

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
AUGUST 28, 2012

Commission Chairman Eric Klotz called the meeting to order at 6:09 p.m. and welcomed those present.

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

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

OTHERS PRESENT: Jim Allen, resident (arrived at 6:50 p.m.).

1. PUBLIC COMMENT

There were no public comments at this time.

2. REVIEW AND DISCUSSION OF PROPOSED GENERAL PLAN AMENDMENTS

Ken Leetham led the Planning Commission in a continued discussion of the proposed General Plan amendments. (The Commission has been discussing the amendments during the last few meetings, with staff noting the suggested changes from the Planning Commission.)

There was some discussion about transportation and roadways. PUBLIC COMMENT

Chairman Klotz invited Jim Allen to address the Commission, when he arrived at 6:50 p.m.

Jim Allen, resident of 902 Romsey Court, stated that in looking over the proposed general plan, he would like the City do an analysis of multi-family housing and determine if additional units are needed, as stated in the plan. He did not like that the current study only included NSL, when there are neighboring cities, not included in the study, that have a lot of multi-family housing. He said he also does not agree with the opinion that empty nesters all want to downsize into apartments/condos. That study does not hold true for everybody.

Mr. Allen then addressed the portion of the plan regarding building height in the Foxboro entrance area along Redwood Road. He stated that a four-story building is too tall. Ken Leetham stated that the plan has been changed to show a height minimum of two stories, not four. Mr. Allen stated that it should state a maximum of two stories, not a minimum.

Commissioner Drinkall excused himself at 7:00 p.m.

3. GENERAL PLAN REVIEW (CONT.)

The Planning Commission continued their General Plan discussion, and Mr. Leetham brought up some of the goals listed in the plan. Goal #3 refers to transit proposals for Hwy 89. Bus rapid transit is the staff's recommended mode of transit for that corridor.

Goal #4 deals with pedestrians, sidewalk gaps, routes, etc. The Planning Commission recommended that the trail section of the plan be reviewed by the City's Parks and Trails Advisory Board.

There was discussion on land use analysis, including the town center.

Commissioner Drinkall returned to the meeting at 8:48 p.m.

Ken Leetham reported that City staff is recommending against creating an RAC zone (for the Kimball property). Staff will be recommending the use of the P-district for the area.

Regarding policy 6.3, Ken Leetham asked the Commission to note that the City Engineer and consultant are both recommending the City conduct intersection design studies for Center Street, 1100 North, and Foxboro Drive, to examine the future needs of those areas.

There were no comments on policy 7, but Mr. Leetham stated they should address some land use ordinance changes, and include some standards to deal with potentially incompatible land uses together, as well as buffering.

Ken Leetham stated that staff will make the recommended changes to all of the chapters, and give them back to the Commission. Before the Commission makes a recommendation, a public hearing on the general plan will have to be held. After the public hearing, the Commission can make a recommendation to the City Council. He added that the Council wants to have another open house meeting with the public on the plan the Commission is recommending to the Council.

Chairman Klotz stated that the public open house should happen before the Planning Commission makes their recommendations to the City Council.

4. ADJOURN

Chairman Klotz adjourned the meeting at 10:15 p.m.

Chairman

Secretary