

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
DECEMBER 12, 2017

FINAL

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. and led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Shannon Anderson, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Steve Condie; Emily Cliften, Rocky Mountain Trucking Academy.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF A PROPOSED AMENDMENT TO THE NORTH SALT LAKE CITY LAND USE ORDINANCE RELATED TO THE GENERAL COMMERCIAL ZONE (CG), CONSTRUCTION CONTRACTOR BUSINESSES, AND OUTDOOR STORAGE AREAS

Sherrie Llewelyn reported that the City received an application for a rezone of a property located at Center Street and Cutler Drive to the relatively new Mixed Commercial (MXC) zone. As staff reviewed the zone it was determined that there would be several issues with implementing that zone. Some of these issues included the addition of pedestrian plazas, trails, bike paths, and regulations regarding outdoor storage.

The Development Review Committee (DRC) suggested alternative code changes to the Manufacturing (MD), and Commercial (CG) zones related to landscaping, buffers, screening, and outdoor storage. The proposed changes will address the issues surrounding the adoption of

the MXC zone and also the outdoor storage and fencing issues that currently exist in the MD and CG zones.

Mrs. Llewelyn then gave a summary of the proposed amendments which included that construction and contractor services were an office-only permitted use and that outdoor storage related to these services would be a conditional use in these zones. Commercial fence standards would only permit chain link fencing on property lines not adjacent to City streets and outdoor storage must be screened by composite fencing or concrete/masonry walls.

Requirements for residential development included rear frontage lots to have a 5' landscape buffer between the fence and sidewalk and that the perimeter fencing be of masonry, concrete, or decorative wrought iron with a prohibition on vinyl fencing.

The proposed requirements for outdoor storage included that it must be screened from view by a solid wall and not a chain link fence with slats, that it was not permitted in a front setback, that there was an 8' minimum landscaped buffer on the outside of the wall, that materials stored would not be stacked higher than 2' above the height of the wall unless the setback from the wall was 20' with a maximum stacked height of 16', and that dumpster enclosures be constructed of masonry or concrete.

The requirements for outdoor display storage (for businesses such as car lots, etc. that advertise goods for sale) included that it would not be located in the required landscaped area, that it would be an accessory use and incidental to retail use, and that the display would be prohibited in the street right of way, fire lane, drive aisle, or required parking and would not cause a visibility issue in the parking area or street.

The last amendment was to add a definition for Contractor Services. The DRC recommended approval of the proposed code amendments regarding fencing, outdoor storage, and construction services with no conditions.

Commissioner Knowlton arrived at 6:40 p.m.

Commission Chairman Drinkall opened the public hearing at 6:40 p.m.

Steve Condie said he was an industrial real estate agent that had sold many properties in the North Salt Lake area. He asked who would be responsible for maintaining the required landscaping and asked if xeriscaping would be acceptable due to the drought climate in Utah. He also asked the Commissioners to consider the fact that more crimes were committed behind masonry type walls and that these types of walls seemed to attract graffiti as well. Mr. Condie

commented that the 20' setback from the wall may limit some potential uses and then asked if large cranes and equipment would be allowed in the outdoor storage areas as they would be taller than the recommended height requirement of 2' above the storage wall.

Commission Chairman Drinkall closed the public hearing at 6:44 p.m.

Commissioner Baskin asked why wooden fencing would not be allowed in residential development adjacent to multi family or non-residential development in the proposed amendment. Sherrie Llewelyn replied that generally wood fences were not maintained so only materials which required less upkeep had been included in the amendment.

Sherrie Llewelyn then addressed the comments from Mr. Condie and said that some properties and existing items would be grandfathered in and that changes would only be required during a site plan amendment for building additions, etc. which would trigger the need for properties to be brought up to current standards.

Council Member Mumford commented that some requirements and issues were not related to a site plan and the code enforcement officer could enforce the ordinance as soon as it was approved. Sherrie Llewelyn said that the amendments could affect the current storage and use of cranes, booms, and equipment and suggested the word "equipment" be removed from the code amendment as well.

Commissioner Knowlton asked for clarification on the approval of the code amendments and the immediate enforcement of certain elements. Council Member Mumford replied that certain sections would be enforceable immediately such as the stacking height allowed for outdoor storage.

Sherrie Llewelyn replied that language could be written into the code to clarify the trigger for certain sections such as landscaping and screening requirements. She also said that property owners were required to maintain their landscaping and that landscaping could consist of drought tolerant plants along with rock mulch. She said the current requirements are landscaping, maintenance of that landscaping, and storage setbacks of 20' from the street.

Steven Condie said some of the requirements, such as the setback of 20', could actually decrease the value of these properties by removing certain utility. He said he recently sold a property that had the requirement of 30% open space and negotiated it down to 15% open space which allowed it to be sold and developed. Mr. Condie said there is only a certain percent of available land and property owners needed to be able to use it effectively.

Sherrie Llewelyn commented that materials could still be stacked up to 10' high in the 20' setback depending on the height of the wall/fencing. She said the 20' setback next to residential was to allow property rights for both business owners and residents. The required landscaping along the wall was to soften the visual impact and discourage graffiti. Mrs. Llewelyn said the main objective of the code amendment was to help improve the image of the City and allow the now prohibited land use of contractors in the CG zone.

The Planning Commission recommended several changes including the addition of the word "only" after the word "allowed" to section 10-1-44 letter B. under Outdoor Storage, item 1 and the replacement of the word "below" with the word "above" in section 10-1-44, letter F.

Council Member Mumford commented that increasing the uses in this zone would help to decrease the vacancies in the area but worried that the CG zone would become an MD zone. He asked if there should be different stacking requirements and equipment/crane storage and use for the CG zone versus the MD and MXC zones.

Commissioner Mascaro asked why vinyl fencing was also prohibited. Sherrie Llewelyn replied that vinyl fencing could be attractive but said after several years it became warped and damaged and overall composite fencing was a more durable option.

Commissioner Baskin asked how graffiti issues were currently handled. Sherrie Llewelyn replied that in public spaces the Public Works Department would remove the graffiti but on private property the property owners would be responsible for the cleanup.

Council Member Mumford commented that he was concerned about the maintenance of the 5' buffer on the rear setback of a property. He said there have been issues in these buffer areas along Redwood Road. Sherrie Llewelyn replied that these issues would be addressed through the new code enforcement process.

The Planning Commission discussed the allowance of chain link fencing in the City code with several members in approval of chain link and several members against the use of chain link fencing in these zones.

Commissioner Knowlton moved to table the consideration of proposed code amendments regarding fencing, outdoor storage, and construction services in the CG and other zones in order to address varying treatment of the fencing and other standards that may vary from one zone to another or may vary with regard to proximity to residential zones.

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

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ROCKY MOUNTAIN TRUCKING ACADEMY, LLC AT 95 NORTH 700 WEST, STE. E, EMILY CLIFTEN, APPLICANT

Shannon Anderson reported on the conditional use permit for Rocky Mountain Trucking Academy which would be located in the CG zone. The truck driving training classes would be held from 7 a.m. to 5:30 p.m. Students would drive the truck during school hours and the truck would be stored on the site overnight. The DRC recommended approval of the conditional use permit with no conditions.

Commissioner Mascaro asked if truck trailers would be stored on site as well. Emily Cliften explained that semi-trucks are currently stored on the shared property with Schneider Transportation and Logistics Services and that the academy truck and trailer would be stored there as well. She said there were typically three students in the classroom and three students driving the truck during the two week training period.

Commissioner Garn moved that the Planning Commission approve the proposed conditional use permit for the Rocky Mountain Trucking Academy with no conditions. Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford.

4. CONSIDERATION OF AN EXPANSION OF A CONDITIONAL USE PERMIT AND SITE PLAN AMENDMENT FOR LANG EQUIPMENT AT 110 SOUTH RIVERBEND WAY, ALAN LANG, APPLICANT

Sherrie Llewelyn reported that in December of 2014 Lang Equipment was granted a conditional use permit and site plan amendment; however, the improvements were never made and the approvals have lapsed. The approval was made with the allowance for chain link fencing around the outside storage area, provided that enhanced landscaping was added for screening. The applicant is now requesting the same outdoor storage expansion with wooden slats inserted into the chain link fencing. Staff has recommended approval of the extension of the fencing as well as the addition of enhanced landscaping per the previous approval. The City Engineer also requested that the detention pond walls shall be no steeper than a 3:1 slope.

Commissioner Baskin moved that the Planning Commission approve the proposed conditional use permit and site plan amendment for the outdoor storage expansion of Lang Equipment at 110 South Riverbend Way with the following condition:

- 1) The detention pond walls shall be no steeper than a 3:1 slope.

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

5. REVIEW PLANNING COMMISSION MEETING SCHEDULE FOR 2018

The Planning Commission reviewed the proposed meeting dates for 2018.

6. APPROVAL OF MINUTES

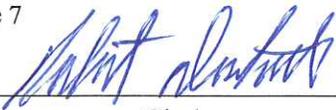
The Planning Commission meeting minutes of November 28, 2017 were reviewed and approved. **Commissioner Mascaro moved to approve the minutes of November 28, 2017 with the amended changes. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford.**

Council Member Mumford thanked everyone for their service on the Planning Commission and the opportunity he had to work with the commissioners and staff.

Commissioner Baskin said this would be her last meeting and thanked Commissioner Kirkham for his puns, Commissioner Garn for his kind nature, Commissioner Knowlton for his self-depreciation, Commissioner Drinkall for his service as the chair, Council Member Mumford for being an advocate for the voiceless, and Commissioner Mascaro for being a great asset.

Commission Chairman Drinkall said this would most likely be his last meeting as well. He spoke on his experiences and what he had learned from the commissioners and staff while helping to improve the City. He also said he appreciated the friendships he had made and expressed respect and admiration for his fellow commissioners.

Commissioner Kirkham commended Commission Chairman Drinkall for being a great chair and for his capability in handling difficult situations.



Chairman

Recorder



Secretary