

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
FEBRUARY 25, 2020

FINAL

Commission Chair Ted Knowlton called the meeting to order at 6:40 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 Alisa Van Langeveld

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

OTHERS PRESENT: Dee Lalliss, resident.

1. PUBLIC COMMENTS

There were no public comments.

2. WORK SESSION-REVIEW DRAFT FORM BASED CODE

Sherrie Llewelyn reported that this would not be a page by page review of the draft form based code as the Planning Commission had already reviewed the draft code several times. She said the presented draft had all the revisions since the last Planning Commission review.

The Planning Commission then reviewed the form based code chapter by chapter.

Sherrie Llewelyn explained that corrections to Chapter 1 were related to development agreements and vested rights, the numbering for the definitions, and the phrase “active transportation” replaced with “pedestrian and bicycle corridors”.

Chapter 2 changes included conformance with the City’s Active Transportation Plan, adjusted page numbers, and section 2.4 was updated to reflect the term “pedestrian and bicycle corridor” instead of “active transportation corridor”.

Commissioner Van Langeveld arrived at 6:46 p.m.

Chair Knowlton asked if the newly revised subdivision ordinance and the form based code were consistent. Sherrie Llewelyn replied that she would have to review them and make any changes that were necessary to make them consistent.

Chair Knowlton asked about the figure on page 25 related to Highway 89. Sherrie Llewelyn responded that the figure represented five different configurations for bus rapid transit (BRT) stations.

Sherrie Llewelyn commented that UTA had invited the City Council to ride front runner down to Orem Front Runner Station and then take UVX, which is the Orem and Provo BRT line to the Provo Front Runner Station. She invited the Planning Commissioners to attend this event.

Chair Knowlton explained that this would be the final review of the form based code by the Planning Commission. He said the Commission had already reviewed the code at least four times.

Sherrie Llewelyn spoke on Chapter 3 and said that the neighborhood maps had been updated on page 29 including adjustments to the districts. Chair Knowlton commented on the isolated piece of the Edge district and said there were several single family homes, duplexes, and apartments there. He said there were several options including leaving the piece as is, reassigning the entire piece or dividing it based on the use of the buildings as this piece was a peninsula surrounded by Boulevard or Core districts.

The Planning Commission discussed potential district reassignment of the above named piece in the Edge district based on current (single family, apartment, four-plex) and future uses and adjacent districts. Chair Knowlton commented that the Commission would just be making a recommendation to the City Council who would make the final decision. He asked that staff convey the recommendation to change the southern three parcels to Boulevard (red) and the northern parcel to Core (yellow).

Chair Knowlton asked if there were protections or considerations when districts in the form based code were adjacent to residential. Sherrie Llewelyn replied that there were setbacks related to height for those adjacent to single family uses.

The Planning Commission then reviewed Chapters 4 and 5. Sherrie Llewelyn focused on the approved color palette found on page 41 and said the “traditional historic colors” were defined as brick, wood, earth tones included greens, tans, light browns, terracotta, grays, pale primary and secondary colors, white, and cream tones. She said if these colors were not working the code could be amended but basically this would prohibit brightly colored buildings such as neon.

Chair Knowlton said one of the recent changes was adding five feet to the front yard setbacks in the Arts and Parks district. Sherrie Llewelyn replied that this change had been made.

The Commission reviewed Chapters 6 and 7 including the shared vehicle parking table based on analysis of City parking utilization. Chair Knowlton asked if this table reflected the changes suggested by the Commission. Sherrie Llewelyn reviewed the recommended changes to table 7.2 (3) Residential Parking Rate Reductions including the addition of shared residential visitor spaces with commercial. She then reviewed table 7.2 (2) Shared Vehicular Parking with changes to the restaurant use line for weekdays to include 25% for midnight to 7 a.m., 80% for 7 a.m. to 6 p.m. with 6 p.m. to midnight to remain at 100% and for weekends to be revised to 35% for midnight to 7 a.m., 70% for 7 a.m. to 6 p.m., and 6 p.m. to midnight to remain at 100%. The time intervals would also be changed to midnight to 8 a.m., 8 a.m. to 5 p.m., 5 p.m. to midnight.

Chair Knowlton suggested that the weekday 8 a.m. to 5 p.m. remain at 70% shared vehicular parking which would be the same as weekends at the same time interval. He also suggested allowing the developer to have flex parking for commercial or residential visitor. This would entail adding a line item "Residential Visitor" to table 7.2(2) Shared Vehicular Parking similar to the "Hotel" use category or an asterisk item. Sherrie Llewelyn said that it could be specified that ten residential guest spaces could also be used as commercial spaces in a mixed use development.

Commissioner Van Langeveld asked what would happen if the residential guests were always using the shared parking and this prohibited parking for the commercial customers. Sherrie Llewelyn said any conflicts would have to be resolved by the developer. She suggested two hour parking signage may be appropriate.

The majority of the Planning Commission felt this type of shared parking would be appropriate in the Core and Boulevard districts. They talked about uses that may cause a parking bottleneck such as a dance studio, etc. Chair Knowlton said the landowners in the Core district could determine to have more parking than required and/or establish rules for parking use.

Sherrie Llewelyn reported that on page 64 the change to define the primary purpose of garages as parking, not solely as storage.

Chair Knowlton commended the work done by staff, as well as the consultant, on the form based code.

Sherrie Llewelyn spoke on the potential for a joint City Council and Planning Commission work session in March to review the form based code including a plan for public outreach and comment.

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

Sherrie Llewelyn reported that the City Council approved the site plan for Village Station at Eaglewood. She said they followed the Planning Commission's recommendations and did not vacate Orchard Drive and retained the on-street center parking on Orchard Drive.

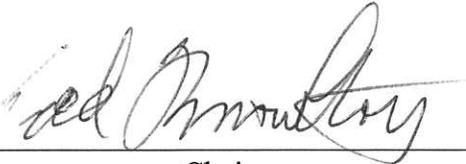
Mrs. Llewelyn also said the Council amended Title 4, Chapter 4 related to prohibited noise to allow unloading in the MD and CG zones at all hours.

4. APPROVAL OF MINUTES

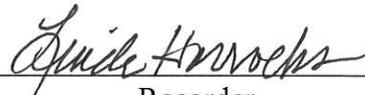
The Planning Commission meeting minutes of February 11, 2020 were reviewed and approved. **Commissioner Ward moved to approve the minutes of the February 11, 2020 Planning Commission meeting. Commissioner Larson seconded the motion. The motion was approved by Commissioners Knowlton, Kirkham, Garn, Ward, Larson and Van Langeveld. Commissioner Tucker abstained from voting.**

5. ADJOURN

Chair Knowlton adjourned the meeting at 7:52 p.m.



Chair



Recorder

Secretary