



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

642 North 400 West
North Salt Lake, Utah 84054-2761
(801) 936-1122
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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

January 13, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, January 13, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

- ROLL CALL: 7:00 to 7:05 p.m.
- 7:05 - 7:10 p.m. CONDITIONAL USE APPROVAL
Consideration of a Conditional Use for The Buddy Bin Hourly Day Care at 395 N. Redwood Road, Suite 10, Monica Miles, applicant
- 7:10 - 7:20 p.m. SUBDIVISION APPROVAL
Consideration of Preliminary and Final Subdivision Approval of Eaglepointe PUD Amended 2 plat located 1015 S. Plum Tree Court
- 7:20 - 7:25 p.m. MISCELLANEOUS BUSINESS:
Read and approve Minutes for November 25, 2008 Planning Commission meeting
- 7:25 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 14 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
JANUARY 13, 2009

Planning Commission Chairman Mumford called the meeting to order at 7:04 p.m. and welcomed those present.

PRESENT: Commissioner Jim Allen
Commissioner Eric Klotz
Commission Chairman Brenda Mumford
Commissioner Beth Goodrich
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commissioner Doug Cary

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Monica Miles, The Buddy Bin Hourly Day Care.

1. CONSIDERATION OF A CONDITIONAL USE FOR THE BUDDY BIN
HOURLY DAY CARE

Monica Miles approached the Planning Commission with the desire to open an hourly day care in the same building as the Kangaroo Zoo. (Ms. Miles has operated this same business at a location in Bountiful prior to this, which she has since closed.) The Buddy Bin is a day care which will offer hourly service up to a full day, if desired.

Hours of operation will not conflict with any businesses at the location. Child care does not require extensive parking. People using the facility will usually drop off or pick up children not using parking on an extended basis. The primary concern with these facilities is that they meet the State Childcare Division rules and regulations. The State will determine the type of facilities needed, the number of caregivers required, and the number of children allowed. She stated that there are certain "day care" requirements that she does not have to meet because this is an hourly childcare center, but she will be meeting all licensing requirements by the State.

Commissioner Klotz moved to grant a conditional use permit for The Buddy Bin Hourly Day Care at 395 N. Redwood Road, Suite 10, with the condition that it meets all State Childcare Division requirements and approvals. A copy of that approval will be required before a business license is issued. This recommendation is based on the following findings:

The proposed conditional use is allowed as a conditional use (11.8.5.9) in the North Salt Lake LUDMA. There are no negative impacts from the proposed use on existing neighborhood, traffic or adjacent properties. The proposed use complies with the General Plan.

Council Member Hardy seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Allen, Mumford, Klotz and Council Member Hardy. Commissioner Cary was excused.

1. CONSIDERATION OF PRELIMINARY AND FINAL SUBDIVISION
APPROVAL OF EAGLEPOINTE PUD AMENDED 2 PLAT LOCATED AT
1015 S. PLUM TREE COURT

Blaine Gehring reported that Eaglepointe PUD was originally approved in September, 06. It was amended the first time in April, 07 reducing the lot number to eight and adjusting the front entry. A version of a second amended plat was also approved by both the Planning Commission and City Council October 2008, but was never recorded. That plat dealt with lots 3A and 4A from the first amended plat. The property owner of lot 4 wanted to change the lot line between lots 3A and 4A to improve the angle into the cul-de-sac. In addition, when the original PUD was approved, all of the area between the Questar Gas easement and the rear lot line on Lot 4 was included in a very wide public utility easement. That easement was to be reduced to the normal seven foot width and allow the property owner to use that property between the two easements. This revised plat renames the lots to 3B and 4B and adds lot 5B.

Commissioner Oblad moved to send a favorable recommendation to the City Council for preliminary and final subdivision approval of Eaglepointe PUD amended 2 plat located 1015 S. Plum Tree Court. Commissioner Allen seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Allen, Mumford, Klotz and Council Member Hardy. Commissioner Cary was excused.

2. APPROVE MINUTES

The Planning Commission Minutes of November 25, 2008 were reviewed.
Commissioner Klotz moved to approve the November 25, 2008 minutes as written. Commissioner Allen seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Allen, Mumford, Klotz and Council Member Hardy. Commissioner Cary was excused.

3. ADJOURN

Commission Chairman Mumford adjourned the meeting at 7:45 p.m.


Chairman


Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION **NOTICE OF MEETING CANCELLATION**

The regularly scheduled Planning Commission meeting for January 27, 2009 has been cancelled due to lack of agenda items.



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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AGENDA

PLANNING COMMISSION NOTICE OF MEETING CANCELLATION

The regularly scheduled Planning Commission meeting for February 10, 2009 has been cancelled due to lack of agenda items.



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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AGENDA

PLANNING COMMISSION NOTICE OF MEETING

February 24, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, February 24, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

- ROLL CALL: 7:00 to 7:05 p.m.
- 7:05 - 7:15 p.m. SITE PLAN APPROVAL
Consideration of Site Plan Approval for a Office/Warehouse building at 95 S. River Bend Way, Jay Jenks, owner
- 7:15 - 7:25 p.m. ORDINANCE AMENDMENT
Consider Amending Section 1.42 of the LUDMA by Adding Criteria to Deal with Abandoned Vehicles
- 7:25 - 8:00 p.m. MISCELLANEOUS BUSINESS:
Read and approve Minutes for November 25, 2008 Planning Commission meeting
Study session to discuss proposed ordinance amendments to Chapters 4 - Signs and Chapter 6 - Off-Street Parking of the LUDMA
- 8:00 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 14 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
FEBRUARY 24, 2009

Planning Commission Chairman Mumford called the meeting to order at 7:04 p.m. and welcomed those present.

PRESENT: Commissioner Doug Cary
Commissioner Eric Klotz
Commission Chairman Brenda Mumford
Commissioner Beth Goodrich
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commissioner Jim Allen

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Travis Taylor, Stan Rowland, (Westates) Jenks Properties.

1. CONSIDERATION OF SITE PLAN APPROVAL FOR AN OFFICE WAREHOUSE BUILDING AT 95 SOUTH RIVER BEND WAY, JAY JENKS, OWNER

Travis Taylor, representing Jenks Properties, approached the Planning Commission seeking approval for an office warehouse building at 95 S. River Bend Way.

Blaine Gehring presented a site plan for a new office/warehouse facility to be located on Lot 4 of the River Bend Industrial Subdivision. The property backs the new Legacy Parkway. The building will have four units, two of which are to be occupied upon completion of the building. One of those tenants will be Westates Construction, which will use the building for warehousing inventory for their business. A small office will be included. Target Label and Packaging will occupy the other end of the building. They are a label and packaging printing business. Staff anticipates that the other two units will be occupied by similar users in the future. There will not be any outside storage. There is adequate parking and landscaping.

Council Member Hardy moved to grant site plan approval for an office warehouse building at 95 South River Bend Way. Commissioner Klotz seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Cary, Mumford, Klotz and Council Member Hardy.

2. CONSIDERATION OF AMENDING SECTION 1.42 OF THE LUDMA TO DEAL WITH ABANDONED VEHICLES

The Planning Commission began discussing proposed amendments of Section 1.42 of the LUDMA. Commissioner Mumford suggested including “and maintained in good condition thereafter by the property owner.”

Council Member Hardy asked if there was any grandfathering with this ordinance. Commissioner Mumford stated that there may be some reasonable time allotted to get within compliance.

The City Attorney has reviewed the ordinance and has made his changes. Commissioner Oblad stated that definitions of what is unacceptable or unsightly need to be defined more closely.

The landscaping portion of the ordinance will be reviewed and edited at a later date.

Regarding the abandoned vehicles ordinance, the Commission suggested some changes to Blaine Gehring.

Commissioner Klotz expressed concern over section 1.42.1.2.2 regarding vehicles being parked for seven days, and he asked Mr. Gehring to ask the City Attorney to make sure that it cannot be interpreted to read that if someone left their car, while on vacation for a week or more, that they would be noncompliant.

The Planning Commission wondered about the six month limit for vehicles to either be repaired or lawfully registered. Commissioner Oblad said the six months was a reasonable time period.

Mr. Gehring made note of the Planning Commission’s suggested changes. He will consult with the City Attorney on some of the issues.

The Planning Commission agreed that this item should be tabled until further notice.

3. APPROVE MINUTES

The Planning Commission minutes of January 13, 2009 were reviewed and amended. **Commissioner Goodrich moved to approve the January 13, 2009 minutes as amended. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Cary, Mumford, Klotz and Council Member Hardy. Commissioner Allen was excused.**

4. MISCELLANEOUS BUSINESS – LUDMA CHAPTER DISCUSSIONS

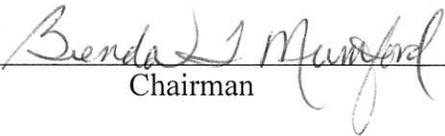
Blaine Gehring wished to discuss the sign ordinance in Chapter 4 of LUDMA as well as Chapter 6 dealing with off-street parking of the LUDMA.

The Planning Commission decided to discuss the parking ordinance during the next meeting. The sign ordinance will be discussed in a future meeting.

The next Planning Commission meeting will be held March 10, 2009.

5. ADJOURN

Chairman Mumford adjourned the meeting at 8:15 p.m.



Chairman



Secretary



CITY OF NORTH SALT LAKE

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SHANNA SCHAEFERMEYER
Mayor

COLLIN H. WOOD
City Manager

AGENDA

PLANNING COMMISSION

NOTICE OF MEETING CANCELLATION

The regularly scheduled Planning Commission meeting for March 10, 2009 has been cancelled due to lack of agenda items.



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Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

March 24, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, March 24, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

- ROLL CALL: 7:00 to 7:05 p.m.
- 7:05 - 7:10 p.m. CONDITIONAL USE APPROVAL
Consideration of a Conditional Use for ArcoIris Reception Center at 240 N. Redwood Road
- 7:15 - 7:30 p.m. SITE PLAN APPROVAL
Consideration of Site Plan Approval for the new North Salt Lake City Hall at 230 S. Highway 89
- 7:30 - 8:00 p.m. ORDINANCE AMENDMENT
Consider Amending Chapter 4^{le} of the North Salt Lake City LUDMA regarding Off-Street Parking regulations
- 8:00 - 8:05 p.m. MISCELLANEOUS BUSINESS:
Read and approve Minutes for February 24, 2009 Planning Commission meeting
- 8:05 p.m. Adjourn

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NORTH SALT LAKE
PLANNING COMMISSION MINUTES
MARCH 24, 2009

Planning Commission Chairman Mumford called the meeting to order at 7:04 p.m. and welcomed those present.

PRESENT: Commissioner Doug Cary
Commissioner Eric Klotz
Commission Chairman Brenda Mumford
Commissioner Beth Goodrich
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commissioner Jim Allen

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Luz Estrada, ArcoIris Reception Center and Clayton Hunt,
Leasing agent for ArcoIris; Brian Horrocks, City Council Member.

1. CONSIDERATION OF A CONDITIONAL USE FOR ARCOIRIS
RECEPTION CENTER AT 240 NORTH REDWOOD ROAD

Luz Estrada stated that she currently operates a bridal shop but would like to expand, as she has had many requests to do decorations for parties. She has been renting a hall and acting as caterer. She now would like to open her own reception center and has found a location on Redwood Road (240 N.) for this business. She stated that she works mostly with the Hispanic community.

Chairman Mumford expressed some concern over parking; however, parking for her reception center would be at different times than the other businesses located in this area.

If she were to hold events during the week, parking would be a problem. Ms. Estrada said that the majority of these events would be Saturdays.

Commissioner Oblad moved to grant a conditional use permit for ArcoIris Reception Center at 240 N. Redwood Road subject to parking restriction during regular business hours. Council Member Hardy seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Cary, Mumford, Klotz and Council Member Hardy. Commissioner Allen was excused.

2. CONSIDERATION OF SITE PLAN APPROVAL FOR THE NEW NORTH
SALT LAKE CITY HALL AT 230 SOUTH HIGHWAY 89

Blaine Gehring stated that the City will be working with UDOT to design turn-outs for busses in this area. Currently, the busses stop and block traffic, so they are working to resolve this. They would also like to designate a dedicated right turn lane on Center Street in front of the City Hall (almost to Main Street). He stated that the Mayor wants that turn lane a condition of approval. The drawings would need to be redrawn to include that lane. Center Street belongs to NSL, so UDOT does not need to approve that.

The grade of the City Hall parking lot has raised some concern. The Planning Commission discussed parking elevation and direction. It was suggested that heating coils might be used in certain places.

Council Member Hardy stated that he would not be opposed to having a slight retaining wall if it would improve the grade of the parking lot.

Blaine Gehring stated that because of the grades on the property, there is not an ADA access outside the building between the two floors. The upper level of the building has to be built with handicap access for the top floor. He also stated that the engineers have worked through the elevation issues, and they feel that they have done the best they can to meet the two elevations of Center Street and Hwy. 89.

Chairman Mumford asked about the lower level and the size of the evidence room, etc. Council Member Horrocks responded that the designers suggested digging out the area under the building which would have just been unused (dirt), and would be fairly inexpensive space to build out.

Council Member Horrocks stated that the Building Committee looked at trying to combine the Council and Court facilities; however, they found that with court restrictions, etc. they needed to keep them separate.

Commissioner Klotz asked about landscaping and the grade of the grass area, which is fairly large. It will be quite steep, and he asked about possible xeriscaping, or a shrub area. After discussion, the Commission suggested revisiting the landscape plan.

Commissioner Klotz also noted that in 2020, UDOT is planning for a parking structure on this block for mass transit/commuter rail.

Commissioner Klotz moved to grant site plan approval for the new North Salt Lake City Hall at 20 South Highway 89 with the recommendation that City staff revisit the large lawn area south of the building and that the City gets a dedicated right hand turn from Main Street to Hwy. 89. Council Member Hardy seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Cary, Mumford, Klotz and Council Member Hardy. Commissioner Allen was excused.

Blaine Gehring stated that if all goes well, they are hoping to begin construction on the City Hall in May, 09 and finish next year at this time.

3. CONSIDER AMENDING CHAPTER 6 OF THE NORTH SALT LAKE
CITY LUDMA REGARDING OFF-STREET PARKING REGULATIONS

Blaine Gehring reported that the only concern expressed by Mike Nielsen (City Attorney) would be parking of RVs on front and side yards.

The Planning Commission reviewed the new ordinance proposal, including the discussion of shared driveways. Mr. Gehring stated that the City does not want two driveways being used from one lot.

The previous ordinance required more parking stalls for office warehouse storage. Chairman Mumford asked why this was being reduced in the new ordinance. Blaine Gehring stated that the original amount could be maintained.

The commissioners gave suggested changes to Mr. Gehring with the suggestion that the ordinance be written to ensure that the new City Hall complies.

Chairman Mumford suggested looking into the assisted living versus nursing home parking requirements and also schools.

Commissioner Oblad asked about uses not specified and also pointed out some other language clarifications.

On recreation vehicles, Commissioner Klotz asked if R.V.s are allowed in driveways. Mr. Gehring stated that R.V.s are allowed in driveways as long as they do not hang over the sidewalk, street or curb, or are parked on the front lawn.

Commissioner Oblad stated that the terminology within the ordinance should be more specific, so that its contents are not interpreted as merely "suggestions."

Council Member Hardy excused himself at 9:30 p.m.

Commissioner Klotz asked if the City has a lighting ordinance, including outlining which direction lights need to face. Chairman Mumford stated that the City does have such an ordinance.

Off-street loading spaces needs to be more specific, stated Commissioner Oblad. Turning radiuses should be outlined to state that all maneuvering and turning should be done on-site.

Chairman Mumford stated that parallel parking was not addressed, and should be included in the written portion of parking stalls. Thirty degree stalls are allowed in this plan; however, the prior version was 45 degrees.

Chairman Mumford asked about stacking parking spaces for restaurant and ordering devices. There needs to be six spaces for the drive-through window and also six for the device.

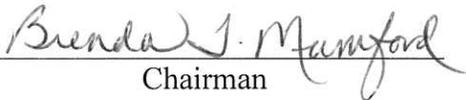
Blaine Gehring agreed to make the suggested changes and then bring it back to the Planning Commission for one more review.

4. APPROVE MINUTES

The Planning Commission minutes of February 24, 2009 were reviewed and amended. Commissioner Oblad moved to approve the February 24, 2009 Planning Commission minutes as amended. Chairman Mumford seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Cary, Mumford, and Klotz. Council Member Hardy and Commissioner Allen were excused.

5. ADJOURN

Chairman Mumford adjourned the meeting at 9:55 p.m.



Chairman



Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

April 14, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, April 14, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

7:05 - 8:00 p.m. SUBDIVISION APPROVAL

Discussion on Eaglewood Cove Subdivision Concept Plan

8:00 p.m. Adjourn

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NORTH SALT LAKE
PLANNING COMMISSION MINUTES
APRIL 14, 2009

Planning Commission Chairman Mumford called the meeting to order at 7:04 p.m. and welcomed those present.

PRESENT: Commissioner Doug Cary
Commission Chairman Brenda Mumford
Commissioner Beth Goodrich
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commissioner Jim Allen
Commissioner Eric Klotz

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director; Paul Ottoson, City Engineer; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Wilford Cannon, Scott Kjar (partners), Wade Crandall (attorney), David Wilkinson (entitlements team), Eaglewood Development; and Jud Lawrence, Bingham Engineering.

1. DISCUSSION OF EAGLEWOOD COVE SUBDIVISION CONCEPT PLAN

Principles from Eaglewood Development approached the Planning Commission and introduced their team. They then presented slides on the history of their company and their projects in the City of North Salt Lake beginning in 1991. The area was originally called the Wood Family Farm, which was later divided in half between the Glade family and the Cannon family.

Mr. Kjar then described contributions they made to the City over the years. They showed their original development agreement with NSL as well as the annexation agreement, where NSL annexed 464 acres.

Eaglewood Development is now interested in completing Eaglewood Cove Phases 13 and 14. In doing so, their goals are to minimize cuts and fills by having sidewalk on only one side of the road, preserving native vegetation, providing for more mountain trails, and minimizing post development grading and dirt hauling by shaping lots and driveways during development. Mr. Kjar stated that Eaglewood Development believes the concept plan for these phases was already given approval, years ago (1992), and he added that they are trying to meet the City's needs.

Paul Ottoson commented that there are 2- one million gallon water tanks in this area, and before any homes can be constructed, an additional tank would need to be built.

Mr. Ottoson then outlined the exceptions for which Eaglewood Development is asking, including approval of a 1300 foot long cul-de-sac, although the City standards call for a maximum length of 600 feet. He added that staff feels 1300 feet is too long. Another exception being sought is building roads across slopes greater than 30%, contrary to the City's ordinance and LUDMA. Streets cannot be steeper than 12%, according to ordinance. However, if the Planning Commission were to allow the developers to construct the streets at slightly more than the 12% grade, that would lessen the impact of the steep cuts grades.

Eaglewood Development is also asking for the exception to have sidewalks on only one side of the street. Several commissioners stated that they felt that was a bad idea. The question was also raised of who would maintain the sidewalk in the areas where there are no homes (the steeper areas) and who would own the non-buildable steep land.

The water pressure in the area is another concern (City standard is a minimum of 50 PSI – pounds per square inch). Mr. Ottoson stated that the only place for a tank is at the 5800 elevation. A detention basin will also be required in the northwest corner of the development.

Mr. Ottoson presented other issues for the developers to consider. He stated that there is a new State statute going into effect July 1, 2009 affecting culinary water. It is now a law that a water modeling plan must be done for any new subdivision. The modeling plan has to be turned into the State, and if it does not meet the water modeling plan requirements, it will not be approved. He added that without this approval from the State, the City would not be able to approve the subdivision; therefore, he advised against proceeding until the modeling is done. The City has just recently received the modeling software.

Geotechnical studies are the next issue about which the developers and City need to be concerned. In the past, Eaglewood Development had hired Earthtech; the City had hired AEGC to also perform reviews. Much more exploring needs to be done relating to geotechnical issues. Chairman Mumford stated that the area being discussed is beautiful, but all parties should be considering slope stability, etc. She stated that the development seems doable, but the developers and City should work together to get this done. She added that it will not be a rush project.

Council Member Hardy stated that he would love to see a subdivision in that area, but there are a lot of exceptions to be considered, and he expressed concern about water. He then reported to the developers that landslides are currently on the forefront of the City Council's minds right now, and the geotechnical studies will be taken very seriously.

Scott Kjar said that they also have an interest in making sure the homes are safe. Tonight, however, the areas on which he would like to focus are the answers to their requested exceptions (not the water modeling or geotech studies).

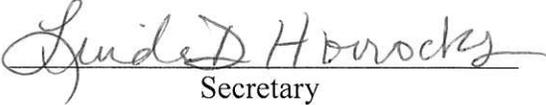
Chairman Mumford suggested the developers stay below a 12% grade on the streets. She stated that she would rather see more cut and fill than a steeper road. Regarding the long cul de sac, she stated that maybe the developers could require outdoor fire systems, or create a wide spot in the road for snow removal, or a wider end to the cul de sac for fire truck access.

The Planning Commission agreed that it would be best to have sidewalks in front of all homes. Commissioner Cary stated that everyone could work together to make some compromises.

2. ADJOURN

Chairman Mumford adjourned the meeting at 9:15 p.m.


Chairman


Secretary



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BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION **NOTICE OF MEETING CANCELLATION**

The regularly scheduled Planning Commission meeting for April 28, 2009 has been cancelled due to lack of agenda items.



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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AGENDA

PLANNING COMMISSION NOTICE OF MEETING

May 12, 1009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, May 12, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

CONDITIONAL USES

7:05 - 7:15 p.m. Consideration of a Conditional Use for Caryn Clark Daycare to allow up to 12 children at 560 E. Marialana Way, Caryn Clark, applicant

7:15 - 7:25 p.m. Consideration of a Conditional Use for a Message Center Sign for South Fork Hardware at 1075 N. 500 E.

GENERAL PLAN AMENDMENT

7:25 p.m. - 7:45 p.m. Discussion on Amending the Moderate Income Housing Plan

7:45 p.m. Adjourn

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NORTH SALT LAKE
PLANNING COMMISSION MINUTES
MAY 12, 2009

Planning Commission Chairman Mumford called the meeting to order at 7:00 p.m. and welcomed those present.

PRESENT: Commissioner Eric Klotz
Commission Chairman Brenda Mumford
Commissioner Beth Goodrich
Commissioner Bruce Oblad

EXCUSED: Commissioner Jim Allen
Commissioner Doug Cary
City Council Member Matt Hardy

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Caryn and Tim Clark, resident; Matt Gilbert, Sign Source;
Vanessa Calder, NSL intern; Clinton Thomas, Mark Manning.

1. CONSIDERATION OF A CONDITIONAL USE FOR CARYN CLARK
DAYCARE TO ALLOW UP TO 12 CHILDREN AT 560 EAST
MARIALANA WAY

Caryn Clark currently runs an all day preschool for eight children; however, her daughter will be working with her, and Mrs. Clark would like to expand her conditional use permit to allow 12 children.

The home has adequate space for the daycare to meet State requirements. As a currently licensed daycare, Blaine Gehring stated that he sees no problem in meeting those requirements to expand to 12 children.

Chairman Mumford stated that the City allows only up to 12 children, although Mrs. Clark mentioned that her State approval is for up to 14 children.

Commissioner Klotz moved to grant a conditional use permit for Caryn Clark Daycare with the condition that the owner understands the City's limit is for a maximum of 12 children. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Goodrich, Klotz, Oblad and Chairman Mumford. Commissioners Allen and Cary and Council Member Hardy were excused.

2. CONSIDERATION OF A CONDITIONAL USE FOR A MESSAGE CENTER SIGN FOR SOUTH FORK HARDWARE AT 1075 NORTH 500 EAST

Matt Gilbert of Sign Source approached the Commission seeking approval for a message center sign for South Fork Hardware (formerly Ace Hardware).

Blaine Gehring stated that there was some concern with the weight of the sign (per the City's Building Official), and it was suggested that additional support be added so the sign would support the message center's weight.

Mr. Gehring stated that as part of the overall sign changes, the new owners would like to take the existing pole sign and convert half of it to a message center. The hardware store is located in an S-2 Sign Overlay District. Under Chapter 4 of the LUDMA, a message center sign would be considered both a flashing and an animated sign, both of which require a conditional use permit. Staff does require a new engineering review of the overall sign to evaluate wind load and any structural alternations necessary to make the sign conform.

Commissioner Goodrich moved to grant a conditional use permit for a message center sign for South Fork Hardware with the condition that a new engineering review be submitted to the City. Commissioner Klotz seconded the motion. The motion was approved by Commissioners Goodrich, Klotz, Oblad and Chairman Mumford. Commissioners Allen and Cary and Council Member Hardy were excused.

3. DISCUSSION OF AMENDING THE MODERATE INCOME HOUSING PLAN

Vanessa Calder, NSL intern working with Blaine Gehring, approached the Commission stating that she is an Urban Planning student at the University of Utah. She has been working on updating the City's moderate income housing plan (2007 version).

As background, Ms. Calder reported that the Utah Municipal Code requires cities to review this plan and update it regularly. Davis County medium income is \$65,000, and moderate income is considered less than 80% of that amount.

Forty-six percent of the current housing stock in North Salt Lake is within the parameters of the moderate income housing plan. Currently, NSL has a surplus of moderate income housing; therefore, no additional measures need to be taken to increase this number. Ms. Calder suggested that the City should preserve this amount.

Chairman Mumford stated that she believes the City does not need to be as emphatic about preserving all of its current supply of moderate income housing because of the excess.

Planning Commission members suggested other changes to the plan, which Ms. Calder will make. A public hearing is required for this plan and will be held May 26, 2009.

4. APPROVE MINUTES

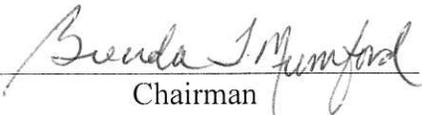
The Planning Commission minutes of March 24, 2009 and April 14, 2009 were reviewed and amended.

Commissioner Oblad moved to approve the March 24, 2009 Planning Commission meeting minutes as amended. Chairman Mumford seconded the motion. The motion was approved by Commissioners Goodrich, Klotz, Oblad and Chairman Mumford. Commissioners Allen and Cary and Council Member Hardy were excused.

Chairman Mumford moved to approve the April 14, 2009 Planning Commission meeting minutes as amended. Commissioner Goodrich seconded the motion. The motion was approved by Commissioners Goodrich, Klotz, Oblad and Chairman Mumford. Commissioners Allen and Cary and Council Member Hardy were excused.

5. ADJOURN

Chairman Mumford adjourned the meeting at 8:00 p.m.


Chairman


Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

May 26, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, May 26, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

GENERAL PLAN AMENDMENT

7:05 - 7:15 p.m. Public hearing on Amending the Moderate Income Housing Plan

7:15 - 7:20 p.m. Consideration of Amending the Moderate Income Housing Plan

SITE PLANS

7:20 - 7:30 p.m. Consideration of site plan approval for Trutech Laser/U. S. General Construction Group Building at 190 N. Cutler Drive

MISCELLANEOUS

7:30 p.m. - 7:35 p.m. Read and approve Minutes for May 12, 2009 Planning Commission meeting

7:35 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 14 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
MAY 26, 2009

Planning Commission Chairman Mumford called the meeting to order at 7:04 p.m. and welcomed those present.

PRESENT: Commissioner Doug Cary
Commissioner Eric Klotz
Commission Chairman Brenda Mumford
Commissioner Beth Goodrich
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commissioner Jim Allen

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Allan Bruun, U.S. General Construction Group, LLC.

1. PUBLIC HEARING ON AMENDING THE MODERATE INCOME HOUSING PLAN

Chairman Mumford opened the public hearing at 7:05 p.m. There was no public comment.

Blaine Gehring reported that he has received no calls or inquiries about the plan.

Chairman Mumford closed the public hearing at 7:06 p.m.

2. CONSIDERATION OF AMENDING THE MODERATE INCOME HOUSING PLAN

The Planning Commission reviewed the revised plan which had been updated with their suggested changes since the last Planning Commission meeting.

Council Member Hardy stated that the City does not need additional moderate income housing, and should keep that in mind as approvals are sought for new housing developments.

Chairman Mumford moved to recommend the City Council approve the Moderate Income Housing Plan as written. Council Member Hardy seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Cary, Mumford, Klotz and Council Member Hardy. Commissioner Jim Allen was excused.

3. CONSIDERATION OF SITE PLAN APPROVAL FOR TRUTECH LASER/U.S. GENERAL CONSTRUCTION GROUP BUILDING AT 190 N. CUTLER DRIVE

Allan Bruun, owner of U.S. General Construction Group approached the Commission seeking site plan approval for property located on the southeast corner of Cutler and Robinson Drives, west of Redwood Road. The property is located in a Commercial General (CG) Zone along with several other similar buildings and businesses. The building will primarily house two primary tenants (U.S. General Construction and Trutech Laser), and has additional space for one smaller tenant.

Blaine Gehring reported that the proposed uses fall under the classification of contractors and land development offices in the ordinance, which is conditional in the CG Zone. The site plan as proposed meets the requirements under the ordinances of the City.

Mr. Bruun says the financing is in place and they would like to get going as soon as possible.

Commissioner Klotz moved to grant conditional use and site plan approval for Trutech/U.S. General Construction Group, Inc. with the condition that the manhole in Cutler Drive (that was paved over) needs to be uncovered by the contractor and the flow line checked. Developer may need to work with Paul Ottoson to modify the storm drain plan. Chairman Mumford seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Cary, Mumford, Klotz and Council Member Hardy. Commissioner Jim Allen was excused.

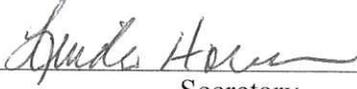
4. APPROVE MINUTES

The Planning Commission minutes for May 12, 2009 were reviewed. **Commissioner Oblad moved to approve the May 12, 2009 Planning Commission minutes as written. Commissioner Klotz seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Cary, Mumford, Klotz and Council Member Hardy. Commissioner Jim Allen was excused.**

5. ADJOURN

Chairman Mumford adjourned the meeting at 7:45 p.m.


Chairman


Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

June 9, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, June 9, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

SUBDIVISIONS

7:05 - 7:15 p.m. Consideration of Preliminary and Final Subdivision Approval for the Keith Salmon Planned Unit Development Plat at 69 E. 200 N., Keith Salmon, owner

7:15 - 7:25 p.m. Consideration of Preliminary and Final Subdivision Approval of Cudahy Tract Subdivision Amended at 20 S. Highway 89, North Salt Lake City, owner

MISCELLANEOUS

7:25 p.m. - 7:30 p.m. Read and approve Minutes for May 26, 2009 Planning Commission meeting

7:30 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 14 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
JUNE 9, 2009

Planning Commission Chairman Mumford called the meeting to order at 7:04 p.m. and welcomed those present.

PRESENT: Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Eric Klotz
Commission Chairman Brenda Mumford
Commissioner Beth Goodrich
Commissioner Bruce Oblad
City Council Member Matt Hardy

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Marcus Salmon.

1. CONSIDERATION OF PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE KEITH SALMON PLANNED UNIT DEVELOPMENT PLAT AT 69 E. 200 N.

Marcus Salmon approached the commission to change the zone designation of his development into condominiums. Mr. Salmon's bank is requiring him to plat it as a "planned unit development." The designation "condominium" carries a very rigid definition for financing whereas a "Planned Unit Development" does not. In planning terms, a PUD is a type of development where certain ordinance requirements are waived to allow for a better, overall site design. For this plat, "Planned Unit Development" defines a type of ownership and not a planning concept.

Blaine Gehring has had experience with this type of situation while working for Bountiful City and has also reviewed it with the NSL City Attorney. By approving this plat, the City would not be violating its PUD ordinance, but merely approving a condominium type of ownership and calling it a Planned Unit Development.

Commissioner Allen expressed some concern about changing the designation of this development. He stated his belief that according to LUDMA, if this is done, it would require additional changes. Because it was built as a duplex, it would have to be converted to two owners, which would require separating utilities, fence lines, landscaping, etc. and a letter of intent from the HOA.

Blaine Gehring stated that changing this zoning designation meets LUDMA requirements.

Chairman Mumford said she would feel more comfortable calling it a twin home or town home rather than a PUD because the bank's definition (of a PUD) is different than the City's.

The Commissioners agreed to designate this subdivision as a twin home for Mr. Salmon in order to get his financing. Requirements were met for this designation, including setbacks, etc. at the time the building permit was issued.

Commissioner Klotz moved to recommend preliminary and final subdivision approval for the Keith Salmon Twin Home plat to the City Council as presented. Council Member Hardy seconded the motion. The motion was approved by Commissioner Oblad, Goodrich, Allen, Cary, Mumford, Klotz and Council Member Hardy.

Mr. Salmon assured the Commission that the landscaping will be done.

2. CONSIDERATION OF PRELIMINARY AND FINAL SUBDIVISION
APPROVAL OF CUDAHY TRACT SUBDIVISION AMENDED

Blaine Gehring stated that this subdivision approval relates to the property on which the new City Hall is being built. Building permits cannot be issued for City Hall until this subdivision is approved.

The Cudahy Tract Subdivision was originally created in 1916. It includes all of the property in the triangle bordered by Highway 89 on the east, Main Street on the west, and Center Street on the north. Over the past several years, North Salt Lake City has purchased all but Lots 16 and 17 where the small used car lot is located. With the proposed construction of a new City Hall, and in order to follow the City's own ordinances, the City needs to consolidate all of the properties it owns into one parcel. This amended plat consolidates all of lots 1-15, 18-33 and the Park and Lane designations on the original plat. These parcels will be vacated by ordinance and replaced with this amended plat.

This area has been designated for commercial and/or civic uses. The proposed development of a new City Hall is in compliance with the requirements of the general plan.

The zoning of the property is CH – Commercial Highway. This new lot comprises 2.99 acres in size and will exceed the minimum requirement of one acre.

As part of the approval, Blaine Gehring stated that the City Council will adopt an ordinance vacating these lots, and the Park and Lane properties.

Commissioner Allen moved to recommend the City Council approve the Amended Cudahy Tract Subdivision. Commissioner Klotz seconded the motion. The motion

was approved by Commissioners Oblad, Goodrich, Allen, Cary, Mumford, Klotz and Council Member Hardy.

3. APPROVE MINUTES

The Planning Commission minutes of May 26, 2009 were reviewed and amended.

Commissioner Goodrich moved to approve the May 26, 2009 Planning Commission meeting minutes as amended. Commissioner Cary seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Allen, Cary, Mumford, Klotz and Council Member Hardy.

4. ADJOURN

It was noted that the Planning Commission will not have a quorum for the June 23, 2009 meeting; therefore, it will be rescheduled to June 30, 2009.

Chairman Mumford adjourned the meeting at 7:45 p.m.


Chairman


Secretary



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Leonard K. Arave
Mayor

Ken Leetham
Community & Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING June 30, 2009

Due to no items for discussion, the meeting has been cancelled.

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission Meeting, please call the Public Works offices at 801/936-1122. Please provide at least 14 hours notice for adequate arrangements to be made.



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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

July 14, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, July 14, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

SITE PLANS

7:05 - 7:15 p.m. Consideration of Site Plan Approval for Aredeso Office Building at 150 N. Highway 89, PRW Architects, applicant

7:15 - 7:45 p.m. MISCELLANEOUS

Presentation and consideration of Wasatch Choices 2040 Growth Principles, Wasatch Front Regional Council

7:45 p.m. - 7:50 p.m. Read and approve Minutes for June 9, 2009 Planning Commission meeting

7:50 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 14 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
JULY 14, 2009

Planning Commission Vice Chairman Eric Klotz called the meeting to order at 7:03 p.m. and welcomed those present.

PRESENT: Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Beth Goodrich
Commissioner Eric Klotz
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commission Chairman Brenda Mumford

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Eric Jones and Paul Warnock, PRW Architects; Greg Scott, Wasatch Front Regional Council; and Ryan Beck, Envision Utah.

1. CONSIDERATION OF SITE PLAN APPROVAL FOR ARDESCO OFFICE BUILDING AT 150 N. HIGHWAY 89, PRW ARCHITECTS, APPLICANT

The primary purpose of the building is to house the PRW Architects firm, with the inclusion of some retail and office space, and the possibility of future expansion. It is a two story building, with the main floor being mostly retail, the second floor would house the firm, and the basement would house storage and some potential office space.

Commissioner Goodrich asked if the developers had received UDOT approval, to which they responded that they are awaiting this. Blaine Gehring sees no reason why they would not receive approval.

Council Member Hardy moved to grant site plan approval for Ardesco office building at 150 N. Highway 89, with the condition that UDOT approval is obtained for curb cut and drive approach. Commissioner Cary seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Allen, Cary, Klotz and Council Member Hardy.

Commissioner Mumford was excused.

2. PRESENTATION AND CONSIDERATION OF WASATCH CHOICES 2040 GROWTH PRINCIPLES, WASATCH FRONT REGIONAL COUNCIL

Greg Scott (Wasatch Front Regional Council) and Ryan Beck (Envision Utah) approached the Commission with the intent that the Planning Commission will recommend approval of the "Wasatch Choices 2040 Growth Principles" to the City Council.

Mr. Scott stated that Utah is the fastest growing state in the nation, with a 29.6% population increase from 1990 to 2000. Utah has the nation's lowest median age at 28.5 years. The WFRC

region's 2040 population will be equivalent to moving every Utahan to Salt Lake, Davis and Weber Counties today.

The growth principles being presented are to provide public infrastructure that is efficient and adequately maintained, and to provide regional mobility through a variety of interconnected transportation choices. Other emphases are to integrate local land use with regional transportation systems, provide housing for people in all life stages and incomes, ensure public health and safety, enhance the regional economy, promote regional collaboration, strengthen sense of community, and protect and enhance the environment.

Ryan Beck, Envision Utah, then addressed the Commission. He reported that when people were polled, without exception, they wanted a walkable mixed use community with shopping, housing, etc. The Vision of the Wasatch Choices 2040 plan also includes a comprehensive system of "green corridors" for walking, biking, etc. The vision also balances a variety of transportation forms to promote walking, bicycling, light rail, commuter rail, etc. Mr. Beck then showed implementation strategy slides.

The conclusion is that the long-term future is fundamentally uncertain. No single long range scenario should be considered "highly likely". There are many paths our region can take. This vision represents a plausible future. WFRC and Envision Utah are hoping that in some fashion, NSL will consider these principles and that adopt them, whether by including them in the General Plan, or passing them along to staff to keep in mind.

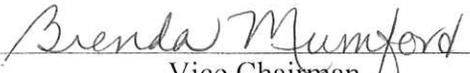
Blaine Gehring then stated that NSL is very progressive, and has been to recommend this type of development. The gravel pit plan (Eaglewood Village) has everything mentioned tonight. The Commission decided to discuss this further during the next Planning Commission meeting.

3. APPROVE MINUTES

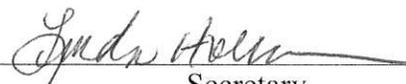
The minutes of June 9, 2009 were reviewed and amended. **Commissioner Allen moved to approve the Planning Commission minutes of June 9, 2009 as amended. Commissioner Goodrich seconded the motion. The motion was approved by Commissioners Oblad, Goodrich, Allen, Cary, Klotz and Council Member Hardy. Commissioner Mumford was excused.**

4. ADJOURN

Vice Chairman Klotz adjourned the meeting at 8:11 p.m.



Vice Chairman



Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA

BLAINE GEHRING AICP

The regularly scheduled Planning Commission for July 28, 2009 has been cancelled. The next scheduled meeting will be August 11, 2009.



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

August 11, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, August 11, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

7:05 - 7:15 p.m. CONDITIONAL USES

Consideration of a Conditional Use Permit for Industrial Solution of Utah at 215 N. Redwood Road #2, Karla Browne, applicant

Consideration of a Conditional User Permit for Action Cleaning and Advance Auto Solutions, Inc. at 166 E. Center Street, Doreen Tippetts, applicant

7:15 - 7:30 p.m. ZONE CHANGE

Public Hearing to Consider a Zone Change on the Herbert Henderson, Nathan Elmer, Naomi Lee and Norman Allred properties from CH to R1-7, 4000 S. and Highway 89

Consideration of a Zone Change on the Herbert Henderson, Nathan Elmer, Naomi Lee and Norman Allred properties from CH to R1-7, 4000 S. and Highway 89

7:30 - 7:45 p.m. SITE PLANS

Consideration of Site Plan and Conditional Use Approval for an Additional Four-plex at 3511 S. Orchard Drive, Clint Thomas, owner

7:45 - 8:30 p.m. MISCELLANEOUS

Discussion on the Definition of "Family" in the North Salt Lake LUDMA

Consideration of a Resolution for Adoption of Wasatch Choices 2040 Growth Principles

Read and approve Minutes for July 14, 2009 Planning Commission meeting

8:30 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 14 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
AUGUST 11, 2009

Planning Commission Chairman Brenda Mumford called the meeting to order at 7:02 p.m. and welcomed those present.

PRESENT: Commission Chairman Brenda Mumford
Commissioner Doug Cary
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commissioner Jim Allen
Commissioner Beth Goodrich
Commissioner Eric Klotz

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Chris Allred, Dan Donahoe, Kaye Donahoe, Clinton Thomas, Bill Essex, Barbara Essex, Kathleen Seeley, Matt Henderson, Herb Henderson, Suzanne Henderson, Davis Thomas, residents; Clayton Hunt, Karla Bowns, Industrial Solutions of Utah; Doreen Tippetts, Action Cleaning and Advance Auto Solutions.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR INDUSTRIAL SOLUTIONS OF UTAH AT 215 N. REDWOOD ROAD #2, KARLA BOWNE, APPLICANT

Chairman Mumford asked Ms. Bowne what types of components they manufacture. Ms. Bowne responded that they are a wholesale distributor of many factory automation and process control components used by many manufacturers and industrial markets in Utah. She added that they do not manufacture anything, as they are simply distributors.

Commissioner Cary moved to grant a conditional use permit for Industrial Solutions of Utah with the following conditions: that there never be any outdoor storage associated with the business, that a building permit be obtained for any tenant remodel or improvements, that a business license be acquired before opening for business. Council Member Hardy seconded the motion. The motion was approved by Commissioners Cary, Mumford, Oblad and Council Member Hardy. Commissioners Allen, Klotz, and Goodrich were excused.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ACTION CLEANING AND ADVANCE AUTO SOLUTIONS, INC. AT 166 EAST CENTER STREET, DOREEN TIPPETTS, APPLICANT

The Tippetts have operated Action Cleaning out of their home at 20 N. Main since 2001. The business has now grown to where it no longer fits in the residential area. They have located a small office/warehouse space at 166 East Center Street to which they would like to relocate. Standard types of cleaning supplies are to be stored in the warehouse portion of the building. The car detailing business would be operated out of the warehouse with necessary cleaning supplies stored for it. They will not have any outside storage at this facility.

Doreen Tippetts stated that they intend to pick up vehicles from dealerships (or other locations) and bring them to this building for detailing. There is enough room for 2-3 vehicles in the warehouse behind the building. The drainage system was discussed, and it was emphasized that no engines or extremely muddy vehicles could be washed in the warehouse. Ms. Tippetts stated that the washing would be done at the regular spray car washes, and they would then bring the vehicles to the 166 East Center Street location for detailing.

Council Member Hardy moved to grant a conditional use permit for Action Cleaning and Advance Auto Solutions at 166 East Center Street, with the conditions that no engines, or extremely muddy vehicles with excessive solid particulate, could be washed on the premises, and that all business for the car detailing must be contained within the warehouse space. Also, parking for both businesses must be contained in the 8 parking spaces available in the front of the building. Commissioner Cary seconded the motion. The motion was approved by Commissioners Cary, Mumford, Oblad and Council Member Hardy. Commissioners Allen, Klotz, and Goodrich were excused.

3. PUBLIC HEARING TO CONSIDER A ZONE CHANGE ON THE HERBERT HENDERSON, NATHAN ELMER, NAOMI LEE AND NORMAN ALLRED PROPERTIES FROM CH TO R1-7, 4000 AND HIGHWAY 89

Chairman Mumford opened the public hearing at 7:29 p.m.

Matthew Henderson spoke expressing their desire to have their family property be rezoned from CH (Highway Commercial) to R1-7 to remedy their excessive property tax assessment. He stated that much of it is open land, and they are being charged CH rates.

Chairman Mumford expressed concern about the land that is directly on the highway, which is technically CH, or Commercial Highway. She does not have a problem with the homes that are at the back of the property because the use is not commercial.

Matthew Henderson said that land is willed in perpetuity not to be sold, and the family wants to keep it forever. It was also pointed out that all the homes come off of 4000 South, not Highway 89. He added that if someone wanted the land, and have it zoned back to commercial, that would not be a problem as far as the City is concerned.

Council Member Hardy stated that he is split on the issue, as the job of the Planning Commission is to keep land for its best use; however, he sees the family's point in wanting to keep it within their family without paying excessive taxes.

Commissioner Oblad stated that the residents in the adjacent Hillside Lane PUD would not want the Henderson property to be developed commercially.

Blaine Gehring stated that any future development would have to come before the Planning Commission. The land could be zoned residential now, and then if necessary, be rezoned appropriately to commercial (CH).

Mr. Allred wondered what the disadvantage would be to having it zoned residential. Council Member Hardy stated that someone could build a home on that parcel right on Highway 89, which would not fit within the City's plan. However, Mr. Gehring stated, any such development would need to come before the building official. He added that it will be held up by the City's General Plan.

Bill Essex, a resident living on lot 12 in the Ballard Acres subdivision, stated that he would not have purchased there if that land was to be used for anything other than what is currently there.

Chairman Mumford closed the public hearing at 7:54 p.m.

4. CONSIDERATION OF A ZONE CHANGE ON THE HERBERT HENDERSON, NATHAN ELMER, NAOMI LEE AND NORMAN ALLRED PROPERTIES FROM CH TO R1-7

Chairman Mumford noted that the Planning Commission does not want to prevent future commercial development; however, they felt that the property should be taxed as it is currently being used.

Commissioner Oblad proposed to recommend to the City Council a zone change on the Henderson, Elmer, Lee and Allred properties from CH to R1-7. Council Member Hardy seconded the motion. The motion was approved by Commissioners Cary, Mumford, Oblad and Council Member Hardy. Commissioners Allen, Klotz, and Goodrich were excused.

5. CONSIDERATION OF SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN ADDITIONAL FOUR PLEX AT 3511 S ORCHARD DRIVE, CLINT THOMAS, OWNER

Commissioner Oblad stated that he has business dealings with Mr. Thomas (Sr.), but not with Clint Thomas and wanted that included in the record.

Blaine Gehring stated that this proposal is to add a third 4-plex on property located at 3811 S. Orchard Drive behind a beauty salon. There are two existing 4-plexes on the

property with 12 of the 24 parking stalls covered. The proposal is to build ^{an additional} 4 ^{Plex} more units ~~Complex~~ with 24 total stalls and none of them covered. Staff brought this concept before the Planning Commission in an informal discussion previously, and the Commission stated that they would be okay with Mr. Thomas proceeding with another 4-plex on the property. (This site plan being presented is a result of that informal indication to move forward.)

*an additional
Plex
Complex
Btm as per
9/22/09
approval*

Staff has been opposed to this proposal since it was first brought before the City. The original development was done while the property was still in the unincorporated area of the county. The existing uncovered stalls do not meet City requirements for depth or back-up space. This is a non-conforming issue that would need to be resolved by the engineer. Mr. Gehring stated that in an attempt to solve the problem, the developer has moved all parking stalls forward by four feet putting them right on the walls of the two existing buildings. In some instances where they could not do that because of gas meters along those walls, they have designated "compact stalls" which are shorter in depth than the required 18 feet. There is no allowance in the City's ordinance for "compact stall." Again, this does not meet City standards and poses a danger with the stalls right on those meters. Staff determined that the site plan as proposed does not meet City standards and requirements. Staff recommended the site plan and conditional use be denied.

Chairman Mumford stated that the parking is the problem. Particularly on this property because it is so narrow, people would be required to park wherever they can find a spot. She said she also has a problem with the lack of green space. Mr. Thomas (Clint) stated that he believes he would actually be increasing open space, and added that he is making the area better for the fire department, including a turnaround.

Commissioner Oblad asked about possibly having the gas meters moved.

Blaine Gehring stated that there must also be a place for snow accumulation.

Council Member Hardy suggested that this plan be redrawn and brought back for approval after the following changes are made: ^{Parking stalls} Lots 24 and 25 ^{eliminated} removed for snow ^{storage} removal. Gas meters ^{should be} moved to eliminate compact stalls, with the minimum number of total stalls being 24 (of 18 ft. each). Retaining wall and dumpster need to be marked on the plans, and the Fire Marshall needs to approve the changed plan.

Chairman Mumford moved to table the site plan and conditional use approval pending a new site plan with suggested revisions. Commissioner Cary seconded the motion. The motion was approved by Commissioners Cary, Mumford, Oblad and Council Member Hardy. Commissioners Allen, Klotz, and Goodrich were excused.

6. DISCUSSION OF THE DEFINITION OF "FAMILY" IN THE LUDMA

Dr. Daniel Donahoe addressed the Planning Commission stating that there is a problem across the street from their home, which he called a "flop house" with individuals coming

and going at all times and staying for various lengths of time. He stated that there are on-going parties and beer bottles all over their yard.

One of Dr. Donahoe's complaints was that the City has told him that they do not know who it is. Dr. Donahoe then proceeded to tell the Planning Commission who the resident is, including information about his criminal record.

His request is a recommendation that the City Council have a 3-day on street parking limit.

Dr. Donahoe also suggested the City implement a "quality score card" as has been done in other cities, including Sandy City. Zoning could be more specific. He stated that as this is a "flop house" it does not meet any of the criteria for single family zoning. It first has to be a single family home, a single housekeeping unit. He stated that it is not stable, and it is a transient situation.

Council Member Hardy asked how to better enforce situations such as this. Should the police stake it out at night? Chairman Mumford stated that the City has a code enforcement officer, but it is difficult to enforce and prove.

Commissioner Oblad said a case needs to be built so that action can be taken.

Blaine Gehring stated that the City Attorney needs to be consulted on this. He could get some advice from other cities. Mr. Gehring suggested that Council Member Hardy take a recommendation to the work session of a City Council meeting. If an ordinance is needed, it would have to be a City Council issue because it is a public right-of-way.

7. CONSIDERATION OF A RESOLUTION FOR ADOPTION OF WASATCH CHOICES 2040 GROWTH PRINCIPLES

Following the presentation of the Wasatch Choices 2040 Growth Principles and Objectives during the last Planning Commission meeting, the Commission was then asked to adopt the principles in ^{the} manner of the City's choosing. Blaine Gehring recommended that it be done by a resolution until a comprehensive update of the general plan ~~that~~ ^{At} can be done ~~that the time that~~ ^{it} would be incorporated into the plan.

It was decided to table this issue until more of the Planning Commission is present.

8. APPROVE MINUTES

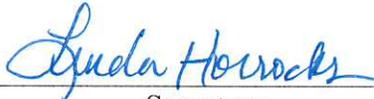
The July 14, 2009 Planning Commission minutes were reviewed. Commissioner Oblad moved to approve the July 14, 2009 minutes as written. Council Member Hardy seconded the motion. The motion was approved by Commissioners Cary, Mumford, Oblad and Council Member Hardy. Commissioners Allen, Klotz, and Goodrich were excused.

9. ADJOURN

Chairman Mumford adjourned the meeting at 9:15 p.m.



Chairman



Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

August 25, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, August 25, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

7:05 - 7:30 p.m. CONDITIONAL USES

Consideration of a Conditional Use for Kristi Burgess Preschool at 283 E. Eagle Ridge Drive, Kristi Burgess, applicant

Consideration of a Conditional Use Permit and Site Plan Approval for an Addition to Copart Auto Auction at 150 W. Center Street (rear), John Roberts, applicant

7:30 - 7:40 p.m. MISCELLANEOUS

Read and approve Minutes for August 11, 2009 Planning Commission meeting

7:40 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 24 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
AUGUST 25, 2009

Planning Commission Vice Chairman Eric Klotz called the meeting to order at 7:05 p.m. and welcomed those present.

PRESENT: Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Beth Goodrich
Commissioner Eric Klotz, Vice Chairman
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commission Chairman Brenda Mumford

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: John Roberts, Copart Auto Auction; Wendy Tibbitts (for Kristi Burgess); Scott and Linda Montgomery, residents.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT AND SITE PLAN APPROVAL FOR AN ADDITION TO COPART AUTO AUCTION AT 150 WEST CENTER STREET (REAR), JOHN ROBERTS, APPLICANT

Mr. Roberts reported that he had purchased the property around the old stock yards 13 years ago, and he noted the history of the property. (The stock yard was built in the 1900s, and was originally 700 acres at one point, with 200-400 people working there.) His property is now 20+ acres. He stated that Copart deals directly with insurance companies in the disposal of wrecked, stolen or other insurance related vehicles. Because of an increase in business from insurers such as Allstate, State Farm, and Farmers, Copart is in need of additional space to park and store the vehicles with which they are dealing. They would like to take part of the property directly north of them for this purpose leaving a large (2.5 acres approx.) parcel for development which fronts 400 West. They propose to grade and pave the area with crushed rock and fence around the property. The new fence line on the west would follow a petroleum pipeline easement across the property. This new parcel would be about 270 feet deep on the south, 400 feet on the north and 345 feet wide or about 2.5 acres. With this expansion, they would expect to have 30 to 50 additional cars on the property.

Mr. Roberts added that the expansion of this business is beneficial to the City. Due to recent legislation, all business owners (with a valid business license) are eligible to purchase cars at the auction. These individuals, however, are required to pay sales tax, which will benefit the City.

Commissioner Allen moved to grant a conditional use permit and site plan approval for Copart Auto Auction. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Goodrich, Allen, Cary, Klotz, Oblad and Council Member Hardy. Commissioner Mumford was excused.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR AN IN-HOME PRESCHOOL – KRISTI BURGESS

Wendy Tibbitts approached the Commission on behalf of Kristi Burgess, stating that Ms. Burgess desires to open a preschool in her home for up to 12 students. She plans on having twelve children attend her school two mornings per week for 2 ½ hours, and expects them to be from homes in the immediate area. Most of the children will be carpooling which will reduce the amount of traffic associated with dropping off and picking up children.

Blaine Gehring stated that Eagleridge Drive is a fairly busy street; however this home is on a flatter, straight portion of the street, and visibility for cars either parked, or temporarily dropping off children, should not pose a problem. Overall traffic on the street would be increased slightly due to this preschool. Other issues dealing with occupancy and adequate space per child have been addressed as noted in Mrs. Burgess' letter.

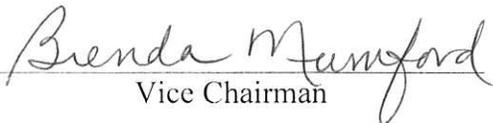
Council Member Hardy moved to grant a conditional use permit for Kristi Burgess and her in-home preschool at 283 East Eagleridge Drive. Commissioner Allen seconded the motion. The motion was approved by Commissioners Goodrich, Allen, Cary, Klotz, Oblad and Council Member Hardy. Commissioner Mumford was excused.

3. APPROVE MINUTES

It was decided to table the review of the Planning Commission minutes of August 11, 2009 until next meeting.

4. ADJOURN

Vice Chairman Klotz adjourned the meeting at 7:42 p.m.



Vice Chairman



Secretary



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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

September 8, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, September 8, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

7:05 - 7:20 p.m. CONDITIONAL USES

Consideration of a Conditional Use Permit for Scott Montgomery at 668 Rockwood Drive to allow for a 40 foot wide driveway

7:20 - 7:30 p.m. MISCELLANEOUS

Read and approve Minutes for August 25, 2009 Planning Commission meeting

7:30 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 24 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
SEPTEMBER 8, 2009

Planning Commission Vice Chairman Eric Klotz called the meeting to order at 7:05 p.m. and welcomed those present.

PRESENT: Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Beth Goodrich
Commissioner Eric Klotz, Vice Chairman
Commissioner Bruce Oblad
City Council Member Matt Hardy

EXCUSED: Commission Chairman Brenda Mumford

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Scott and Linda Montgomery, residents.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR SCOTT MONTGOMERY AT 668 ROCKWOOD DRIVE TO ALLOW FOR A 40 FOOT WIDE DRIVEWAY

Scott Montgomery approached the Planning Commission seeking a conditional use permit to allow for a 40 foot wide driveway. He stated that the driveway was already poured before they found they needed to get a conditional use permit from the City and was not aware that he needed the permit. They expanded their driveway to accommodate his large trucks that when parked, extending into the sidewalk. By expanding their driveway and adding parking on the side of their house, he stated that they removed potential safety hazards and improved the area. The neighbors were informed of this change ahead of time and have written letters on Mr. Montgomery's behalf.

Council Member Hardy stated that he had a similar situation with his own driveway, and the City Engineer told him that the ordinance is designed to prevent water damage and allow for proper drainage. The maximum length for a cement cut is 40 feet, and a conditional use permit is required for that 40 feet.

Commissioner Klotz noted that Mr. Montgomery's driveway cut is 55 feet.

Mr. Montgomery stated that the job was done by a general contractor, who would not pour the concrete until the job was inspected by a City inspector. The curb was cut when the inspection was made, and the steel was down, and ready for the concrete. He then

produced an inspection paper signed by the NSL Streets Superintendent. The notice states that there is no work in violation.

Blaine Gehring stated that this was the first he had heard of this inspection and suggested tabling this issue so that he may discuss it with Paul Ottoson and Rod Wood.

Mr. Montgomery asked the Planning Commission to read the letters from their neighbors expressing approval in the project and its improvement of the sidewalk and looks of their neighborhood.

Council Member Hardy moved to table the conditional use permit for Scott Montgomery at 668 Rockwood Drive until more information can be acquired on the City's side. Commissioner Cary seconded the motion. The motion was approved by Commissioners Allen, Oblad, Goodrich, Cary, Klotz and Hardy. Commissioner Mumford was excused.

2. APPROVE MINUTES

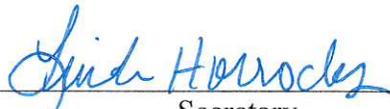
The Planning Commission minutes of August 25, 2009 were reviewed. **Commissioner Goodrich moved to approve the August 25, 2009 minutes as written. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Allen, Oblad, Goodrich, Cary, Klotz and Hardy. Commissioner Mumford was excused.**

3. ADJOURN

Vice Chairman Klotz adjourned the meeting at 7:30 p.m.



Vice Chairman



Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

September 22, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, September 22, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

7:05 - 7:15 p.m. SUBDIVISION APPROVAL

Consideration of Preliminary and Final Subdivision Approval for the R.D.P. Commercial Industrial Condominium Plat at 200 West 700 North, Richard Dutson, applicant

7:15 - 7:45 p.m. MISCELLANEOUS

Discussion on the Wasatch Front Regional Council 2040 Growth Principles

Read and approve Minutes for August 11, 2009 and September 8, 2009 Planning Commission meetings

7:45 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 24 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
SEPTEMBER 22, 2009

Commission Chairman Brenda Mumford called the meeting to order at 7:03 p.m. and welcomed those present.

PRESENT: Commission Chairman Brenda Mumford
Commissioner Eric Klotz
Commissioner Bruce Oblad
Council Member Matt Hardy

EXCUSED: Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Beth Goodrich

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Paul Ottoson, City Engineer; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Richard Dutson, R.D.P. Commercial Industrial Condominiums.

1. CONSIDERATION OF PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE R.D.P. COMMERCIAL INDUSTRIAL CONDOMINIUM PLAT AT 200 NORTH 700 WEST, RICHARD DUTSON, APPLICANT

Richard Dutson approached the Planning Commission seeking preliminary and final subdivision approval for the R.D.P. Commercial Industrial Condominium Plat at 200 West 700 North.

Mr. Dutson reported that this parcel was purchased from a gentleman who had recently died. The buildings had not been metered individually, as required to sell them as commercial condominiums.

Commissioner Klotz moved to send a favorable recommendation to the City Council for preliminary and final subdivision approval for the R.D.P. Commercial Industrial Condominium plat at 200 North 700 West. Council Member Hardy seconded the motion. The motion was approved by Commissioners Oblad, Mumford, Klotz and Council Member Hardy. Commissioners Allen, Cary and Goodrich were excused.

2. DISCUSSION ON THE WASATCH FRONT REGIONAL COUNCIL 2040
GROWTH PRINCIPLES

This item will be tabled until more of the Planning Commission is present.

3. APPROVE MINUTES

The August 11, 2009 Planning Commission minutes were reviewed and amended.
Council Member Hardy moved to approve the August 11, 2009 minutes as amended. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Oblad, Mumford, Klotz and Council Member Hardy. Commissioners Allen, Cary and Goodrich were excused.

The September 8, 2009 Planning Commission minutes were reviewed and amended.
Commissioner Oblad moved to approve the September 8, 2009 Planning Commission minutes as amended. Council Member Hardy seconded the motion. The motion was approved by Commissioners Oblad, Mumford, Klotz and Council Member Hardy. Commissioners Allen, Cary and Goodrich were excused.

4. ADJOURN

Chairman Mumford adjourned the meeting at 7:48 p.m.



Chairman



Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

October 13, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, October 13, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

7:05 - 7:30 p.m. SITE PLAN AND CONDITIONAL USE APPROVAL

Consideration of Granting a Conditional Use Approval for a New Activity Center at 925 W. 100 N., Ryan Macfarlane, applicant

Consideration of Site Plan and Conditional Use Approval for an Additional Four-plex at 3511 S. Orchard Drive, Clint Thomas, owner

7:30 - 7:45 p.m. SUBDIVISION APPROVAL

Consideration of Preliminary and Final Subdivision Approval for the Foxboro Plats 3 & 8 Amended Subdivision at 900 N. Fox Hollow Drive, North Salt Lake City and Woodside Homes, applicants

7:45 - 8:30 p.m. MISCELLANEOUS

Discussion on the Wasatch Front Regional Council 2040 Growth Principles

Read and approve Minutes for August 25, 2009 Planning Commission meeting

8:30 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 24 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
OCTOBER 13, 2009

Commission Chairman Brenda Mumford called the meeting to order at 7:00 p.m. and welcomed those present.

PRESENT: Commission Chairman Brenda Mumford
Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Beth Goodrich
Commissioner Eric Klotz
Council Member Matt Hardy

EXCUSED: Commissioner Bruce Oblad

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director; Paul Ottoson, City Engineer; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Stewart Harman, resident, Patrick Scott, Woodside Homes, Ryan Macfarlane, (Activity Center); Clint Thomas, (Orchard Drive 4-plex).

1. CONSIDERATION OF GRANTING A CONDITIONAL USE APPROVAL FOR A NEW ACTIVITY CENTER AT 925 WEST 100 NORTH – RYAN MACFARLANE, APPLICANT

Mr. Macfarlane reported that he is planning to create a new activity center wherein the majority of the floor will be covered with connected trampolines. Patrons will be able to play dodge ball, jump through hoops, or just play games, etc. Mr. Macfarlane has not yet chosen a name for his activity center.

When asked about his liability insurance, he responded that there will be a disclaimer and waiver that everyone will be required to sign before participating.

Council Member Hardy moved to grant conditional use approval for a new activity center at 925 West 100 North. Commissioner Cary seconded the motion. The motion was approved by Commissioners Goodrich, Allen, Cary, Mumford, Klotz and Council Member Hardy. Commissioner Oblad was excused.

2. CONSIDERATION OF SITE PLAN AND CONDITIONAL USE APPROVAL FOR AN ADDITIONAL FOUR-PLEX AT 3511 S. ORCHARD DRIVE, CLINT THOMAS, OWNER

Mr. Thomas approached the Planning Commission seeking site plan and conditional use approval for an additional four-plex at 3511 South Orchard Drive.

Chairman Mumford said there are several things in his plan that do not meet the City's requirements, and consequently does not have staff approval. She expressed several concerns, including the elimination of covered parking in the current drawings. Mr. Thomas stated that he would be willing to cover the parking stalls in the lower lot. Chairman Mumford added that parking and backing out vehicles is very difficult in this area. She stated that if this were new construction, it would not be allowed in North Salt Lake; however, it is an existing development in some disrepair. The outlying areas and parking lot would be improved with the addition of the new construction.

Council Member Hardy said he believes it improves the parking from its current condition and then asked what the main staff objections were. Paul Ottoson responded that there is not enough designated visitor parking, which is why the Fire Marshall insists that curbs need to be painted red and marked "fire lane – no parking."

There was some discussion about the lack of landscaping, amenities and green space. Chairman Mumford said the complex does cater to a certain niche of clientele, and a playground may not necessarily be needed.

Commissioner Klotz stated that staff's recommendation is to deny the plan. One reason for denial is that it may be detrimental to the health, safety, or general welfare of a person residing or working in the vicinity, etc.

Mr. Thomas was asked where snow would be piled when plowed from the parking lot. He responded that snow will be pushed straight to the top (east) of the parking lot into the corner.

Commissioner Klotz moved to grant a conditional use permit and site plan approval for the Clint Thomas 4-plex with the following conditions: 1. That the driveway curb is painted red and "no parking" signs are installed, as per the Fire Marshall's recommendations. 2. Parking will be covered on the lower, west parking lot. 3. The parking lot will be re-asphalted, not just slurry sealed. Commissioner Goodrich seconded the motion. The motion was approved by Commissioners Goodrich, Allen, Cary, Mumford, Klotz, and Council Member Hardy. Commissioner Oblad was excused.

3. CONSIDERATION OF PRELIMINARY AND FINAL SUBDIVISION APPROVAL FOR THE FOXBORO PLATS 3 & 8 AMENDED SUBDIVISION AT 900 N. FOX HOLLOW DRIVE – NORTH SALT LAKE CITY AND WOODSIDE HOMES, APPLICANTS

Paul Ottoson explained the reasons behind this request. Swales were originally put in along 1100 North for nature preserve purposes as well as detention basins. They are becoming a problem with water backing up (as the grade is too level), the City's maintenance crews are having a difficult time maintaining the swales, and there is some concern about safety along the open water ditches.

The City has met with Woodside Homes, and together it has been decided that they would like to pipe 900 North instead of putting swales in this area. This will create flat areas to mow and will cost less for the City to maintain. However, piping the ditches will cost more money, so the City has agreed to deed back to Woodside 15 feet of the 42 foot wide areas designed for swales. This will offset the costs of Woodside piping those areas. This affects six lots with frontages on 900 North currently platted in Foxboro North Plats 3 and 8. These lots will receive an additional 15 feet. This amended plat creates a 27 foot wide area for drainage. The City feels this is a favorable situation because both the City and Woodside experience cost savings in the long run.

The Planning Commission suggested including a meandering path in the landscaping design of the piped area along 900 North.

Commissioner Cary moved to grant preliminary and final subdivision approval for the Foxboro Plats 3 and 8 Amended Subdivision at 900 N. Fox Hollow Drive. Commissioner Klotz seconded the motion. The motion was approved by Commissioners Goodrich, Allen, Cary, Mumford, Klotz, and Council Member Hardy. Commissioner Oblad was excused.

4. DISCUSSION ON THE WASATCH FRONT REGIONAL COUNCIL 2040 GROWTH PRINCIPLES

Blaine Gehring stated that the Planning Commission has been asked to send some sort of recommendation to the City Council regarding the support of the Wasatch Front Regional Council 2040 Growth Principles.

Commissioner Oblad had sent his recommendations to the other commissioners via e-mail and had suggested that the principles be used as an advisory guideline.

Commissioner Klotz felt it important to adopt this principle and believes it would be a mistake to say the City rejects these ideas, as this concept is the wave of the future. He suggested the City adopt them as guidelines.

Blaine Gehring stated that consideration should be given to in-fill and redevelopment, as NSL is almost completely built out.

Council Member Hardy stated that it is over-planning as UDOT already spends millions on planning, etc.

The Planning Commission recommended that the Wasatch Front Regional Council 2040 Growth Principles be used as guidelines for future planning in North Salt Lake City.

5. ADJOURN

Chairman Mumford adjourned the meeting at 8:45 p.m.



Chairman



Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

November 10, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, November 10, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

7:05 - 7:10 p.m. SUBDIVISION APPROVAL

Consideration of preliminary and final plat approval of the 725 East Dedication Plat

7:10 - 7:20 p.m. ZONING ORDINANCE AMENDMENTS

Consideration of an amendment to the Definition of Planned Unit Development in the North Salt Lake Land Use Development and Management Act

7:20 - 7:40 p.m. MISCELLANEOUS

Consideration of a Resolution on the Wasatch Front Regional Council 2040 Growth Principles

Read and approve Minutes for September 22 and October 13, 2009 Planning Commission meetings

7:40 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 24 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
NOVEMBER 10, 2009

Commissioner Oblad called the meeting to order at 7:04 p.m. and welcomed those present.

PRESENT: Commissioner Bruce Oblad
Commissioner Jim Allen
Commissioner Beth Goodrich
Commissioner Doug Cary
Council Member Matt Hardy

EXCUSED: Commission Chairman Brenda Mumford
Commissioner Eric Klotz

STAFF PRESENT: Blaine Gehring, Community and Economic Development Director;
Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Robert Franson, resident.

1. CONSIDERATION OF PRELIMINARY AND FINAL PLAT APPROVAL
OF THE 725 EAST DEDICATION PLAT

Blaine Gehring reported that the City needs to approve and record a dedication plat for the newly created 725 East street. As with other plats, the Planning Commission needs to approve the plat and make a recommendation to the City Council for approval of the plat.

Council Member Hardy moved to recommend preliminary and final plat approval to the City Council of the 725 East Dedication Plat. Commissioner Cary seconded the motion. The motion was approved by Commissioners Allen, Cary, Goodrich, Oblad and Council Member Hardy. Commissioners Mumford and Klotz were excused.

2. CONSIDERATION OF AN AMENDMENT TO THE DEFINITION OF
PLANNED UNIT DEVELOPMENT IN THE NORTH SALT LAKE LAND
USE DEVELOPMENT AND MANAGEMENT ACT

Blaine Gehring reported that developers are facing financing challenges because lenders are not lending on projects with the title of "condominiums." It seems that the designation "condominium" carries a very rigid definition for financing whereas a "planned unit development" does not. There was some discussion about the definition of PUD and condo. Mr. Gehring stated that in planning terms, a PUD is more a type of development where certain ordinance requirements are waived to allow for a better

overall site design. However, "planned unit development" also defines a type of ownership and not a planning concept.

Commissioner Allen said he disagrees with the Planning Commission making the changes and believes that there may be some legal ramifications and suggested counseling with someone who has more expertise.

Blaine Gehring said he believes there is no problem with this. By making this change, developers will be able to get necessary financing for their projects. He believes that the definition of a planned unit development has two meanings and those should be clarified in the LUDMA.

Commissioner Cary moved to send a favorable recommendation to the City Council to amend the definition of Planned Unit Development in LUDMA as written. Council Member Hardy seconded the motion.

Commissioner Allen asked about the definition of the term "coordinated." Mr. Gehring responded that it is just an organized development physically, financially, etc.

The motion was approved by Commissioners Cary, Oblad, Goodrich and Council Member Hardy. Commissioner Allen voted in opposition to the motion. Commissioners Mumford and Klotz were excused.

3. CONSIDERATION OF A RESOLUTION ON THE WASATCH FRONT REGIONAL COUNCIL 2040 GROWTH PRINCIPLES

The Planning Commission had reviewed this in the past and agreed with the principles if acknowledged as guidelines only.

Commissioner Allen moved to send the resolution forward to the City Council with a favorable recommendation. Commissioner Goodrich seconded the motion. The motion was approved by Commissioners Allen, Cary, Goodrich, Oblad and Council Member Hardy. Commissioners Mumford and Klotz were excused.

4. APPROVE MINUTES

The Planning Commission minutes of September 22, 2009 were reviewed and amended. **Commissioner Cary moved to approve the September 22, 2009 minutes as amended. Commissioner Goodrich seconded the motion. The motion was approved by Commissioners Allen, Cary, Goodrich, Oblad and Council Member Hardy. Commissioners Mumford and Klotz were excused.**

The Planning Commission minutes of October 13, 2009 were reviewed and amended. **Commissioner Goodrich moved to approve the October 13, 2009 minutes as**

amended. Commissioner Allen seconded the motion. The motion was approved by Commissioners Allen, Cary, Goodrich, Oblad and Council Member Hardy. Commissioners Mumford and Klotz were excused.

5. MISCELLANEOUS BUSINESS

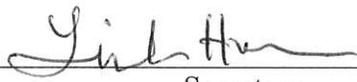
Council Member Hardy brought up the designated SOB (Sexually Oriented Business) Zone in the City which is currently in the MG Zone. He stated that the City Council asked him to discuss this with the Planning Commission and whether the location of the zone should be changed. Cities are required to have one zone for this type of business. Blaine Gehring stated that he will discuss this with the City Attorney.

Council Member Hardy reported that the City Council and Planning Commission Christmas party will be held December 8, 2009 at the Eaglewood Reception Center.

6. ADJOURN

Commissioner Oblad adjourned the meeting at 7:52 p.m.


Chairman


Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

642 North 400 West
North Salt Lake, Utah 84054-2761
(801) 936-1122
(801) 397-0640 Fax

SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

November 24, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, November 24, 2009 at 7:00 p.m. in the North Salt Lake Public Works Building located at 642 North 400 West. The agenda will be as follows:

ROLL CALL: 7:00 to 7:05 p.m.

7:05 - 7:15 p.m. SUBDIVISION APPROVAL

Consideration of preliminary and final plat approval of the Taylor Subdivision, 4017 S. Highway 89

7:15 - 7:40 p.m. MISCELLANEOUS

Presentation of the Spectrum Charter High School plans and site plan - Bryce Moulton, architect.

Read and approve Minutes for November 10, 2009 Planning Commission meeting

7:40 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 24 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
NOVEMBER 24, 2009

Commission Chairman Brenda Mumford called the meeting to order at 7:02 p.m. and welcomed those present.

PRESENT: Commission Chairman Brenda Mumford
Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Eric Klotz
Commissioner Bruce Oblad
Council Member Matt Hardy

EXCUSED: Commissioner Beth Goodrich

STAFF PRESENT: Paul Ottoson, City Engineer; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Milt Taylor, Vaughan Hill, Taylor Subdivision; Michael Wright, Bryce Moulton, Spectrum Charter High School; Adam Hansen.

1. CONSIDERATION OF PRELIMINARY AND FINAL PLAT APPROVAL
OF THE TAYLOR SUBDIVISION, 4017 S. HIGHWAY 89

Vaughan Hill, representing the Taylor family trust, approached the Commission seeking preliminary and final plat approval of the Taylor Subdivision at 4017 S. Highway 89. The property has been owned by Mr. Taylor's mother, and upon her death, she left the four-plex to Mr. Taylor, and the home to his sister. They would like to divide the property to have single ownership of their parcels and structures. By doing so, the two lots would be undersized according to City ordinance, so it would require a conditional use permit. The .39 acre lot includes a four-plex and a single family home.

Paul Ottoson stated that the street addressing is confusing in this area due to past city boundary changes and annexation. The 4-plex will have a 270 N. address. The home (lot #2) will continue to be designated with a west address, as all of the other homes along this street have a west address.

Paul Ottoson stated that there are a few conditions required for approval, including meeting firewall standards on the parking structure, allowing for less than the minimum lot size, and a few necessary changes to the mylar.

Council Member Hardy moved to send a favorable recommendation to the City Council to grant preliminary and final plat approval at 270 N. Hwy. 89 with the conditions acknowledging that both lots will be less than minimum required size, that a 1-hour fire rated wall be placed on the east end of the carport before the plat

can be recorded, and that the changes are included in the mylar showing the City storm drain easement, the change of address to NSL coordinates, and the street name (dually noted). Commissioner Cary seconded the motion. The motion was approved by Commissioners Allen, Cary, Klotz, Mumford, Oblad and Council Member Hardy. Commissioner Goodrich was excused.

2. PRESENTATION OF THE SPECTRUM CHARTER HIGH SCHOOL PLANS AND SITE PLAN – BRYCE MOULTON, ARCHITECT

Bryce Moulton, architect for the Spectrum Academy, reported that the Spectrum Academy has chosen to move forward with including junior high and high school levels to their school which caters to autistic students.

State law allows charter schools to be approved and built like public schools, without City approvals. However, the designers and builders would like feedback as to the design and aesthetics of the school and the overall site plan.

Commissioner Allen expressed concern about safety and security in the area and suggested including cameras and taking necessary steps for gang prevention in the area.

Michael Wright stated that he is affiliated with Sahara Cares (part of Sahara Construction) that produces a DVD for the public service sector to deal with autistic children and issues and suggested the City might contact them and get some information. The contact is: Lisa Ridges 801-298-7724.

The Planning Commission asked several questions about the Spectrum Academy plan but had no serious concerns with the building or site plan.

3. APPROVE MINUTES

The minutes of November 10, 2009 were reviewed and amended.

Commissioner Oblad moved to approve the Planning Commission minutes of November 10, 2009 as amended. Council Member Hardy seconded the motion. The motion was approved by Commissioners Allen, Cary, Klotz, Mumford, Oblad and Council Member Hardy. Commissioner Goodrich was excused.

4. MISCELLANEOUS ITEMS

The Commission discussed some additional items. Commissioner Klotz gave a brief report from the last Parks and Trails meeting. He stated that Mayor-elect Arave had suggested revisiting the Bonneville Shoreline Park and getting the public involved. The Board was also disappointed in the delay of the Trailhead Park completion. He added that with Len Arave's election to Mayor this creates another vacancy on the Trails Board, for a total of two.

Commissioner Oblad then brought up the issue of the City's access to the major transportation systems and suggested creating some type of committee dealing specifically with traffic, on-ramps, off-ramps, etc. Council Member Hardy said he would bring it up with the City Council.

5. ADJOURN

Chairman Mumford adjourned the meeting at 8:30 p.m.



Chairman

Secretary



NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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SHANNA SCHAEFERMEYER
Mayor

BLAINE K. GEHRING, AICP
Community and Economic
Development Director

AGENDA

PLANNING COMMISSION NOTICE OF MEETING

December 8, 2009

Notice is hereby given of a regularly scheduled meeting of the North Salt Lake Planning Commission to be held on Tuesday, December 8, 2009 at 6:00 p.m. in the Eaglewood Golf Course Clubhouse located at 1110 East Eaglewood Drive. The agenda will be as follows:

- ROLL CALL: 6:00 to 6:02 p.m.
- 6:02 - 6:15 p.m. Conditional Uses
Consideration of granting a conditional use permit for new apartments at 90 S., 110 S. and 140 S. Main Street, Jed Milburn and Ken Crockett, applicants
- 6:15 - 6:20 p.m. Miscellaneous Business
Approval of the minutes of the November 24, 2009 Planning Commission meeting
- 6:20 p.m. Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Public Works offices at 936-1122. Please provide at least 24 hours notice for adequate arrangements to be made.

NORTH SALT LAKE
PLANNING COMMISSION MINUTES
DECEMBER 8, 2009

Commission Chairman Brenda Mumford called the meeting to order at 6:04 p.m. and welcomed those present.

PRESENT: Commission Chairman Brenda Mumford
Commissioner Jim Allen
Commissioner Beth Goodrich
Commissioner Eric Klotz
Commissioner Bruce Oblad
Council Member Matt Hardy

EXCUSED: Commissioner Doug Cary

STAFF PRESENT: Blaine Gehring, Planning and Zoning Administrator; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Jed Millburn, Parkridge Apartments.

1. CONSIDERATION OF GRANTING A CONDITIONAL USE PERMIT FOR NEW APARTMENTS AT 90 S., 110 S., AND 140 S. MAIN STREET, JED MILLBURN AND KEN CROCKETT, APPLICANTS

Jed Millburn approached the Commission seeking a conditional use permit for a second phase of 48 new apartments at 90 South, 110 South, and 140 South Main Street. He stated that with this phase, they are hoping to create more of a community feel with a new entry, leasing office and monument sign. It will be managed as one community and will include at least one tot lot (small playground). He stated that there was a large demand for three bedroom units with their first phase, so the new phase will include an increased number of three bedroom apartments.

Building this second phase will require purchasing two single family homes at the entrance to 100 South and Main Street as well as a large flag-shaped parcel. Blaine Gehring reported that the two homes are currently zoned RM-20 (Multiple Family up to 20 units per acre), but the large parcel is zoned CH (Commercial Highway). If the conditional use permit is granted, a zone change will need to be approved before site plan approval can be considered.

Chairman Mumford expressed concern about fire access, as 100 North is a long distance to the farthest west building.

Mr. Millburn said that the adjacent Quail Hollow project has access that they may be able to share. He has had preliminary discussions with the owner of that project. The

owner would not want everyday access through their development, but for emergency purposes, they may be amenable to an agreement.

Chairman Mumford also stated that although the City has an abundance of apartments, this will be an improvement to this area.

Chairman Mumford moved to grant a conditional use permit for new apartments at 90 S., 110 S., and 140 S. Main Street with the following conditions: 1. A zone change on the parcel at 140 S. Main Street be granted from CH to RM-20; 2. A site plan be approved for the apartments as per City ordinances and requirements. Council Member Hardy seconded the motion. The motion was approved by Commissioners Allen, Goodrich, Klotz, Mumford, Oblad and Council Member Hardy.

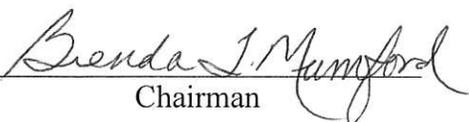
2. APPROVE MINUTES

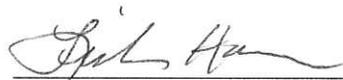
The Planning Commission minutes of November 24, 2009 were reviewed and amended.

Commissioner Allen moved to approve the November 24, 2009 Planning Commission minutes as amended. Commissioner Klotz seconded the motion. The motion was approved by Commissioners Allen, Goodrich, Klotz, Mumford, Oblad and Council Member Hardy.

3. ADJOURN

Chairman Mumford adjourned the meeting at 6:27 p.m.


Chairman


Secretary