

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
NOVEMBER 10, 2015

FINAL

Chairman Pro Tem Kim Jensen called the meeting to order at 6:33 p.m. and welcomed those present.

PRESENT: Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Kent Kirkham
Commissioner Stephen Garn
Council Member Ryan Mumford

EXCUSED: Commission Chairman Robert Drinkall
Commissioner Lisa Watts Baskin

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Sherrie Christensen, Senior City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Scott Williams, Hugh Williams, Brad Hurst, John Tebbs, residents; Spencer Ward, Mike Haslam, TSC; Steve Israelsen, Sky Properties; Wilford Cannon, Eaglepointe Development; Jerry Preston, Elite Craft Homes; Jairus Anderson, Hughes RV.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF AMENDMENTS TO THE CITY'S LAND USE ORDINANCE, CHAPTER 24, HIGHWAY COMMERCIAL ZONE (CH)

Ken Leetham reported on the Highway Commercial (CH) zone and the resources available for the area. In 2013 the City adopted the General Plan with one chapter dedicated to the Town Center changes. City staff continues to participate with Utah Transit Authority (UTA), Davis County and Salt Lake County on a bus rapid transit (BRT) system with three mass transit stops within the corridor. The City has also received a planning grant through the Wasatch Front Regional Council for the Town Center Plan. The City completed a Community Development Area (CDA) that gives the City tools and incentives to aid high quality redevelopment in this

area. The City Council adopted a moratorium on all properties zoned CH in this area which will end November 19th and staff will continue to work on zoning changes after this code amendment and the Town Center plan is adopted. The proposed changes include: inclusion of Permitted & Conditional Uses, addition of special events under Conditional Uses, clarification of Prohibited Uses, removal of minimum lot size under "Site Regulations", , clarification on setbacks, parking reductions, right of way and improvement requirements, changes to Use Regulation table, and removal of "Standards for residential development in the CH zone" section.

Mr. Leetham explained that at the core of this zoning district is a development process which will allow the maximum amount of flexibility with landowner and developer input on design, architecture, parking, etc.

Commissioner Knowlton commented that he liked the approach of land use classifications to fewer, broader classifications as presented. He asked if City staff might review other zones to create consistent use tables in the future. Ken Leetham replied that this is the approach staff would take and that after the moratorium ends the next step would be to adopt the Town Center plan followed by additional amendments, but in the future staff would like to work toward that goal.

Council Member Mumford asked in regards to existing land uses in the CH zone which would not conform to new requirements. Ken Leetham responded that there will be a non-conforming use section in the code and that these buildings would be considered legal non-conforming.

Commissioner Knowlton asked when the BRT system would be implemented. Ken Leetham replied that the design phase would take 12-18 months and that the City would seek construction funding after that.

Chairman Pro Tem Jensen opened the public hearing at 7:20 p.m.

Jarius Anderson, 15 Aggie Village, Logan, commented that he is representing Hughes RV and asked how the master plan for the property would need to be presented to the City. Ken Leetham replied that the City has an existing application form and examples of master plans.

Jarius Anderson also commented that he likes the proposed changes as they are more flexible but said that he is concerned with the parking requirements as surrounding properties which were created under the P district zoning were required to have 1.8 or less stalls per person and that the parking ratio for Hughes RV would be required at a higher level.

Commissioner Knowlton suggested that minor changes to the wording in regards to parking ratios could be made and asked if 2.25 stalls would be appropriate in this area. Ken Leetham replied that the 2.25 is reasonable as areas in the City could intentionally be under parked.

Chairman Pro Tem Jensen closed the public hearing at 7:31 p.m.

Commissioner Knowlton moved that the Planning Commission recommend approval to the City Council of the proposed amendments to the Land Use Ordinance relating to the Commercial Highway Zone with the following findings:

Findings:

- 1) **The proposed regulations are consistent with the goals of the City's adopted General Plan;**
- 2) **The proposed regulations achieve the City's goals to enhance the urban design in the Town Center and along the US89 corridor.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Knowlton and Council Member Mumford. Commissioners Drinkall and Baskin were excused.

3. PUBLIC HEARING-CONSIDERATION OF AMENDMENT TO THE EAGLEPOINTE ESTATES SUBDIVISION PHASE 18, LOTS 1807 & 1814, ALONG WITH A VACATION OF A PORTION OF PACE LANE. SKY PROPERTIES, APPLICANT

Sherrie Christensen reported that the applicant had requested that this item be continued at the next Planning Commission meeting and recommended that the public hearing be held tonight for those that wished to speak and continued until the next meeting. She commented that the proposal is for changes to Lots 1807 and 1814 in Eaglepointe Estates Phase 18.

Chairman Pro Tem Jensen opened the public hearing at 7:50 p.m.

Tom Durrant, 850 South Parkway Drive, commented that he is under contract to purchase Lot 1807 and asked if a sport court would be allowed on the property. He said that it should be allowed based on the size of the lot and also asked in regards to interpreting impervious surfaces and direct drainage.

Jerry Preston, Elite Craft Homes, commented that they own lot 1814 and are anxious to build. He asked if they would need to have their own geotechnical study done. Ken Leetham replied that per Building Code he would be required to provide soil observations and analysis.

At 8:00 p.m. Chairman Pro Tem Jensen requested a motion to continue the the public hearing until November 24th at the next Planning Commission meeting.

Commissioner Kirkham moved to continue this item until November 24, 2015. Council Member Mumford seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Knowlton and Council Member Mumford. Commissioners Drinkall and Baskin were excused.

4. CONSIDERATION OF A PROPOSED SITE PLAN FOR REDBONE TRUCKING, A LOCAL FREIGHT TRUCKING COMPANY, LOCATED AT 575 WEST 1100 NORTH. TOM STUART CONSTRUCTION, APPLICANT

Sherrie Christensen reported that Redbone Trucking is located in the Manufacturing (MD) zone of the City, having outgrown their current location and will construct a new building. The new location will consist of office space and a shop area for maintenance and repairs. Parking requirements include 42 parking spaces with 3 ADA stalls. The applicant is proposing 52 stalls with 3 ADA and additional truck parking. The landscaping plan meets the 10% minimum requirement with only 2.75 of the 5.13 acres of the property to be developed and the rest to remain in a natural state. The applicant is proposing 6' chain-link fencing with three strand barbed wire on top. There are currently two trucking companies on either side of the proposed property with similar fencing. Per the architectural review horizontal articulation and a parapet variation are required on the East and West elevations and corrections were received after the packet was printed. The plans now comply with the design guidelines.

As the applicant has already completed the conditions for horizontal articulation and parapet variation on the East and West elevations these will not be required to be stated in the motion.

The Development Review Committee (DRC) recommends approval with the following conditions: that a lighting plan is provided demonstrating security and that the lighting is contained to the site.

Council Member Mumford moved that the Planning Commission recommend approval of the site plan amendment for Redbone Trucking at 575 West 1100 North, with the following findings and subject to the attached conditions:

Findings:

- 1) **The proposed use of local freight trucking is a permitted use in the MD Zone;**
- 2) **Sufficient parking is being provided for proposed use; and**
- 3) **The proposed use meets all requirements of the development code.**

Conditions:

- 1) **Provide a lighting plan demonstrating security and that lighting is contained on the site.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Knowlton and Council Member Mumford. Commissioners Drinkall and Baskin were excused.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of September 29, 2015 were reviewed and approved.

Commissioner Knowlton moved to approve the minutes of September 29th. Council Member Mumford seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Knowlton and Council Member Mumford. Commissioners Drinkall and Baskin were excused.

The Planning Commission meeting minutes of October 13, 2015 were reviewed and approved.

Commissioner Kirkham moved to approve the minutes of the Planning Commission meeting for October 13th. Council Member Mumford seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn, Knowlton and Council Member Mumford. Commissioners Drinkall and Baskin were excused.

Commissioner Knowlton was excused at 8:10 p.m. and left the council chambers.

Sherrie Christensen commented that the Planning Commission may want to address barbed wire fencing that faces the street at a later date.

6. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT & SITE PLAN FOR THE EXPANSION OF A MULTI-FAMILY LAND USE ON A NON-CONFORMING LOT, SPECIFICALLY THE ADDITION OF TWO BUILDINGS WITH SIX TOWNHOME APARTMENT UNITS AND ASSOCIATED LANDSCAPING LOCATED AT 168 HWY 89. ARIC JENSON, KNOWLTON GENERAL, APPLICANT

Sherrie Christensen reported that the existing building on the property is accessible through the Green Briar condominium complex property. This application was under review before the current moratorium. Since the last meeting with the Planning Commission the applicant has

designed another option in regards to access and a fire turnaround, as detailed on the site plan attached in the packet. The existing retaining wall will be removed and the parking area filled and sloped. A new retaining wall will be built closer to the existing building. This will provide better turn around and access to all areas of the parking lot. Due to the high construction costs associated with the change the developer has requested to add 6 total units, from their previous request for 4 units.

Further, the applicant is proposing to remove a portion of the mansard roof in the spring to evaluate the extent of the structural issues related to the roof and a more thorough remodel design determined at that time. Minimum requirements for parking and landscaping have been met. The DRC requests proof of a water line easement in the current Green Briar HOA access and one for the existing storm drain line from the property owner to the southwest. Sherrie Christensen recommend that when the exterior of the existing buildings are remodeled that the colors and materials match those of the new buildings. The applicant would like to wait until spring to remove the roof, review possible options in regards to the architectural review, and are willing to come before the Planning Commission at that time if necessary, or staff can review the architecture if the Planning Commission directs.

Commissioner Kirkham asked where snow removal and storage of snow will be located during the winter months. Aric Jenson, Knowlton General, replied that the snow on the east side of the building would be pushed to a 10' space near the parking stalls on the north and south sides of the building.

Council Member Mumford moved that the Planning Commission approve the Conditional Use Permit for the non-conforming lot size and recommended approval to the City Council of the site plan for a 6 dwelling unit addition at 168 South Highway 89, with the following findings and subject to the following conditions:

Findings:

- 1) **The proposed use for multi-family housing is a permitted use in the CH Zone;**
- 2) **The proposed architectural and landscaping improvements reflect the intent to improve and revitalize the town center area;**
- 3) **Sufficient parking is being provided for proposed use and non-conformities corrected; and**
- 4) **The proposed use meets all requirements of the development code.**

Conditions:

- 1) **Proof of easement agreement with Green Briar HOA for installation of new water line;**

- 2) **Proof of easement for existing storm drain line;**
- 3) **The existing building will be remodeled using materials, architectural features, and the same colors as the new construction and must be completed prior to the final occupancy on the project;**
- 4) **Conditional Use Permits shall be valid for one year from the date of approval.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Jensen, Kirkham, Garn and Council Member Mumford. Commissioners Drinkall, Baskin and Knowlton were excused.

Commissioner Garn asked if the applicant had come to an agreement with the Green Briar HOA. Aric Jensen replied that the HOA is pleased with the improvements made so far and are willing to create an access and maintenance agreement for their portion of the driveway.

7. ADJOURN

Chairman Pro Tem Jensen adjourned the meeting at 8:29 p.m.



Chairman Pro Tem



Secretary