

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
AUGUST 27, 2019

FINAL

Commission Chair Ted Knowlton called the meeting to order at 6:31 p.m. and Stephen Garn led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner BreAnna Larson
Commissioner Natalie Gordon

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

OTHERS PRESENT: Justin Kimball, Kimball Investment Company; Jordan O'Toole, Tom Stuart Construction; Dee Lalliss, Alisa Van Langeveld, residents; Darlene Carter, Parker McGarvey, CW Land; Nick Kelly; Scott Thorsen, CIR Engineering.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF A PROPOSED PLAT AMENDMENT TO THE NORTH WOOD BUSINESS CENTER, AFFECTING LOTS 17A, 18A, AND 19A LOCATED AT 31 NORTH CUTLER DRIVE, CIR ENGINEERING, APPLICANT

Kate Werrett reported that the proposed amendment would modify the lot line on the northern border of lots 18A and 19A to provide a more rectangular shape to lot 17A. The three lots are currently vacant and the lot lines are being adjusted to accommodate development. All three lots are owned by JKZ4 LLC. The proposed lot 17A would be 1.972 acres and developed for use by Utah Communication Authority (UCA) an independent State agency. Lot 18A would be 1.771 acres and lot 19A would be 1.434 acres. Details on how lots 18A and 19A would be developed have not been provided at this time.

The property is zoned General Commercial (CG) which requires a minimum lot size of one acre and a minimum width of 100 feet and 65 feet of frontage. All three lots meet the minimum lot size requirements for the zone. The Development Review Committee (DRC) recommended

approval of the plat amendment with the condition that all engineering redlines are completed. Redline corrections for the proposed plat have been made the applicant and are under review by the City engineer. There may be additional redlines upon review of the resubmitted corrections. Although not required by State code, under the current City Subdivision ordinance, plat amendments require a public hearing.

Chair Knowlton opened the public hearing at 6:35 p.m. There were no public comments and he closed the public hearing at 6:36 p.m.

Commissioner Garn moved that the Planning Commission recommend approval to the City Council of the plat amendment for North Wood Business Center at 31 North Cutler Drive with the following condition:

- 1) **Completion of engineering redlines if any.**

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

3. **CONSIDERATION OF SITE PLAN APPROVAL ON LOT 17A OF THE NORTH WOOD BUSINESS CENTER, FOR AN OFFICE WAREHOUSE BUILDING, LOCATED AT 31 NORTH CUTLER DRIVE, CIR ENGINEERING, APPLICANT**

Kate Werrett reported that the DRC recommended approval of the site plan for the North Wood Business Center with the conditions that any engineering redlines are completed and the completion and recordation of the North Wood Business Center amendment 4, plat amendment.

The proposed site plan is for the northern parcel, lot 17a, of the North Wood Business Center plat. The proposed site is a vacant and undeveloped lot. The property is currently 2.748 acres in size and with the proposed plat amendment it would be modified to 1.972 acres. The property would have access from Cutler Drive.

The proposed site plan has been evaluated based upon compliance with the site plan application requirements found in 10-20-3 of the City code. The site plan complies with requirements for parking, circulation and traffic as well as health, safety and noise. Landscaping and lighting also comply with the minimum requirements of the code.

The proposed office and warehouse building would be utilized by Utah Communication Authority (UCA) which is an independent State agency. The proposed building would be 25,925 square feet with 23,772 square feet dedicated to warehousing and 2,028 square feet for office space. UCA will use the site for storage of cell tower maintenance materials and for office space with 7-15 employees at this location. A proposed fenced yard behind the building will be used

for storage and occasional project staging. Service vehicle traffic will occasionally access the site from the driveway on Cutler Drive. The storage yard would be enclosed by a six foot chain-link fence which is permitted in this area. The applicant has proposed 35 parking stalls with two ADA stalls, which meets the minimum parking requirements.

The site would contain 15,023 square feet of landscaping or 17.49% of the site, which exceeds the 10% minimum landscaping requirements. A landscaping buffer with trees and bushes will extend from the northern property line to the storage yard fence. Shrubs would be installed on the north and east sides of the building and honey locust trees will be installed in the front parking lot to provide shade. Additional improvements to the site include a four foot sidewalk and a five foot park strip along Cutler Drive. Japanese Zelkova trees will be planted in the park strip every 25 feet.

The developer has proposed to install storm water inlet boxes throughout the site to collect rainfall. Storm water would run through a snout oil and water separator before being directed to Cutler Drive. Underground retention and detention will also be provided below the docking area on the western side of the site.

Ms. Werrett said that the lighting of the site would be directed at the main entrance, driveway, parking area, and walkways. She showed an example of the signage on the elevation and said that the applicant was proposing two signs with one on the street face above the entrance and the other on the northern façade. The S-2 overlay zone allows for wall signs with a maximum height of 30 feet and a sign face of 150 square feet per face. The proposed signs are well within the area and height limitations.

The applicant has proposed concrete tilt up panels for the construction of the building with three shades of gray to provide variety to the façade. 10-1-43 of the City code requires "each façade greater than one hundred feet in length, measured horizontally, shall incorporate architectural features such as wall plan projections, recesses, or other building material treatments, colors and textures that visually interrupt wall plane." However, as only one side of the structure would face a roadway the applicant would like to apply the horizontal articulation to the street façade and waive the requirement for the other three sides of the building. The proposed plan for the façade that faces Cutler Drive includes two wall plane projections to visually interrupt the 120 foot wall plane, projections to extend vertically two feet above the run of the building to provide parapets for vertical articulation, and parapets extending an additional two feet above the height of the building. The DRC did not express any concerns with the proposed variation.

Commissioner Larson asked about the storage of vehicles and the need for a privacy fence and if that would apply at this location. Sherrie Llewelyn replied that company vehicles were not considered equipment and as long as equipment was not stored on the site it would not require the privacy fence.

Commissioner Larson asked what would be stored in the rear portion of the property. Scott Thorsen, CIR Engineering, replied that it would be cell tower maintenance equipment and should not be vehicle storage.

Chair Knowlton asked if 15 employees would be the maximum amount on site. Scott Thorsen replied that this would be a state run facility and that 15 was the maximum employee count.

Commissioner Ward asked about the purpose of the state agency, the Utah Communication Authority (UCA). Scott Thorsen responded that they serviced existing cell towers and emergency response systems and equipment. Sherrie Llewelyn commented that it was state owned communication towers that would be serviced.

Commissioner Larson asked if there would be any windows on the south side of the building. Kate Werrett replied that per the floor plan the southern side would be warehouse and may have windows up near the roof line.

Chair Knowlton asked about waiver of the architectural requirement on the north and south sides of the building. The Commission was in favor of waiving the requirements.

The Commission then discussed the parking requirements and Chair Knowlton felt that it was too high for the proposed use. Sherrie Llewelyn commented that warehousing required two parking space for every 1,000 square feet and manufacturing required one parking space for every 1,000 square feet. She felt this should be reviewed. The Commission asked that this be added to the list for code review items.

Commissioner Kirkham moved that the Planning Commission approve the site plan for at 31 North Cutler Drive with the following conditions:

- 1) Completion of any outstanding engineering redlines;**
- 2) Completion and recordation of the North Wood Business Center amendment 4 plat amendment.**

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

4. PUBLIC HEARING-CONSIDERATION OF A REQUEST TO REZONE PROPERTY LOCATED AT APPROXIMATELY 1005 W CENTER STREET FROM GENERAL COMMERCIAL (CG) TO A PLANNED DISTRICT (P) IN ORDER TO ALLOW A MIX OF USES INCLUDING: AN OFFICE/WAREHOUSE BUSINESS PARK, GENERAL RETAIL, RESTAURANTS, C-STORES, OFFICE SPACE, A HOTEL,

AND/OR OTHER SIMILAR USES, KIMBALL INVESTMENT COMPANY,
APPLICANT

Sherrie Llewelyn reported that the proposed property was 67 acres in size. The proposed General Development Plan and P District zone would develop the property into 900,000 square feet of office/warehouse space in 11 buildings to the west of the Davis County storm drain canal. The proposal for east of the canal would include commercial development with retail, food, a C-store, offices, a hotel, etc. She said that the development agreement would allow for some flexibility in the types of uses.

Mrs. Llewelyn explained that staff recommended a cross easement access with the two adjacent properties, known as the Kelly and Ball properties, so that when they were redeveloped they could be integrated and appear as part of the whole development.

Sherrie Llewelyn spoke on several issues per the DRC including a water feature or improvements to the Davis County Storm Water canal. Mrs. Llewelyn spoke with Davis County regarding potential improvements along the canal and found that while they were supportive of landscaping improvements there would need to be a 20 foot access along one side of the canal for maintenance as well as a permit for any improvements. The second item was an amendment to the plan to show the Redwood Road landscaping cross section with the required landscaping behind the curb at 24 feet of asphalt with a meandering 8 foot trail and street trees from the approved list. The third item was the requirement for the trail and landscaping along Center Street to be maintained. The fourth item was the need for a parking lot landscape island every 20 parking spaces with approved trees. The fifth concern was for the applicant to work with UDOT to gain approval of the main road access and potential installation of a traffic signal. The sixth item was the submission of a traffic study prior to preliminary plan that would address any needed additional right of way dedication on Center Street. The seventh concern was determining whether the main road would be public or a private road if UDOT did not allow a traffic signal at the intersection. The eighth concern was tied to exploring shared access or cross easement access for future redevelopment of the Ball and Kelly properties. The final concern was the development of appropriate land uses that would be permitted in the development and compatible with the goals of the redevelopment area and were desirable to the City and the developer including a potential hotel.

Sherrie Llewelyn explained that the public hearing was for the zone change and the recommendation and motion was for the general development plan. The final zone change would occur when the full development agreement was prepared.

Sherrie Llewelyn showed an example of other buildings that the developer had built and were similar to what was being proposed.

Chair Knowlton opened the public hearing at 7:02 p.m.

Dee Lalliss asked where the new trail would be located. Sherrie Llewelyn showed a map to those present and said that the proposed trail would tie into the Legacy and Jordan River Trails. Dee Lalliss also asked about the use and size of the proposed buildings. He said his concern was the ability for emergency services to access the buildings. Sherrie Llewelyn replied that the buildings were between 20,000 and 150,000 square feet. The developer would be required to put a water line through the center of the development to meet the fire flow capacity, fire hydrants would be installed throughout the project, along with fire sprinklers and fire separation in the buildings.

Chair Knowlton closed the public hearing at 7:06 p.m.

Commissioner Tucker asked in regards to the Redwood Road intersection and the preliminary discussions with UDOT. Justin Kimball, Kimball Investment Company, said that the site plan had changed as UDOT and the City had concerns about the layout of the road. He said a variance would be required as the intersection was too close to the off ramp and the existing signal. UDOT would like a signal in that area so a meeting would be setup between UDOT, the developer and the City.

Sherrie Llewelyn commented that staff would prefer the intersection to be slightly north near the current DATS Trucking property. Staff will work with the developer and UDOT on the placement of the intersection.

Commissioner Garn expressed concern with trucks exiting Flying J and the potential to use this development to turnaround and access the freeway. Sherrie Llewelyn said that there were some concerns with the viability of that Flying J location particularly with the center island and the right turn in and out only. She said staff would continue to monitor this area in regards to traffic.

Chair Knowlton asked if any potential tenants had been secured and if this was a good faith design or just a placeholder. Justin Kimball replied that he felt it was a good faith design due to the interest and demand in this area. He said there may be slight changes to meet the requirements of certain tenants.

Chair Knowlton asked about residential in this area. Justin Kimball said that while they had explored residential he felt the proposed use was the highest and best use.

Commissioner Tucker asked in regards to the two neighboring parcels. Justin Kimball said that he had spoken with the property owners and expressed interest in acquiring the parcels but no deal had been made at this time.

Chair Knowlton commented that he was unsure how great the Davis County Storm Drainage canal would be as a potential amenity adjacent to the trail. He envisioned a trail down Center Street that could run adjacent to the storm drain and then join with the Jordan River Trail.

Dee Lalliss commented that the water has an oily film due to surface water drain off and was not swimming water.

Commissioner Ward asked about ownership of the property to the south. Sherrie Llewelyn replied that the property was owned by UDOT and was reserved for a northbound onramp.

Chair Knowlton said that the City Council could modify parking requirements as this was a P District. He asked if staff felt there should be some flexibility. Sherrie Llewelyn replied that staff preferred flexibility and suggested that some areas could be landscaping with the ability to become parking in the future if necessary.

Commissioner Ward commented that overall this was a vague proposal so parking or other requirements may need to be adjusted in the future. Justin Kimball said that while the exteriors were set the interiors were conceptual at this point. He said if they were able to acquire additional parcels that may also change the plans slightly.

Sherrie Llewelyn commented that the development agreement could be structured to require that each building would require a site plan review including landscaping and parking as well as design guidelines.

Commissioner Garn suggested that if the applicant were able to purchase the southern parcel that it remain commercial. Justin Kimball replied that the parcel would not add much developable area but would be used for landscaping, parking and site visibility.

5. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR NSL BUSINESS DISTRICT LOCATED AT APPROXIMATELY 1005 WEST CENTER STREET, KIMBALL INVESTMENT COMPANY, APPLICANT

Commissioner Ward moved that the Planning Commission recommend approval to the City Council the proposed general development plan for NSL Business District located at 1005 West Center Street with the following conditions to be incorporated within the final zone change and development agreement approval:

- 1) Verification of approval for improvements to Davis County Storm Water canal**
- 2) Amendment to the plan to show the Redwood Road landscaping cross section and trail and landscape along Center Street**

Commissioner Tucker seconded the motion.

Chair Knowlton suggested a third condition related to the north/south trail along the storm water drainage canal.

Commissioner Ward amended his motion to add a third condition to add a north/south trail along the storm drain canal. Commissioner Tucker seconded the amended motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Larson. Commissioner Gordon was excused.

6. CONSIDERATION OF A SITE PLAN AMENDMENT FOR BAILEY'S MOVING AND STORAGE AT 400 NORTH 700 WEST, TOM STUART CONSTRUCTION, APPLICANT

Kate Werrett reported that this site plan amendment was a request to construct an addition to the existing Bailey's Moving and Storage building located at 400 North 700 West. The 11,280 square foot addition would be used for storage, shipping and receiving functions. There would be 55 employees at this site. The property is zoned Manufacturing and Distribution (MD). The City engineer has reviewed the existing storm water retention and the site would be required to be brought up to current storm drain standards due to the site plan amendment. This would include retention and detention improvements. The DRC recommends approval of the site plan amendment with the condition of implementing the City engineering corrections, including stormwater retention and detention.

The building addition would be the only proposed change to the property. The existing access and landscaping along 700 West would be maintained at the present condition. The site has approximately 5,665 square feet of landscaping or 2.59% of the total site. City code requires 10% landscaping; however, the DRC felt that the Planning Commission could approve a reduced landscaping percentage due to the long and narrow shape of the property and the well maintained frontage landscaping. Approval of nonconforming landscaping percentages can be approved by the Commission for lots where only a small portion of the site was visible from the public view.

The site meets the minimum parking requirements at 83 stalls. The proposed building addition would be located approximately 255 feet from 700 West. As the building is not visible from the public right of way the DRC believes that it should not be subject to the design standards. The addition will continue the paint transitions found on the existing portion of the building and be constructed of concrete tilt up panels.

Sherrie Llewelyn commented on the retention and detention and spoke on a recent storm water audit by the Department of Environmental Water Quality. She said that the City was required to adopt an ordinance to address sites that did not have retention/detention and that any change of 5,000 square feet would require the site be brought up to minimum standards.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for Bailey's Moving and Storage at 400 North 700 West with the following conditions:

- 1) Engineering corrections of site plan and civil drawings to be completed by the applicant prior to application for a building permit.**

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

7. CONSIDERATION OF A FINAL PLAT AND FINAL P-DISTRICT REZONE AND DEVELOPMENT AGREEMENT FOR THE WINNIE, PHASE 2 AT 646 NORTH ORCHARD DRIVE, CW LAND, APPLICANT

Commissioner Gordon arrived at 7:39 p.m.

Sherrie Llewelyn reported on The Winnie Phase 2 and said the City Council approved the general development plan on July 16, 2019 after multiple meetings. The final step for the P District rezone was approval of the development agreement along with the final plat, which was an amendment to The Winnie Phase 1, lot 54. She said the City Council reduced the total number of units to 18 townhomes with no tandem garages and included the dog park amenity.

The final plat has been reviewed for compliance with the terms in the development agreement and P District rezone as well as the subdivision ordinance. The final plat and the construction drawings require the some redline corrections prior to being placed on the City Council agenda. These redline correction include the addition of the sidewalk from three north guest parking stalls out to Orchard Drive, verification of a bus stop location with UTA, approval of balcony overhang into the shared private lane, and correction to landscape plan with sidewalk locations per the site plan on the final plat and final construction drawings. Mrs. Llewelyn said that staff was waiting for approval from the fire marshal on approval of the balcony overhang into the shared private lane. She showed the proposed architecture and landscaping to those present. She said the landscaping would be modified to include eight foot park strips to accommodate the trees.

The DRC recommended that the new street light design for residential neighborhoods be used in the project. A different light was chosen by the developer for phase 1 but had not been installed. The DRC would recommend that the new design be used in both phases but the City only has the ability to require it in phase 2. The proposed light would be a cut off fixture that helps to protect dark skies and directs the light down. The Planning Commission would need to make a recommendation for the street light to be required in the development agreement.

Mrs. Llewelyn spoke on the flex space units and regulations related to signage for those units. She then showed a rendering of the dog park area with four foot fencing and landscaping.

Darlene Carter, CW Land, commented that they made some changes per the City Council meeting. She said they were willing to work on the street lights with the lighting plan in Phase 1 and 2 to align. Ms. Carter expressed concerns with the recommendation for the addition of the sidewalk on that side of the street due to utility needs. She said their goal was for a walkable community with a walkway through the buildings.

Chair Knowlton spoke on the front façade rendering and asked why there was a horizontal window versus a picture window. Darlene Carter replied that the window type was due to the floor plan. She said the front area was a foyer with storage space and a two car garage.

Chair Knowlton spoke on three window types including a thin frame, a deep recess and a two inch recess. He commented that a quality window design would ensure that a building aged well. Darlene Carter said that they could make an accommodation but did not want to commit to a certain type. She asked that the language would ensure some flexibility.

Sherrie Llewelyn suggested that the development agreement could state that it be architectural grade windows versus builder grade and that the wording allowed for some flexibility in window trims. She said staff could meet with the architect to review choices.

Commissioner Larson asked if there would be room in the garage to store the garbage cans. Darlene Carter replied that there would be room for both the garbage can and a vehicle.

Commissioner Garn moved that the Planning Commission recommend to the City Council the approval of the proposed P District rezone and Development Agreement for The Winnie Phase 2 located at 646 North Orchard Drive with the following findings:

Findings:

- 1) The proposed P District can be substantially completed within two (2) years of the establishment of the P District.**
- 2) The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.**
- 3) The streets proposed are suitable and adequate to carry anticipated traffic, and increased densities will not generate traffic in such amounts as to overload the street network outside the P District.**
- 4) The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.**
- 5) Any exception from standard ordinance requirements is warranted by the design and amenities incorporated into the final plan.**
- 6) The P District is in conformance with the City general land use plan.**

- 7) Existing or proposed utility services are adequate for the population and use densities proposed.**

Commissioner Kirkham seconded the motion.

Commissioner Ward suggested that a condition be made that architectural grade windows and/or trim be installed on the outside façade of all buildings.

Darlene Carter asked that the wording be architectural grade windows and/or trim.

Commissioner Garn amended his motion to include the condition that architectural grade windows and/or trim be installed on the front and side façades of all buildings.

Commissioner Larsen asked if there should be an additional condition to require the cut off street light fixture on both phases.

Commissioner Garn amended his motion to include a second condition to recommend the cut off street light fixture on phase 1 and require this fixture on phase 2.

Commissioner Kirkham seconded the amended motion.

Commissioner Tucker asked if the upgraded windows would be required on all sides or just those facing Orchard Drive. Chair Knowlton suggested that the upgraded windows be on any facades facing public walkways.

Commissioner Gordon recommended that the upgraded windows be on the front and side facades. Commissioner Garn suggested a four inch trim around every window to create a pop out with the exception of those in the columns.

Darlene Carter asked for the flexibility to decide the treatment per the wording in the agreement for architectural grade windows and/or trim.

The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

The Commission discussed the potential for the addition of a sidewalk on the north side of the project out to Orchard Drive. It was determined that per the applicant's request that this item would no longer be a condition for approval.

Commissioner Gordon moved that the Planning Commission recommend to the City Council the approval of the proposed final plat for The Winnie Phase 2 PUD at 646 North Orchard Drive subject to the following:

- 1) **That final construction drawings include the verification of the bus stop location with UTA; the approval of balcony overhang into shared private lane; and correction to landscape plan with the sidewalk locations per site plan**
- 2) **The street lights be the design standards recommended by the City with cut off fixtures.**

Commissioner Larson seconded the motion.

Sherrie Llewelyn clarified that this motion would ensure the missing sidewalk connection that was shown on the landscape plan but not on the construction plan. She said these plans would need to be consistent.

The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

Darlene Carter commented that per the motion they would be agreeing to any cut off fixture or an exact light style. Sherrie Llewelyn replied that the City would provide them with the exact light style.

8. APPROVAL OF MINUTES

The Planning Commission meeting minutes of July 23, 2019 were reviewed and approved. **Commissioner Tucker moved to approve the minutes as written for the July 23, 2019 Planning Commission meeting. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Ward, Tucker and Larson. Commissioners Gordon and Kirkham abstained from voting.**

9. REPORT ON CITY COUNCIL

Sherrie Llewelyn commented that she would email a poll to determine when the Planning Commission could hold a joint meeting with the City Council. She reported on the City Council August 6th meeting and said the Orchard Townhomes PUD concept plan was approved, the Eaglewood Village general plan amendment was approved, the Yard site plan was approved, and the moratorium was approved. During the August 20th City Council meeting the Orchard Grove PUD received final plat approval, and penalties for code violations were approved.

Sherrie Llewelyn also spoke on the Salt Lake County Council meeting regarding the annexation of property in Salt Lake County into the City. She explained that the process included the developer requesting approval of a resolution in support of the petition to annex to into North Salt Lake. The developer could then apply for annexation with the City which the City Council could accept or deny. If the City Council accepted the petition for consideration, public hearings

would be held as well as negotiations for the terms of the development. She presented the proposed annexation area to those present and a version of the plan with single family lots, townhomes and apartments. Mrs. Llewelyn said that while the plan was conceptual there was a discussion about a trail along the Jordan River, a dog park, and pedestrian bridges across the river at Center Street.

Chair Knowlton asked what the City Council would want or accept. Sherrie Llewelyn replied that the City Council had a work session in which they reviewed the plan. No decisions were made by the Council at that time.

Sherrie Llewelyn said that many improvements were needed to the road (2200 West) as well as the addition of water and sewer lines. She said that this was the very first step of the process and that nothing had been negotiated at this point including density, parks, trails, etc.

Chair Knowlton said the annexation would be a major amendment to the City's general plan. He said that this project had no legs at this point and the Council would need to determine what the City would be willing to accept.

Commissioner Gordon said that the concern was that it may appear the decision was already made to allow the annexation. Sherrie Llewelyn said that she had been very upfront that this process was at the first step in that the developer had filed a notice of intent to file a petition for annexation. Salt Lake County then sent out notices that the developer had proposed to file a petition. The Salt Lake County Council held a meeting to receive public input and tabled the item until September 10th until all members of the County Council were present to vote. Mrs. Llewelyn said that the position staff had was that if the area would be developed in the County and the City would be impacted by that development, then it would be best for the City to have some say in how it was developed by annexing the property. The City would also be the best equipped to provide services such as emergency, water and sewer.

Sherrie Llewelyn said that Cross E Ranch would also like to annex to protect their property as they need to obtain additional services to continue to be viable. They have considered an agrotourism type venture such as a reception center, bed and breakfast or Wheeler Farm type enterprise, etc. They have been unable to grow the business due to the lack of fire protection and sewer service.

Commissioner Larson asked for clarification on why the developer wanted to annex into the City. Sherrie Llewelyn replied that Salt Lake County was unwilling to accommodate the utilities needed. She said Salt Lake City did not want to annex the property to protect the airport. The proposed area is unincorporated Salt Lake County.

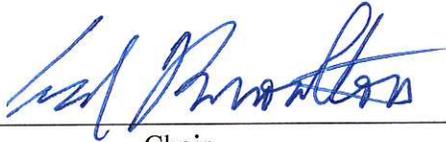
Chair Knowlton commented that the area was not part of the City or Davis County so it was in the City's best interest to determine under what conditions it would be annexed and what the vision for the area would be.

Commissioner Gordon asked when Salt Lake County Council would be reviewing the annexation resolution. Sherrie Llewelyn replied that it would be September 10th at 4 p.m.

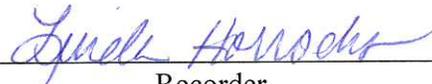
Chair Knowlton asked if staff would create a list of what needed to be addressed per planning issues and ordinance changes. Sherrie Llewelyn replied that the work session with the City Council would determine what the Commission should address during the moratorium.

10. ADJOURN

Chair Knowlton adjourned the meeting at 8:40 p.m.



Chair



Recorder



Secretary