow for public input and attendance for in person meetings.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of May 26, 2020 were reviewed and approved. **Commissioner Tucker moved to approve the minutes for the May 26, 2020 Planning Commission meeting as written. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Van Langeveld. Commissioner Larson was excused.**

6. ADJOURN

Chair Knowlton adjourned the meeting at 7:07 p.m.

Chair

Recorder

Secretary