

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
FEBRUARY 10, 2015

FINAL

Chairman Robert Drinkall called the meeting to order at 6:29 p.m. and welcomed those present.

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

EXCUSED: Commissioner Lisa Watts Baskin

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: Derrin Creek, Ghost wood Hot Rods; Kristy Feller, resident; Jeanette Lee, Sinclair.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING FOR AND CONSIDERATION OF AN AMENDED
SUBDIVISION PLAT FOR EAGLEPOINTE ESTATES PHASE 12 PLAT D LOCATED
AT APPROXIMATELY 505 SUGAR PLUM LANE. JOSEPH AND KRISTY FELLER,
APPLICANTS

Ali Avery reported that the applicant is requesting to combine two lots in an existing subdivision to construct a swimming pool on the vacant lot adjacent to their home. The lots are Lots 1206 and 1209 of Eaglepointe Estates Phase 12, which is now proposed to be named Eaglepointe Estates Phase 12 Plat D. In order to utilize the entire property, the public utility easements on the rear property lines of the existing lots will need to be vacated. The easement vacation has been advertised for the City Council meeting on February 17, 2015. With the approval of this plat amendment, the Planning Commission is also granting approval for a double frontage lot. Per the

recent code amendments the applicant is allowed a 6' fence along the rear property line on a double frontage lot. The DRC recommended a condition that consent to the easement releases from the utility companies be submitted prior to recording, but the applicant has since submitted the easement releases which completes the requirements for the condition. The Development Review Committee (DRC) recommends approval of the plat amendment for Eaglepointe Estates Phase 12 Plat D with no conditions.

Chairman Drinkall opened the public hearing for the amendment of Eaglepointe Estates Phase 12 Plat D at 505 Sugar Plum at 6:33 p.m. There were no comments, and he closed the public hearing at 6:34 p.m.

Commissioner Garn moved that the Planning Commission approve the plat amendment for Eaglepointe Estates Phase 12 Plat D with no conditions. Council Member Mumford seconded the motion.

All motions were withdrawn.

Commissioner Garn moved that the Planning Commission recommend approval of the plat amendment for Eaglepointe Estates Phase 12 Plat D with no conditions. Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Kirkham, Jensen and Council Member Mumford. Commissioner Baskin was excused.

**3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR JARDINE'S
SINCLAIR MESSAGE CENTER LOCATED AT 3427 ORCHARD DRIVE. STACY
MAVENCAMP-LYTLE SIGNS, APPLICANT**

Jim Spung reported that this property is near the edge of the City boundaries. The applicant is proposing a 2'9" x 6'9" illuminated LED message center sign to replace a current sign on the freestanding sign structure. Illuminated, flashing or animated signs are a conditional use in the S-2 sign overlay zone. The applicant has confirmed the sign will not flash and the brightness will be set to 80% capacity during daytime hours and will automatically dim an additional 15% as it gets dark. As this conditional use permit only addresses the message center component of the sign the applicant will also need to submit a sign permit application to be reviewed and approved by the City prior to installation of the sign. The electronic message center sign will primarily be facing commercial properties; however there are a few residential properties within view of the sign.

Ali Avery mentioned that the Planning Commission can require a public hearing, but that it is not required. The DRC recommends approval of the conditional use permit with the condition that a sign permit be issued by the City's Building Department prior to installation of a message center sign. Commissioner Kirkham asked if a public hearing were not held now if the residents would protest later on. Jim Spung replied that he did not believe the proposed sign would have much of an impact on the adjacent neighbors.

Jeanette Lee, Sinclair, clarified that there would be a 15% reduction in the brightness of the sign to 65%.

Commissioner Drinkall asked what the visibility of the sign would be. Jeanette Lee replied that Sinclair is upgrading all of their signs across the country for re-branding purposes and will submit a sign permit to upgrade all signs on site. The proposed message center sign will be LED for efficiency and also more visible than standard illumination. She said additional information will be provided to City staff regarding the visibility of the sign and she assumes it would be visible up to one (1) mile away. The sign will not flash but will switch messages every three (3) seconds.

Commissioner Jensen commented that change can be hard for people and if nearby residents are not given the opportunity to express their opinion now the City may hear from them later on.

The Planning Commission recommended that property owners within 500 feet of the proposed message center sign along Orchard Drive be notified.

Commissioner Knowlton moved that the Planning Commission table the conditional use permit for a message center sign for Jardine's Sinclair located at 3427 Orchard Drive, to provide an opportunity for a public hearing and notice to property owners along Orchard Drive and provide additional information regarding the illumination of the proposed sign. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Kirkham, Jensen and Council Member Mumford. Commissioner Baskin was excused.

4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR GHOSTWOOD HOT RODS LOCATED AT 101 NORTH 700 WEST. DERRIN CREEK-GHOSTWOOD HOT RODS, APPLICANT

Jim Spung reported that the applicant specializes in custom hotrods including metal and wood fabrication, and metal, welding and light upholstery work. They currently have two (2) full-time employees. The applicant is proposing to occupy a 3,000 square foot unit, on the southern most

building on the lot, which is divided into 200 square feet of office and 2,800 square feet of shop space. Per parking requirements, 43 off-street parking stalls are required for the four (4) buildings on site. The DRC recommends the applicant stripe four (4) stalls to accommodate the business with one (1) stall to be ADA accessible. The applicant is not currently proposing any outdoor storage and will store all materials within the building. The landscaping on site is well maintained and meets the minimum 10% City landscaping requirements.

The DRC recommends approval of the conditional use permit with the condition that four (4) parking stalls be striped prior to the issuance of a business license.

Commissioner Drinkall asked if the applicant would need to stripe the parking stalls, as they are leasing the building, or the property owner. Jim Spung replied that it would need to be done before the business license was issued and that the City would not specify who needed to fulfill the requirement.

Commissioner Drinkall also asked why the parking striping requirement seemed to be a necessary requirement for businesses in this area. Ken Leetham replied that striping is necessary to bring businesses up to current code and that formal parking spaces are also an important consideration. Parking needs and requirements may have also changed for some properties due to building remodels or changes in land use.

Commissioner Drinkall asked if this was a new business and why the applicant has selected North Salt Lake. Derrin Creek, Ghostwood Hot Rods, replied that his dad started the company and has expanded from a home business. He said the location is in close proximity to his home in Bountiful.

Commissioner Garn moved that the Planning Commission approve the conditional use permit for Ghostwood Hot Rods for “fabricated metal product manufacturing” at 101 North 700 West subject to the following condition:

- 1) Four (4) standard size vehicle parking stalls must be striped, including 1 ADA accessible stall prior to issuance of a business license.**

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

5. APPROVAL OF MINUTES

Commissioner Knowlton moved that the Planning Commission approve the minutes of January 27, 2015 as amended. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Kirkham, Jensen and Council Member Mumford. Commissioner Baskin was excused.

Council Member Mumford reported that Commissioner Drinkall had been reappointed to the Planning Commission for another three year term during the last City Council meeting. The Council also discussed the code amendments for the Cutler Drive area and was pleased with the changes the Planning Commission had recommended. Minor changes proposed by the City Council included the alcohol business section and the removal of the housing section.

Ken Leetham said that the City Council had requested that the code amendment draft be reviewed with local developers and land brokers to obtain their feedback. The draft would then be reviewed by the Council.

Commissioner Drinkall asked for clarification on the removal of residential housing in this zone. Council Member Mumford replied that the City Council as a whole felt concern on allowing mixed use and residential in that zone.

Ken Leetham commented that these code amendments are just one zoning district tool and that there are other tools that allow residential. The City Council was not opposed to the concept of mixed use but the Planned District could be utilized to provide the mixed use product.

Commissioner Drinkall asked what the land requirement would be for a Planned District (P-District) in that area. Ken Leetham replied that it would need to be a 5 acre parcel and that the City Council is not opposed to the idea of residential in that area if a developer was interested.

Commissioner Knowlton asked when it was anticipated that the Towne Plaza development would be presented to the Planning Commission again. Ken Leetham responded that City staff was meeting with a developer on February 11th and would be obtaining assistance from an urban design firm.

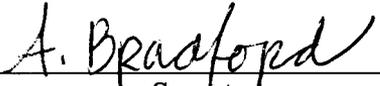
Commissioner Kirkham asked about size concerns for the proposed round-about at the Towne Plaza location. Ali Avery replied that the Fire, Police and City Engineering departments had all reviewed the round-about and that no safety issues were raised. The round-about may be substituted for a better amenity.

6. ADJOURN

Chairman Drinkall adjourned the meeting at 7:26 p.m.



Chairman



Secretary