

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
DECEMBER 9, 2014

**FINAL**

Chairman Robert Drinkall called the meeting to order at 6:31 p.m. and welcomed those present.

PRESENT: Commission Chairman Robert Drinkall  
Commissioner Lisa Watts Baskin  
Commissioner Ted Knowlton  
Commissioner Stephen Garn  
Commissioner Kent Kirkham  
Commissioner Kim Jensen  
Council Member Ryan Mumford

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Ali Avery, City Planner; Jim Spung, City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Perrin Love, Shannon Zollinger, Clyde Snow & Sessions; Tim Blackham, Mike Gill, Darin Oberg, Questar Gas; Bryce Johnson, Preston Wood, The Loft @ 99; Kelly Pope, Lake Bonneville Layout Boats; James Ahlstrom, Parr Brown Law Firm; Michael Johnson, Shaun Brannan, Cory Bice, URS/FedEx; Patrick Lucero, Lang Equipment; Wes McDougal, Holly Betteridge, Ted Bell, Sue Bell, residents.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING FOR AND CONSIDERATION OF A SITE PLAN AND  
CONDITIONAL USE PERMIT FOR TWO LINE BREAK VALVES ON THE  
QUESTAR GAS LINE LOCATED ON THE QUESTAR GAS EASEMENT  
APPROXIMATELY NORTHWEST OF EAGLE PASS AND SOUTHEAST OF PLUM  
TREE COURT. TIM BLACKHAM-QUESTAR GAS COMPANY, APPLICANT

Ali Avery reported that Questar has submitted an application for a conditional use permit and site plan approval for two line break valves along the existing easement. The two valve breaks are located near Eagle Pass west of Edgewood drive and southeast of Plum Tree Court. The line break valves are necessary in the event of an emergency shutdown of the gas line. Due to the

landslide that occurred in August, Questar felt it was necessary to install the line break valves before the cold weather in case of another possible landslide or other emergency where the gas line would need to be shut down quickly.

On November 3<sup>rd</sup> of this year, Questar submitted an application for a conditional use permit and site plan approval. The construction of the valves occurred around November 7<sup>th</sup> and the site plan improvements related to gravel and fencing still need to be completed. On November 25<sup>th</sup> the Planning Commission reviewed the conditional use permit and site plan request and tabled action on this item so that a public hearing could be held, that the nearby property owners be notified, and that a legal opinion be obtained from the City Attorney related to the easement and the rights that it grants to Questar.

Mrs. Avery then reviewed the two valve break sites and their distance from homes and the property lines. The valve near Eagle Pass is approximately 110' from the nearest home and is on an existing easement. The second location near Plum Tree Court is on City owned property approximately 135' from the nearest property line. There are currently no homes on the adjacent lots and a temporary chain-link fence has been constructed around the facilities as they wait for approval.

Mrs. Avery commented on the limits of the City's authority on conditional use permits subject to the performance standards in the City Code. There are six performance standards that the Planning Commission has the ability to regulate: safety for persons and property, health and sanitation, environmental concerns, compliance with intent of General Plan and characteristics of vicinity or neighborhood, and performance and energy conservation concerns. City staff has reviewed these performance standards and found that the only applicable standard was related to compliance with intent of General Plan and characteristic of vicinity or neighborhood. The ordinance states that incompatible characteristics include the removal of structures or debris that is incompatible with the intended characteristics of the district, screening of yards or other areas as protection from obnoxious land uses and activities, landscaping to ensure compatibility with the intended characteristics of the district, limitations or controls on the location, height and materials of walls, fences, hedges to ensure harmony with adjacent development or for screening purposes, the relocation of proposed or existing structures to provide for future streets, adequate site distances, ground water control, provision for or construction of recreational facilities, population density and intensity of land use, improvements which serve the property and may compensate in part for possible adverse impacts to the district, and aesthetic of the streetscape related to fences.

City staff reviewed the above conditions and determined that the scope and limits of the authority of the City in this application is restricted to the landscaping and screening

requirements. Questar had proposed a chain-link fence around the facilities and City staff recommended a wall or wrought iron fence to screen the facility.

Ali Avery replied that City staff notified surrounding property owners of a public hearing and obtained a legal opinion from the City's attorney per the Planning Commission's request. David Church, the City Attorney, determined that the existing easement does allow Questar the ability to construct an above ground facility, including fencing, in the easement. Questar was required to obtain a conditional use permit and site plan approval from the City and were in violation as they constructed their facility prior to approval. There is no penalty per the ordinance so City staff recommends that the existing facility and site be improved. The DRC is recommending approval of the conditional use permit and site plan for the two line break valves.

Commissioner Baskin commented that the needs of Questar do not trump the ordinance. Ali Avery responded that Questar has the ability to construct in the easement but they need to obtain approval from the City prior to construction. The recently constructed facilities are located entirely within the 33' easement.

**Commissioner Drinkall opened the public hearing at 6:49 p.m.**

James Ahlstrom, Parr Brown Gee & Loveless, commented that he was representing the homeowner Wes McDougal who owns lots 1050 and 1045. He said that Questar started construction in the easement and that on November 10<sup>th</sup> he sent a letter on behalf of his client advising that they did not agree with the attorney's opinion regarding the use of the easement. They believe that the project is beyond the scope of the easement and that proper approval was not obtained from the City. Questar sent a response on November 11<sup>th</sup> which stated that the facility had been approved by the City. Mr. McDougal and Mr. Ahlstrom received an email from the City Attorney on November 12<sup>th</sup> that approval had not been given to Questar.

Mr. Ahlstrom commented that Questar completed the facility soon after the letter was sent and that the fact that Questar started construction without obtaining a conditional use permit was not fair and violates the process. He asked that the area be landscaped to help mitigate the harm that has been done and that ideally the facility would be relocated.

Wes McDougal commented that many of the homeowners who were notified sent in emails regarding the valve facilities and the concern that no one was notified before the facility was built. He said that there were alternative locations with better access that would not have obstructed homeowner's views.

Sue Bell, Edgewood Circle, commented that she was not notified beforehand of the Questar facility and does not want to look out her front window at this huge structure.

**Commissioner Drinkall closed the public hearing at 7:04 p.m.**

Ali Avery commented that there is no requirement in the City code to have a public hearing for a conditional use permit. This public hearing was requested by the Planning Commission and all neighbors within 500 feet within each facility and those within the HOA on Plum Tree Court were notified through the mail.

Commissioner Drinkall commented that 5-6 residents had expressed their disapproval via email with Questar regarding the way the facility was constructed, location of the site, and the chain-link fencing. He said that the best that could be done was to express disappointment with Questar, as residents need this public utility, but that proper processes and permits need to be followed and obtained.

Mike Gill, Questar, said that Questar takes umbrage to the characterization that they had run roughshod over the process. He said that they spoke with their legal counsel and the City's legal counsel about the rights granted by the easement. The line was out of service for 45 days due to the landslide and it was critical to get the line back in service. The gas line was blown down and re-pressurized November 12<sup>th</sup>. He explained that the line break valves are hard to come by and typically have a lead time of 6 months.

Ali Avery commented that the application from Questar was received by the City on November 3<sup>rd</sup>.

Mike Gill also said that Questar is more than willing to mitigate the residents' concerns relating to aesthetics. Questar has prepared a preliminary landscape plan and are willing to do what is required by the City. He explained that the valves are required for the safety of the residents and that they will only fence the areas that are absolutely necessary. He also said that the line break valves will only be accessed five times per year and that it could mostly be accessed by foot.

Commissioner Knowlton clarified that construction began after the City was made aware of the intent to construct the structure. Mike Gill replied that this was correct and that Questar has been meeting with the City weekly since the landslide occurred. He also said that Questar had viewed other sites but needed to minimize the length of line used.

Commissioner Jensen commented that she assumed Questar was trying to make the best decision with limited options and certain criteria that needed to be met.

Council Member Mumford asked Questar if there was a plan for landscaping at the sites and how tall the valves were. Mike Gill replied that there would be room to berm on the upper site but not on the lower site. They will also put a water log reservoir in the berm for trees and other plants. Questar will also install wrought iron fences around the facilities for protection. Mr. Gill said the actuators are 5' tall and that the best option would be to meet with homeowners and to place trees in a way to obscure the valves.

Commissioner Baskin commented on the scope of the easement and asked if Questar would address this. Perrin Love, Clyde Snow & Sessions, who is the attorney for Questar Gas replied that the scope of the easement is broad and that the facility was authorized by that easement to protect the safety of the pipeline. Mr. Church provided the legal opinion that it was within the scope of Questar's right. He said that this was not on Mr. McDougal's property and he has no right to interfere with the scope of the easement. Mr. Love also commented that the area is currently an undeveloped subdivision and once homes are built they will block the structure, and the issue with the view corridor will be moot.

Mr. McDougal commented that he had not seen the landscaping plan and would like the homeowners and Planning Commission to review the plans before approval is given as the site is highly visible. Mike Gill replied that Questar was willing to take suggestions and adjust the landscaping plan.

Commissioner Baskin questioned if per the Federal Energy Regulatory Commission (FERC) guidelines the valves had to be seven miles apart. Mike Gill replied that the block valves which were constructed many years ago have to be within seven miles of each other. These new valves are not required but are prudent if there is further land movement to mitigate a potential emergency situation.

Commissioner Knowlton commented that legal opinion was obtained from the City Attorney and it appears that Questar was within their rights. They were in error in not obtaining a conditional use permit but that it is not important in the review of this application. He said that the mitigating factors to be put into place would be a combination of berms and water wise landscaping installed at the east and west site within eight (8) months of this approval. Separate wrought iron fences would also need to be installed around the actuator and communication area for both locations.

Ken Leetham suggested that the motion include approval from the Planning Commission for the screening and landscaping plan at a future meeting.

**Commissioner Knowlton moved that the Planning Commission approve the conditional use permit and site plan for two line break valves on the Questar Gas Line located on**

**the Questar Gas easement approximately northwest of Eagle Pass and southeast of Plum Tree Court with the following conditions:**

- 1) Separate earth tone wrought iron fences are installed around the actuator area and the communications area at both the east and west valve locations**
- 2) The Planning Commission will review and approve a landscaping plan for both locations which may include items such as berming, water wise landscaping and other treatments intended to obscure the view and blend the site into the natural vicinity**
- 3) That landscaping is installed within eight (8) months of this approval**

**Commissioner Jensen seconded the motion. The motion was approved by Commissioners Kirkham, Garn, Knowlton, Baskin, Jensen, Drinkall and Council Member Mumford.**

**3. CONSIDERATION OF A SITE PLAN FOR THE LOFT @ 99 PUD LOCATED AT 99 NORTH HIGHWAY 89. PRESTON WOOD, APPLICANT**

Ali Avery reported that the proposed development is to be located on a vacant piece of property on the southwest corner of North Towne Lane and Highway 89. The applicant is proposing to locate 10 townhouse units on 0.58 acres of land which would be approximately 17 units per acre. The proposal includes 36% landscaping and is in compliance with the City's cross-section for Highway 89 which includes street trees and a widened park strip and sidewalk. The driveway access is from North Towne Lane which is currently a private road but the City is in negotiations with the North Towne HOA to take over the road as a public street. Each unit will have a two-car garage, and four guest stalls at the end of the driveway which will satisfy the requirement that 2.25 parking stalls are provided for each unit. A preliminary design plan and final plat will be considered and will dedicate some portions of the roadway on North Towne Lane to the City. As this project consists of more than 6 units, the City Council will be the final approval authority on these applications.

The Commission asked if there would be adequate space for snow removal and inquired about berming issues and fire access. Ali Avery replied that the snow could be pushed to the end of the development past the guest parking stalls; access would now be off of North Towne Lane which would eliminate the need for berming or retaining walls against the property to the south, and that the length of the driveway was not long enough to require a turn around for a fire truck.

Commissioner Drinkall commented that the townhouses would be three stories and include a garage under the home and asked if this was allowed. Ali Avery replied that a three story structure was allowed in this zone. She also said there would be a courtyard garden area in front of the units.

Council Member Mumford asked if the North Towne Lane HOA sign was removed and if the street is now officially a City road. Ken Leetham replied that the City Council and the HOA have agreed to transfer the private street into the City's ownership. The deed will transfer to the City for the entire street. City staff is now creating an agreement with repayment terms and all the required details to complete the transaction.

Commissioner Baskin asked about the size of the garages and if they would be large enough for a Sports Utility Vehicle. Bryce Johnson, The Loft @ 99 PUD, replied that the garages would be adequate for larger vehicles.

**Council Member Mumford moved that the Planning Commission recommend approval of the site plan for The Loft @ 99 PUD located at approximately 99 North Highway 89 to the City Council with no conditions. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin, Kirkham, Jensen and Council Member Mumford.**

4. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT AND CONDITIONAL USE FOR THE LOFT @ 99 PUD LOCATED AT 99 NORTH HIGHWAY 89. PRESTON WOOD, APPLICANT

Ali Avery replied that this was the same development that the Commission had just discussed. She said that the minimum lot size in the Highway Commercial zone (CH) is one acre, and because the subject property is 0.54 acres in size, a conditional use permit is required for a reduction in the minimum lot size. The proposal meets all the other requirements in regards to the dimensions of the lot, setbacks and has anticipated setbacks for the future expansion of Highway 89. The required front yard setback is a minimum of 15 feet and a maximum of 25 feet.

The Development Review Committee (DRC) is recommending approval of the Preliminary Design Plan and Final Plat with no conditions. The DRC also recommends approval of the conditional use permit for a reduction in the minimum lot size with no conditions.

Council Member Mumford commented that the applicant needed a conditional use permit because the proposed lot was smaller than the prescribed lot allowance for this type of zoning. He said that there were other parcels in this area that were also too small and asked if zoning in

this area needed to be reviewed. Ali Avery replied that City staff was reviewing zoning in the Towne Center area and Highway 89 corridor for possible allowance of smaller lots and combination of properties.

**Commissioner Garn moved that the Planning Commission recommend approval of the Preliminary Design Plan and Final Plat for The Loft @ 99 PUD located at approximately 99 North Highway 89 to the City Council with no conditions. Commissioner Baskin seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin Kirkham, Jensen and Council Member Mumford.**

**Commissioner Jensen moved that the Planning Commission approve the conditional use permit for a reduction in the minimum lot size for The Loft @ 99 PUD located at approximately 99 North Highway 89 with no conditions. Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin Kirkham, Jensen and Council Member Mumford.**

5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR LAKE BONNEVILLE LAYOUT BOATS, LLC LOCATED AT 645 NORTH TAYLOR WAY UNIT 2. KELLY POPE- LAKE BONNEVILLE LAYOUT BOATS, LLC, APPLICANT

Jim Spung reported that Lake Bonneville Layout Boats specializes in manufacturing, repair, painting, assembly, research and development, and repair of small fiberglass boats and other items. This is a conditional use categorized as transportation equipment and manufacturing. There will be 3 employees on site during a peak shift and will occupy 1 of 6 units in the building. There are 44 parking stalls including 2 ADA stalls on site which is sufficient parking stalls for the entire building. The applicant is not proposing any outdoor storage at this time and the landscaping on-site satisfies the requirements of the City's Land Use Ordinance.

The DRC recommends approval with the condition that the applicant obtain a sign permit for any proposed signage prior to installation from the City.

Commissioner Baskin asked for clarification on what a "layout boat" would be. Kelly Pope, Lake Bonneville Layout Boats, replied that these types of boats were used for duck hunting.

**Commissioner Baskin moved that the Planning Commission approve the conditional use permit for Lake Bonneville Layout Boats, LLC for "transportation equipment manufacturing" at 640 North Taylor Way, Suite 200 with the following condition:**

- 1) The applicant must obtain a sign permit from the City for any proposed signage prior to installation.**

**Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin Kirkham, Jensen and Council Member Mumford.**

6. CONSIDERATION OF A SITE PLAN FOR A STORAGE YARD EXPANSION FOR LANG EQUIPMENT LOCATED AT 205 NORTH 1200 WEST. ALAN LANG- LANG EQUIPMENT, APPLICANT

Jim Spung reported that Lang Equipment, located at 205 North 1200 West, is proposing to expand their outdoor storage yard to accommodate their business needs. The parking requirements on-site comply with City code and no additional parking is required for this expansion. The applicant is proposing two access drives; one (1) off of 1200 West and one (1) off of River Bend Way. The proposed driveway entrances for the project are located on both lots 17 and 18, so the DRC recommends an access easement be recorded with Davis County prior to approval. All outdoor storage must be screened from view with a six foot (6') high solid fence or wall. The applicant is proposing a 6' high slatted chain-link fence and also plans to match the existing landscaping treatment around the new storage area which will meet the Land Use Ordinance requirements.

The DRC recommends approval of the storage yard with the condition that an access easement be recorded with Davis County prior to issuance of any construction permits.

Commissioner Baskin asked if this application was a renewal as the prior approval had expired. Jim Spung replied that the applicant had constructed the facilities with the site plan approval but that it did not include lots 17 and 18 and that this site plan was to expand the current facility onto these lots.

Commissioner Drinkall asked if a turning radius was necessary or if it would be a drive through area. Patrick Lucero, Coldwell Utah, replied that the expansion was designed with the intent for through access.

Jim Spung commented that total landscaping on the site will be 12.46%. He also clarified that the chain-link fencing is allowed as long as landscaping improvements are made to the site.

**Council Member Mumford moved that the Planning Commission approve the site plan for an expanded storage yard at Lang Equipment, 205 North 1200 West, subject to the following condition:**

- 1) That an access easement be recorded with Davis County between lots 17 and 18 prior to issuance of any construction permits.**

**Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin, Kirkham, Jensen and Council Member Mumford.**

7. CONSIDERATION OF A SITE PLAN FOR PHASE 2 OF THE FEDEX BUILDING EXPANSION LOCATED AT 720 NORTH 400 WEST. FIRYAL KASSIM-FEDEX, APPLICANT

Ali Avery reported that this application is for Phase 2 of the FedEx expansion. The City Council approved the site plan for Phase 1 of the building expansion on January 7, 2014. Phase 2 is another structure expansion and additions, including a gateway building at 3,606 square feet, hub expansion at 124,618 square feet and a 12,655 square foot maintenance building. This also includes an expansion of the parking areas and realignment of the site. The total site area is 76.25 acres in size with 9.8% building coverage, 10.7% landscaping and 67.8% of the site will be paved for parking. The parking requirements are 325 parking stalls with the applicant proposing 665 stalls which exceeds the number necessary to satisfy the City Code requirements.

All traffic will enter from Franklin Parkway which feeds from 500 North. There will be an additional driveway on 400 West, but all employees and truck traffic must enter from Franklin Parkway. After review of the required traffic impact report the City Engineer found that, due to increased traffic on Franklin Parkway, the developer will be responsible for roto-milling Franklin Parkway and an overlay will be required.

The DRC is recommending approval with the conditions that a plan for the roadway improvements be submitted (this has been received) and that the approved improvements be made to Franklin Parkway prior to a certificate of occupancy for any building on Phase 2.

A landscaping agreement with the City was executed in 2001 which included specific landscape improvements along 900 North. The proposed landscaping plan includes the improvements in that agreement and is in compliance. The applicant is also proposing landscaping throughout the parking areas and Franklin Parkway to further screen the building and parking areas.

As the application was submitted prior to the code amendment for metal buildings the proposal for metal buildings with a 4 foot high wainscot finish anywhere that is visible from the street is in compliance with the code that was in place at the time of the application.

Commissioner Baskin commented that when the City's Engineering Department approves a site plan, that those approvals should be put in writing. Ken Leetham replied that this would be a good requirement going forward.

Council Member Mumford commented that there are currently two access points on 400 West. Ali Avery replied that there was to be a road through that area and that the City owns a portion of land at that access point the area which will most likely be vacated by the City at some point. FedEx will be fencing off the driveway so there will be no public or employee access from that portion of City-owned property.

Cory Bice, URS, also commented on the access and said that the existing driveway, which includes the City owned area, will be left in place because the Fire Marshall had asked for a second access to the property. A crash gate will also be added at the end of 900 North.

Commissioner Mumford asked for the increase in the number of packages and trucks that would go through this facility. Cory Bice replied that he was unsure on the number of packages but that the number of trucks would double their current capacity.

Ali Avery said that, per the submitted traffic report, once the facility was at full use it would increase from 200 trucks to 300 trucks per day with approximately 450 trucks per day during the holiday season.

**Commissioner Baskin moved that the Planning Commission recommend approval of the site plan for the FedEx building expansion Phase 2 site plan to the City Council subject to the following conditions:**

- 1) A plan for the roadway improvements including roto-milling and an overlay, on Franklin Parkway must be submitted and approved by the City's Engineering Department in writing prior to issuance of a building permit.**
- 2) Improvements on Franklin Parkway, as approved by the City's Engineering Department in writing must be completed prior to a certificate of occupancy for any building in Phase 2.**

**Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin, Kirkham, Jensen and Council Member Mumford.**

Ali Avery commented that the first condition for the roadway improvement plan had already been satisfied but that the City's Engineering Department would submit the approval in writing.

#### 8. ADOPTION OF 2015 PLANNING COMMISSION MEETING SCHEDULE

The Planning Commission reviewed and approved the 2015 Planning Commission meeting schedule.

**Commissioner Knowlton moved to approve the scheduled dates for the regular Planning Commission meetings. Commissioner Baskin seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin, Kirkham, Jensen and Council Member Mumford.**

#### 9. DISCUSSION OF PROPOSED ZONING PROVISIONS RELATED TO DESIGN STANDARDS AND GUIDELINES FOR NON-RESIDENTIAL DEVELOPMENT

Jim Spung reported on the summarization of the reason for the new Mixed Commercial (MXC) zone. This zoning district would apply to properties zoned General Commercial (C-G) within the Redwood Road Community Development Area (CDA). City staff has asked that the Planning Commission review this draft for a discussion and possible motion on January 13, 2015.

Mr. Spung then reviewed the significant changes for each section compared with what is currently in place. This applicability would only apply to new development with the MXC zone with modifications or waivers from design standards to be recommended by the Planning Commission and approved by the City Council.

Recommendations for the site plan section include pedestrian connections from building entries to public walkways, plazas at primary building entrances, requirements for building and parking setbacks, no parking between buildings and front property lines, open space, buildings, parking, storage, walkways and driveways coverage would be limited to 85% of the lot..

Jim Spung commented that on corner or odd shaped lots with two front yards that storage could not be put on the front half of the lot for aesthetic purposes.

He outlined additional requirements: loading docks, outside storage and service areas to be located on the side or rear, service areas are not to encroach on parking setbacks and must be screened with 6' high wall, no chain-link fencing will be allowed, outside storage is not permitted within building setbacks, parking setbacks, public easements, etc., truck trailer or cargo storage is not permitted and stored items may not be visible to the public.

In regards to vehicular circulation and parking, the following changes have been proposed: One (1) permitted driveway per 100 feet of frontage not to exceed three (3) driveways; driveways on the same street will be separated by a minimum 20 foot distance; enhanced landscaping will be required at entrance drives; pedestrian walkways will be incorporated into parking lots linking buildings to sidewalk systems; and on street parking will be credited toward parking requirements.

**Commissioner Baskin left at 8:38 p.m.**

Jim Spung commented that a change to the parking requirements regarding the number of required parking stalls was not proposed as part of this Code amendment, but that City staff would review the standards and likely bring forward another Code amendment at a later date.

Mr. Spung then reported there was not a section in the current ordinance for pedestrian and bicycle circulation but that this would include using landscaping, barriers, etc. to separate vehicle and pedestrian movements and bicycle parking requirements.

Proposed changes to the architectural design section include maximum building heights of 45 feet or three (3) stories and building treatment within the public zone requires two (2) of the following three (3) standards: horizontal articulation every 100 feet, vertical articulation every 30 feet, parapet variation every 60 feet.

Buildings within non-public zones would need to comply with the following requirements: Building and roof materials, maximum 20% of exterior can be metal and conditions for building entrances.

Proposed landscape design standards include planter beds and intensified landscaping at site entrances, streetscape planning with trees spaced and 6 shrubs placed per tree. Berming with a maximum 4:1 slope will also be incorporated into the design and all parking lots adjacent to streets will have a landscape buffer. Perimeter and parking lot landscaping will include ten (10) foot wide landscape buffers and landscaped islands every ten (10) stalls with a minimum of two (2) trees and eight (8) shrubs per tree. Artificial plantings are not acceptable for outdoor landscaping, and mulching will consist of wood or decorative rock with one (1) shrub to be planted for every 25 square feet of planter bed area

Changes to the fences and walls section includes: concrete walls permitted if faced with masonry or stone; chain-link fence is not permitted; fences greater than 50 feet require architectural offset and landscape pockets; and all service areas, meters and equipment must be screened from view.

Commissioner Knowlton commented on vacant and redevelopment properties and asked if it was realistic to expect non-residential and non-retail components. He asked if an industrial building could be adapted to retail space at a later date. Jim Spung replied that the flexibility of this zoning will help the area adjust to market conditions and that manufacturing was now more in demand than retail space but this area could be adapted for a variety of uses.

Commissioner Knowlton and Council Member Mumford acknowledged there could be different types of uses in a building and may impact the long term vision of a street and potential future uses for buildings in this area.

Commissioner Drinkall proposed that comments and suggestions for amendments to the new Mixed Commercial zone be sent to City staff by January 5, 2014 and that the updated draft be sent to the Commissioners before the next Planning Commission meeting if possible.

Ken Leetham then provided the Planning Commission with a prison relocation update. He said that the State of Utah has established a commission for the relocation and that they have a list of six proposed sites. One of the sites is 500 acres, which is used for agriculture purposes, near the airport and North Salt Lake.

#### 10. APPROVAL OF MINUTES

The approval of the minutes for November 25, 2014 will be postponed until the January 13<sup>th</sup> Planning Commission meeting.

**Commissioner Knowlton moved to consider for approval the minutes of November 25, 2014 at the January 13<sup>th</sup> meeting. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Kirkham, Jensen and Council Member Mumford. Commissioner Baskin was excused.**

#### 11. ADJOURN

Chairman Drinkall adjourned the meeting at 9:51 p.m.

---

Chairman

---

Secretary



**BENCHMARK**  
 WEST QUARTER CORNER OF SECTION 5,  
 TOWNSHIP 4 SOUTH, RANGE 1 EAST, SALT  
 LAKE BASE AND MERIDIAN  
 FOUND MONUMENT  
 ELEVATION = 4518.82'

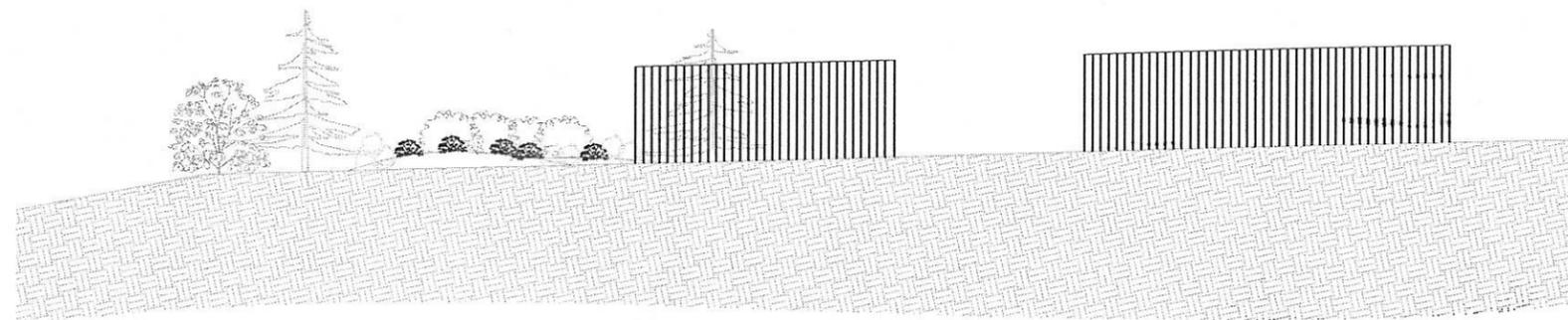
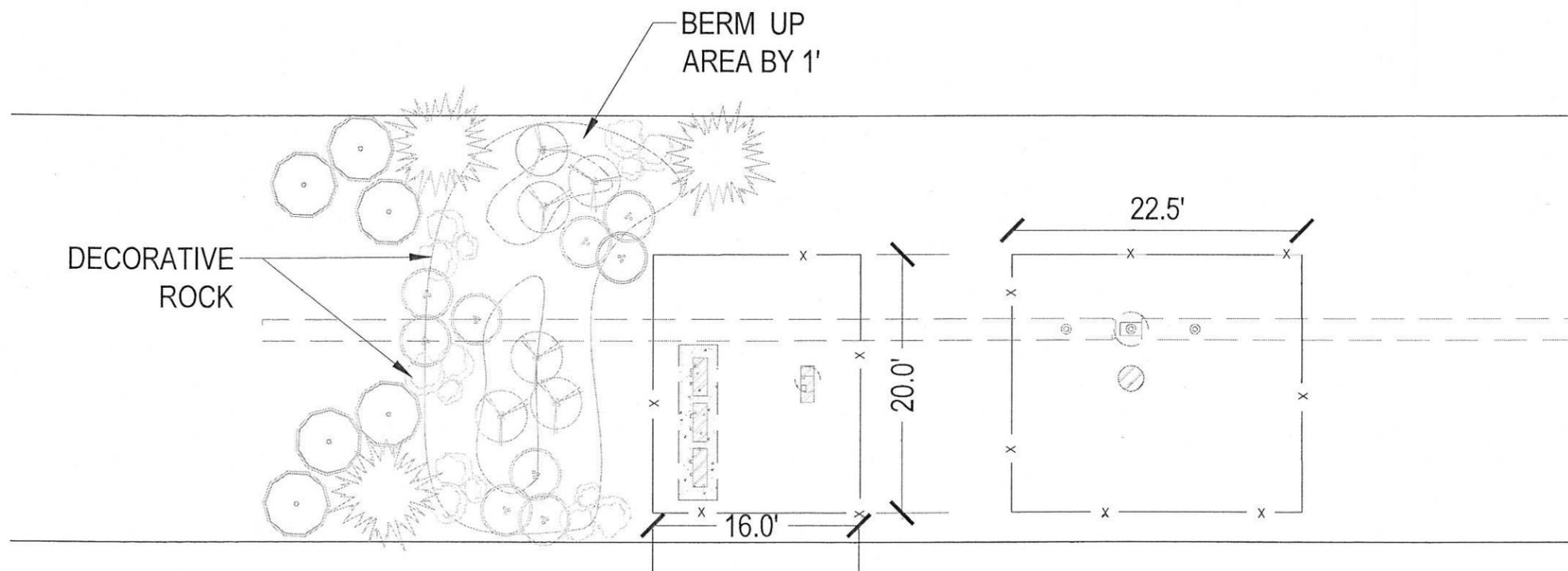
**Landscape**

**Trees**

Qty	Symbol	Common Name	Plant Size	Mature Size HxW
3		Curleaf Mountain Mahogany	5 gallon	10' x 8'

**Shrubs**

Qty	Symbol	Common Name	Plant Size	Mature Size HxW
6		Fourwing Salt Bush	1 Gallon	3' x 4'
9		Gardner Salt Bush	1 Gallon	1' x 4'
6		Oakbrush Sumac, Skunkbrush	1 Gallon	6' x 5'



**ENSIGN**  
 SALT LAKE CITY  
 45 W. 10000 S., Suite 500  
 Sandy, UT 84070  
 Phone: 801.255.0529  
 Fax: 801.255.4449  
 LAYTON  
 Phone: 801.547.1100  
 TOOELE  
 Phone: 435.843.3590  
 CEDAR CITY  
 Phone: 435.865.1453  
 RICHFIELD  
 Phone: 435.590.0187  
 WWW.ENSIGNENG.COM

FOR:  
 QUESTAR GAS  
 CONTACT:  
 PHONE:  
 FAX:

QUESTAR GAS  
 NEAR EAGLEWOOD SUBDIVISION AREA  
 NORTH SALT LAKE, UTAH

PROJECT NUMBER: \_\_\_\_\_ PRINT DATE: \_\_\_\_\_  
 DRAWN BY: J. LINFORD CHECKED BY: C. DUNCAN  
 PROJECT MANAGER: C. DUNCAN