

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
MARCH 26, 2013

FINAL

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: Mayor Len Arave; Candice Blackwelder, SLC; Nate Lechtenberg, Kevin Tumia, Newport Tool; Liz Schultz, resident.

1. CITIZEN COMMENTS

There were no citizen comments

2. CONSIDERATION OF A SITE PLAN AND CONDITIONAL USE PERMIT FOR NEWPORT TOOL LOCATED AT 735 NORTH 700 WEST. KEVIN TUMIA – NEWPORT TOOL, APPLICANT.

Ali Avery reported that Newport Tool is a business that manufactures custom tools for the medical industry. The proposed site plan is located at approximately 735 North 700 West, and there is currently an existing building on the site. A Certificate of Occupancy was never issued for the existing building on-site, so that would need to be completed prior to issuance of a building permit for the second building. The applicant is proposing to construct an additional building at the west of the property, including a re-design of the parking area and the installation of some additional landscaping. They are asking to reduce the parking requirement by six parking stalls. The reason they are asking for the parking reduction is because they are storing all their tools and equipment within a warehouse. If they were to store the tools and equipment outside, there would be no parking requirement for outside storage. So, their use of the property is unique because they are storing everything indoors and they have an extremely low number of employees for the amount of building space provided. Mrs. Avery stated that Nate Lechtenberg was in attendance, representing Kevin Tumia.

The Development Review Committee (DRC) recommends approval of the site plan and conditional use permit for a reduction in the parking requirement for Newport Tool located at approximately 735 North 700 West, subject to the following condition: 1) a Certificate of Occupancy must be issued for the existing building on the site prior to issuance of a building permit for the proposed building.

Commissioner Oblad asked who owns the property. Nate Lechtenberg stated that Kevin Tumia is the owner, and is aware that the conditional use permit may have an effect on the value of the property and future owners and their desired use for the space.

Commissioner Oblad moved to approve the site plan and conditional use permit for a reduction in the parking requirement for Newport Tool located at approximately 735 North 700 West subject to the condition that a Certificate of Occupancy must be issued for the existing building on the site prior to issuance of a building permit for the proposed building. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.

3. APPROVE MINUTES

The Planning Commission minutes of February 26, 2013 were reviewed and amended. **Commissioner Drinkall moved to approve the February 26, 2013 Planning Commission minutes as amended. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.**

4. ADDITIONAL ITEMS

Mayor Arave addressed the Commission and stated that while campaigning for Mayor, many Foxboro residents talked to him about their desire for a grocery store in their area. The best place for retail on the west side is a parcel located in North Salt Lake. If the residents want accessible retail in that area, the NSL parcel is where it is most likely to happen.

A project like this goes through a large planning process. Mayor Arave stated that the City approached Vic Kimball, a developer and owner of the largest parcel in the area. He bought the other two parcels near his in order to develop a large project. Mayor Arave stated that the City's window of opportunity is now. Otherwise, it is likely that the City may be trapped into an expansion of the industrial park in the area. Vic Kimball has agreed that retail is a good idea for this area, but by the time he buys the property, tears down existing structures and gets the parcel ready, there are huge costs incurred. In order to help him get the project viable, the City is looking to create an Economic Development Area (EDA), later to become CDA.

Mayor Arave stated that other cities are already utilizing CDAs, which are used in areas with unusual circumstances. If Vic Kimball proceeds with the project and gets this all together, there are millions of dollars to be made, so the CDA allows the City to share that revenue. Mr.

Kimball is looking for options to make the project economically viable. If it does not work for him to develop this into a commercial area, he will most likely expand it into the industrial park.

The project may consist of large commercial in front, small commercial and housing behind. The Mayor thinks playing fields and parks would be included and be a benefit for the community. The City has not seen any plans yet, but the apartments are supposed to be high-end residential apartments.

Mayor Arave said he understands the desire to get citizens involved, but it is difficult to take a stand this early in the project, as he is not even sure whether or not he supports it at this point. It is premature to make definite decisions at this time, so to disseminate information to residents before all the details and information are known, is a mistake. The Mayor does not believe the developer is being unreasonable.

Council Member Horrocks stated that the big box retailer is correct that they can collect higher rents in surrounding properties. Tax increment financing makes a lot of sense, as it improves property and helps everyone.

Commissioner Mumford asked how long the tax increment financing (TIF) lasts. Mayor Arave stated that the City does not know those details, but there is a consultant working with the City. Commissioner Mumford said there's a Facebook/Foxboro group making lots of comments. One concern is that the big box retailer will come in and stay for ten years then leave when the TIF has expired. Mayor Arave stated that the retailer does not get the funds. The money goes to the developer.

Mr. Leetham said the ordinance is written that the decision is at the discretion of the City Council. There should be a negotiated entitlement with all details worked out at that point. If the City does not like it, they do not have to approve it.

Commissioner Mumford asked how the Planning Commission is involved in this process. Ken Leetham stated that some of the aspects are under the purview (or statutory role) of the Planning Commission, and some are not. The CDA goes before the City Council and the RDA (Redevelopment Agency). Mr. Leetham will identify the areas for which the PC does not have a role. It would be similar to what the PC experienced with Eaglewood Village.

Council Member Horrocks said he is ready to deny the plan if it is not good for the City in the end. However, he is ready to explore all the options at this point.

Commissioner Mumford said he is not a fan of apartments, but he is also not a fan of ugly fields, leaking tankers, etc., and he is excited to see the plan. The landowner should have the right to make money, but he should not succeed at the detriment of everyone else.

Mayor said he has heard rumors that the City is going "to buy the property and sell it." The suggestion was brought up at one time, but it never went anywhere. That is not the plan. It was a misunderstanding.

Ken Leetham stated he wanted the PC to know that the CDA and RDA (and collection of tax increment financing) does have the ability to purchase and condemn property, but he wanted to make it clear that one of the statutory powers that the RDA could have is to use future TIF to participate in land transactions.

Commissioner Oblad stated that if the City does not get shopping out there, he believes that will affect property values negatively. He asked what “the professionals” think, and addressed Commissioner Knowlton and Ali Avery.

Commissioner Knowlton said predicting property values is really difficult, but a very common question. He believes it is true that not having a large area of shopping and convenience will, over the long-term, have a negative effect on values. He stated that declining values are being seen in closed-in suburban properties without a lot of amenities, and believes they will be the ghettos of the next 20-30 years.

Commissioner Knowlton added that there is a large body of evidence showing growing popularity in areas where walking, or a short drive, to amenities is preferable.

Ali Avery stated that as a planner and a renter, she looks for desirability and accessibility. They do not want to drive 20 minutes to purchase groceries or drive across railroad tracks to fill their cars with gas.

Mayor Arave stated that the City has a window of opportunity, and if we push for the commercial development, the City might get it. He expressed his worry that “we’re going to put a nail in this thing, and we’re going to be sorry.” It deserves a lot of consideration, and there is still a long way to go.

Commissioner Oblad asked about West Bountiful City’s experience. Mayor Arave responded that the only complaint he has heard from the mayor of West Bountiful is that they wished they had not given so many concessions to Bountiful City.

Mr. Leetham said he does not believe staff would recommend giving sales tax to any entity to make this project work.

5. ADJOURN

Chairman Klotz adjourned the meeting at 7:50 p.m.

Chairman

Secretary