

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
SEPTEMBER 29, 2015

FINAL

Chairman Robert Drinkall called the meeting to order at 6:33 p.m. and welcomed those present.

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

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Paul Ottoson, Public Works Director and City Engineer; Chief Craig Black, Police Chief; Sherrie Christensen, Senior City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Sam Bell, Woods Cross resident; Wilford Cannon, Eaglewood Development.

1. WELCOME

Sam Bell, Woods Cross, commented that he is studying city planning at the University of Utah and wanted to observe a planning commission meeting.

2. DISCUSSION-DRAFT GEOLOGIC HAZARDS ORDINANCE

Sherrie Christensen reported on the Geologic Hazards Ordinance draft, the subdivision review process and building permits.

The current subdivision review process includes concept plan approval through the Planning Commission and then the City Council. This causes an issue with early vesting of the subdivision prior to a geologic hazard review being performed.

The proposed subdivision review process would include a Sketch Plan review with the Development Review Committee (DRC) which would be an informational meeting only with no

approvals or vesting. This would include a review with City staff, the developer and the landowner to discuss the layout, zoning and any issues with the property. The next step would be the potential for geologic hazards which would need to be reviewed. This Geologic Hazard Review Ordinance would apply to any property in the sensitive lands overlay zone and any property outside of that zone that has geological hazards or slopes over 30%.

Ken Leetham commented that this will be a change for the City in that previously developers were asked to perform the geologic study but the City was not as involved in the process. In the proposed ordinance there are key areas which will be changed including more involvement from City staff in the geologic investigation and approval of development in the foothills.

The first step of the Subdivision Review Process includes the Sketch Plan Review, followed by the Potential Geologic Hazards review. If the property is determined to have no geologic hazards it would progress to the Preliminary Plan review. If it is determined that a property needs to be reviewed the applicant would need to attend a scoping meeting with City staff to review storm drainage, access, etc.

The project then goes through the Geologic Hazards Review process which includes a scoping meeting to obtain an investigation permit and then a geologic hazards report is submitted to be reviewed by an engineer or consultant. The Geologic Hazards Review is either deemed suitable with no unreasonable risk or the hazards can be mitigated or not suitable with unreasonable risk and hazards which cannot be mitigated. If the project is deemed unsuitable per the report then the applicant can appeal to a three member peer review with the peers to be chosen by the developer, the City's consultant. The development may or may not proceed at this point

If the property is determined to have no geologic hazards or the risks can be mitigated it would then progress to the Preliminary Plan review. The DRC reviews the plan and makes recommendations which are then presented to the Planning Commission. A public hearing is then held and the Planning Commission recommendations are given to the City Council. The City Council then approves or denies the Preliminary Plat. If the Preliminary Plat is approved it would then proceed to Final Plat.

Final Plat includes DRC review and recommendations and any final recommendations from the Planning Commission. It is then recommended to the City Council to approve or deny. The Final Plat would then proceed to construction if it is approved.

Once the project starts the Construction phase the project is bonded with a qualified professional on-site during key points of building. The site is independently tested and must receive approval

certification that it has been built to the design specifications and in conformance with the geotechnical review.

Ken Leetham commented that City staff intended to draw a firm nexus between the Geologic Hazard Report and the mitigation of hazards and the construction of the subdivision. It is implied in the current code but the intention is to codify the requirement in a stronger way.

Sherrie Christensen said that this process will not only protect the City and its residents but also the developer to ensure that the design holds up to geologic hazards and construction.

Sherrie Christensen then explained the steps of the Geologic Hazards Report. The first steps include: a scoping meeting to ensure the consultants are qualified professionals, development of a work plan, obtain an investigation permit and bonding. The next step is the Investigation Permit which includes: a vicinity map, a site plan, detail on vegetation, topography, elevations, locations of test pits, known or probable geologic hazards, temporary entrances and exits, any property owner permissions, grading and drainage plans, erosion control plan, storm water pollution prevention plan (SWPPP) and a re-vegetation plan.

Once the report is prepared it should specifically identify known or suspect potential geologic hazards, surface fault ruptures (Appendix A), slope stability (Appendix B) and liquefaction (Appendix C). The report conclusions will be a summary of geologic hazards supported by data and the potential effects of geologic conditions on the development and future occupants, and any risk of potential damage.

The report recommendations will specify if more detailed studies are required, any mitigation measures that are required, avoidance of hazards and any design criteria for mitigation engineering, data, and the overall suitability of the project.

Council Member Mumford asked if the applicant was proposing a planned unit development which would require a change in zoning to a Planned (P) District at which step in the Geologic Hazard study that would occur. Sherrie Christensen commented that it would be best not to do both at the same time and would recommend changing the zoning at the Preliminary Plat stage.

Ken Leetham clarified that State code does not specify that a project is vested at Preliminary Plat but that the law says if the City Council takes action on a project then it is vested. It has been recommended that cities should remove City Council approval of a concept plan from their ordinances.

Council Member Mumford asked if City staff could report any upcoming projects in the Geologic Hazards Review stage to the City Council.

Commissioner Drinkall asked how long a geologic report would be good for if a subdivision plat has been approved but development of one of the lots was not done for several years. Sherrie Christensen replied that in subdivisions that were already approved in the sensitive area zone or any new lots would be required to go through the building permit process.

Sherrie Christensen then reported on the building permit process in Geologic Hazard areas. The first step would be a Zoning Review which would require approval of the development envelope, which includes setbacks, height and any other conditions of approval, by a City Planner. There would then be a landscape plan of review to include: a drainage plan, SWPPP, and a lot specific geotechnical report to be approved by a City Engineer. A building official will then review the lot specific geotechnical report, which must meet the requirements of the International Building Code. Once the report is approved the permit is issued and construction can commence. The building official may or may not require a Geotechnical engineer on site during excavation to review any site specific issues. If the Geotechnical engineer was required to be on-site they will then be required to sign off on the construction plans, design and the final landscaping. A certificate of occupancy will then be issued once the City Planner has determined that the conditions of the subdivision approval have been met. The City Engineer will verify that the drainage and landscaping have been properly installed or if any further recommendations from City staff needs to be made.

Sherrie Christensen presented a diagram to show the percentages required for cutting a toe into a slope that is over 30% in relation to a property line.

Ken Leetham commented that the City attorney and Geostrata, which is the City's geologic consultant, were reviewing these regulations. The Planning Commission and the developers of Granite Ridge and Eaglewood Cove were also reviewing the proposed changes. All comments and changes will be given to the Planning Commission prior to the next meeting in October.

Commissioner Knowlton commented on the charts and diagrams which had been presented to the Planning Commission and asked if there would be value in referencing them in the ordinance. Sherrie Christensen replied that the City attorney could review the charts to see how they could be included.

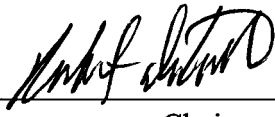
Ken Leetham commented that he would like the Planning Commission to share their expertise on the processes and that the ordinance is thorough. He said that City staff had reviewed ordinances from Draper, Farmington, Salt Lake County and Cottonwood Heights and have put together the

basis of a code which will work in the foothills. Mr. Leetham also said that the City Council would receive a copy of the draft and that the ordinance would be presented to them on October 6th. A public hearing would then be held at the Planning Commission meeting on October 13th with any changes from the Planning Commission to be presented at the City Council meeting on October 20th. The changes to the ordinance must be put in place before November when the moratorium ends.

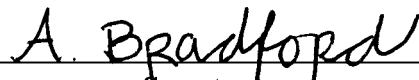
Ken Leetham also said that City staff would meet with Sky Properties on Monday, October 5th as they would be impacted by this ordinance. Wilford Cannon, Eaglewood Development, commented that he had a few questions about which developments would be impacted by the ordinance revisions. He also said that he would be happy to share any input and that he did not feel threatened or concerned by the proposed revisions.

3. ADJOURN

Chairman Drinkall adjourned the meeting at 7:36 p.m.



Chairman



Secretary