

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JULY 23, 2013

FINAL

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

PRESENT: Commissioner 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; Paul Ottoson, Public Works Director and City Engineer; Craig Black, Police Chief; Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Daniel Park, Hallmark Homes; Emily Sommer, Marcus Sommer, Fox Valley Restoration; Wendy Aposhian, Firefly Equipment; Steve Israelsen, Sky Properties; Daniel Montero, Multicar Towing; Ken Menlove, Menlove Construction; Peter Evans, Woodside Homes; Ben Thompson, Nicholas Powers, Steve Aase, residents.

1. PUBLIC COMMENTS

Steve Aase, 911 West Somersby, addressed the Planning Commission and said he attended the most recent City Council meeting in regards to the Foxboro South neighborhood park. Mr. Aase stated that there were many changes from the original park plan to the current plan including fencing, picnic shelters and park safety. He surveyed 90 neighbors in the area and the consensus was for vinyl fencing with no access to Robinson Street, as it is a commercial street, and more picnic tables in the picnic shelter or two picnic shelters as the current plan is for one picnic table in one shelter. He also commented that there may be a safety issue with business street access for children and mentioned a higher risk of crime, including kidnapping, in the area.

Ken Leetham responded that the original plan was approved by the City Council on November 28, 2006. He said the City Council changed the fencing on the east side to vinyl fencing with an access gate to Robinson Drive and that a bid has been awarded to complete this park.

The Development Review Committee (DRC) has contacted the contractor and delayed the ordering of material for the pavilion so the size and number of structures can be re-considered.

Paul Ottoson stated that the playground equipment has been moved relative to the original plan and that the cul-de-sac is mostly gone, except for an area for snow storage, with the removal of the cul-de-sac increasing the size of the park.

Ken Leetham commented that the DRC recommends that a fence be completed near the Thompson property but have not yet discussed rail fencing in front of the homes. They also propose a solid fence that would open onto Robinson Drive and that the concrete pathway be extended to define the walking area.

Mr. Leetham said that from an urban planning standpoint they would like to expand the pedestrian walk areas for convenience in getting around and commented that with the walkway from Robinson Drive into the park that those working near the park could enjoy the park during the day as well. The parking areas were removed since this is more of a neighborhood walking park and to discourage cars from parking there. The DRC advised the lighting in the park be addressed as well.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR UTAH TOWING, LLC
LOCATED AT 735 WEST 200 NORTH. MARIELA MONTIEL-UTAH TOWING,
LLC, APPLICANT.

Jim Spung reported there are two applicants on the agenda sharing the same site, Utah Towing and GW Towing. This request is for a motor vehicle impound lot with approximately four (4) vehicles stored on the site at a time with one full time employee and 1-2 customers per day.

The DRC has reviewed the request and recommends approval of the conditional use permit with the following conditions: 1) Screening of all outdoor storage must be accomplished with a solid wall at least 6' in height. 2) The applicant must obtain a sign permit for any sign proposed on-site prior to installation. 3) Storage areas must be surfaced with an asphaltic or Portland cement or other binder pavement or dustless gravel to provide a dustless surface. 4) Three (3) parking stalls must be striped on site in compliance with City standards. 5) Landscaping along 200 North must be improved from the western edge of the existing storage fence on the lot to the west property line in compliance with City standards. 6) All conditions must be met prior to issuance of a city business license. No business activity may occur until a business license has been issued.

Commissioner Drinkall asked if the entrance gate needed to have slats as well. Mr. Spung responded that the City Code requires screening of outdoor storage, which would include installing slats on the entrance gate.

Commissioner Oblad questioned that since the applicant is a renter should they be required to provide the landscaping or would this be up to the land owner? Ali Avery responded it is not important who installs the landscaping, just that it be done. Mrs. Avery said the renter and owner could determine which party is responsible for improving the landscaping.

Council Member Horrocks asked if this company was currently in business. Ali Avery responded they are currently operating in a different location in the City.

Council Member Horrocks moved that the Planning Commission approve a proposed conditional use permit for Utah Towing, LLC subject to the following conditions:

- 1) The outdoor storage area must be screened by a solid fence or wall, including the gate, at least 6' in height.**
- 2) The applicant must obtain a sign permit for any signage proposed on-site prior to installation.**
- 3) The storage area must be surfaced with an asphaltic or portland cement or other binder pavement or dustless gravel to provide a dustless surface.**
- 4) Three (3) parking stalls must be striped on site in compliance with City standards.**
- 5) The landscaping along 200 North must be improved from the western edge of the existing storage fence on the lot to the western property line in compliance with City standards.**
- 6) All the conditions must be met prior to the issuance of a city business license. No business activity may occur until a business license has been issued.**

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

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR GW TOWING LOCATED AT 735 WEST 200 NORTH. A. GASTON WACHTERDORFF- GW TOWING, APPLICANT.

GW Towing is located in the same building as Utah Towing. All conditions and considerations for Utah Towing and GW Towing are the same.

Commissioner Mumford moved that the Planning Commission approve a proposed conditional use permit for GW Towing subject to the following conditions:

- 1) The outdoor storage area must be screened by a solid fence or wall, including the gate, at least 6' in height.**
- 2) The applicant must obtain a sign permit for any signage proposed on-site prior to installation.**
- 3) The storage area must be surfaced with an asphaltic or portland cement or other binder pavement or dustless gravel to provide a dustless surface.**
- 4) Three (3) parking stalls must be striped on site in compliance with City standards.**
- 5) The landscaping along 200 North must be improved from the western edge of the existing storage fence on the lot to the western property line in compliance with City standards.**
- 6) All the conditions must be met prior to the issuance of a city business license. No business activity may occur until a business license has been issued.**

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

4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR DK WATSON TOWING LOCATED AT 215 WEST 500 NORTH. DAVE WATSON – DK WATSON TOWING, APPLICANT.

Jim Spung reported that DK Watson Towing has two (2) full-time employees with no more than 2-3 customer visits on site per day. There is currently coiled barbed wire above the fence which is not permitted in the City Code and will need to be removed. Screening requirements will not be necessary on this site as there is natural vegetation (on the south), a retaining wall (to the east), and the main structure (to the north) which screens the storage area from view. The outdoor screening requirement in the City Code have been interpreted to mean outdoor storage be screened from public view, or from a public right of way. Parking on the site is not sufficient as calculated by the square footage of the building, so it is recommended the applicant be required to stripe three (3) more stalls. The DRC has determined that the applicant should not be

responsible for bringing the entire site into compliance regarding parking, but that they should not be allowed to expand the non-conformity.

Commissioner Oblad asked if parking has been an issue at this building and if customers were parking in the street, as it seemed like there were not enough spots and that this may have pre-dated the current parking codes. Jim Spung responded that he did not notice an issue when the DRC visited the site.

Ali Avery commented that the site was probably constructed in phases with different parking calculations at the time, and it may have pre-dated the current parking requirements.

Commissioner Knowlton asked if there would be enough space to put in more parking spots.

Ali Avery commented they may have the ability to provide 45 degree angle parking; however it might be difficult since there is a gate which blocks off the back of the property.

Commissioner Mumford asked if there has been a history of predatory towing practices with so many towing companies in the City. Chief Black responded that this did not seem to be an issue.

The DRC recommends approval of the conditional use permit with the following conditions; 1) All coiled barbed wire or razor wire must be removed from the site prior to the issuance of a business license. Any proposed barbed wire must be strung tightly atop the fence and may not exceed three (3) strands. Razor wire is prohibited. 2) Three (3) additional parking stalls must be striped on-site in compliance with City Standards. 3) The applicant must submit a sign permit application and be issued a sign permit for any proposed signage on the site prior to installation.

Commissioner Knowlton moved that the Planning Commission approve the proposed conditional use permit for DK Watson Towing subject to the following conditions:

- 1) All coiled barbed wire or razor wire must be removed from the site prior to issuance of a business license. Any proposed barbed wire must be strung tightly atop the fence and may not exceed three (3) strands. Razor wire is prohibited.
- 2) Three (3) additional parking stalls must be striped on-site in compliance with City standards.
- 3) The applicant must submit a sign permit application and be issued a sign permit for any proposed signage on the site prior to installation.

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

5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR MULTICAR TOWING LOCATED AT 215 WEST 500 NORTH. DANIEL MONTERO- MULTICAR TOWING, APPLICANT.

DK Watson Towing and Multicar Towing are proposing to operate from the same location. All conditions and considerations for DK Watson Towing and Multicar Towing are the same.

Council Member Horrocks moved that the Planning Commission approve the proposed conditional use permit for Multicar Towing subject to the following conditions:

- 1) All coiled barbed wire or razor wire must be removed from the site prior to issuance of a business license. Any proposed barbed wire must be strung tightly atop the fence and may not exceed three (3) strands. Razor wire is prohibited.**
- 2) Three (3) additional parking stalls must be striped on-site in compliance with City standards.**
- 3) The applicant must submit a sign permit application and be issued a sign permit for any proposed signage on the site prior to installation.**

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

6. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR FOX VALLEY RESTORATION LOCATED AT 633 WEST CENTER STREET. EMILY SOMMER- FOX VALLEY RESTORATION, APPLICANT.

Jim Spung reported that Fox Valley Restoration is an interior auto detailing business with four (4) employees on site. It was made clear in the application that the vehicle exteriors are washed off-site. Parking requirements for the site include sixteen (16) stalls with one (1) ADA stall and six (6) stacking spaces. There are currently 20 striped stalls but the painted stalls have faded significantly. The DRC is requiring at least 16 stalls be re-striped including the ADA stall. Mr. Spung also commented that the existing landscaping along Center Street has not been maintained.

The DRC recommends approval of the conditional use permit with conditions for striping sixteen (16) stalls, designating six (6) vehicle stacking spaces and improving the landscaping along Center Street.

Commissioner Jensen asked if the landscaping included the park-strip between the pathway and the curb. Jim Spung replied it does include this area. Mr. Spung also noted the Center Street cross-section referred to in the City's General Plan shows an 8' wide park strip with trees; however the existing park strip is only approximately 5' wide. The DRC does not recommend that the site come into full compliance with the Center Street cross-section at this time since it has not been adopted into the City Code, and the applicant is not planning to expand the building or the site in any way.

Ken Leetham commented that it would be ideal if trees were planted in the park strip area and that the applicant should work with the City on the landscaping and the type of trees to be planted.

Emily Sommer addressed the commission and stated that the stacking stalls could be designated along the fence on the eastern property line and that they would stripe all the parking stalls for future use. Ms. Sommer said they would work on the landscaping but expressed concern about investing a lot of time or money since they only signed a one year lease and the location may be temporary. Ms. Sommer also expressed concern since they are a small business with limited funds.

Commissioner Knowlton asked for clarification on the other conditional use permit application which has been submitted for the site. Jim Spung replied that Elusive Motorsports, LLC, which provides performance engine building and fabrication services, is proposing to use this site as well, and the same conditions will likely be placed on this applicant. Commissioner Knowlton inquired if Fox Valley Restoration is required to have sixteen (16) parking spaces and six (6) stacking spaces, would Elusive Motorsports would have enough space for their required parking. Mr. Spung replied that there should be enough space for both applicants; however parking calculations for the other application have not yet been completed.

Commissioner Jensen asked if the two businesses sharing the lot could share the cost of landscaping since both will have a landscaping requirement. Commissioner Mumford responded that if both businesses have the requirement the landscaping request will be fulfilled.

Commissioner Oblad asked if a sprinkler system was installed in the parking strips and in the walkway. Jim Spung commented that he did not see sprinkler heads or drip irrigation during the site visit and suggested that some irrigation be provided. Paul Ottoson mentioned that when the

Center Street walking path was completed, the City stubbed PVC pipe into the park strips for the business owners to connect to an irrigation system.

Marcus Sommer asked if there are specific landscaping guidelines and how much they need to do to obtain a business license. Ali Avery responded that the City has recommendations and could advise. Mrs. Avery suggested that a timeframe be placed on getting the landscaping completed to avoid impeding the business license.

Commissioner Mumford moved that the Planning Commission approve the proposed conditional use permit for Fox Valley Restoration located at 633 West Center Street subject to the following conditions:

- 1) Sixteen (16) parking stalls must be striped on site in compliance with City standards prior to the issuance of a business license, including 1 ADA stall.**
- 2) Six (6) stacking spaces be designated on site in compliance with City standards prior to the issuance of a business license.**
- 3) The landscaping along Center Street must be improved in compliance with City standards within 90 days.**
- 4) No business activity may occur until a business license has been issued.**

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

7. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR FIREFLY EQUIPMENT, LLC LOCATED AT 580 NORTH 700 WEST. STEVEN APOSHIAN-FIREFLY EQUIPMENT, APPLICANT.

Jim Spung reported that Firefly Equipment manufactures turf grass harvesting equipment and will have 15 employees on-site at peak times. The parking requirement is fourteen (14) stalls including 1 ADA stall which must not interfere with the parking needs for Knox Fabrication which shares the lot. Mr. Spung commented that there would be deliveries and they must designate one loading area which would not obstruct parking or landscape areas.

Wendy Aposhian addressed the commission and said that they have a one year lease and are hoping to outgrow the facility at that time. She also said they have tight cash flow and asked for

some time to prepare for the landscaping improvements. Ms. Aposhian also asked if there was an option for using dustless gravel for additional parking areas.

Commissioner Mumford asked how much time they would need. William Decker, also with Firefly Equipment, asked if they could have a little more time since they have a sod farm and would like to use excess sod on the site at the end of the season in November.

Commissioner Horrocks asked if the sod demand remained until the end of the year and how long the sod season might last.

Ken Leetham commented that the Planning Commission can grant gravel as an exception but the standard is asphalt with gravel used more for storage areas. Ali Avery responded that based on City code 10-6-21 of the Land Use Ordinance that the Planning Commission could grant the use of dustless gravel for parking and storage.

Commissioner Knowlton remarked that the Council may want to consider using nearby on-street parking towards meeting the parking requirement where applicable.

Commissioner Oblad moved that the Planning Commission approve the proposed conditional use permit for Firefly Equipment located at 580 North 700 West subject to the following conditions:

- 1) Fourteen (14) parking stalls must be striped on site in compliance with City standards prior to the issuance of a business license. The parking stalls must not interfere with the parking requirements for the other building on the lot currently occupied by Knox Fabrication.**
- 2) This building must maintain one (1) loading area at least fourteen (14) feet wide and twenty five (25) feet in length and must not obstruct or encroach on any setbacks or public rights of way, walkways, landscape areas, or other parking areas.**
- 3) The landscaping on the western half of the lot (surrounding the proposed building) be improved and maintained to meet City standards within 120 days.**

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

**8. CONSIDERATION OF A SITE PLAN FOR STORAGE CITY PHASE 2
LOCATED AT 209 WEST CENTER STREET. KEN MENLOVE – MENLOVE
CONSTRUCTION, APPLICANT.**

Ali Avery reported that this is the second phase for Storage City with a conditional use permit issued in 2006 with a development agreement for the development of the subdivision and site plan approval required at each phase. The applicant is proposing five (5) storage unit buildings for Phase 2. With the completion of the proposed five (5) storage unit buildings, there will be a total of sixteen (16) storage unit buildings at the site.

Council Member Horrocks commented that he thought there could not be a Phase 2 for more storage unit construction until the commercial development was completed on Center Street. Paul Ottoson responded that City staff would review this prior to the City Council meeting.

Ken Leetham reported there is a water line easement that needs to be relocated and established in a new location and there are fences which restrict access to the back of the property. The DRC recommends a lock box be established for emergency personnel access.

Commissioner Oblad moved that the Planning Commission approve the proposed conditional use permit for Storage City Phase 2 located at approximately 209 West Center Street to the City Council subject to the following conditions:

- 1) A waterline easement be approved by the City Engineer and recorded with Davis County prior to issuance of a building permit.**
- 2) A lock box for emergency personnel must be provided for the gate on-site prior to issuance of a Building Permit.**
- 3) City staff to review prior approvals regarding phase scheduling.**

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

**9. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT
FOR FOXBORO SOUTH PLAT 8. RUSS TOLBERT – HALLMARK HOMES,
APPLICANT.**

Ken Leetham reported this plat was approved a number of years ago and that this is the final plat for this phase. The DRC is recommending approval with one condition; 1) The subdivision plat must be recorded within 90 days of this approval.

Commissioner Horrocks asked if Lot 518 would be fenced by the developer. Daniel Park, Hallmark Homes, addressed the Commission and stated that to his knowledge there would be no fencing on the north side of the lot and that a 6' foot concrete wall, similar to what is already in place in that industrial area, will be installed along the south side.

Commissioner Drinkall moved that the Planning Commission recommend approval of the proposed preliminary design plan and final plat for Foxboro South Plat 8 to the City Council with the following condition:

- 1) The subdivision plat must be recorded within 90 days of this approval.**

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

10. CONSIDERATION OF A FINAL PLAT FOR EAGLEPOINTE ESTATES PHASE
18. STEVE ISRAELSEN – SKY PROPERTIES, APPLICANT.

Ken Leetham reported that this plat contains twenty (20) lots and that the Kern River Gas Line runs through this area. There is a condition that Parcel A be dedicated to the City for a pedestrian trail and when this is presented to the City Council it will have an agreement regarding that trail segment. Sky Properties has requested that if the City is unable to get agreements from neighboring property owners and if a trail is not developed that Parcel A would be conveyed back to Sky Properties. The DRC is recommending approval with no conditions.

Commissioner Klotz asked if homeowners are aware of the large pipeline in the area.

Steve Israelson commented that when Sky Properties closes on their lots they include a notice of disclosure of the blasting zone and that the Kern River Gas Line and the blasting zone disclosure should be on the plat as well. He also confirmed that there are signs placed in the neighborhood concerning the gas line.

Commissioner Jensen moved that the Planning Commission recommend approval of the proposed final plat and construction drawings for Eaglepointe Estates Phase 18 to the City Council with no conditions.

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

11. CONSIDERATION OF A FINAL PLAT FOR FOXBORO NORTH
STONEHAVEN EAST P.U.D. GARRETT SEELY – WOODSIDE HOMES,
APPLICANT.

Ken Leetham reported that this project is between Skipton and Cutler Drive on the south side of Foxboro North and is the final subdivision plat for the Foxboro North development. Stonehaven West is currently under construction with the homes sharing driveways and access to garages. One issue that concerns the DRC is the clear view area restrictions; however this has been addressed with the applicant. The DRC is recommending approval with no conditions.

Commissioner Knowlton asked for the dimensions and a description of the private streets that run perpendicular to 900 North.

Peter Evans, Woodside Homes, responded that these homes share a driveway with a private street which runs down the middle and has a sidewalk on the side of the street opposite the side with parking. He also commented that the driveways do not directly connect to 900 North and are approximately 150 feet long.

Commissioner Jensen moved that the Planning Commission recommend approval of the proposed final plat for Stonehaven East in Foxboro North to the City Council with no conditions.

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

12. CONSIDERATION OF CERTAIN PARK PLAN OPTIONS FOR THE FOXBORO
SOUTH NEIGHBORHOOD PARK.

Ken Leetham said that the City Council would like to consider the public input received for the Foxboro South Park. Mr. Leetham asked for feedback from the Planning Commission and said the City Council would most likely make a decision at the August 6th meeting.

Commissioner Mumford commented that he lives in the neighborhood and has received many comments from neighbors about the park and that he attended the previous City Council meeting for this purpose.

Council Member Horrocks remarked that the City Council agrees that the fence at the park should not be chain link. He also said the number of tables should reflect the size of the park. There is a reason the City is building this park, the developer would not have done as good of a job.

Commissioner Knowlton stated that he would like to keep the connection open on Robinson Drive to the business area to keep park access for employees and businesses in the area. Commissioner Knowlton said it would keep a key pedestrian access point open to Redwood Road and would preserve options for the future.

Council Member Horrocks commented that he would also like to have the access point remain open.

Commissioner Jensen said that she would like the access point to remain open and asked if another pavilion would be adequate. She suggested that area businesses could be asked to donate a pavilion or tables for the park if they are able to access the park.

Council Member Horrocks commented that the pavilion structures are expensive and that larger parks in the City only have one pavilion.

Steve Aase said that there were two (2) pavilions on the plan from Woodside Homes and the City should provide two (2) pavilions with more tables. He stated a possible option includes one (1) big pavilion and one (1) smaller pavilion.

Paul Ottoson responded that City staff would get pricing on the pavilions for the City Council meeting.

Commissioner Oblad commented in regards to the attempted kidnapping report and asked if this was an area of high crime and if Robinson Drive access would be a safety issue.

Chief Black responded this is not a high-crime area. He said the design of the parks by the City seem to be better than parks by developers. He advised that for safety reasons, blind spots and corners should be avoided.

Commissioner Knowlton commented that change will come very slowly for Redwood Road and asked what the future plan for Redwood Road would be in this area. Ken Leetham responded that it is zoned for general commercial but that this area has been difficult for City staff to navigate for future planning issues.

Ken Leetham commented that North Salt Lake City is actively participating in a transit study for Davis County and that Redwood Road has some potential for increased transit. Commissioner Jensen responded it would be nice to have more qualifying existing routes including routes for those with disabilities versus just morning and evening routes. She said when speaking with UTA they said they would need more input from other individuals. Ken Leetham said he would pass this information along.

Commissioner Oblad moved that the Planning Commission vote on the three proposals presented and recommend approval to the City Council (see lines 527-541).

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

Council Member Horrocks asked for clarification on the fence. He commented that there would be a 6' view obscuring fence on the east side of the park and asked what would be beyond that. Ken Leetham responded that one option could be an open rail type fence in all of the front yards that would end at the asphalt on Robinson Drive. Council Member Horrocks asked if there would be a 4 foot opening with curb and gutter.

Paul Ottoson commented that there would be curb and gutter and possibly a sidewalk.

1) All those in favor of a greater number of tables and larger pavilion(s).

Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen, and Council Member Horrocks all voted in the affirmative.

2) All those in favor of pedestrian access from the park to Robinson Street.

Commissioners Knowlton, Drinkall, Klotz, Oblad, Jensen, and Council Member Horrocks all voted in the affirmative. Commissioner Mumford voted that the park be closed off to Robinson Drive with no pedestrian access. The basis for those voting in favor of access would include walk-ability, community inclusion and future use for the area.

3) The Planning Commission recommended either: two (2) smaller pavilions, one (1) larger pavilion or one (1) large and one (1) small pavilion with the consensus for two (2) pavilions with more tables.

Commissioner Klotz asked that City staff review Lot 518 regarding fencing before the lot is sold.

13. OVERVIEW OF REDEVELOPMENT AGENCY ACTIVITIES

Ken Leetham reported that Barry Edwards, Mayor Arave and Mr. Leetham have spent a good amount of time using the tools that the State has provided for cities for financial advantages. One of the projects that the City is working on includes the Redwood Road Community Development Area and the implementation of tax increment revenue. Basically this would be similar to taking a snapshot of property taxes today and keeping that base. Any additional property tax generated in that area would be considered tax increment. The total project area is 585 acres with 251 acres being developable and the first tax increment year assumed to be 2016. Mr. Leetham commented that this could be used for the Kimball property development or to incentivize a big box grocery store to build in the area. He also said that 10% of the tax increment plan would be used for housing revitalization.

Commissioner Jensen asked if that would include beautification of homes in the City. Ken Leetham responded that it could be used for that purpose. He said that since the City does not have a housing authority, it could help provide low interest loans for homes and would be a new revenue source that has not been used here before. He also said that the taxing agencies have a terrific history of participating.

Ken Leetham reported that the second item the Redevelopment Agency (RDA) had been working on is the economic development area at the intersection located at the southwest corner of 1100 north and the I-15 interchange. UDOT is currently designing the proposed reconstruction project for the interchange with major improvements to 1100 North. Orbit Irrigation has a new type of sprinkler and is considering Utah or China for potential locations to support this new product. China would be a cheaper option for manufacturing, but it would be more convenient for Orbit to have a plant in Utah. The State is providing an income tax break to Orbit to keep them here and the City is creating a project area to generate tax increment. Commissioner Horrocks asked for clarification on the sales tax in the City and if there was a value to products being shipped out. Ken Leetham responded that the State of Utah imposes property tax on personal property and sales tax is charged and collected at the point of sale. Sales tax is distributed to the sale or business and the other portion is distributed to cities based on their population.

Commissioner Klotz asked if the City Council had toured the Orbit building and commented that it is a very innovative business.

Ken Leetham said the taxing entities on this project would share tax increment and there would be a housing provision as well. He discussed the interchange improvements including a

realignment of Overland Drive with a larger center lane, curb and gutter and easier access to Front Runner.

Commissioner Jensen asked if General Electric was functioning. Ken Leetham responded that he was not sure and City staff was having trouble getting into the building.

14. APPROVAL OF MINUTES

The Planning Commission minutes of July 9, 2013 were reviewed and amended. **Council Member Horrocks moved to approve the Planning Commission minutes of July 9, 2013 as amended. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen, and Council Member Horrocks.**

15. ADJOURN

Chairman Klotz adjourned the meeting at 9:48 p.m.

Chairman

Secretary