

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
APRIL 26, 2016

FINAL

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. and welcomed those present. Commissioner Lisa Baskin led those present in the Pledge of Allegiance and Commissioner Leslie Mascaro read a quote.

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

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

OTHERS PRESENT: James Keeler, Sandra Keeler, residents.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF AN AMENDMENT TO THE CITY
GENERAL PLAN TO INCLUDE A TOWN CENTER MASTER PLAN

Ali Avery reported that the Town Center Master Plan is a result of the implementation for the General Plan which was completed in 2013. The Town Center Master Plan and Highway 89 Corridor are contained in chapter 7 of the City's General Plan and outlines goals for this part of the City. These goals include: creating a distinct and positive identity for the Town Center, encouraging intensity of activity in the Town Center, improve the appearance and enhance the safety of the Town Center and Highway 89 Corridor, establishing streets that work for multiple modes of transportation, bringing high-capacity transit to Highway 89 and by expanding multi-family development options around Hatch Park by examining use of transfer of development

rights (TDR). These goals were established after receiving feedback from staff meetings, public meetings, and surveys sent to residents and business owners.

The first goal pertains to creating a distinct and positive identity for the Town Center and the Master Plan establishes clear entry signals and features, design guidelines for the buildings and site design, public gathering spaces and establishing the historic Bamberger District. The plan will also continue the trails system and establish public gathering spaces such as the City Hall amphitheater and Hatch Park.

The second goal, to encourage intensity of activity in the Town Center, is outlined in the master plan to provide a specific plan to incentivize mixed use development, encourage pedestrian friendly uses in the Town Center, encourage pedestrian friendly design along the Highway 89 corridor, modify the land uses within the zoning ordinance, fill the Town Center with people, encourage residential development and allow medium and high density residential around Hatch Park, and enable more building intensity by providing efficient parking and landscaping strategies and setbacks.

The third goal relates to improving the appearance and enhancing the safety of the Town Center and Highway 89 Corridor by improving maintenance and upkeep, reducing visual clutter by standardizing signs, ensuring attractive new developments and building that line sidewalks with windows and other features of interest per building design standards and access management to reduce the number of driveways and alleyways.

The fourth goal establishes streets that work for multiple modes of transportation which is divided into vehicle, transit, bike and pedestrian networks.

Ali Avery clarified that UDOT would be dedicating the area between the sidewalk and the buildings to the City which would allow for more pedestrian improvements.

The fifth goal is to bring high-capacity transit to Highway 89 by improving the likelihood of public transportation investments and coordinating future transit stations in key Town Center areas.

The final goal is to expand multi-family development options around Hatch Park by examining use of transfer of development rights (TDR).

Ali Avery commented that all of these goals are outlined in the General Plan along with implementation strategies.

Commissioner Drinkall opened the public hearing at 6:44 p.m.

James Keeler, 33 West Center Street, commented that he is excited about the master plan and encouraged the City to look at transportation in regards to services such as Uber and Lyft which could replace other forms of public transportation especially for disabled residents. He also suggested that the City look into acquiring the Bamberger railroad train car, as this was a significant part of the City's history, and that he would be willing to help restore the car. The suggestion was also made that a passenger station for Front Runner be put near the Industrial Park area.

Commissioner Drinkall closed the public hearing at 6:52 p.m.

Ali Avery addressed the comment regarding the Front Runner stop in the City and said that as UTA requires certain spacing between stops the City was ruled out due to this distance.

Ken Leetham commented that while UTA said a stop could not be put in the City without compromising the integrity of the system and that if the current ridership did not justify a stop the conversation is never over.

Commissioner Knowlton commented that when the trains are electrified and there is a double track Front Runner might be able to make more stops in the future. Ken Leetham replied that this could present new opportunities and possibly allow for stops in the City.

Council Member Mumford commented that he liked the walkway/alleyway areas examples that were presented and said he was concerned about future parking and what the vision to accommodate parking would be. Ken Leetham stated that it is difficult to determine the correct amount of parking and that zoning ordinances have been adopted to allow for shared parking. The long term plan to purchase property for parking or building parking garages will stem from what the market demands. The main goal is to provide a vibrant town center which may require more parking.

Commissioner Mascaro commented in regards to the proposed improvements and expansion of the City parks, parking, etc. and asked how these items will be funded. Ken Leetham replied that some of the objectives are already in the process. The City has already purchased and plans to purchase additional property to expand Hatch Park. These projects will take time but the City is planning now to move in that direction. An inventory of the current City parks, trails and recommendations for expansion and reinvestments will be compiled so that the City Council will have the information on how to expand and the potential costs. He also said a timeline was not

set and that while zoning changes to the Commercial Highway (CH) Zone had been made, further adoption of code changes and street light requirements would need to be done.

Council Member Mumford commented that the traditional downtown feel is changing due to online shopping and that the City needs to provide a social experience to draw people downtown and that this kind of draw or identity has not been established. He said that there should be modern art displays and some type of central theme or centerpiece which is unique to the City as branding is essential and something which needs to be determined as it allows for centralized signage, themes and a future vision.

Commissioner Kirkham said that the City would like more commercial development but that it is not occurring right now. Council Member Mumford said that while the City would like commercial developers to help fund all these projects they need to be enticed to build in the City.

Commissioner Kirkham asked in regards to UTA's plan for high capacity transit and asked if this plan fits in before or after the area is developed. Council Member Mumford said that Davis County passed a sales tax to help fund mass transit so these funds could help with Bus Rapid Transit (BRT) program.

Sherrie Llewelyn said that the Commissioners are describing a strategic implementation plan with objectives and goals and suggested that City staff could prepare a smaller reference document with major objectives and then provide strategies to prioritize and implement those goals that align with the Master Plan.

Council Member Mumford expressed concern with current multi-family and mixed use parking and asked if the ordinance needed to be revised. Ali Avery replied that zoning improvements need to be put in place so that they can be enforced in the way they are intended to be per the General Plan.

Ken Leetham recommended that the Planning Commission review the Town Center Master Plan and provide feedback to City staff before the next Planning Commission meeting. City staff and the Planning Commission will then further discuss the plans for the Town Center including branding, how to attract private developers, how to prioritize and implement the goals, future parking needs, and a more concise overall vision.

Commissioner Knowlton moved that the Planning Commission table the consideration of the proposed amendment to the Town Center Master Plan. Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 12, 2016 were reviewed and approved. **Commissioner Garn moved that the minutes for the meeting of April 12, 2016 stand approved. Commissioner Baskin seconded the motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford.**

Council Member Mumford reported that the City Council approved the Odell Crossing development. The City council has also been working on the budget and should be approved within the next few months.

4. ADJOURN

Chairman Drinkall adjourned the meeting at 7:56 p.m.



Chairman



Secretary