

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
MARCH 27, 2018

**FINAL**

Chairman Ted Knowlton called the meeting to order at 6:32 p.m. and William Ward led those present in the Pledge of Allegiance.

PRESENT: Commission Chairman Ted Knowlton  
Commissioner Stephen Garn  
Commissioner Kent Kirkham  
Commissioner Leslie Mascaro  
Commissioner William Ward  
Commissioner Brandon Tucker  
Commissioner BreAnna Larson

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Shelley Taylor, Glen Taylor, Shirley Arnett, James Arnett, Caralyn Bingham, Jennie Stevens, Micah Stevens, Rob Lundgren, Theresia Lindgren, Ron Sellers, Brian Hamilton, Lena Phillips, Richard Phillips, Krista DeAngelis, Tim Nieman, Dawnelle Stanger, Vince Hamilton, Laurie Evertsen, Mark Lee, David Lund, Lee Twitchell, Greg Smith, Kathleen Lund, Richard Van Sickle, Roel Braumberger, Brian Horrocks, Linda Horrocks, Doug Sterner, Arnold Eddings, Kailyn Rusdicker, Lane Hill, Kerry Hill, Clair Jones, Todd Powers, Virginia Peevy, Jeff Peevy, Lindsey Parr, Patricia Hamilton, Chelsea Fife, Chad Howey, Erin Howey, Laura Knowlton, Pamela Wright, Lois Long, John Long, Bryce Johnson, Collette Twitchell, Mindi Israelsen, Rebecca Osguthorpe, Joan Hewitson, Kelly Jones, Greg Frazier, Lisa Hamilton, Nancy Sylvester, David DeAngelis, Wade Brinton, Jenifer Brinton, Nikki Anderson, Miguel Gutierrez, residents; Mark Pantelakis, Travel Outfitters; Michael Smith, April Smith, Pamela, Nicholson, Robert Nicholson, Diana Stanfill, Jeremy Stanfill, Carolyn Myers, GS Smith, R. Groves, Janeal Groves, Mark Hallows, Ann Hallows, Brent Koldewyn, Alice Laraine Gordon, Jim Ivie, Ramona Braunberger, Jenny Patterson, Merylyn Hammond, Kelly Kamp, Jared Kamp, Tony Langston, Richard Erickson, Julie Hogan, Bryan Koldewyn, Weldon Betts, Linda Robinson, Justin Peterson, JoAnne Claphan, Stan Claphan, Tim Martinez, Sabrena Koehler, Keith Koehler, Joelle Ellen Ashworth, Elma Leta McBride, Chris Peters, Richard Franklin, Sue Franklin, Shannon Butterfield, Jared Butterfield, Roger Smith, Jessica Smith, Brian Myers, Carolyn Myers, Judith Hegewald, Josephine Flores, Christopher Lewis, Stephanie Holdstock, Bri Smith, Jim Baggs, Janice Twede, Darrel Twede, Lisa Mercer, Lee Mercer, Kathy Andersen,

Brian Andersen, Barbara Belyea, Katie Rasmussen, Otto Gehring, Teresa Gehring, Wendy Clark, Regena Bonner, Josh Holdstock, Marta Gareia, Renae Langston, Jaclyn Wood, Brian Wood, Wayne Christiansen, Michelle McKinley, Lyle Gordon, Brad Thompson, Layne Southam, Jaren Southam, Lee Peterson, Ashley Peterson, Emily Hartvigsen, Steven Coll, Todd Jones, Jade Crown, Doug Tribe, Dawna Moore, Hailey Jones, Ryan Jones, Grant Potter, Matt Taylor, David Bright, Claude Newly, Helga Newly, Elaine Christensen, Chris Moss, Karl Hook, Karen Gatherum, Tandi Lefler, Adrian Bancroft, Ron Mortensen, Gus Vandiggelen, Rose Vandiggelen, Julie Jenkins, Kirk Jenkins, Neil Moss, Cari Moss, John S., Joe Betts, Sherry Tribe, Donna Strasrypka, Al Strasrypka, Barbara Kirk, Reed Jenson, Spencer Jacobs, Charles Hall, Bryce Olson, Todd Mckinley, Richard Kristensen, Wendy Thompson, Jeremy Brisko, Rolayne Collins, Lisa Hicks, Lucinda Wade, Maria Wilkes, Janell Neumann, Donald Neumann, Beverly Gagon, Annette Clark, Diane DeLuca, Eileen Brophy, Jami Key, Jeff Novak, Wayne Gillman, Kathy Gillman, Jonathan Ash, Marjorie Hook, Bryan Lefler, Tom Flanigan, Dan Webster, Riley Gold, Alyssa Gold, Karen Gill, Linda Connors, Jerry Lynn, Marsha Lynn, Bonnie Kelsey, Ray Zimmer, Bill Moon, Dean Adair, Lisa Adair, Bountiful residents; Mitchell Fielding, Syracuse resident; Colin Wright, Bryan Bayles, CW Land Co.

1. PUBLIC COMMENTS

There were no public comments.

2. APPOINTMENT OF CHAIR

**Commissioner Ward nominated Ted Knowlton as the Planning Commission Chairman. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward and Larson.**

**Commissioner Ward moved to change the order of the agenda to address item #4 General Development Plan for the Winegar's Redevelopment first. Commissioner Larson seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward and Larson.**

3. GENERAL DEVELOPMENT PLAN: WINEGAR'S REDEVELOPMENT AT 3371 SOUTH ORCHARD DRIVE, A MIXED USE COMMERCIAL AND MULTI-FAMILY DEVELOPMENT

Sherrie Llewelyn reported that the developer had proposed a general development plan for the redevelopment of the Winegar's property. She explained that staff had reviewed the application, and the Planning Commission would review during the public meeting which was not a public

hearing. The recommendation from the Planning Commission would then go before the City Council for approval or denial of the general development plan. If the plan was approved the developer could then apply for a rezone which would come back to the Planning Commission for further review and public hearing with final recommendation to the City Council.

Sherrie Llewelyn presented aerial photos of the property in question and explained that it would not include the existing strip mall property located in front of the Winegar's building. The property was currently zoned Commercial Shopping (C-S). The map also showed the proximity of the property to Bountiful City's boundaries. The proposed general plan is located at 3371 South Orchard Drive. The property is 3.46 acres in size with the proposal to rezone to a Planned (P) District for mixed use commercial and residential development. The concept plan includes 8,800 square feet of retail space, a two story parking garage, 36 owner occupied townhomes, and 126 apartments.

According to the P District regulations in Chapter 13 of the City's Land Use Ordinance, a general development plan must be approved by the Planning Commission and City Council prior to rezoning to a P District. The general development plan must receive a positive recommendation from the Planning Commission prior to moving forward to the City Council.

The proposed development would be considered a village center within the City's General Plan. A village center is defined in the General Plan as a "node of activity where a combination of businesses, retail commerce, and entertainment may be established, maintained and protected to enhance quality of life for nearby neighborhoods while also providing shopping opportunities for patrons outside the vicinity." The General Plan calls for the use of the CS and Village Center (VS) zones implement this designation. The property, which is zoned CS, has historically been a node of commercial development in this neighborhood. The surrounding neighborhood is comprised of several multi-family development and single family developments within Bountiful City and unincorporated Davis County. The Planning Commission must determine if this site and area are appropriate for the proposed designation as a Village Center within North Salt Lake.

The proposed general development plan would consist of two apartment buildings, each at five stories high, fronting Orchard Drive. The main floor would consist of 8,800 square feet of retail on the main floor with the apartments above. The site would also include pedestrian areas, landscaping, a UTA bus shelter, and on street parking. A two story parking garage would be built where the existing Winegar's building is and will have owner occupied three story townhomes above.

The developer believes the topography of the site could lend itself to the proposed development as the south eastern portion of the property is about two stories higher than the western portion.

The visual impact on the neighbors to the east would be that of an approximate three story building at the same elevation of the street.

The apartment and townhome floor plans have not yet been designed, therefore a complete count of the bedrooms in each unit is not known at this time. The townhomes would have two car garages and the proposed parking would be 220 stalls in the parking garage, 15 off street ground level stalls, 7 on street stalls, and 72 private townhome garage stalls. The previous General Development Plan approvals required the parking ratios of 1 covered, 0.5 uncovered for a one bedroom unit, 1 covered, 1 uncovered for a 2-3 bedroom unit, and 0.25 uncovered guest spaces.

Improvements to the landscaping were estimated at 1.49 acres or the equivalent of approximately 43% of the site. The plan included pedestrian connections to the east for the existing residential development in the area. No fencing is proposed at this time.

The architecture of the structure is proposed to be modern and of high quality materials. Further specifics about the materials and design would be enumerated within the development agreement. Proposed amenities included the plaza area and recreation spaces within the apartment building. The amenities would also be further defined in the development agreement.

The Planning Commission must consider the location and topography of the proposed development and determine the appropriateness for the development and if the proposal meets the goals stated within the City General Plan for a Village Center. The closing of Winegar's had a significant impact on the neighborhood and future redevelopment of the site must be done with consideration to the impact on the neighborhood and future viability as a commercial shopping center as presently zoned.

Commissioner Mascaro asked for clarification on where the mixed use/retail would be located in the proposed development. Sherrie Llewelyn replied that it would be located on the main floor of the mixed use building along Orchard Drive.

Commissioner Larson asked if the two story parking structure would be for the apartment parking. Sherrie Llewelyn replied affirmatively.

Commissioner Knowlton explained that the Planning Commission was not required to hold a public hearing during this meeting, but would consider it after hearing from the developer. He said that the Commission must determine the validity of the project at this time.

Bryan Bayles, CW Land Co., spoke on the redevelopment of the Winegar's property and said they would listen to the concerns of the community and work with the City. He explained that

CW Land Co. has developed hundreds of acres of real estate and the owner of the company Colin Wright was previously the CEO of Henry Walker Homes and Jack Fisher Homes.

Mr. Bayles said that Winegar's had been operating at this location for seventy years but had trouble competing with the nearby Smiths, Costco and Lee's Marketplace. The owners had determined that the location was not economically viable for a grocery store any longer and that there would need to become something different to support any type of retail. The key principles would be to create a focal point, support a healthy economy by enhancing a broad range of jobs, walk-ability, and provide a range of housing choices. This project would be a true mixed use and a hub for residents per the general plan. The design features for the project would include elevators, covered parking, an on-site gym, and high end finishes.

Commissioner Mascaro disclosed that she previously worked for Henry Walker Homes but did not have a private interest in this development.

Commissioner Knowlton asked if any tenants were lined up for the retail portion of the project. Bryan Bayles replied that while it was early in the project they had reached out to several parties as the right tenant mix would help to create interest in the site, but did not have anyone that he could announce at this time.

Commissioner Ward asked if the proposed gym would be part of the retail portion of the site. Bryan Bayles replied that the gym would only be available for the apartment and townhome residents.

The Commission discussed several items such as the height that would be visible to the neighboring properties, buffer or fencing along the perimeters, and the rental rates. Bryan Bayles replied that they would work with the City to meet all the requirements and that these apartments would have the most expensive rates in the City.

Commissioner Knowlton asked how the development would live over time in relation to the maintenance of the property. Bryan Bayles replied that the townhomes, apartments, and retail would all have separate HOAs as well as property management for the common areas. He said the HOA would maintain the roof, landscaping, and other areas to keep the community viable.

Commissioner Mascaro asked about the phasing plan for the project. Bryan Bayles said that based on the large resident attendance at the meeting that the proposed plan would most likely see some changes.

Commissioner Knowlton explained that this was the first time that any appointed or elected body had reviewed the proposed general development plan. The Planning Commission would be considering the potential impacts of the general plan. He said that the decision made by the Planning Commission tonight would not be the final decision and that when the Commission listened to residents it provides an opportunity to learn about potential impacts and other considerations.

**Commissioner Tucker arrived at 7:14 p.m.**

Commissioner Ward suggested that the City notice a public hearing for this item in the future.

Commissioner Kirkham commented that the property was zoned CS at this time and would need to be rezoned to a P zone. Sherrie Llewelyn said that following the Planning Commission's review of the general development plan and recommendation, the City Council would approve or deny the application. If the plan was approved the developer would then apply for a rezone that would be reviewed by the Planning Commission at a public hearing and the recommendation on the zone change would go to the City Council for a final decision.

Commissioner Knowlton proposed to notice for an official public hearing at a later date and to allow those who wished to speak some time during the current meeting to address key impacts and considerations.

The Commission agreed to let residents speak as long as the remarks were kept to two minutes and did not repeat comments that had already been made, in order to give everyone who wished to comment an opportunity to do so. The Commission opened the meeting to comments.

Brian Myers, 448 West 3400 South in Bountiful, said that his concern was the rezone and the density of 40 units per acre which was much higher than the surrounding developments of 20 units per acre. He stated additional concerns of traffic, the safety of children walking to school, the height of the buildings, the topography of the land which would block neighboring properties, and parking.

Bonnie Kelsey, 3274 South 300 West in Bountiful, observed that there was no housing above three stories in the City and said that this would be like building a high rise in a residential area. She also expressed concern with traffic on Orchard Drive and also potential parking issues for residents who might park and board the bus in that area.

Mark Lee, 450 East 100 North in North Salt Lake, commented that he was concerned about traffic and the curvature on Orchard Drive, the potential for overcrowding at the schools, and fire and safety issues due to the height of the proposed apartment buildings.

Jim Ivie, 3176 Crestview Circle in Bountiful, stated that he agreed with what had already been said by other residents.

Jeff Novak, 3284 South 475 West in Bountiful, thanked the Commission for allowing residents to speak. He said he disagreed that the proposed development met the City's General Plan as it would not enhance the quality of life for citizens due to the high number of units on a small parcel and increased traffic.

Shelley Taylor, 3148 Crestview Circle, asked if there was a required ratio of housing to retail in the City. She said that one more unit of retail would not bring in that much tax revenue. Sherrie Llewelyn replied that the housing stock in the City was 58% single family homes, 6% owner occupied townhomes and condos, 6% 2-4 unit apartments, 23% were 5+ units, and 7% were mobile homes. She said there was no set limit or ratio for housing stock versus retail requirements.

Caralyn Bingham, 1053 West Manchester Drive, commented that residents did not want any more apartments. She said three elementary schools would be impacted and that these schools were already overcrowded.

Commissioner Knowlton asked for a show of hands from the audience on how many lived in single family homes. The majority of the crowd raised their hand in confirmation.

Mark Hallows, 694 West Park Circle in Bountiful, said that South Davis County and Bountiful needed to be involved in this project as it would impact other communities.

Roger Smith, 3553 South 550 West in Bountiful, commented that the project was incompatible with the neighboring residential properties. He also said that the proposed zone change would enable similar development in the surrounding areas.

Nikki Anderson, 284 North 700 East in North Salt Lake, said she had a background in land use and commercial development and was pro development and multi-family housing but felt that the property should not be rezoned unless it was more than five acres. She also said that the proposed density was double what the existing precedents had been. The goals of mixed use development should be less density, retain corridors, and maintain a human scale. Ms. Anderson

also expressed concern with traffic and the proposed drive thru off Orchard Drive as it could lead to traffic stacking there.

Lee Twitchell, 111 South 300 East, said that the developer mentioned creating a distinct identity with the proposed development. Mr. Twitchell disagreed with that comment and said the development did not match the image of North Salt Lake as a quiet neighborhood. He said the apartments were geared towards millennials which could lead to parking issues along Orchard Drive. Mr. Twitchell explained that high density housing was destroying the value and quality of life for single family neighborhoods.

Bryce Johnson, 278 East 340 North in North Slat Lake, said that while the proposed development was looked nice it could set a precedent for five story buildings in the future especially as high density housing would be necessary to accommodate residents in the future.

Jared Kamp, 3359 South 550 West in Bountiful, commented that he lived behind Winegars and would be impacted by the five story buildings. He also commented that there were currently issues with illegal drug sales and activities on the property.

Theresia Lundgren, 425 North Orchard Drive in North Salt Lake, said she lived in an apartment on Orchard Drive and said it was not a walk-able location. She asked what the plan for increasing green space in the area would be. Ms. Lundgren also expressed concern that a development of the proposed density would disrupt the quiet of the area.

Ramona Braunburger, 644 West 3300 South, commented that she lived 500 feet from the proposed complex and felt that as the neighborhood was a mix of young children and seniors that safety was a big concern. She asked for safe walking routes to the schools.

Craig Mortinson, 404 West 3200 South, commented that most people live in an apartment at some point in their lives. Commissioner Knowlton replied as the Wasatch Front was the third fastest growing area most of the housing being built was multi-family. Affordability was an issue and more individuals were unable to buy single family housing which had caused housing to change.

Craig Mortinson said that the developer would need to bear the cost of the streets.

Sherrie Llewelyn was asked to show the map of the proposed development and the surrounding area. Commissioner Larson explained that there were already multiple multi-family units in this area.

Christine Peters, 404 West 3400 South in Bountiful, said that one issue that had not been addressed was crime. She said she personally had called the police on a daily basis in regards to the drug deals in the area. She felt that the proposed development would invite more crime and drugs into the City.

Richard Franklin, 729 West 3400 South in Bountiful, commented that this development would impact Bountiful, North Salt Lake, and the unincorporated area and felt they should work together on this development. He recommended that the notice for the public hearing extend to 1,000 feet. He felt that the development was nice but was in the wrong location.

Todd Powers, 769 East Eagleridge Drive in North Salt Lake, said that he had lived in the City for most of his life and asked if there was more tax revenue from housing or retail/commercial. He said that the City did not have a large retail base and felt that the grocery store was convenient for the older residents that lived in that area.

Commissioner Knowlton commented that the City did not make the decision for Winegar's to close and had no control over what applications for development were submitted to the City.

Matt Taylor, 3363 South 675 West in Bountiful, thanked the Commission for their efforts, he said that development and growth were inevitable but that this location was not the place for the proposed development. He asked how the developer would feel if a five story building was placed next to his home. Mr. Taylor said the City should consider purchasing the property for green space instead.

Jeremy Brisko, 668 West 3400 South in Bountiful, commented that his main concern was pedestrian safety especially as there were multiple locations along Orchard Drive without sidewalks.

Spencer Jacobs, 707 West 3200 South in Bountiful, said he wanted his input heard. He explained that there was a need for apartments and condos but the proposed size and density were a concern. Mr. Jacobs said he was also concerned with safety, traffic, and parking along the streets with no sidewalks.

Jessica Smith, 355 South 550 West, commented that her concern was related to traffic flow onto 3400 South as there was only one stop sign on Orchard Drive. She felt this would divert traffic onto neighboring streets and increase traffic there. Ms. Smith said the development needed a human element especially as the density was higher than surrounding complexes and would use more resources such as fire, mail, sewer, garbage, etc. She said the City needed more housing but requested lower density and more open space as a better fit for the area.

Shelly James, 3102 Applewood Drive in Bountiful, commented that she lived in a condo and has had parking issues at her complex. She said that this would be a concern for the proposed development especially due to the number of units.

Justin Peterson, 437 Herritage Drive in Bountiful, said that the area already had parking and traffic problems and that some of the issues could be resolved if the Davis Boulevard was completed to Eaglewood Dr. He said that Orchard Drive could not support more housing until the road was completed and more stop lights were added.

Tony Langston, 456 West 3500 South in Bountiful, asked if this project would be part of the home repair or grant program. Sherrie Llewelyn replied that the home repair program was for low to moderate income housing and said that the proposed development would not qualify for those funds.

Tony Langston then said that this area was already established neighborhoods. He also mentioned that there were sections of Orchard Drive that decreased from four lanes to two lanes which would cause traffic issues.

Brian Wood, 3478 South 475 West, said that residents paid a premium in order to live in this area away from apartments and that this development could affect property values. He also said that consideration should be given to how this development would impact others.

Bryan Lefler, 718 West 3400 South in Bountiful, suggested that the proposed building be reduced in height. He also asked if more traffic lights would be added in this area as there was already a high amount of traffic and speeding.

Wayne Christiansen, 3441 South 550 West in Bountiful, said that the general plan had a distinct identity and the developer's presentation did not address identity or community. He asked what the development would offer the surrounding community.

Todd Jones, 447 West 3500 South in Bountiful, said he had lived there since 1991 and felt that residents were passionate about their community. He asked that the Commission and the developer review the area as he felt like there were better places in the City for five story buildings.

Joelle Ellen Ashworth, 4148 South 825 West in the unincorporated areas, and said that the land was too small to support the proposed development. She asked what the benefit of the development would be for the area as it seemed like it would make things more difficult. Ms.

Ashworth also asked how she could find out about future meetings. Sherrie Llewelyn replied that residents could sign up for email notifications of future City Council and Planning Commission agendas on the City's website by clicking on the "Notify Me" button.

Josh Holdstock, 3286 South 200 West in Bountiful, asked if the Commission or the City had contacted Bountiful in regards to the development. Commissioner Tucker replied that the Commission's responsibility was to evaluate the proposal based on City ordinances.

Josh Holdstock commented that this was a Bountiful issue and not a North Salt Lake issue.

Tandi Lefler, 718 West 3400 South in Bountiful, said that she had lived in the area for fourteen years and there was a high turnover in retail there. She said it was not the best place for businesses.

Richard Phillips, 249 Deerhollow Circle in North Salt Lake, commented that most of the residents present live in single family homes and that those who lived in apartments were generally transient. He said that those present actually cared about the area.

Ray Zimmer, 472 West Heritage Drive in Bountiful, said he was concerned about the safety of the school children and also that the height of the proposed buildings would block the sun from neighboring homes.

Commissioner Knowlton stated that the Commission could make a decision unless the developer would like to take the comments and return with a reworked version of the plan. Sherrie Llewelyn commented that the Commission could table the item and direct the developer to come back after he had addressed certain items.

Brian Horrocks, who was a North Salt Lake City Council Member, asked that staff review the location of the storm water pipe on the property as it may actually be located under the Winegar's building.

The Commission suggested that staff determine whether the requested zoning to a P District would be viable per the acreage.

Commissioner Knowlton suggested that the developer review the proposed height and made suggestions such as reducing the height, placing the height further from Orchard drive, or reducing the visible height.

Commissioner Mascaro asked that the developer incorporate pedestrian connectivity and accessibility, to create a cohesive feel with the existing neighborhood, and to place higher use on the street frontage and taper back near the residential area.

Commissioner Kirkham said that it was not up to the City or the Planning Commission to determine what an incoming developer could propose. The Planning Commission could only approve or deny based on how well the proposal met City code.

Commissioner Ward explained that there were potentially worse outcomes for the property if the City was unable to work with developers such as an abandoned building.

Commissioner Garn asked the developer to consider what modification could be made to the project while still allowing it to be feasible. Bryan Bayles responded that this was a fair question and that they would take the feedback from the meeting and address the Planning Commission at a future date.

Commissioner Knowlton said that Utah was the fastest growing state in the country due in part to the larger families here. He said that the City must consider this option as well as the impact of the next best option. The proposed development on the site would be advantageous due to the bus line, proximity to jobs, and existing streets.

**Commissioner Tucker moved that the Planning Commission table the issue until the next meeting to further investigate the information presented tonight. Commissioner Garn seconded the motion.**

Bryan Bayles suggested that they would need more than one week to review the suggestions and recommendations from the Commission and the public.

**Commissioner Tucker amended his motion to continue the item without date. Commissioner Kirkham seconded the amended motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward, Tucker and Larson.**

**Commissioner Larson moved to take a short recess at 8:49 p.m. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward, Tucker and Larson.**

**The Commission reconvened at 9:03 p.m.**

#### 4. APPOINTMENT OF CHAIR & VICE CHAIR CONTINUED

**Commissioner Garn nominated Leslie Mascaro as vice chair. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward, Tucker and Larson.**

Commissioner Mascaro nominated Stephen Garn.

5. PUBLIC HEARING: CONSIDERATION OF GENERAL PLAN AMENDMENT  
UPDATING THE MODERATE INCOME HOUSING ELEMENT

Sherrie Llewelyn reported that the State code required that the City's general plan address future and present needs of the City to guide development. She explained that the plan must also include a moderate housing element and consider the legislature's determination that cities shall facilitate a reasonable opportunity for a variety of housing, meet the needs of people desiring to live there, and allow persons of moderate incomes to benefit from and fully participate in all aspects of neighborhood and community life. The plan may also include an analysis of recommended means, techniques, or combination of means and techniques to provide a realistic opportunity for the development of moderate income housing within the planning horizon. The means or techniques may include a recommendation to rezone for densities necessary to assure the production of moderate income housing, facilitate the rehabilitation or expansion of infrastructure that will encourage construction and rehabilitate the existing uninhabitable housing stock, consider general fund subsidies to waive construction related fees and the utilization of State or federal funds or tax incentives, utilization of Utah Housing Corporation programs, and affordable housing programs administered by the Department of Workforce Services.

North Salt Lake's area median household income (AMI) is \$71,758 with 50% of the population at or above this income level. The housing stock in the City included 58% single family homes, 6% owner occupied townhomes/condo, 6% 2-4 unit apartments, 23% 5+ units apartments, and 7% mobile homes. The summary of affordability is that no more than 30% of household income be devoted for housing costs (rent/mortgage, insurance, taxes, and utilities), therefore at the AMI for North Salt Lake it would equate to \$1,794/month of the annual income of \$71,758.

The first moderate income housing goal stated in the plan is to increase opportunities for low to moderate income households to purchase affordable housing. The first strategy would be to work with the Davis Community Housing Authority and support their affordable housing programs. These programs may include the Family Self-Sufficiency Program and the Down Payment Assistance for First Time Home Buyers Program that would assist low-income households to purchase homes. The second strategy would be to inventory sites for consideration of rezoning

which may be appropriate for more diverse owner-occupied options which would be harmonious with the surrounding neighborhoods.

The second goal proposed is to increase affordable rental opportunities for low to moderate income households. The first strategy would be to work with the Davis Community Housing Authority to address affordable housing needs in the City including support for the Section 8 Housing Choice Voucher program. The second strategy would be to promote the establishment of “accessory dwelling units” such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners.

The third goal identified is to rehabilitate existing housing to increase rental opportunities, homeownership, retention, and reinvestment in North Salt Lake. The first strategy would be to promote the use of the Home Repair Grant Program (supported by CDBG funds) to extremely low and moderate income households. This program would offer grants for maintaining and rehabilitating housing. The second strategy would be to identify low to moderate income families that need weatherization assistance. The City would assist these households in contacting the respective utility companies to participate in their weatherization programs. These programs lower monthly utility bills by making housing more energy efficient.

Commissioner Tucker asked what the previous objections had been towards accessory units. Sherrie Llewelyn replied that she was unsure; however, accessory buildings were not allowed per City code in the R1-10 and R1-12 zones. She mentioned that she receives frequent permit requests for basement apartments and accessory mother-in-law units in accessory buildings.

Commissioner Ward asked what parking accommodations would need to be made for basement or accessory dwellings. Sherrie Llewelyn replied that she would recommend an ordinance that required one unit be owner occupied and that as to parking for the accessory unit, at least one off street parking place, which was not tandem parking to the garage, be required.

Sherrie Llewelyn replied that staff had reviewed past records and found that while there was draft moderate income housing plans, staff could not identify if anything had been adopted into the general plan. She said that this plan needed to be updated and filed with the State as soon as possible as the report of the plans status due every two years.

**Commissioner Knowlton opened the public hearing at 9:34 for consideration of the General Plan Amendment updating the Moderate Income Housing Element. There were no public comments and he closed the public hearing at 9:35 p.m.**

Commissioner Knowlton commented that the City Council should determine if they support the suggested strategies as there may be zoning implications. He stated that if the City adopts the plan he would like to see the Planning Commission take action to implement the goals and strategies into city code.

Sherrie Llewelyn said that rental prices were high and housing stock was low so it was not feasible for everyone to have a certain type of housing. She said the proposed strategies could allow the City to add more units such as basement apartments which would help both the homeowner and the renter with little impact to the neighborhoods.

The Planning Commission discussed the changes be incorporated into the draft to be presented to the City Council. This included additions to Goal 1 Strategy 2 to incorporate public transit into the wording, and to add a third strategy to Goal 2 that would include wording to express the following sentiment “To build units across all income categories to allow natural attrition of existing housing units into affordable housing opportunities relieve stress on low to moderate income housing stock”.

**Commissioner Mascaro moved that the Planning Commission recommend to the City Council the proposed Moderate Income Housing Element as an amendment to the City General Plan with the following findings:**

- 1) The State legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing;**
- 2) The proposed draft meets the requirements of the State code to address moderate income housing; and**
- 3) Including the changes as discussed.**

**Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward, Tucker and Larson.**

**6. PRELIMINARY DESIGN & FINAL PLAT APPROVAL OF THE PREMIUM BBQ SUBDIVISION AT 1085 NORTH HIGHWAY 89**

Sherrie Llewelyn reported that the property would be divided into two parcels. Four Foods Group would purchase the northern lot and replace the existing Subway restaurant and Texaco with an R&R BBQ restaurant. The Planning Commission approved the concept plan in February 2018. The Development Review Committee recommended approval of the preliminary design plan and final plat to the City Council with the condition that the lot addresses be added to the final plat.

Commissioner Mascaro asked if there would be an easement for the culinary well located on the property. Sherrie Llewelyn showed a map of the location of the well and the proposed easement.

**Commissioner Garn moved to recommend approval to the City Council the preliminary design plan and final plat for Premium BBQ Subdivision, located at 1085 North Highway 89, with the following condition:**

- 1) Lot addresses be added to the final plat

**Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward, Tucker and Larson.**

#### 7. APPROVAL OF MINUTES

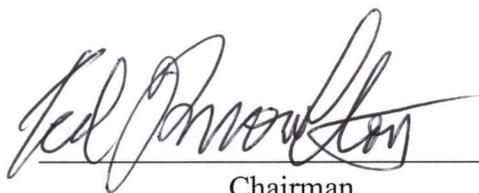
The Planning Commission meeting minutes of February 13, 2018 were reviewed and approved. **Commissioner Ward moved to the February 13, 2018 minutes. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward, Tucker and Larson.**

Commissioner Knowlton welcomed BreAnna Larson as this was her first meeting on the Planning Commission.

Sherrie Llewelyn reported on the hearing for the gravel parcel zoning. She explained that the hearing officer determined that both properties were zoned SR. The City Council could appeal the decision of the hearing officer to the district court or the applicant would have 60 days to implement the conditions set by the Planning Commission.

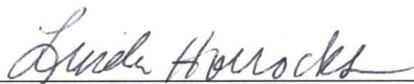
#### 8. ADJOURN

Chairman Knowlton adjourned the meeting at 9:59 p.m.



---

Chairman



---

Recorder



---

Secretary

*DRAFT*

