

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JANUARY 8, 2013

Commission Chairman Eric Klotz called the meeting to order at 6:35 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Ryan Mumford
Commissioner Bruce Oblad
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Nathan Rich, Wasatch Integrated Waste Management; Russ Tolbert, Hallmark Homes; Tom Freeman, Tom Stuart Construction; David Kimball, Kimball Investments; Rocio Astorga, Kidsboro; Terry Jenkins, Hunter Coleman, Trey Taggart, Justin Piatt, Alex McCLEllan, Jackson McCLEllan, Boy Scouts.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING FOR AND CONSIDERATION OF A REQUEST TO PLACE THE EXISTING USES OVERLAY ZONING DISTRICT ON THE PROPERTY LOCATED AT 1018 WEST CENTER STREET. NATHAN RICH – WASATCH INTEGRATED WASTE MANAGEMENT DISTRICT, APPLICANT.

Ken Leetham stated that the City had already reviewed several other requests to utilize the Existing Uses Overlay Zoning District in this neighborhood. These requests have been granted, and this zoning has been applied to the properties of Stericycle, Runaway Bay Investments, and Horizon Manufacturing, and there are additional applications expected.

The Development Review Committee (DRC) recommends approval of the proposed placement of the existing uses overlay zoning district on the property generally located at 1018 West Center Street. The existing overlay zoning district will allow for contractor and land development, material storage and equipment yards, with accessory uses including equipment maintenance, equipment fabrication, warehousing and office space.

Chairman Klotz opened the public hearing at 6:37 p.m.

Nathan Rich, representing Wasatch Integrated Waste Management (WIWM) addressed the Commission and stated that the Waste Management District purchased this land at the recommendation of the South Davis mayors, including North Salt Lake City's. Now that WIWM no longer fits into the long range plans of NSL, the district is interested in surplussing the property. Because the property is vacant, he believes it will be difficult to sell. Mr. Rich stated that he would like to see the Planning Commission consider some broader definition, so that additional uses are appropriate, but still fall within the types of uses intended.

There were no other comments, and **Chairman Klotz closed the public hearing at 6:40 p.m.**

Chairman Klotz then asked Mr. Leetham about Mr. Rich's comments about including a broader definition, and asked if that is possible. Mr. Leetham stated that this is the only case where there is vacant property. The purpose of the existing overlay zone is to allow businesses to conduct business as they have been, without being penalized. He said they could consider evaluating the definitions, and suggested that staff work with Nathan Rich to come up with acceptable language and bring that back to the Planning Commission.

Council Member Horrocks moved to table this item (of placing an Existing Uses Overlay Zone on the property owned by Wasatch Integrated Waste Management). Commissioner Jensen seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.

3. PUBLIC HEARING FOR AND CONSIDERATION OF A REQUEST TO AMEND THE SUBDIVISION PLAT FOR FOXBORO SOUTH PLAT 1 LOT 2. KODY GREEN – TOM STUART CONSTRUCTION, APPLICANT.

Ali Avery reported that the applicants are asking to subdivide the lot into two separate parcels to facilitate separate ownership of the two existing buildings. No physical improvements will be changing on the site at this time. The only change is the creation of a lot line between the two buildings. The two lots being proposed are Lot 2, consisting of 1.70 acres, and Lot 2A, consisting of 1.45 acres. The minimum lot size in the C-G zoning district is one (1) acre, so the two proposed lots are in compliance with the lot size requirements. The minimum frontage size is 65 feet and the minimum lot width is 100 feet, and the proposal meets those requirements as well.

The DRC recommends approval of the plat amendment for Foxoboro South Plat 1 Lot 2 with the following conditions: 1) a shared access/parking agreement must be recorded with Davis County prior to, or concurrent with the recordation of the amended plat, and 2) a sanitary sewer and storm sewer maintenance agreement must be recorded with Davis County prior to, or concurrent with, the recordation of the amended plat.

Chairman Klotz opened the public hearing at 6:56 p.m. There were no public comments, and he closed the hearing at 6:56.

Tom Freeman, representing Tom Stuart Construction and the proposed occupant, stated that the proposed occupant is in the scrapbooking industry, currently located in Bountiful. He said they would own and occupy the building.

Commissioner Oblad moved to recommend approval of the proposed plat amendment for Foxboro South Plat 1 Lot 2 to the City Council with the following conditions: 1) a shared access/parking agreement must be recorded with Davis County prior to, or concurrent with, the recordation of the amended plat, and 2) a sanitary sewer and storm sewer maintenance agreement must also be recorded with Davis County prior to, or concurrent with, the recordation of the amended plat. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.

4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR KIDSBORO CHILD CARE LOCATED AT 289 BUCKINGHAM DRIVE. ROCIO ASTORGA, APPLICANT.

Ali Avery reported that the permit request is for a daycare in the home of Rocio Astorga, located at 289 Buckingham Drive in Foxboro. Child Care is a conditional use according to the Foxboro Conditional Use Permit Agreement. The DRC recommends approval of the conditional use permit for Kidsboro Child Care with no conditions.

Commissioner Knowlton moved to grant a conditional use permit for Kidsboro Child Care located at 289 Buckingham Drive. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.

5. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO SOUTH PLAT 7. RUSS TOLBERT – HALLMARK HOMES, APPLICANT.

In July 2011, a portion of Foxboro South Plat 5 was vacated by the City Council. The City Council approved the plat vacation with the understanding that the property would be re-platted in the same way that it was originally platted.

Commissioner Drinkall asked Mr. Tolbert why they couldn't just complete the road, rather than waiting for future phases.

Mr. Tolbert stated that he is okay with everything required, including the temporary turnaround, however, with temporary turnarounds they have had in the past, they have been able to use road base rather than asphalt. For six years, they have been there as road base, so he is not sure why that change was made to require asphalt. He added that it is a lot of expense to tear out in six months, and the road base has been adequate in the past.

Ken Leetham stated that he cannot really state whether or not it has been adequate, but he can speak for members of the DRC who are not present. The South Davis Metro Fire Agency Chief, Jim Rampton, stated in a DRC meeting that they will not take equipment into those turnarounds unless they are paved, so it is a safety issue. Ken Leetham also indicated that the City's snow plows will not leave improved pavement when removing snow and that the Public Works Department also recommends paving temporary turnarounds.

Council Member Horrocks moved to recommend approval of the preliminary design plan and final plat for Foxboro South Plat 7, with the condition that a temporary turnaround easement must be recorded with the subdivision plat, and the construction plans must include the installation of a temporary turnaround that contains, at a minimum, road base and asphalt as approved by the City Engineer. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.

Council Member Horrocks then invited Ken Leetham to give a brief explanation of the Planning Commission's activities to the boy scouts in attendance. Mr. Leetham told the scouts about some of the projects the Commission has been working on, and what their role in the City is.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of October 23, 2012 and November 13, 2012 were reviewed. **Chairman Klotz moved to approve the Planning Commission minutes of October 23, 2012 minutes as written. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.**

The November 13, 2012 minutes were reviewed and amended. **Council Member Horrocks moved to approve the November 13, 2012 Planning Commission minutes as amended. Chairman Klotz seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.**

7. MISCELLANEOUS ITEMS

Ken Leetham stated that staff hopes to have the General Plan back on the January 22nd Planning Commission agenda. He said he will try to get the current draft to the Commission that week for final review so they can send it on to the City Council. There was some discussion about postponing the January 22nd meeting to the 29th, as it is a fifth Tuesday, and would be available to meet.

Chairman Klotz stated that his term is up this year, and so is Commissioner Jensen's. Ken Leetham stated that Mayor Arave is aware of the Commissioners' terms expiring.

8. ADJOURN

Chairman Klotz adjourned the meeting at 7:41 p.m.

Chairman

Secretary