

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
FEBRUARY 13, 2018

FINAL

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. and William Ward led those present in the Pledge of Allegiance.

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

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Shannon Andersen, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Brian Myers, Woods Cross resident; Kasey Tabako, Murder of Crows Tattoo.

1. PUBLIC COMMENTS

Brian Myers stated that he owned a business located at 1312 West 2600 South in Woods Cross which was located across from Gramoll Construction at 175 West 1100 North in North Salt Lake. He said that FedEx purchased the Gramoll property and would potentially add an exit/entrance there. Mr. Myers asked that the Planning Commission take a few items into consideration for mitigation if a request is made. The first item was increased traffic on 1100 North with the FedEx trucks, school buses, and trains. The Woods Cross maintenance facility was being built in the area which would house maintenance trucks and snow plows. He made a few suggestions which included re-working the grade at the railroad crossing, converting the four way stop at 1100 North and Main Street into a traffic circle, installing a traffic light at 1250 West and 1100 North, requiring dedicated turn lanes for access onto the FedEx property, spacing access onto the FedEx property appropriately from the intersection and the potential 1100 North bridge.

Sherrie Llewelyn commented that the City and the railroad would be working together to fix the railroad crossing grade this year. She then explained that the City was working on funding for

the 1100 North bridge project, that the project was on the Statewide Transportation Improvement Program (STIP) project list, and that the road would need to become a State road to qualify for additional funding options. Mrs. Llewelyn then said that FedEx had not brought any plans or applications to the City at this time.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR MURDER OF CROWS TATTOO AT 640 NORTH MAIN STREET, KASEY TABAKO

Shannon Andersen reported that the Development Review Committee (DRC) recommended approval of the application with no conditions. Murder of Crows Tattoo would be located on the second floor of an existing building at 640 North Main Street in the Manufacturing Distribution (M-D) zone. Interior building improvements include a break room, waiting room, and tattoo area. All work would be done by appointment only so parking would be minimal and should not create issues onsite. The applicant did not propose any outdoor storage, signage or changes to the exterior of the building.

Commissioner Garn asked where the business would be relocating from. Kasey Tabako replied that they would be moving from 930 South Main Street in Salt Lake.

Commissioner Mascaro asked how many employees would work onsite. Kasey Tabako responded that the business consisted of herself and an IT employee.

Commissioner Knowlton moved that the Planning Commission approve the conditional use permit for Murder of Crows Tattoo at 640 North Main Street with no conditions. Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro, Ward, and Tucker.

3. REVIEW THE PLANNING COMMISSION BYLAWS FOR POSSIBLE UPDATE

Sherrie Llewelyn reported that the current Planning Commission bylaws were last updated in 1996 and asked what changes the Commission would like to see. She said that review of projects and City code would be added to shorter agendas to ensure that the Commission was up to date on all aspects of planning.

Commissioner Ward recommended updating the section on public meetings to say that the meetings would comply with all Utah public meeting laws.

Commissioner Knowlton suggested that the Commission chair would be allowed to make amendments to motions as the chairperson was allowed to vote.

The Commissioners discussed the role of the Commission chair in that they should be part of the conversation and able to express their opinion instead of remaining completely impartial. It was also discussed that there were seven members on the Commission and if the chair should refrain from voting until the end to break any potential tie vote.

Sherrie Llewelyn commented that the Commissioners would never need to take a side during a vote but should look at whether an application met the City code. Commissioner Drinkall commented that there was rarely a conflict in interpretation of the code but more a difference of opinion.

Commissioner Garn asked that the review of the Planning Commission bylaws be postponed to a later date to give the Commission time to assess the current rules. Commissioner Ward asked that staff provide a redline copy of any proposed changes to the Commission.

4. REVIEW OF CURRENT PROJECTS

Sherrie Llewelyn provided an update on certain projects that City staff had been working on including the Main Street neighborhood plan, a mining ordinance regarding blasting and setbacks, revision and an update on the moderate income housing plan. She explained that an update was needed to the moderate income housing plan, which was part of the City's General Plan, as a revision was required every five years. There have also been recent changes from the State legislature which would require cities to take a more active role in supporting and providing opportunities for affordable housing.

Commissioner Mascaro asked how cities could entice developers to provide more low income housing when land and building costs were set. Sherrie Llewelyn gave the example of the recent project, Bountiful Pointe Apartments, and said that the City helped to encourage redevelopment of that project by requiring fewer amenities which allowed the developer to offer units in the moderate income range. She said that the CDBG grant also allowed the City to help low income residents do home repairs and improvements.

Sherrie Llewelyn then reported on other City projects including a draft of the code enforcement ordinance which would make code enforcement a civil process instead of a criminal process, development of a form based code in partnership with Wasatch Front Regional Council which would help with the Town Center redevelopment, and some upcoming development proposals which would be brought before the Planning Commission in the next few months.

The Commissioners then asked about a possible annexation of 400 acres of land into the City. Sherrie Llewelyn replied that it would be a difficult process as the proposed land was currently

located in Salt Lake County so the Salt Lake County Council would have to pass a resolution to approve the annexation, the county and city lines would have to be reviewed and amended by both Davis County Commission and Salt Lake County Council, other barriers to annexation would be possible protests, interlocal agreements would need to be made with special service districts, as well as approval by the City, etc.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of January 22, 2018 were reviewed and approved. **Commissioner Garn moved to that the minutes of special Planning Commission meeting held January 22, 2018 stand approved with no changes. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro, Ward, and Tucker.**

The Planning Commission meeting minutes of January 23, 2018 were reviewed and approved. **Commissioner Mascaro moved to approve the Planning Commission meeting minutes for January 23, 2018 as amended. Commissioner Ward seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro, Ward, and Tucker.**

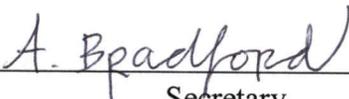
Commissioner Kirkham asked how the City would know when the 60 days for the appeal and zoning designation for the Granite Construction sand and gravel mining operation would begin. Sherrie Llewelyn replied that staff would attend the hearing and whichever party lost the appeal would have ten days to file an appeal with district court. She stated she would notify the Planning Commission as soon as the Hearing Officer renders a decision.

6. ADJOURN

Chairman Drinkall adjourned the meeting at 7:27 p.m.


Chairman


Recorder


Secretary