

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
JANUARY 12, 2016

**FINAL**

Chairman Robert Drinkall called the meeting to order at 6:29 p.m. and welcomed those present.

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

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

OTHERS PRESENT: Bill Gaskill, Randy Cassidy, and Christopher Robinson, CSC Redwood Holdings; Patrick Scott, Brighton Development Utah; Tyler Bodrero, Up Right Steel; Julie Frandsen; Sandy Harris; David Montanaro; Victoria Saldana; Sheila Montanaro;

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF REZONE AT 210 EAST ODELL LANE,  
FROM RM-7 TO CH, ODELL CROSSING-TAYLOR SPENDLOVE, BRIGHTON  
DEVELOPMENT UTAH, APPLICANT

Sherrie Llewelyn reported that the property is 1.78 acres located at 210 East Odell Lane with a portion of the property zoned Commercial Highway (CH) and a portion on the east side zoned RM-7. The developer is proposing to build six buildings consisting of 37 multi-family residential units. The applicant is requesting a rezone as the entire property must be zoned CH in order to apply for a Planned (P) District zone. The proposed development will be three story townhomes with sidewalks around the property, two car garages, patios, and two and three bedrooms.

A portion of the buildings will front Highway 89 and require a front façade facing the highway. The development code requires 10 guest parking spaces with one ADA stall and the applicant is proposing 15 guest parking spaces. The landscaping plan exceeds the minimum requirement per City code. Along the east side of the property there is an existing trail with access to the elementary school. A 6' vinyl fence currently runs along one side of the trail so staff has requested that the applicant construct a split rail fence along the other side so as not to create a boxed in trail with obstructed views.

The Development Review Committee (DRC) has reviewed and recommends approval of the request for a rezone from RM-7 to CH for Odell Crossing with no conditions.

Commissioner Knowlton asked if there were any requirements that would prevent a fence being placed between the development and Highway 89. Sherrie Christensen replied that if this application is approved as a P District that a condition could be made at that time as part of the development agreement if the Planning Commission and City Council determined it was necessary.

Patrick Scott, Brighton Development, explained that this will be a 37 unit townhome development that meets the new CH zone requirements per landscaping and exterior façade treatments.

Council Member Mumford asked what the estimated time for receiving approval from UDOT for access to the property from Highway 89. Patrick Scott replied that they have submitted their applications to the Utah Department of Transportation (UDOT) and are currently waiting for approval.

Patrick Scott clarified that the property will be constructed in phases with an estimated build time of less than a year.

Commissioner Drinkall asked what the fire department would require for turnaround if access to Highway 89 is denied. Sherrie Llewelyn replied that if UDOT denied access to Hwy 89 the site would need to be reconfigured with units facing Hwy 89 and sole access from Odell Lane. It is possible that interior hammerhead turnarounds could be provided every 300 feet.

Commissioner Jensen asked what the square footage and pricing would be on the units. Patrick Scott replied that the two bedroom homes would be 1300 square feet and the three bedroom homes would be 1800 square feet and would cost approximately \$1,000 to \$1,500 per month.

Commissioner Kirkham asked in regards to Odell Lane and commented that it was a narrow street. Sherrie Llewelyn replied that there is an area on Odell Lane designated as a pickup area for school and that additional right-of-way will be dedicated across the frontage on Odell Lane. This on street parking area would be increased and the new curb, gutter and sidewalk aligned with the existing pick up/drop off area.

**Commissioner Drinkall opened the public hearing at 6:51 p.m.**

Julie Frandsen, 244 Odell Lane, commented that her concern is that Odell is a small street and one side is posted as no parking and that to have this access onto Odell will bring more traffic than it can handle. She also expressed concern that there will not be enough parking at the new development and that street width prevented additional parking along Odell.

Sandy Harris, 170 Odell Lane, said that she has lived in her home for 30 years and that there are too many people who will be living in the new development. She also said that part of her property has been dedicated in the past for the road to be widened and that the City may require that more of her land be used to widen the road again if more development on the street were allowed. If that occurred she is concerned that her home would be closer to the street, having an impact on her quality of life.

David Montanaro, 270 Odell Lane, commented that having Odell as the only entrance and exit for the entire development would make it dangerous for the children going to school. He also said if these units are rentals that the quality of occupants will not be as high as those who own their properties.

Victoria Saldana, 184 Hillside Lane, said that when you put in a large number of rentals in the neighborhood that this will cause the property values to decrease. It will also cause crowding and overuse of Odell which is already too narrow.

**Commissioner Drinkall closed the public hearing at 6:58 p.m.**

Commissioner Baskin asked City staff for their opinion on the width of Odell Lane. Ken Leetham replied that Odell is a neighborhood sized street and that it does not have park strips or a sidewalk on the south side. The pathway to the school has already been widened and more street widening would be done to accommodate cars dropping off and picking up children.

Council Member Mumford asked if the market or layout of the lot had contributed to this development consisting of rental townhouses instead of a different type of housing. Patrick Scott replied that there has been a shift in the market with a lack of affordable housing and the cost of

land being too expensive. He also said that individuals in the target market have more debt and are unable to purchase homes at this time.

Commissioner Baskin asked about the dedicated area for the school pickup/drop off and asked if Brighton Homes would be donating land to the City for that use. Patrick Scott replied that the land would be dedicated to the City for that use if it had not been done already.

Commissioner Drinkall commented on the potential widening of the street if UDOT denies access to Highway 89 and asked if Mrs. Harris' property would be used. Ken Leetham replied that there is no requirement the City would impose on homeowner's properties for widening.

Commissioner Garn asked if cars driving down Odell ever came onto resident's properties. Mrs. Harris replied that cars have to wait to pass and that she has seen skid marks on the curb. She expressed concern for children if Odell is the main access especially if more cars are using the street.

**Commissioner Knowlton moved that the Planning Commission recommend approval on the proposed rezone from RM-7 to CH for Odell Crossing located at approximately 210 East Odell Lane with the following findings:**

**Findings:**

- 1) The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city; and**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in Title 10 of the Land Use Code.**

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

3. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR ODELL CROSSING AT 210 EAST ODELL LANE. TAYLOR SPENDLOVE, BRIGHTON DEVELOPMENT UTAH, APPLICANT

Commissioner Knowlton proposed that the condition for Highway 89 access should be removed from the draft motion in the staff report and that this would allow a future conversation to be had about access to the proposed development.

Commissioner Baskin commented that the landowner is allowed to use the land for the purpose of constructing this development but that if access is denied to Highway 89 then the property will need to be reconfigured as it needs to work logistically.

Council Member Mumford suggested adding a condition to the motion to address traffic on Odell Lane and asked if a traffic study could be requested. Sherrie Llewelyn replied that the Planning Commission could request a traffic study.

Patrick Scott requested the traffic study be required only if access to Highway 89 is denied by UDOT.

Sheila Montanaro, 270 Odell Lane, commented that this development will be adding 36-37 units and asked how a traffic study could be done now before the units are even built. She said that after the development is completed Odell will be used a lot more. Council Member Mumford replied that the traffic study would be an estimate of the additional trips per unit and how many more cars would use the street and would help to determine the increase in traffic on Odell Lane. He explained that traffic studies are completed by traffic engineers based upon statistical data regarding similar uses and sites.

Council Member Mumford asked if Odell were to become a one-way street if that would impact the proposed development. Patrick Scott replied that more access is better but if access to Highway 89 is granted, making Odell a one-way street would not be as big of an issue.

Sandy Harris commented that Odell Lane was a one-way street in the past that ran west to east but that it did not work well.

**Council Member Mumford moved that the Planning Commission recommend approval on the general development plan for Odell Crossing located at approximately 210 East Odell Lane with the following findings and subject to the following conditions:**

**Findings:**

- 1) **The General Development plan conforms to the City's comprehensive general plan;**
- 2) **The plan meets all requirements of the development code.**

**Conditions:**

- 1) **Site Plan be amended to include:**
  - A. **ADA parking required at 1/25 stall ratio**
  - B. **Parking tabulation table be added**
  - C. **Sign information (including height, size and design aesthetic)**

**D. Pedestrian connection/trails plan with sidewalk connection/location of trail to elementary school and crosswalks for access from guest parking to front doors**

**E. Phasing Plan**

- 2) Access to Highway 89 must be approved by UDOT for this configuration and;
- 3) Traffic study be performed on Odell Lane to see impact

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

Commissioner Drinkall asked what would happen if the Highway 89 access is denied. Ken Leetham replied that the Planning Commission has approved the general development plan with conditions. The City Council will also need to approve the plan with these conditions. The plan will not be approved unless access to Highway 89 is granted.

Sherrie Llewelyn commented that if the plan is approved by the City Council, then a traffic study would need to be submitted prior to the applicant applying for a P District.

**4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR UP RIGHT STEEL,  
LOCATED AT 580 NORTH 700 WEST. TYLER BODRERO, APPLICANT**

Sherrie Llewelyn reported that this conditional use permit application is for Up Right Steel, located at 580 North 700 West, in the Manufacturing Distribution (MD) zone. Up Right Steel fabricates structural steel columns and beams for new construction. There will be approximately five fulltime employees at this locations and the business will operate for one to two years until they have grown large enough to move to a bigger location. City code requires 15 parking stalls with one ADA stall. The current site plan only has eight parking stalls with one ADA stall. As the business has a total of five employees and does not expect to grow significantly, the existing eight stalls appear to be sufficient. As there were issues with truck deliveries City staff has requested the applicant provide a traffic plan for deliveries and shipments, which they have done. The plan shows that large trucks will back into the loading area via the overhead doors and unload. The unloading space meets the size requirement of the parking regulations. No deliveries will be made from the street. The landscaping exceeds the minimum requirement per City code and consists of grass and one tree.

The business will store, cut, bend and weld raw materials and will use forklifts, welders, grinders and other similar manufacturing tools and machinery. This building is located in an industrial zone with similar uses and is equipped with an exhaust fan and automatic fire sprinkling system. The applicant has been in contact with South Davis Metro Fire inspector to determine if a paint booth will be required.

The DRC recommends approval of the conditional use permit with the conditions that one parking stall be painted for ADA compliance, a sign permit be submitted and approved prior to placement of any signs, and current landscaping be inspected prior to June 1<sup>st</sup>.

Council Member Mumford asked if the Commission needed to approve a reduction in parking from the 15 required stalls to the eight current stalls. Sherrie Llewelyn replied that the minimum parking required is 15 but the Planning Commission is able to provide a variation as the previous parking was grandfathered in and the new use is comparable.

**Commissioner Baskin moved that the Planning Commission approve the proposed conditional use permit for Up Right Steel at 580 North 700 West with the following findings and subject to the following conditions:**

**Findings:**

- 1) **The proposed use fabricated metal manufacturing is a conditionally permitted use in the MD Zone;**
- 2) **The proposed site plan meets all requirements of the development code.**

**Conditions:**

- 1) **One parking stall is painted and signed for ADA parking compliance;**
- 2) **Prior to placing any signage for the business a sign permit is submitted and approved;**
- 3) **Current landscaping will be inspected prior to June 1, 2016 for compliance with landscaping standards, and shall be improved if necessary.**

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

5. **CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR FOXBORO MARKETPLACE LOCATED AT APPROXIMATELY 600 NORTH REDWOOD ROAD. BOB GASKILL-CSC REDWOOD HOLDINGS L.C., APPLICANT**

Ken Leetham reported that action on the general development plan for this property will be requested soon and the applicant would like feedback from the Planning Commission at this time.

Chris Robinson, CSC Redwood Holdings, commented that there are some elements of the plan that are not completed yet and that he would like the Commission's feedback. He said the lease with the grocer should be signed within in the week and that they would like to open the grocery

store by November of this year. They would also like to have a site plan and a master plan completed for the entire development which is located on 20 acres of property. Some timelines have been set and after the lease is signed the consulting team, civil engineer, and architect will begin the site assessment, geotechnical reports, etc. There will be multi-family developments and commercial space to the north and south of the shopping center.

Randy Cassidy commented that the housing product will be different than Foxboro as they are looking to offer upscale one to two bedroom units with garages, courtyards and amenities for those in the 25-35 year old range.

Council Member Mumford commented that the “tuck under garage” is a good selling point for the proposed housing development and asked if there would be pedestrian access to Redwood Road. Chris Robinson replied that the City ordinance requires a fence and they would like to do a see through fence with openings to allow for visibility and walk-ability to the shopping center.

Commissioners Kirkham and Garn asked about the roundabout realignments to allow trucks and where it would exit. Randy Cassidy replied that the roundabout has been designed for an 18 wheeler truck per the engineer.

Commissioner Knowlton commented that this will be the entry to the Foxboro community and that it should reflect positively on the community. He suggested that the fuel bays could be moved away from the street and the buildings lining Foxboro could be oriented towards Foxboro Drive. Bill Gaskill replied that moving the location may affect the ability to get a gas station/convenience store.

Council Member Mumford then commented that he agrees with orienting the buildings to create a more welcoming entrance and that it is important to make the facades along Foxboro Drive appealing as well.

Ken Leetham commented that the City Council requested that a joint meeting be held with the Planning Commission on Tuesday January 19<sup>th</sup> to discuss Highway 89, the land use plan, and high density residential. He explained that there has been development pressure for Highway 89 and it would be beneficial for the Council and Commission to discuss the goals and opinions for development.

6. ADJOURN

Chairman Drinkall adjourned the meeting at 8:56 p.m.



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Chairman



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Secretary