

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
AUGUST 14, 2012

Commissioner Bruce Oblad, acting as Chairman Pro Tem, called the meeting to order at 6:59 p.m. and welcomed those present.

PRESENT: Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ryan Mumford
Commissioner Bruce Oblad
Council Member Brian Horrocks

EXCUSED: Commission Chairman Eric Klotz

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

OTHERS PRESENT: Andy Patterson, Rand's Auto Sales; Peter Evans, Woodside Homes. Steve Lewis, Lewis Bus Group.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A SITE PLAN FOR RAND'S AUTO SALES LOCATED AT THE SOUTHEAST CORNER OF 400 EAST AND 2600 SOUTH. ANDY PATTERSON – RAND'S AUTO SALES, APPLICANT.

Ali Avery reported that Rand's Auto Sales has been doing business in North Salt Lake City since 1996 at 925 North Highway 89. They would like to expand their business and have identified a location for a secondary lot at the southeast corner of 400 East and 2600 South. The secondary lot is proposed to have approximately 40 cars for display at the site. Rand's Auto Sales will be leasing the parcel from the Best Western Cottontree Inn located to the south of the proposed car lot.

The site plan approval is to pave the lot, which is currently gravel, install additional landscaping including a vehicle display area oriented to 2600 South, and a modular sales building with parking around it. The DRC recommends approval of the site plan subject to the condition that a driveway access easement between the Rand's Auto Sales and the Best Western Cottontree Inn parcels must be reviewed by the City Engineer and recorded with Davis County within 30 days of this approval.

Council Member Horrocks asked if the owners need an additional dealer's license and also what signage is planned for their second location. Mr. Patterson stated that they can operate both

locations with one license, but will have both locations bonded. Signage will consist of two 4-ft.-high lighted rocks. They will also have awnings with signage.

Commissioner Drinkall moved to approve the site plan for Rand's Auto Sales located at approximately the southeast corner of 400 East and 2600 South subject to the following condition: that a driveway access easement between the Rand's Auto Sales and the Best Western Cottontree Inn parcels must be reviewed by the City Engineer and recorded with Davis County within 30 days of this approval. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Drinkall, Oblad, Mumford and Jensen and Council Member Horrocks. Chairman Klotz was excused.

3. SITE PLAN FOR LEWIS BUS GROUP LOCATED AT 1009 RECREATION WAY

Ali Avery stated that Lewis Bus Group is a bus dealership for several bus companies. At this location, they are also proposing to supply parts and service for the buses they have sold and also perform maintenance for buses of all types. Their proposed location is Lot #3 of the Outdoor Recreation Outlets Subdivision. There are seven (7) sales and administrative staff and five (5) maintenance technicians who will be working on-site. They are planning for growth and expect to add 2-4 more staff within the next two years.

This particular property has many easements going through it which has made the site plan design a challenge. Along the frontage of Redwood Road, there is a 15' public utility and drainage easement. Along the Recreation Way frontage, there is a 10' public utility and drainage easement. And, going through the property at an angle running from the northeast corner to the southwest corner, there is a Kern River Gas Easement which is approximately 50' in width.

The applicant is proposing to provide 61 parking stalls (29 bus parking stalls and 32 standard parking stalls). Because the majority of clients coming to the site will be driving buses, City Staff has determined that the bus parking stalls may count towards their parking requirements for this site. They will need to install one additional ADA parking stall.

Their landscaping plan meets the requirements in the City's Land Use Ordinance. The sidewalk is not in place, and the DRC is recommending altering the drawing with the sidewalk to be relocated to designate the back of the sidewalk as the property line instead of the front of the sidewalk, or that a sidewalk easement is recorded with Davis County to allow for pedestrian movement across private property.

Council Member Brian Horrocks moved to approve the site plan for Lewis Bus Group located at 1009 Recreation Way subject to the following conditions: 1) The sidewalk on Redwood Road must be relocated to designate the property line as the back of the sidewalk rather than the front of the sidewalk prior to issuance of a building permit, or a sidewalk easement must be recorded with Davis County within 30 days of this approval, 2) One additional parking stall be designated as ADA compliant to total three ADA parking stalls on-site prior to issuance of a building permit. Commissioner Jensen seconded the motion.

The motion was approved by Commissioners Drinkall, Oblad, Mumford and Jensen and Council Member Horrocks. Chairman Klotz was excused.

4. REZONING THE SOUTHWEST CORNER OF REDWOOD ROAD AND 900 NORTH FROM C-G TO BE INCLUDED IN THE FOXBORO NORTH P DISTRICT

Ali Avery reported that the City Council approved an amendment to the Foxboro North General Development Plan and Conditional Use Permit Agreement on June 15, 2012. The General Development Plan includes a portion labeled on the plan as “south apartments” that contains 48 apartment units on the south side of 900 North between redwood Road and Cutler Drive. Although this lot was included in the General Development Plan, it is not currently within the Foxboro North P District. Foxboro North Plat 16 was approved by the City Council on August 7, 2012, which includes the platted lots for the north apartments and south apartments.

Commissioner Oblad opened public hearing at 7:30 p.m. There were no public comments, and he closed the public hearing at 7:31 p.m.

Commissioner Mumford asked who is initiating this change. Ali Avery responded that it was included in the plan, but never rezoned to the P district. Woodside Homes is just exchanging the parcel for the Thurston parcel that was previously in the general development plan, and are the ones making the request.

Commissioner Drinkall asked if the City would approve building apartments that close to the busy street. Mrs. Avery said the City is requiring a wall/barrier, and also, there will be no driveway access onto Redwood Road.

Commissioner Drinkall moved to recommend approval to the City Council of the rezoning of property at the southwest corner of Redwood Road and 900 North from C-G to be included in the Foxboro North P District. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Drinkall, Oblad, Mumford, Jensen and Council Member Horrocks. Chairman Klotz was excused.

5. PROPOSED CODE AMENDMENTS

Ken Leatham reported that this item of code amendments was brought up by Sterling Codifiers, who notified the City of several discrepancies in the code that should be corrected.

One issue dealt with barbed wire fences, and the other item was eliminating the term “Zoning Administrator” and changing it to other terms throughout the code, ranging from Community and Economic Development Director, to DRC, to City Engineer, or to Community and Economic Development Department.

Commissioner Oblad opened the public hearing at 7:41 p.m. There were no comments, and he closed the public hearing at 7:41 p.m.

Council Member Horrocks asked about the fence requirements, and he asked if private citizens can construct their own sound barrier along the highway system. Ken Leetham stated that a resident could. UDOT's sound walls are 12 ft. high, and the City does not have control over that.

Ken Leetham suggested recommending approval to the City Council, with the addition to allow staff to add the words "or designee", as appropriate to the motion. If there are any more significant changes, staff will bring it back to the Commission for review.

Commissioner Oblad moved to recommend approval of the proposed code changes to the City Council, and including the term, "or designee", as appropriate. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Oblad, Mumford, Jensen and Council Member Horrocks.

6. APPROVAL OF MINUTES

The Planning Commission minutes of July 31, 2012 were reviewed and amended. **Council Member Horrocks moved to approve the July 31, 2012 Planning Commission minutes as amended. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Drinkall, Oblad, Mumford, Jensen and Council Member Horrocks.**

7. REVIEW AND DISCUSSION OF PROPOSED GENERAL PLAN AMENDMENTS

Ken Leetham then proceeded with the review and discussion of the proposed General Plan amendments prior to being brought before the City Council. As part of the review, the Commission asked Mr. Leetham to remove wording regarding high density housing for Center Street and Redwood Road. This review and discussion will continue at the next Planning Commission meeting, and thereafter as needed.

8. ADJOURN

Commissioner Oblad adjourned the meeting at 9:00 p.m.

Chairman Pro Tem

Secretary