

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
OCTOBER 23, 2012

Chairman Eric Klotz called the meeting to order at 6:03 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ted Knowlton (arrived at 6:18 p.m.)
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: Steve Froebe, Big West Oil; Roger Smith, SLA Architects, Jerry Merritt, Kevin Harrant, Robert Bagley; Marshall Radio Telemetry; Wilford Cannon, Wade Crandall, Sky Properties; Garrett Seely, Woodside Homes; Yukuang Zhang, Sterling Murdock, Keoki Williams, John Hall, Carlin Jacobson, residents.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A SITE PLAN FOR AN ADDITION TO MARSHALL RADIO
TELEMETRY LOCATED AT 845 WEST CENTER STREET – CORY MALAN,
COREY MALAN CONSTRUCTION INC., APPLICANT.

Ali Avery reported that Marshall Radio Telemetry is an existing business in North Salt Lake which has recently moved from their previous location in the City. At this time, they are proposing an addition to the existing facility (previously the UPS building) to accommodate the manufacturing portion of their business. This would include electronic fabrication enclosing milling operations and bench work. The building is located within the C-G zoning district, and a conditional use permit was approved by the Planning Commission for the manufacturing and fabrication portion of the business on March 13, 2012. The remainder of the building is used for their administrative offices.

The DRC recommends approval of the site plan for an addition to Marshall Radio Telemetry located at 845 West Center Street with no conditions, as they have already met the recommended conditions of approval from the staff report.

Commissioner Oblad moved to approve the site plan for an addition to Marshall Radio Telemetry located at 845 West Center Street. Commissioner Drinkall seconded the motion.

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

3. CONSIDERATION OF A SITE PLAN FOR TWO ADDITIONAL BUILDINGS AT BIG WEST OIL LOCATED AT APPROXIMATELY 333 WEST CENTER STREET. BRAD ASHWORTH – SLA ARCHITECTS

Ken Leetham reported that this proposal is for two additional buildings to be constructed on the Big West Oil site. The existing lab building is proposed to be demolished and a new lab building constructed in the same location. Also, a new change house building (approximately 2,659 square feet) is proposed to the south of the new lab building (approximately 6,355 square feet). Staff finds that there is adequate parking according to the city's Land Use Ordinance, and the buildings are acceptable on the site as laid out and proposed. The DRC is recommending that a 10' landscaping easement be placed on the Big West Oil property along Center Street to facilitate the city's installation of large street trees on private property in accordance with the beautification goals of the City for Center Street. Additionally, the DRC recommends that a portion of the Big West Oil property east of the subject driveway be dedicated to the City for future right-of-way.

Commissioner Mumford asked when they plan to have their project complete. Steve Froebe, Big West Oil, stated they expect completion in June or July of 2013.

Commissioner Drinkall moved to approve the site plan for two additional buildings on the Big West Oil site located at approximately 333 West Center Street subject to the following conditions: 1) a 10' landscape easement for the property designated on the proposed landscaping plan shall be reviewed and approved by the City Engineer and recorded with Davis County within 60 days of this approval, and 2) 7' of right-of-way in the area designated on the site plan shall be deeded to the City of North Salt Lake within 60 days of this approval. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Oblad, Klotz, Drinkall, Jensen, Mumford and Council Member Horrocks. Commissioner Knowlton was excused.

Commissioner Knowlton arrived at 6:18 p.m.

4. CONSIDERATION OF A PRELIMINARY DESIGN P LAN AND FINAL PLAT FOR FOXBORO NORTH PLAT 14. GARRETT SEELY – WOODSIDE HOMES, APPLICANT.

Ali Avery reported that the plat being reviewed for Woodside Homes is located just south of Legacy Park in Foxboro North on the west side of Skipton Drive. The proposed single-family lots are in conformance with the approved concept plan for Foxboro North. Plat 14 contains eight (8) single-family lots with an average lot size of 8,863 square feet. There is a typical ten-foot (10') wide public utility easement along the front of each of the lots. An easement for Questar gas that is 30' in width goes through this plat and follows the road through Ethnie Court where it becomes a side lot line easement on Lots 1403 and 1404, each 15' in width. There is

also a Questar easement that varies from 30' to 38' in width at an angle from south to north across the plat, but is not located on any residential building lots. Parcel A is a detention basin that is being conveyed to the City to own and maintain. Parcel B is a wetlands area that is being conveyed to the City to own and maintain. The wetlands have been delineated as such by the U.S. Army Corps of Engineers and are limited in use by that designation.

Commissioner Jensen moved to recommend approval of the proposed preliminary design plan and final plat for Foxboro North Plat 14 to the City Council with no conditions. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Oblad, Klotz, Drinkall, Jensen, Mumford, Knowlton and Council Member Horrocks.

5. PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH PLAT 15. GARRETT SEELY – WOODSIDE HOMES, APPLICANT.

Ali Avery stated that Woodside Homes is seeking approval for 41 single-family lots with an average size of 5,583 square feet. Parcels A and B are being conveyed to the South Davis Sewer District to provide access to their manholes. The parcels will be covered in a washed gravel surface and fenced/gated to restrict public access. Parcel C is an open space lot which is planned to be a pocket park, and will be owned and maintained by the Foxboro North Homeowners' Association.

Commissioner Mumford asked if these lots are already sold. Mr. Seely said they are selling about six per month in Foxboro North, so they are preparing to keep up with demand.

Commissioner Knowlton asked where the trail is relative to the plan, and if a pedestrian could access the trail via the storm drain easements. Mrs. Avery responded that they are not public access points; however, the next plat (being considered on tonight's agenda) does have a trailhead access point. She added that pedestrians can park and walk to the trail at the southwest corner of Legacy Park, as well.

Commissioner Oblad moved to approve the preliminary design plan and final plat for Foxboro North Plat 15 with no conditions. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Oblad, Klotz, Drinkall, Jensen, Mumford, Knowlton and Council Member Horrocks.

6. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH STONEHAVEN WEST PLAT 2 P.U.D. GARRETT SEELY – WOODSIDE HOMES, APPLICANT.

Ali Avery reported that Woodside Homes is seeking approval for a plat located along the west side of Skipton Drive and Bexley Drive in Foxboro North. The proposed single-family lots conform to the approved concept plan for Foxboro North and are included in the Foxboro North Stonehaven West P.U.D.

Stonehaven West Plat 2 contains seven (7) single-family lots with an average lot size of 4,143 square feet. There is a typical ten foot (10') wide public utility easement along the front of each of the lots and parcels. All the residential lots in this plat are required to have a 20' minimum driveway depth. The front yard setback is a minimum of 5' and the rear yard setback is a minimum of 10'. Parcels A, C & D are open space lots that will be owned and maintained by the Foxboro North Homeowners' Association and are intended to be pocket parks. A public parking lot and trailhead for the Legacy Trail will be constructed on Parcel A, and a public use easement will be recorded on the property. Parcel B will be dedicated to the City for use as a detention basin for the Foxboro North area. The plat and construction drawings have been reviewed by the City Engineer and have been found to be in compliance. The DRC recommends approval with no conditions.

Commissioner Mumford asked what the differences are between the Stonehaven phases. Mr. Seely stated that Stonehaven North had Y-shaped concrete driveways, where these have straight asphalt driveways. He noted that Woodside Homes had to replace many of the concrete driveways. The home designs are the same, but some homes now have frontage on different streets.

Commissioner Jensen moved to recommend approval of the proposed preliminary design plan and final plat for Foxboro North Stonehaven West Plat 2 to the City Council with no conditions. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Oblad, Klotz, Drinkall, Jensen, Mumford, Knowlton and Council Member Horrocks.

7. CONSIDERATION OF A CONCEPT PLAN FOR EAGLEPOINTE ESTATES PHASES 17-19. STEVE ISRAELSEN – SKY PROPERTIES, APPLICANT.

Ken Leetham reported that Sky Properties is seeking approval of their concept plan for Eaglepointe Estates Phases 17-19 that contains fifty (50) lots within the R1-12 zoning district. The average lot size of the proposed lots is 14,955.22 square feet, with a total average density of 2.39 dwelling units per acre. The City's Land Use Ordinance requires the following lot width, depth, and buildable area: lot width: 90 ft, lot depth: 110 feet, buildable area: 5,000 square feet (50' dimension) of property, outside of setback areas, that has less than a 30% natural grade. Staff has determined that the proposed lots meet the above-listed requirements for the R1-12 zoning district.

A geotechnical study was conducted in 2003 for most of the hillside development in the City, including this property. No detrimental effects were found on this particular property that would prohibit it from being developed as planned. Additionally, the City Engineering Department has performed a water model to determine whether proper flow rates and pressure will be achieved in this development as proposed. The utility plans will be addressed with the preliminary design plan, final plat and construction drawings.

The property will be developed in three phases: 17, 18, and 19. It is anticipated that Phase 17 will be brought to the Planning Commission and City Council for approval before the end of the calendar year.

Ali Avery mentioned that the City mailed public notice to all property owners within 300' of the property regarding any known environmental concerns on this property. The notice was for written comment and not a public hearing. The City received two comments, from Nathan Hall and Keoki Williams regarding the blasting activity occurring at the Lakeview Rock Products/Hughes gravel pit. Mr. Leetham then stated that the Planning Commission should determine, since the question has been raised, if there is activity on the hillside that should prevent the City from allowing residential construction. Does it render these properties and others, unbuildable?

John Hall, a resident living on Parkway Drive, stated that he does want this area developed; however, he is concerned about the blasting still being done by Lakeview Rock Products (LRP). He has made numerous attempts to get LRP to blast within safe levels for the nearby residents. Mr. Hall stated that when State inspectors are around and LRP blasts within regulated levels, it is a huge improvement to the amount of shaking they feel at their home when the state inspectors aren't on-site. However, there is no federal agency to enforce fly rock or ground vibrations. It is a loophole, with no enforcement. The only citation LRP received when a rock went through his roof during blasting was "failure to notify." He stated that safety is an issue.

Council Member Horrocks stated that if housing density is increasing, and someone gets hurt, it certainly would be in someone's jurisdiction, and someone should be responsible. Chairman Klotz agreed and said there are no guarantees, but it should be examined further.

Ken Leetham said the City needs to work with Lakeview Rock and Hughes to better understand what their plans are, where and when they are going to blast, and maybe come up with a plan. Mr. Hall said if LRP would implement some of their safety measures, they would be fine with that; however, it would cost LRP more money. Wilford Cannon stated that LRP has represented to Sky Properties that they are trying to mine higher up the hill, to get that done and be out of the area before more residential development happens.

Commissioner Mumford stated that on the plat itself, lot 1507, looks like the plat line is in the middle of the cul de sac. Wilford Cannon stated that Lot 1507 will not be built until the road goes through and the temporary turn-around is eliminated. Commissioner Mumford also asked about the pipeline easement and if it would be improved or donated. Wilford Cannon stated that the easements will be owned and maintained by the property owners within their residential lots.

Chairman Klotz asked how steep the slope is behind the homes on the northwest portion of the development, and what is below those lots as he believes it is as steep as any other areas the City has dealt with before. Wilford Cannon stated that the tennis club is below this area. Commissioner Klotz mentioned that it would be beneficial to provide for appropriate drainage at the rear of these lots to prevent future slope failure onto the properties below in the event of over-watering or similar situations.

Commissioner Knowlton referred to the end of Parkway Circle and suggested exploring the walking distance to the church and school property, as it is pretty long. He said a simple pedestrian connection to the next street over could increase the walk-shed dramatically, although the slope may make this too difficult. Mr. Cannon agreed that this is the case and said Parkway Circle is platted already, so they would not be in a position to change that at this point. There are also three pipelines through there, so there are some open space areas for walking. Commissioner Knowlton stated that also in the vicinity of Lot 1814, there could be a connection to the church and school to provide an opportunity to walk to those destinations from that subdivision. Mr. Cannon agreed to certainly look at those possibilities and see if there are options for that. He added that if the terrain were flat, it would definitely work.

Commissioner Oblad moved that the Planning Commission recommend approval of the proposed concept plan for Eaglepointe Estates Phases 17-19 to the City Council with two conditions: 1) that some methodology for controlling drainage is considered to the north of lots 1901 through 1907 and 1813, and 2) that the developers consider a walkable path, or trail, along the Kern River pipeline on Silver Tree Lane, (lots 1814 and 1815) that would continue southeast toward the church and school property. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Oblad, Klotz, Drinkall, Jensen, Mumford Knowlton and Council Member Horrocks.

Ken Leetham stated, for the record, that blasting and vibration should be discussed with City staff and Lakeview Rock Products/Hughes. It is probably not a condition in the motion, but staff will speak to the city attorney as well.

8. ADJOURN

Chairman Klotz adjourned the meeting at 7:17 p.m. (noting that they would reconvene in the Council Chambers for the public hearing to review the North Salt Lake City General Plan.)

Chairman

Secretary