

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
MARCH 12, 2013

FINAL

Chairman Pro-tem Bruce Oblad called the meeting to order at 6:35 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
Commissioner Ted Knowlton

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

OTHERS PRESENT: Jim Allen, resident; Scott Kjar, Go Natural CNG.

1. PUBLIC COMMENTS

Jim Allen asked if packet materials for the meeting could be made available to the public prior to the meetings. Ken Leetham said he believed there is recent legislation that will be requiring this anyway, and that the City will be posting the material on the City's website.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR GO NATURAL CNG
LOCATED AT 655 NORTH 700 WEST. SCOTT KJAR – GO NATURAL CNG, LLC,
APPLICANT

Ali Avery reported that this conditional use permit request is to allow for the manufacturing and assembly of hoses, manifolds, and kits for the conversion of vehicles to natural gas. There will be no actual conversion of the vehicles on-site. This site is primarily to assemble the parts required to accomplish the conversion. The applicant is leasing a building that consists of 16,150 square feet.

Mrs. Avery stated that although the staff report for this item recommends the applicant add three parking stalls to this location, the applicant has subsequently provided proof of adequate parking based on more accurate building square footage breakdowns. However, she does recommend

one more ADA parking stall be included to comply with city standards rather than the three stalls originally proposed.

Commissioner Mumford moved to grant a conditional use permit for Go Natural CNG at 655 North 700 West, with the condition that one additional ADA parking stall be striped prior to issuance of a business license. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Mumford, Drinkall, Oblad and Jensen. Commissioners Knowlton and Klotz were excused.

3. PLANNED AMENDMENTS TO THE LAND USE ORDINANCE – PLANNED AREA ZONING DISTRICT

Ken Leetham reported that the provisions in the recommended Planned Area Zoning District (PAZD) function similarly to the “P” district. It sets provisions to accommodate large planned developments within a half mile of the intersection of Redwood Road and Center Street. In order to implement these provisions, an applicant or owner must apply to have the property rezoned and must also submit a master development plan. The land use entitlement and zoning provisions that will govern any development in this zone are proposed within the plan and a rezoning action cannot happen unless a plan agreement is also approved simultaneously.

Mr. Leetham stated that a landowner from this area has reviewed the proposed code amendments and submitted some suggested changes. He added that he still believes it is difficult to propose a development with less than two parking stalls per unit for residential uses.

4. PUBLIC HEARING FOR AND CONSIDERATION OF AMENDMENTS TO THE CITY’S LAND USE ORDINANCE

Mr. Leetham reported that there is currently no application for this zone.

Commissioner Oblad opened the public hearing at 7:10 p.m.

Jim Allen, resident, addressed the Planning Commission and asked for additional clarification about the area being considered. Mr. Leetham said this zone could apply to properties within a half mile of the intersection, or 800 feet, of the center point of Redwood Road and Center Street. There were no other comments.

Commissioner Oblad closed the public hearing at 7:13 p.m.

Council Member Horrocks said he has a hard time approving anything with a parking stall ratio less than what staff recommends.

Ken Leetham stated that the Planning Commission’s role is to make its best recommendation to the City Council. The Commission may come up with an acceptable ratio to include in the code, or they may elect to omit a parking requirement in the code, and leave that open for negotiation

to the zoning provisions that would come later in the plan. Mr. Leetham said his recommendation is to have at least two parking spaces per residential unit.

Commissioner Mumford said he does not want to limit something the market might demand in the future. Commissioner Drinkall was in favor of omitting a parking restriction in the zone.

Commissioner Mumford asked about the signage section. Mr. Leetham stated that in addition to items one through six (of the ordinance), a master developer would have to give the City a theme or plan that addresses lighting, signage, architecture, etc.

Commissioner Oblad moved to recommend approval of the proposed amendments to the Land Use Ordinance enacting Chapter 22 Planned Area Zoning District (PAZD) with the amendments sent forward by the representative of the landowner in place of Section 10-22-2 section A, 1-6, and with the change in the new section 6 of the minimum number of parking stalls to 2, rather than 1.8 and including the changes suggested by Ken Leetham. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Mumford, Drinkall, Oblad, Jensen and Council Member Horrocks. Commissioners Klotz and Knowlton were excused.

5. ADJOURN

Commissioner Oblad adjourned the meeting at 7:45 p.m.

Chairman Pro-tem

Secretary