

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 22, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:02 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Kim Jensen
Commissioner Bruce Oblad
Council Member Brian Horrocks

EXCUSED: Commissioner Jim Allen
Commissioner Beth Goodrich

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Paul Warnock, PRW Architecture; Ben and Jeremiah Braunberger, Aaron Thomas, Taylor Thompson, Jake Wood, Lance Allred, Jordan Loy, James Ivie, Joey Carroll, David Johnson, Donny Aldave, Don Thomas, Bountiful residents.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A REDUCTION IN THE MINIMUM LOT SIZE FOR A PROPOSED ARCHITECTURAL OFFICE IN THE HIGHWAY COMMERCIAL DISTRICT (C-H). PROPERTY LOCATED AT 135 EAST CENTER STREET. PAUL WARNOCK, APPLICANT

Ken Leetham stated that Paul Warnock of PRW Architecture is seeking a conditional use permit to allow a lot size below the required one acre for the C-H District. The property at 135 East Center Street is approximately 0.35 acres. Section 11.12.2.1 of the City's LUDMA allows the Planning Commission to approve lot sizes of less than one acre. Mr. Warnock is intending to use the existing home on the property as a professional architecture office.

Mr. Leetham stated that this request is similar to what was granted for the Family Dollar business on Redwood Road last year. He noted that with these types of requests, the City needs to determine if the exception would cause other code violations. In this situation, Mr. Warnock can still comply with parking and landscaping regulations by using the lot with a reduced size.

Chairman Klotz asked why the City's code requires a one acre minimum lot. Mr. Leetham stated that many other cities have the minimum acre lot size, and North Salt Lake may have adapted its original code from other cities. He added that a code amendment in the next few months should address this issue and others in North Salt Lake, especially along Hwy. 89, such as pathways, or increased landscaping, etc.

Commissioner Oblad asked if Mr. Warnock would be re-grading any of the property. Mr. Warnock said they would be doing a minimum amount. He has spoken with Paul Ottoson, and will work with the City to ensure appropriate handling of the drainage and grading issues.

Commissioner Oblad asked about the parking configuration and how he chose the design. Mr. Warnock responded that he wanted to use a minimum amount of asphalt. The boundary line was different than he had anticipated, and therefore had to work through that issue with the neighbor, and thirdly, there is a large pine tree that he wanted to remain on the property. The parking design is a result of these factors. Commissioner Oblad thanked Mr. Warnock for removing the vinyl fence.

Mr. Warnock offered his opinion on changing the City code's minimum lot size requirement. He stated that from an architect's point of view, developers push for the smaller lot sizes because it gives increases their bottom line. But for architects, it becomes a big challenge to design on smaller parcels. Mr. Leetham thanked him for his input.

Commissioner Oblad moved to grant a conditional use permit for PRW Architecture, located at 135 East Center Street, allowing for a reduction of minimum lot size. Commissioner Cary seconded the motion. The motion was approved by Commissioners Cary, Klotz, Oblad, Jensen, and Council Member Horrocks. Commissioners Allen and Goodrich were excused.

2. APPROVE MINUTES

The February 8, 2011 Planning Commission minutes were reviewed and amended. **Council Member Horrocks moved to approve the Planning Commission minutes of February 8, 2011 as amended. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Cary, Klotz, Oblad, Jensen, and Council Member Horrocks. Commissioners Allen and Goodrich were excused.**

3. MISCELLANEOUS

A group of Boy Scouts (troop not specified) joined the meeting at approximately 7:20 p.m. Council Member Horrocks suggested that Ken Leetham provide a brief description of the Planning Commission's responsibilities, which he did. Members of the Planning Commission offered additional information.

4. ADJOURN

Chairman Klotz adjourned the meeting at 8:03 p.m.

Chairman

Secretary