

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
JUNE 27, 2017

**FINAL**

Chairman Robert Drinkall called the meeting to order at 6:32 p.m. Commissioner Kirkham led those present in the Pledge of Allegiance.

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

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

1. PUBLIC COMMENTS

There were no public comments.

2. OPEN & PUBLIC MEETINGS TRAINING

Sherrie Llewelyn presented a video recording prepared by City attorney David Church on Open and Public Meetings which is an annually required training. This presentation covered topics such as determining whether a quorum is present, when a public hearing is required and how to notice for one, meeting minutes, agendas and what they should entail, when to hold a closed meeting and what can be discussed, and whether email, text, or other electronic communications constitute a meeting.

Council Member Mumford commented on closed meetings and said that while a closed meeting might be noticed on the agenda it does not necessarily have to occur during the public meeting if it is determined to be unwarranted during the course of the meeting.

Commissioner Baskin said that a portion of public city meetings must allow for public comments and noticed on the agenda.

Sherrie Llewelyn clarified that there is a difference between public comment and clamor so it is important to be clear with residents that while you appreciate their comments and opinions that laws and ordinances must be upheld and dictate how decisions are made.

### 3. WORK SESSION: MAIN STREET NEIGHBORHOOD PLAN

Sherrie Llewelyn reported that the City Council had requested that staff and the Planning Commission work on a Main Street Neighborhood Plan including redevelopment, relation to the Town Center Plan, housing, and preservation. She explained that a team would meet every two weeks per the timeline. This team includes Ken Leetham, Sherrie Llewelyn, Ali Avery, David Frandsen, Paul Ottoson, and Chief Black. Other staff members will be included when necessary for advice or to complete assignments. Residents will also be involved through surveys and neighborhood meetings.

Commissioner Baskin commented that it may be helpful to have a citywide meeting, and not just those in the proposed area, to involve all residents and obtain their opinions as well. Sherrie Llewelyn replied that this could be done at a later time but that staff was just collecting information at this time.

Sherrie Llewelyn said that some of the data to be collected from City records and County information include types and age of current homes, investment into the area, rehabilitation needs, and crime and traffic statistics. Residents will then be polled to determine perception of the area to see how it compares with actual statistics. Then the neighborhood meetings will be held to discuss future planning. The areas of the proposed plan include determining the scope of the project, data collection, property assessment, public safety, traffic patterns, and infrastructure assessment.

Commissioner Drinkall asked why the areas east of Highway 89, Orchard, and north of Center Street were not included in this plan. Council Member Mumford clarified that this plan was requested because the current zoning in this area allows multi-family housing and the General Plan also shows that a majority of this area will be multi-family housing which may not be what the City and residents want especially in terms of density and future planning. The City Council discussed rezoning the property to retain single family, allowing for some high density housing, obtaining data and public feedback, and then notifying residents of what is proposed for the area.

Commissioner Mascaro asked if the current infrastructure supports multi-family housing in the area. Sherrie Llewelyn said that staff needs to determine what infrastructure is needed to support redevelopment and by reaching out to residents data could be collected as well as showing them how the City is reinvesting in that area.

Commissioner Drinkall commented that the biggest issue is that development is based on open property or areas that need redevelopment. He gave the example of Hatch Park and said that vision drives redevelopment.

The Planning Commission recommended other information to be collected including whether homes are being rented or owner occupied and the opinions of both the tenant and property

owner, how well properties are being maintained including buildings and landscaping, street trees, historic buildings, safety concerns, age of homes, potential hazardous materials such as asbestos, lead, and vermiculite, any water purity issues including PCE plumes, flood plain areas, access, solar panels, types of businesses or amenities that the residents would like to see such as a library, shopping, etc., need or want for more public transit such as Bus Rapid Transit (BRT), current use of bicycles, opinions on combining property for redevelopment, tiny homes, and multi-family housing, how long residents plan to stay in the City, if residents are aware the area is currently zoned for multi-family, what residents like about the area and what they would like to change, potential to focus on the history of the City such as Bamberger and the orchards, and the aging population.

Commissioner Baskin mentioned that the City should determine areas affected by water purity issues such as PCE plumes. She explained that the area near our well on 1100 North, ground water and the well were contaminated by a dry cleaning operation which has rendered the well unusable. Council Member Mumford said that the City Council has discussed options in regards to removing the plume and held a public meeting to notify residents.

Council Member Mumford clarified that the proposed area needs to be rezoned if the City wants to maintain single family homes in this area or allow multi-family units and also to help investors know whether to renovate the existing homes or build high density housing.

Sherrie Llewelyn said that staff will collect data and bring back information and scenarios to the City Council and Planning Commission for additional feedback.

Commissioner Kirkham commented that the redevelopment of Bountiful's Main Street has resulted in continued growth and activity to the point that homes along the street have been converted into businesses which is something that could occur in the City as well.

Commissioner Baskin recommended that along with collecting data that staff could prepare an informational brochure that could be given to residents to educate and show information about the area.

#### 4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of June 13, 2017 were reviewed and approved. Commissioner Baskin moved to adopt the minutes of June 13, 2017 as amended. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro, and Council Member Mumford.

#### 5. ADJOURN

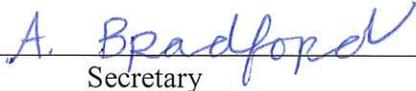
Commissioner Chairman Drinkall adjourned the meeting at 8:15 p.m.



Chairman



Recorder



Secretary