

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
DECEMBER 13, 2016

FINAL

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. and welcomed those present. Taylor Wilson, BSA Troop, led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Sherrie Llewelyn, Senior City Planner; Connie Larson, Minutes Secretary.

OTHERS PRESENT: Taylor Wilson, Stuart Hatch, Dave Harris, Allen Thompson, Janice Twede, Darrel Twede, Mark Pantelakos, residents; Marleen Skabelund, H. A. (Herb) Henderson, Suzanne Henderson, Steve Pastorik, Bountiful residents; Tim Brown, Torey Brown, 38th Street Salon, Bill Gaskill, Foxboro MP Development L.C; Dennis Wardle, Affordable Auto Sales; Patrick Scott, Taylor Spendlove, Brighton Homes Utah; Cory Merrell, Steve Merrell, Pablo Gotay, Sandbar LC.

1. PUBLIC COMMENTS

Commission Chairman Drinkall opened the public hearing for comments. There was no one wishing to comment.

2. PUBLIC HEARING –CONSIDERATION OF A PROPOSED ZONE CHANGE FROM HIGHWAY COMMERCIAL (CH) TO P-DISTRICT FOR CHESHAM VILLAGE LOCATED AT APPROXIMATELY 200 EAST 350 NORTH, BRIGHTON HOMES UTAH, APPLICANT

Sherrie Llewelyn explained the purpose of the application is to facilitate the General Development Plan Chesham Village (approved previously as The Preserve located at 260 East and 350 North. The property is a total of 5.67 acres. The General Development Plan for The Preserve was approved by the City Council on November 1, 2016 with 83 multi-family units in 17 buildings. An aerial photo of the property was viewed, and the current zoning of the property is Highway Commercial (CH). The approved site plan was also viewed. The open area next to this development on the west behind the auto dealer will be reserved for future commercial development, if the auto dealership on the corner should become available, and it will be included in the development with cross access for shared parking.

Each unit will have a two car garage with 37 guest parking stalls, for a total of 203 parking stalls (2.45 stalls/unit). The interior private streets will not be public streets, and the developer is proposing a six-foot composite Trex fence on the west, east, and south boundaries of the property. Three samples of fencing materials were viewed by the Planning Commission. The DRC viewed the fencing materials, and the materials are superior to the previously requested vinyl fencing.

The development shows 24 percent of the site as permanent landscaping, an additional 7 percent is contained within the reserved commercial lot. Elevation drawings of the proposed townhomes were viewed that are two-story traditional architecture with unfinished basements. Each unit will be 2,005 square feet of living space, which includes the basement. The roof design has been updated from the original roof design to be a gable roof. The site plan has good internal pedestrian circulation paths with connections to the sidewalks to the north. The only street access to Highway 89 is from 350 North, but provisions will be created to provide pedestrian access through commercial areas, when redeveloped. The property will be divided into two phases: Phase 1 will contain 53 townhome units and 2 commercial lots, and Phase 2 will contain the final 32 townhome units. Phase 1 will be in the Parade of Homes in the summer of 2017.

Taylor Spendlove, 215 North Redwood Road, Suite 8, North Salt Lake, applicant, said the Trex fence creates more of a residential feel and is a durable material. Masonry fence is also an option.

Commissioner Mascaro asked what the rear of the buildings will look like. Mr. Spendlove replied the rear will be a garage with windows above, the same building materials will be used on the rear with no stucco. The townhomes will sell for \$250,000 to \$300,000. Commissioner Kirkham asked if the units will be set-up as an HOA. Mr. Taylor explained the homes will be for sale with an HOA, which restricts investors from purchasing more than two units, so that one buyer could not buy multiple units for rentals.

Commissioner Drinkall opened the public hearing for comments.

Marlene Skabelund, 469 South 1300 East, Bountiful said she owns a home on 3800 South. She said one of the plans shows the entrance and exit to the development on 3800 South. If there are three bedrooms in each unit, she estimated that there could be 600 people in this development. She asked how the increased traffic will be handled

Torey Brown, 867 West 3800 South, North Salt Lake, commented she owns the 38th Street Salon on 3800 South. She is concerned about the lack of parking and increased traffic at her business with the development. She has 17 stylists, and commented that she has property in the rear there is land that could provide parking, but she will not be able to access the rear portion of her property when this development is built. She has been renting a strip of this property in the northeast corner for parking that is now being sold to the developer.

Dave Harris, 878 West 400 South, North Salt Lake, said the distance from his back door to his fence is 35 feet. His house is set back, and all the other perimeter houses are set back, and he would like to have a taller fence surround the perimeter area. He has lived at this location for 26 years, and he would like to see fewer units. Perhaps the developer could install a higher fence and plant shrubbery to provide a privacy hedge.

Commission Chairman Drinkall stated the City Ordinance only allows for a maximum height of a six-foot fence. The Planning Commission is considering a change to the Fencing Ordinance this evening, but not to the height of fences. Approval for a change to the Fencing Ordinance would have to be approved by the Planning Commission and City Council.

Tim Brown, 867 West 3800 South, commented these developments never have enough parking. There will be vehicles parking on the streets, and he asked if there be any ordinances to prevent parking on 3800 South.

Commission Chairman Drinkall asked if Davis County owns all of 3800 South to the sidewalk. Sherrie Llewelyn explained 3800 South is a Davis County street, and if in the future is the unincorporated properties on the North side of the street are annexed, the road would become a city street. Commission Chair Drinkall asked the Developer if a traffic study was done. Mr. Spendlove stated no traffic study was done. Sherrie Llewelyn said this is a P-District, and all of the standards are negotiated for this zone. The fencing height can be negotiated up to eight feet with the conditional use permit.

Steve Pastorik, 3867 South 825 West, said he is a city planner by profession, and has experience reviewing townhome projects. In West Valley City he usually looks for a density for this type of development is usually 10 to 12 units per acre, and this project is 14.5 units per acre, which in his opinion is high. There is no driveway for the units, and many people will use their garage for storage and park in the visitor parking. On the west side that is open space, there is the potential for this area to convert to commercial.

Dennis Wardle, owner of Affordable Auto Sales, said earlier this year, there was an agreement with the City that Brighton Homes was going to have retail space in this development. He asked what happened to this agreement. Sherrie Llewelyn explained there were initial discussions when the developer was looking at a more mixed-use design of multi-story buildings with commercial and office on the ground level and 3-4 stories of residential above which would have included the purchase and redevelopment of the Affordable Auto property with this development. The discussions between staff, the developer, and Mr. Wardle were regarding possible RDA involvement in the project to make much higher commercial and residential density feasible. Ultimately it was determined that this location was not the highest priority for use of RDA funds.

Janice Twede, 3917 South 850 West, commented she has lived in her home for 47 years. She sees a glut of apartment buildings, and she does not want to live in an apartment area. She is concerned the cars will come out on 850 West, and they will go down 4000 South and 3800

South. She believes there will not be enough parking, and she wants enough parking with beautiful areas without apartment glut.

Commission Chairman Drinkall said there a lot of apartments that have been developed, but this is a different style of a home, not an apartment, that will be offered for sale, these will be homeowners that, hopefully, will provide beautification to the City. The economic engine suggests that people want a smaller home and yard to maintain. It will not be an apartment complex like the others.

Herb Henderson, 922 West 4000 South, Bountiful, commented he moved in 1958 to this area. He asked about access to Highway 89 by the luggage shop.

Commission Chairman Drinkall said people in the development will not access Highway 89 from development. They will have to go to 3800 South and turn left at the signal light. He asked if fencing is all around development. Fencing will not be on 350 North. Mr. Henderson is not opposed to the development, but he is opposed to 83 units in a small area. He would like the area to be single-family homes with property around them.

Marlene Skabelund, 469 South 1300 East, Bountiful, believes there are too many units for the land. There are too many people and lack of space for parking. She would like the developer to make the units further apart and accommodate the needs of the beauty shop.

Commission Chairman Drinkall closed the public hearing.

Commission Chairman Drinkall asked for clarification on the traffic flow.

Taylor Spendlove stated that the traffic studies he has seen show eight to ten trips per unit day per unit, which is typical for townhomes. Commissioner Mascaro asked about open space percentages before the commercial piece is developed, and what it will be after it is developed. Mr. Spendlove said it is 24 percent landscaping after the commercial area is redeveloped. That area is an additional 18,000 square feet of landscape space.

Commission Chairman Drinkall explained in market studies that have been done, this is a product that works for North Salt Lake. There are concerns how a potential homeowner, who uses his garage for storage, is going to have adequate parking. Mr. Spendlove said there are restrictions in the CC&R's that the HOA can enforce, which is that garages cannot be used as a storage unit.

Mr. Spendlove said he hasn't done a market study on parking at this time. Additional space for parking can be added on the west road but this would require open space to be given up. Commission Chairman Drinkall expressed concerned about parking stalls on the west side that could eventually be removed as part of future development. Mr. Spendlove explained the west parcel will be reserved for shared parking. If the car dealership property is developed, the typical office hours are nine to five, and when residents come home from work, then the parking spaces

will be available. Brighton Homes manages the HOA until the last unit is sold, and then they help the residents select a company to manage it. Mr. Spendlove said he has opened a dialog with the salon owners about their parking issues.

Commissioner Knowlton asked what the on-street parking options are for 3800 South. Sherrie Llewelyn said during the winter months, there is no on-street parking allowed. Parallel parking could be striped, but this would be up to the County. Commissioner Knowlton asked what other cities do with on-street parking during the winter. Commissioner Mumford said that between Nov. 1st and April 1st, no parking is allowed on City streets during the night time hours.

Commission Chairman Drinkall asked what has been done historically on the density per acre, and if the City is conformance to code. Sherrie Llewelyn stated the density requested is in line with the Town Center Master Plan, which has recommended an intensification of density in the Town Center. The interpretation of that depends upon the location and proximity to services. Some developments like Lofts @ 99, Parkview & Odell Lane are 20-22 units per acre. Other developments on the south end of the Town Center are closer to 40 units per acre.

The City is planning for a rapid bus transit stations at 3800 South St., Center Street & Eagleridge Dr., which is why the plan calls for mixed-use development at these locations. When the City first met with developer, they were looking at a high density mixed-use development of four to five story units with commercial on the bottom level. After some analysis staff felt this would not be a good transition to the adjacent single-family area.

The open space requirement for P-District will be set per the development agreement at 24 percent landscaping, which is 58,000 square feet. Commissioner Knowlton asked about the triangular parcel on the northwest corner of 3800 South, and what will happen to the landscaping after that. Sherrie Llewelyn explained it will be a reconfiguration of the parcel, and that parcel contains the ten guest parking spaces, and the development agreement will address that this parking may be reconfigured but is required to be shared guest parking for the development. As to the landscaping required when Affordable Auto is redeveloped, any combination of redevelopment will require a minimum of 10 percent minimum landscaping.

Commissioner Ted Knowlton asked what will happen to the triangle shape of the open space. Sherrie Llewelyn said it will become a parking lot/landscaping. Commissioner Mascaro asked about cross access and shared parking in the future. Sherrie Llewelyn explained in the Development Agreement, these properties will be subject to cross easement access. This will provide for shared parking and landscaping.

Commission Chairman Drinkall stated staff recommends approval of the P-District, and they feel the streets can handle the additional traffic. The increase density will not have an overload on the street networks. High density development is important around mass transit, and Highway 89 is a strong candidate for rapid bus transit. This P-District is in conformance with the City's General Plan.

Commissioner Mumford thanked the citizens for their comments. He said the Planning Commission and City Council reviewed the concept site plan, and discussed the impacts of traffic on the surrounding businesses and homes. He voted no on this development at the Planning Commission and City Council level, because he felt it wasn't a good transition. The City Council and Planning Commission are in favor of this development, he wants to make it the best development possible.

Commissioner Baskin said the City's Master and Development Plan allows for up to 14 units, and other subdivisions have a greater number than 14 units per acre. Sherrie Llewelyn explained the number was determined for the size of this property. Commissioner Baskin asked if the Planning Commission could recommend less density. Sherrie Llewelyn stated that the Planning Commission can make a recommendation that density should be reduced for the City Council to consider. Commissioner Baskin commented on the lack of a sidewalk between the curb and the garage door. The sidewalk goes to the end of the units. Sherrie Llewelyn said the guest parking is at the end of the buildings which is more convenient than parking in the alley and walking all the way around the building to the front door, as there is no man door on the rear of each unit. Commissioner Baskin asked if the DRC is concerned about the small portion of land that could become a driveway. Sherrie Llewelyn stated that they were not and that with this type of development you are trying to balance desire to provide enough parking, but not too much parking.

Commissioner Mumford said there is a similar development in Foxboro where parking is not allowed in the driveways. He asked if the developer would consider providing additional open space for units of Phase C and D. Mr. Spendlove stated that since the process started, the density has gone down from the initial proposal. There is 31 percent open space, and the pool is a big amenity, additional parking could be added at the expense of open space Mr. Spendlove said he is not willing to lose anymore density. Commissioner Mumford said the DRC recommended brick columns on the fence. Mr. Spendlove said he is fine with brick or stone columns at the corners. Commissioner Garn asked about the size of the garages. Mr. Spendlove said the garages are 20 x 20 feet.

Commissioner Garn asked if the conversation will continue with the beauty salon about traffic and parking impacts. Mr. Spendlove said a possible solution is a cross easement parking in the guest area parking. All of the stylists are not working at the same time, as they work different hours. Commissioner Mumford asked at what point the property is vested at unit density. Sherrie Llewelyn explained that her understanding is that once a vote has occurred, the property is vested to some extent. Commissioner Knowlton said there have been housing analysis about what kinds of housing is most needed in the metro area. The proposed development meets the market need, which is single-family and less expensive.

Marlene Skabelund asked if there can be modifications to the development plan. Commission Chair Drinkall replied the developer can develop the property according to City Ordinances, but modifications can be made. She suggested the property be rezoned and have another developer come in that will allow for more open space and parking. Sherrie Llewelyn explained the Development Agreement will be adopted as part of the zone change regulations. The Development Agreement will establish the final density, architecture style, parking, landscaping, and open space.

Torey Brown, 38th Street Salon owner, asked if the private street could be relocated adjacent to the property line so that her salon will not be landlocked, and then she could use the back of her building for parking. Sherrie Llewelyn replied that you would not be able to have the street and her current driveway at that location due to required separation distances. She also noted that there would be issues with grading.

Commissioner Knowlton asked what the open space requirement for multi-family uses. Sherrie Llewelyn replied it is 10 percent. He said the Planning Commission is to make a recommendation to the City Council, and they must consider issues raised by residents. The purpose of the Planning Commission is to review projects from a technical standpoint. He feels the land use is appropriate and the open space is exceeding non P-District standards. Any parking challenges will not be felt by the general community because parking is not allowed on 3800 South during the winter. The Commission discussed the concerns of adequate parking for the development, but the development is exceeding the required parking standards of 2.25 parking stalls per unit.

Commissioner Garn made a motion that the Planning Commission recommend approval on the proposed rezone from CH to P-District for Chesham Village located at approximately 260 East 350 North with the following findings and conditions as noted by staff:

Findings:

- 1. The proposed P-District can be substantially completed within two (2) years of the establishment of the P-District.**
- 2. The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect, which could not be achieved under other zoning districts.**
- 3. The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P-District.**
- 4. The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.**
- 5. Any exception from standard ordinance requirements is warranted by the design and amenities incorporated in the final plan.**

6. **The P-District is in conformance with the City General Land Use Plan.**
7. **Existing or proposed utility services are adequate for the population and use densities proposed.**

Conditions:

1. **Redline site plan corrections: inclusion of ADA loading areas, and correction of site triangle note at 350 North.**
2. **Approved fencing material shall be Trex Composite Fencing, with the decorative elements, such as brick or stone columns at property corners.**

Sherrie Llewelyn asked for clarification on the fencing. Would there be brick columns on the corners and the decorative trellis, or none. Patrick Scott, Brighton Homes, explained the property slopes away from the residential areas. The six-foot fence will be placed along the east side of the property, and there will be a drop in the grade of the slope from the existing residents that will not be imposing. Mr. Spendlove said he will discuss this with the landscape architect.

Additional Condition:

3. **Review landscaping options with the developer and staff to provide proper screening on the south area of the property.**

Commissioner Knowlton seconded the motion, which was passed by unanimous roll-call vote (7-0).

3. **CONSIDERATION OF A PROPOSED PRELIMINARY DESIGN PLAN FOR CHESHAM VILLAGE LOCATED AT APPROXIMATELY 260 EAST 350 NORTH BRIGHTON HOMES UTAH, APPLICANT**

Sherrie Llewelyn explained that on previous general development plans with apartments, the zone change was accompanied by a site plan, because these are for sale units, they are accompanied by the Preliminary Plan. Phase 1 is the northern parcel, which is 53 units. Phase 2 is the southern parcel, which is 30 units. The DRC recommends approval of the proposed preliminary design plans.

Commissioner Mascaro made a motion that the Planning Commission recommend approval on the proposed preliminary design plan for Chesham Village, Phases 1 and 2, located at approximately 260 East 350 North with the following conditions:

1. **Engineering corrections of civil drawings prior to final plat approval and construction.**
2. **Redlines: correction of label and note two for Lots 152 and 153 as commercial lots.**
3. **Include a plat note which indicates that there will be a cross easement on Lots 152 and 153 to realign ten parking stalls.**

Commissioner Baskin seconded the motion, which was passed by unanimous vote (7-0).

4. PUBLIC HEARING – CONSIDERATION OF A PROPOSED LAND USE CODE AMENDMENT REGARDING METAL BUILDINGS. STEVE MERRELL, SANDBAR, APPLICANT

Sherrie Llewelyn explained this application is a site plan for an indoor/outdoor sand volleyball facility. The proposed plan is for a metal building, but the code doesn't allow for metal buildings. The applicant has asked about the possibility of allowing the use insulated metal panels. Samples of the insulated metal panels were viewed by the Commission. There is the argument that some of these insulated panels don't look like metal. The applicant is requesting to amend the code to allow for metal panels when the metal panels mimic stucco, wood, brick or other materials. Photographs of buildings using the proposed insulated metal panels were viewed, along with the proposed building design from the applicant was viewed. The applicant is asking that Section D be changed to give the Planning Commission permission to waive the requirement, so that the entire building will be allowed to be insulated metal panels. DRC determined that the request should be considered by the Planning Commission to provide for use of higher quality metal buildings.

Steve Merrell, applicant, explained the manufacturer is out of state, and he is working with a local supplier of metal buildings. All Weather Insulated Panels (AWIP) is a new material that many buildings are now using. The next cheapest material is stucco, but stucco does no hold-up like metal and it has maintenance problems.

This material is very durable and energy efficient, and the inside will look cleaner with concealed fasteners. The standard panel size is 40 inches, but the length varies from eight to forty feet. It can be pieced together in sections, with the minimum width being 36-inches. Commissioner Baskin asked if the two-inch width is façade material or the actual wall. Mr. Merrell explained there is a metal frame and the panels are attached to. Commissioner Baskin asked about earthquake durability. Pablo Gotay, Architect-SLC Dwelling, said the insulated panels are far superior to stucco, because there is no cracking. It is flexible during an earthquake, and the panels have seams so they can slide and move.

Commissioner Baskin asked about the ordinance. Sherrie Llewelyn said the applicant is proposing an original change to the ordinance. DRC said they recommended alternate language that is more comprehensive. Commissioner Baskin asked if it is accurate to call the materials a metal system or a metal panel design. Mr. Gotay replied it is a metal panel system. Commissioner Baskin said that this is an issue that should be subject to City Council approval. Commissioner Knowlton said he feels the approval of the metal panel system is sufficient to be decided at staff level. The Commission discussed amendments to the Land Use Ordinance, and approval by the City Council.

Commission Chairman Drinkall opened the public hearing for comments. There was no one wishing to comment, and the public hearing was closed.

Mr. Merrell stated he would like to remove the gabled triangle from the wall calculations, so that there will be a more consistent appearance on all sides.

Commissioner Baskin made a motion that the Planning Commission recommend approval to the City Council of the proposed revised amendments to the Land Use Ordinance as provided in the attached interlineations as provided by Commissioner Baskin and approved by the Planning Commission, and attached to the minutes with the following findings as stated in the staff report:

- 1. The proposed amendment is in accord with the comprehensive General Plan, goals and policies of the City.**
- 2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the “purposes” stated in this title.**
- 3. The proposed change would increase flexibility in building design while maintaining the intent of the design standards to improve the quality, longevity, and economic viability of commercial and industrial buildings.**
- 4. One-third of any exterior wall, not including gables, shall be finished with the metal panel system.**

The motion was seconded by Commissioner Mascaro, which was passed by unanimous roll-call vote (7-0).

5. CONSIDERATION OF A PROPOSED GENERAL DEVELOPMENT PLAN FOR FOXBORO MARKETPLACE SOUTH LOCATED AT APPROXIMATELY 555 NORTH REDWOOD ROAD. CHRIS ROBINSON, FOXBORO MP DEVELOPMENT L.C., APPLICANT

Sherrie Llewelyn explained this application is for the property is for Foxboro Marketplace South, which is south of where Lee’s Market and a second commercial building are currently under construction. Building permit application was received today for the Burger King. The property is currently zoned CG and is located at 555 North Redwood Road. The property is a total of 7.4 acres, with 3.88 acres to be developed into retail commercial, and 3.6 acres to be developed into residential single-family townhomes, for a total of 40 townhomes. The proposal is for two fast food retailers, convenience store/gas station, and auto parts totaling 17,000 square feet of retail area in a P-Zone District.

The DRC came to the conclusion that this is the most appropriate use for the land. Under the existing General Commercial Zoning, this property would be allowed to do a full development with commercial/office uses. After considering the compatibility to the adjoining properties, it was determined that office space could be a permitted use on the west side of the property. DRC has determined there is not a demand for office use, and staff has asked the developer to reduce the units down to 40, and add additional amenities. The site plan review for the commercial component is four pads, and vehicular access would be from Redwood Road and Foxboro Drive. The residential units will be offered for sale, but they may be rented until they can sell. Each unit has a garage and driveway, and there will be ten guest parking spaces, which is 4.2 parking spaces per unit.

Commissioner Mascaro asked about the detention ponds and who it will serve. Sherrie Llewelyn explained the detention pond on the residential side only serves the residential area unless there is cross detention agreement for maintenance. The commercial development area has 18 percent landscaping, and the residential area has 35 percent landscaping. The DRC recommends modifying the roof structures of the townhomes, and approving the General Development Plan.

Bill Gaskill, Amsource Development, representing Foxboro MP Development L.C, said there are 11.1 units per acre and each unit will have a driveway. There is a fast food retailer that wants to open by April 2017. He has received offers from auto parts and gas retailers to be in the same area as the grocery store, which they did not want, so this location south of Foxboro Drive is more feasible. He tried to get UDOT to allow moving the access drive, but they have separation requirements from the intersection that must be met. He anticipates each townhome will sell for around \$250,000.

Commissioner Baskin made a motion that the Planning Commission recommend approval of the General Development Plan for Foxboro Marketplace South located at approximately 550 North Redwood Road with the findings and conditions as provided in the staff report dated December 13, 2016.

Commissioner Baskin amended the motion to include an additional condition that construction of some of the commercial construction will precede the development of the residential development.

Commission 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 for inclusion in the Development Agreement:

- 1. Commercial and residential sign information (height, size, multi-tenant, design aesthetic);**

2. **Fencing permitted as presented on the site plans with composite privacy fence between the commercial and residential components;**
3. **Commercial architectural design elements and standards which are similar in quality and design to the approved Foxboro Marketplace.**
4. **The construction of some of the commercial development shall precede the residential development.**

Commissioner Mumford seconded the motion, which was passed by unanimous vote (7-0).

6. PUBLIC HEARING – CONSIDERATION OF A PROPOSED LAND USE CODE AMENDMENT REGARDING FENCING MATERIALS FOR COMMERCIAL AND INDUSTRIAL LAND USES. CITY OF NORTH SALT LAKE, APPLICANT

Sherrie Llewelyn explained that staff has drafted amendments at the request of the City Council to the Fencing Ordinance that the Planning Commission reviewed and discussed. The changes reflect the desire to have a nicer fencing material adjacent to streets in the industrial and commercial areas.

Commission Chair Drinkall opened the public hearing for comments. There was no one wishing to comment, and the public hearing was closed.

Commissioner Mumford discussed problems with the commercial developer on 1100 North where there was no landscape buffer between the fence and sidewalk where it is facing the street. The proposed amendments should solve this problem.

Commissioner Knowlton made a motion that the Planning Commission recommend approval to the City Council of the proposed revised amendments as amended, and included as an attachment to minutes, the Land Use Ordinance with the following findings as noted in the staff report:

1. **The proposed amendment is in accord with the comprehensive General Plan, goals and policies of the City.**
2. **Changed or changing conditions make the proposed amendment reasonably necessary to carry out the “purposes” stated in this title.**
3. **The proposed change would improve the visual aesthetics along public and private streets, and increase the durability and longevity of required fencing.**

Commissioner Mumford seconded the motion, which was passed by unanimous vote (7-0).

7. CONSIDERATION OF A PROPOSED SITE PLAN FOR A PORTER’S LANDING BOAT TAKEOUT AT APPROXIMATELY 1395 WEST JORDAN RIVER DRIVE. CITY OF NORTH SALT LAKE, APPLICANT

Sherrie Llewelyn explained this site plan is for the Porter's Landing Boat Takeout. The Commission reviewed the Landscape Plan and park strip. The island in the parking lot is a new storm water development technique that will utilize storm water runoff in landscaped areas. There will be a small pavilion for people who want to relax while watching the boats. There will be a trail made of crushed gravel with solar lighting, and two street lights will be installed at the park strips at the entrance to the parking lot.

Commissioner Garn made a motion that the Planning Commission approve the site plan for the Porter's Landing Boat Takeout at 1395 West Jordan River Drive with no condition(s). Commissioner Kirkham seconded the motion, which was passed by unanimous vote (7-0).

8. REVIEW OF 2017 PLANNING COMMISSION MEETING SCHEDULE.

The Commission viewed the 2017 Planning Commission meeting schedule, and agreed to eliminate February 14, 2017 from the schedule.

9. APPROVAL OF MINUTES

Commissioner Kirkham made a motion to approve the minutes of October 25, 2016 as written. Commissioner Mascaro seconded the motion, which was passed by unanimous vote (7-0).

10. ADJOURN

At 10:00 p.m., Commissioner Garn made a motion to adjourn.



Chairman



Secretary

10-1-43: BUILDING DESIGN STANDARDS; NONRESIDENTIAL:

This section provides design standards applicable to all nonresidential buildings.

A. Building Massing, Form And Pedestrian Scale: Buildings shall relate to each other in their massing and forms. Square "boxlike" structures with large, blank, unarticulated wall surfaces are deemed to be unacceptable. Any facade(s) visible from a public right of way, including pedestrian, transit, and bicycle corridors, shall incorporate architectural features and treatments to diminish the building mass. Architectural design shall anticipate the combination of the following techniques or other appropriate techniques to be reviewed and approved through the development review process. All facades visible from a public right(s) of way, including pedestrian, transit, and bicycle corridors, shall meet the following ~~three-four~~ (34) standards:

1. Horizontal Articulation: 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;
2. Vertical Articulation: Each principal building greater than thirty feet (30') in height shall have a change in cladding material or surface plane or other building material treatments, colors and textures that visually interrupt the wall plane. No single cladding material or surface plane (as applicable) may extend for an uninterrupted vertical distance of more than thirty feet (30'); and
3. Roof & Parapet Variation: ^{Any} All facades visible from a public right of way, including pedestrian, transit, and bicycle corridors, shall include a parapet or other roof variation such as clerestories, dormers, gables, cupolas, or other architectural roof projections that ~~varies-vary~~ in height by at least two feet (2') for each sixty (60) linear feet of facade length.



Figure 1-Clerestory

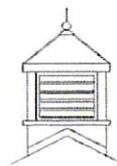


Figure 2-Cupola

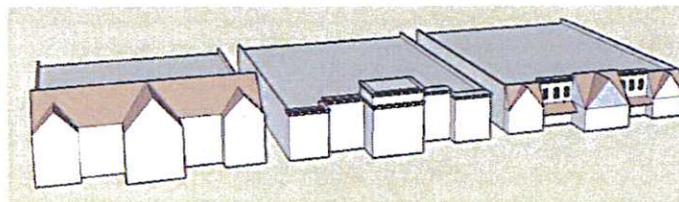


Figure 3-Roof Line Variation

4. Primary Building Entrances: ^{any} All primary entrances ^{shall} must 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.

B. Materials Of Primary Structure: The following building design standards shall apply to all nonresidential primary structures, regardless of zoning district:

1. The outside surface of a nonresidential primary structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.

2. Metal siding, or materials which appear to be metal siding, are a prohibited exterior finish material, except when used as an architectural accent, not to exceed twenty percent (20%) of the exterior surfacing material. Exterior surface is measured per face of the building.

3. Architectural Metal Panels may be permitted with the following restrictions:

a. ^{any} Structures ^{shall} must be designed to have an exterior appearance of conventionally built structures. Approved panel patterns are flat finish which mimic the appearance of concrete panels or embossed finish which mimics the appearance of stucco, stone, ~~or brick or wood~~

b. ^{or} Metal panels ^{system} shall include high quality finished profile panels and concealed fastener systems, with a baked on enamel painted to the manufacturer's standards. Corrugated metal, plastic, or fiberglass panels are prohibited.

c. Panels placement ^{shall} must include a repeating pattern through a change in plane, offset, and reveal, pilaster, projection, fenestration patterns, or piers.

d. ^{One-third} ~~1/3~~ of all exterior walls ^{shall} be finished with materials such as hardie plank or wood siding, stucco, plaster, glass, stone, brick, or other decorative masonry: ^{unless}

The applicant has requested the following wording be added to item d: ^{determination} The Planning commission in its sole discretion, ^{may} waive or reduce this requirement upon demonstration that panel color, design, layout, pattern or texture will result in the appearance that more than one primary material was used on the exterior.

e. Minimum width for metal panels ^{is} 36". ^{and subject to CEO approval which case?}

4. ^{Use of} Metal roofs and metal doors ^{is} are permitted. ⁱⁿ Contrasting or complimentary colors ^{when} shall be used in conjunction with architectural metal panels ^{systems}

45. Structures which are not visible from a public right of way, including pedestrian, transit, and bicycle corridors, may be exempt from these requirements upon written recommendation from the development review committee and approval by the planning commission.

56. Publicly owned or operated utility buildings may be exempted from this requirement upon review of the planning commission and approval of the city council.

C. Materials Of Accessory Structure: The following building design standards shall apply to all nonresidential accessory structures, regardless of zoning district:

1. The outside surface of any nonresidential accessory structure shall be constructed of the highest quality materials and shall be factory finished, stained, integrally colored, or otherwise suitably treated.
2. Metal siding, or materials which appear to be metal siding, are permitted for nonresidential accessory structures subject to the following provisions:
 - a. A wainscot finish, a minimum of four feet (4') in height, shall be provided on any facade visible from a public right of way, including pedestrian, transit, and bicycle corridors.
 - b. The wainscot finish shall be of a material that is compatible with the primary structure on site.
3. Metal roofs and metal doors are permitted on any nonresidential accessory structure.
4. Publicly owned or operated utility buildings may be exempted from this requirement upon review of the planning commission and approval of the city council.

D. Noncomplying Nonresidential Structure: Any nonresidential structure that was lawfully approved prior to enactment of this section, and that does not comply with the building design standards contained herein, shall be considered a noncomplying structure. The following regulations shall apply to all noncomplying nonresidential structures:

1. Any addition shall be made in full compliance with the provisions of this section. Portions of the structure not affected by additions may remain without any requirement to retrofit the existing surfacing.
2. Damaged or destroyed noncomplying structures may be restored in accordance with section 10-5-4 of this title. (Ord. 2015-12, 5-5-2015)

10-1-44: DEFINITIONS:

Architectural Metal Panels: A modular exterior cladding system comprised of insulated or uninsulated prefinished metal panels and supporting framework attached to the structural frame of a building.

10-1-33: FENCE STANDARDS:

No person shall construct, erect, install, place, or replace any fence in the city not in compliance with the terms and conditions of this title and the international residential code.

B. ~~All Other Commercial, Industrial & Residential Developments: With the exception of a single-family or two-family dwelling on an individual lot, the following shall apply to any lot or parcel:~~

1. A wall or fence shall be a maximum of six feet (6') in height, with the exception that any wall or solid fence located within twenty feet (20') of a public street shall be a maximum of three feet (3') in height, ~~and any chainlink fence or fence~~ seventy five percent (75%) or more open, located within twenty feet (20') of a public street, shall be a maximum of four feet (4') in height.

2. ~~Commercial and industrial properties are permitted the use of chain link fence only on the side and rear property lines and shall not extend beyond the front facade of the building. Fencing and gates visible from the street and running more or less parallel to the street or side-street, may not be chain link. All gates for vehicular access to areas used for parking or storage shall slide sideways or swing inward.~~

23. Any outdoor storage ^{or composite fencing} area shall be screened from view by a minimum six foot (6') high ~~tilt up concrete or masonry~~ wall constructed of or finished with materials to match or complement the main building material on site. (Ord. 07-13, 6-5-2007)

4 3. Any roof mounted mechanical equipment shall be screened from the public view by a parapet wall or similar device that is no lower in height than six inches (6") below the height of the mechanical equipment on the exposed side or sides. No chainlink fencing, with or without slats, shall be allowed as a screening device for roof mounted mechanical equipment. (Ord. 07-13, 6-5-2007; amd. 2012 Code)

5 4. A solid screening device or wall of masonry, wood, ~~vinyl composite~~, or similar material shall be constructed along property lines which are located within twenty feet (20') of a single-family residential development or zone. Such wall shall be a minimum of six feet (6') in height, except that the first twenty feet (20') in from the street property line shall be stepped down to three feet (3') in height.

6 5. Subdivisions, planned unit developments or multifamily developments.

a. Rear frontage lots: A wall or fence of six feet (6') shall be required along the rear lot line of a reverse frontage lot. In conjunction with a subdivision plat or planned unit development, a wall or fence along the rear lot line of a reverse frontage lot may have a maximum height of eight feet (8') with specific approval of the planning commission. ~~and shall have a minimum five (5) foot landscape buffer between the wall and the sidewalk, where applicable, or curb,~~ ^{whichever is the greater distance}

b. Residential Developments: ~~Walls and fences~~ ^{out or} along rear lot lines and development perimeters. Such walls shall be constructed of masonry, tilt up concrete panels, wood, vinyl composite fencing or other decorative material with the exception of vinyl fencing which is prohibited. ~~similar material as determined by the land use authority.~~