

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOVEMBER 12, 2019

FINAL

Commission Chair Ted Knowlton called the meeting to order at 6:31 p.m. and Kent Kirkham 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: David Atkin, Red Line Restoration; Dee Lalliss, resident; Marco Diaz, Mike Watson, Don Collett.

1. PUBLIC COMMENTS

There were no public comments.

Commission Chair Knowlton reordered the first two items on the agenda to accommodate the applicant for Arrowhead Twin Homes.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR RED LINE RESTORATION, AN AUTO RESTORATION BUSINESS AT 905 NORTH MAIN STREET, DAVID ATKIN, APPLICANT

Kate Werrett reported that the applicant, Red Line Restoration, was proposing to locate a vintage car restoration company at 905 North Main Street, Unit A1. The company would restore 1980 and older cars including mechanical repairs, bodywork, and painting. "Automotive body, paint, and interior repair and maintenance" are conditional uses under "Repair and Maintenance" in the Manufacturing Distribution (MD) zoning district.

There would be two employees working at this location with services to include welding, cutting, and painting classic cars. Approximately five cars would be worked on concurrently inside the shop. The applicant did not intent to install a paint booth; however, if a paint booth was installed

in the future, the fire marshal discussed specific firewall and ventilation system requirements with the applicant that would need to be met per the fire code. Staff did not identify any issues with locating this business at the requested location.

This conditional use permit would be subject to the requirements of the City's Land Use ordinance 10-7-1-4 requiring that every conditional use permit shall expire by limitation and become null and void if the work authorized by such permit had not commenced within one (1) year or was not completed within two (2) years from date of issue.

David Atkin, Red Line Restoration, stated that the business would restore old cars to new.

Commissioner Garn asked if jobs would be contracted out since there would not be a paint booth onsite. David Atkin replied that they would rent a paint booth. He said that as a paint booth was approximately 17 x 22 that the shop would be too small to accommodate multiple cars and a booth.

Commissioner Garn moved that the Planning Commission approve the conditional use permit for Red Line Restoration located at 905 North Main Street, Unit A1 with no conditions. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

3. CONSIDERATION OF PRELIMINARY PLAN AND FINAL PLAT APPROVAL OF
ARROWHEAD TWIN HOMES AT 150 EAST 350 NORTH, PAUL POTEET,
LIBERATION DEVELOPMENT, APPLICANT

Kate Werrett reported that the proposed concept plan for Arrowhead Twin Homes consisted of ten units for a total of five twin home/duplexes. The proposed 1.03 acre project would be located at approximately 150 East 350 North. The twin homes would be platted for individual sale with common areas for landscaping and driveways. The property, zoned R1-7, allowed for duplex/twin home planned unit development subdivisions as a conditional use.

The applicant has added two pedestrian access easements per the Planning Commission recommendation. These easements would be at the end of Tidwell Drive and the emergency vehicle turnaround. The City engineer has requested that both easement titles be updated to PUE and Pedestrian Trail Access Easement and the developer updated the plans accordingly.

The previously approved concept plan included the building placements and setbacks proposed on the final plat. The building density, heights, and setbacks are within the permitted regulations for the R1-7 zone. The density of ten units would be based upon the R1-7 zone, which required 8,500 square feet per duplex.

Kate Werrett stated that subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the City code. State code and case law state that conditional uses are permitted uses with conditions. Therefore, if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community it must be approved. She explained that the steps for approving a PUD development are a recommendation to the City Council in three steps including concept plan, preliminary plan, and final plat.

Ms. Werrett said that preliminary plan and final plat were being reviewed concurrently, as the plans are complete. The final plat and civil drawings have been reviewed for compliance with the City code and have been found compliant. The plat corrections were completed and submitted prior to the Planning Commission meeting.. There are no changes to layout, design, density, landscaping, parking, or any other feature of the plan from the concept plan approval.

Sherrie Llewelyn reported that the guest parking and driveway spaces were to be increased from 18 to 20 feet per the City Council.

Commissioner Garn asked for clarification on the installation of underground infrastructure, such as sewer connections, on 350 North related to the moratorium on cuts into new roads. Kate Werrett explained that the moratorium for road cuts into new roads was three years. She said the expiration on 350 North was late summer 2020, which would be approximately when the developer would be ready to make those cuts.

Commissioner Kirkham asked in regards to the materials to be used on the building exteriors. Mike Watson replied that the exterior materials used would be stucco, stone and a hardie plank product.

Commissioner Tucker commented that it appeared the developer had addressed the previous issues including the addition of pedestrian access easements.

Commissioner Tucker moved that the Planning Commission recommends to the City Council approval of preliminary plan and final plat for Arrowhead Twin Homes, located at 150 East 350 North with the following findings and conditions:

Findings:

- 1) The proposed development meets the minimum standards for a PUD Subdivision in the R1-7 Zone, including lot size, height, landscaping, parking, and building coverage;**

- 2) **The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage;**
- 3) **Underground infrastructure will not be allowed to be installed in 350 North Street until the three (3) year moratorium on new road construction period has expired.**

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

4. REVIEW-DRAFT FORM BASED CODE (CHAPTERS 5, 6 & 2)

Sherrie Llewelyn spoke on PUD ordinances and the moratorium. She said she was drafting standards related to PUDs including side setbacks, retaining walls, property lines, etc.

The Planning Commission then reviewed chapter 5 of the form based code draft. Proposed changes included revisions to Table 5.1 to match Table 5.2 in relation to yard and limited bay buildings in the North 89 and Edge subdistricts. Changes to Table 5.2 were related to yard and limited bay buildings with the change of the percentage to 85% on limited bay in subdistrict North89 and to 60% on yard building in subdistrict North 89. Other changes in chapter 5 included removal of the first sentence on 5.2-1 and a word change from “section 5.2(2) to “Figure” under 5.2.1 (1) (b) under Building Type Elements, Measurement, and Design Requirements and the correction of the page numbering.

The Commission then had a discussion regarding plazas, particularly related to the new development across from City hall and if the “large corner” would be considered a plaza. It was determined that the area was 25 feet from the road and should be increased to 30 feet to encourage foot traffic and walkability.

The Commission also discussed setting a minimum distance of the location of row buildings to primary corners within the Core. An informal vote was held with a consensus that the median distance of a row building from primary corners should be 200 feet. The Commission recommended the addition of additional footnotes to Table 5.1 to limit row building proximity to the intersections of Center Street and Hwy 89 and 350 North and Highway 89 to 200 feet..

Commissioner Larson left at 7:50 p.m.

The Planning Commission then discussed approved color palettes and the allowance of shake roofs.

The Commission then reviewed chapter 6 Amenities, Landscaping and Parks. The discussion centered on fencing types, the fencing level of opacity, and fencing materials. Proposed corrections to chapter 6 included a title (Map 6.31 (1) for the map on page 52. A discussion on

corner plazas and that the building shall have a zero (0) foot setback from the corner plaza. They also discussed the form based code in relation to the City's lighting, trails, bike, and the active transportation plans. The Commission also reviewed chapter 2 on streets with a wording change to section 2.3.2 (2) Cul-de-sac Streets to say "Cul-de-sac streets are not permitted in "any of the North Salt Lake Town Center Zone..."

The Commissioners asked when the review of the form based code draft needed to be completed. Sherrie Llewelyn replied that two open houses to receive public input would be held December 11th and January 8th. Chair Knowlton suggested that the open houses could still be held on those dates and the Planning Commission could continue to review the form based code with the public input.

5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION

Sherrie Llewelyn reported that the City Council did not have a regular meeting on November 5th due to the municipal election.

Sherrie Llewelyn then said the combined City Council and Planning Commission holiday party would be held on December 3rd.

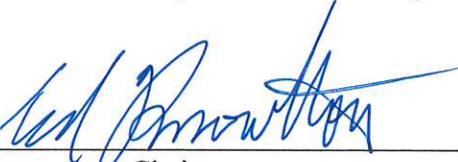
Commissioner Gordon commented that she had hear the Elizabeth property was sold to developers. Kate Werrett replied that County records showed the property was still owned by the LDS Church.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of October 22, 2019 were reviewed and approved. **Commissioner Gordon moved to approve the minutes as written for the October 22, 2019 Planning Commission meeting. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward and Gordon. Commissioner Larson was excused. Commissioner Tucker abstained from voting.**

7. ADJOURN

Chair Knowlton adjourned the meeting at 8:49 p.m.



Chair



Recorder

Secretary