

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
JUNE 12, 2012

Commissioner Bruce Oblad, acting as Chairman Pro Tem, called the meeting to order at 7:00 p.m. and welcomed those present. Chairman Eric Klotz was excused.

PRESENT: Commissioner Kim Jensen  
Commissioner Bruce Oblad  
Commissioner Allen Tidwell  
Council Member Brian Horrocks

EXCUSED: Commission Chairman Eric Klotz  
Commissioner Robert Drinkall

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

OTHERS PRESENT: Jim Allen, resident; Garrett Seely, Woodside Homes; Shawn Ferrin, representing Stericycle; Mike Lennon, and Wade Budge, Runaway Bay Investments 1000 W. Center St. NSL.

1. CITIZEN COMMENTS

Jim Allen addressed the Commission stating that the City had been coerced into allowing additional apartments to be built in the Foxboro neighborhood. He then requested that the City prohibit the building of any more apartments in the proposed Foxboro Village Center. Mr. Allen added that the building height should be no more than two stories, instead of the 4 stories that were previously proposed with the rezoning.

2. CONSIDERATION OF A PRELIMINARY/FINAL PLAT FOR STONEHAVEN WEST  
IN FOXBORO NORTH. GARRETT SEELY – WOODSIDE HOMES, APPLICANT.

Ali Avery displayed a slide of the Stonehaven West plat being considered for approval. She stated that the total site area is 9.41 acres, with the proposed lots averaging 2,947 square feet each. The rear lots on the north side of Stonehaven West will have garage and driveway access from Stonehaven Drive, but the homes will front 900 North. The typical minimum setbacks for this development are: front yard: 5'; side yard: 5'; and rear yard: 10'. The lots that front Skipton Drive have a 10' front yard setback due to the 10' public utility and drainage easement on the front of the property. Stonehaven Drive is proposed to be a 33-foot wide private street, with North Salt Lake City owning and maintaining the storm drain line.

There are several visitor parking areas along Stonehaven Drive which account for the total guest parking areas within Stonehaven West. The guest parking requirement is 0.25 guest parking stalls per unit, and there are 45 guest parking stalls provided for this development (approximately

0.56 guest parking stalls per unit). Two-car garages will be provided to meet the requirement of two parking stalls per unit. The homes that front Skipton Drive will have 20' long driveways, as opposed to the rest of the courtyard homes which will share driveway areas. A clubhouse is proposed on "Parcel A" for the benefit of the entire Foxboro North HOA.

Along with the approval of preliminary and final plats for Stonehaven West in Foxboro North, there is a mineral, oil, and gas easement proposed to be vacated along the south side of Stonehaven West and future Stonehaven East. The vacation of that easement has been noticed for final approval by the City Council on June 19, 2012. The proposed CC&Rs for Stonehaven West would need to be reviewed and approved by City staff prior to approval by the City Council. Mrs. Avery added that the City Engineer has reviewed and approved the construction drawings for this development.

Council Member Horrocks stated that the setbacks seem very small at only five feet. Commissioner Oblad asked what the driveways would be like and what type of parking would be available. Mr. Seely said each home would have a two car garage, but driveways are not deep, so that is why they increased visitor parking. The proposed development is nearly identical to the already existing Stonehaven North development.

**Council Member Horrocks moved that the Planning Commission recommend approval of the proposed preliminary design plan and final plat for Stonehaven West in Foxboro North to the City Council with the condition that staff approve the CC&Rs for the development prior to the approval by the City Council. Commissioner Tidwell seconded the motion. The motion was approved by Commissioners Oblad, Tidwell, Jensen and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.**

### 3. AMENDMENT TO THE LAND USE ORDINANCE CREATING AN EXISTING USES OVERLAY ZONING DISTRICT

Ken Leetham reported that on February 7, 2012, at the end of the development moratorium, the City rezoned several properties along Redwood Road and Center Street from M-D to C-G. At the time, several property owners expressed concern about their uses and how this new zoning would affect their uses in the future. As a result, the City Council asked staff to create an overlay zone to allow existing property owners in this area to continue to use their properties as they had been. He stated that this zone is being referred to as an Existing Uses Overlay zoning district.

Mr. Leetham stated that the formation of this Existing Uses Overlay zone serves two purposes: First, it allows impacted property owners, who apply and qualify, to continue to use the property as they were as of February 7, 2012. Second, this overlay zone would also allow the growth of the existing businesses at those locations. There are some required criteria for the applicants to meet, and they only have two years to apply for the re-zone. Mr. Leetham reported that the proposed language has been reviewed and approved by the City Attorney.

**Commissioner Oblad opened the public hearing at 7:23 p.m.**

Wade Budge, of Runaway Bay Investments, said they lease the property at 1000 West Center Street. They have been working with staff on this proposal, and are attending the meeting to voice their support. Mr. Budge said they look forward to filing an application with the City, should this be moved forward and approved by the City Council.

Shawn Ferrin, representing Stericycle, an owner within the district, stated they have looked at this ordinance, and worked with City staff as well. They are satisfied with the ordinance, and as soon as it is adopted, they would also complete an application and bring it to the City.

**Commissioner Oblad closed the public hearing at 7:26 p.m.** He then stated that this is a good example of compromise for businesses and City planning needs. Council Member Horrocks stated that he also supports this overlay zone, as he feels the rights of property owners should be acknowledged.

**Council Member Horrocks moved that the Planning Commission recommend approval of the Land Use Ordinance amendment creating an Existing Uses Overlay zoning district to the City Council as written. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Oblad, Tidwell, Jensen and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.**

4. APPROVE MINUTES

The May 22, 2012 Planning Commission minutes were reviewed. **Commissioner Oblad moved to accept the Planning Commission minutes of May 22, 2012 as written. Commissioner Tidwell seconded the motion. The motion was approved by Commissioners Oblad, Tidwell, Jensen and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.**

5. ADJOURN

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Commission Chairman Pro-Tem

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Secretary