



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA August 25, 2020 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome, Pledge, and Introduction

- 1) Public comments
- 2) Consideration of site plan amendment for Eagleridge Tennis Club at 711 Parkway Dr., Brad Ferreira, applicant
- 3) Report on City Council actions on items recommended by Planning Commission
- 4) Approval of minutes:
 - a. August 11, 2020

Adjourn

NOTICE: This meeting will be an electronic meeting online. The host site will be located at 10 East Center Street, members of the public are invited to attend via electronic device at the link below:

Join Electronic Meeting
<https://bit.ly/34gMfpu>

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.

Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this ____ day of _____, 20__.

Dated this ____ day of _____, 20__.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Llewelyn, Community Development Director
DATE: August 25, 2020
SUBJECT: Site Plan Amendment for Eagleridge Tennis Club at 711 Parkway Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for the Eagleridge Tennis Club at 711 Parkway Dr. with the following conditions:

1. Complete civil engineering plans for the additional parking area and any other required improvement will be submitted and approved by the City Engineer (and the city geotechnical consultant if necessary) prior to any construction of that portion of the site plan;
2. Existing landscaping will be protected and retained, where possible;
3. Revised landscape plan will be submitted with the additional civil drawings for the parking and approved by the Community Development Director; and
4. Completion of engineering redlines.

BACKGROUND

On August 4, 2014 a landslide above Parkway Drive occurred that damaged the south tennis structure of the club at 711 Parkway Drive. Repair of the landslide is currently underway and as part of the settlement the tennis club will need to amend their site plan. The requested site plan amendment to the Eagleridge Tennis Club expands the north tennis facility into the existing parking area, adds additional parking in the center portion of the site, and the addition of more parking on the area previously used for the south tennis structure. Due to the nature of the landslide repair and the necessity to begin the repair immediately, the city is permitting a deferred submittal of the engineered drawings for the new parking area that will be added to the site on the remaining portion of the property not occupied by the landslide repair.

REVIEW

The DRC has reviewed the plans and have identified some corrections necessary for the retaining wall to be placed 30 feet from the front property line for the foundation for the tennis tent structure expansion. The majority of the landscaping will be protected and retained, or replaced where necessary.

The expansion of the north tennis structure eliminates 14 parking spaces. 5 additional spaces are being added to the central portion of the site. The other 9 spaces will be replaced within the new parking area

which will include additional parking above the 9 spaces lost. The deferred submittal of the parking area will be required to meet all standards of the development code including, driveway approach, parking space size, landscaping, lighting, drainage, drive aisle width, etc. Lighting within the parking areas will be required to be fixtures which are shielded to direct light down and not out into the neighborhood.

POSSIBLE MOTION

I move that the Planning Commission approve the site plan amendment for the Eagleridge Tennis Club at 711 Parkway Drive with the following conditions:

1. Complete civil engineering plans for the additional parking area and any other required improvement will be submitted and approved by the City Engineer (and the city geotechnical consultant if necessary) prior to any construction of that portion of the site plan;
2. Existing landscaping will be protected and retained, where possible;
3. Revised landscape plan will be submitted with the additional civil drawings for the parking and approved by the Community Development Director; and
4. Completion of engineering redlines.

- 1) Aerial
- 2) Site Plan



Site Plan Amendment-Eagleridge Tennis Club 711 Parkway Drive



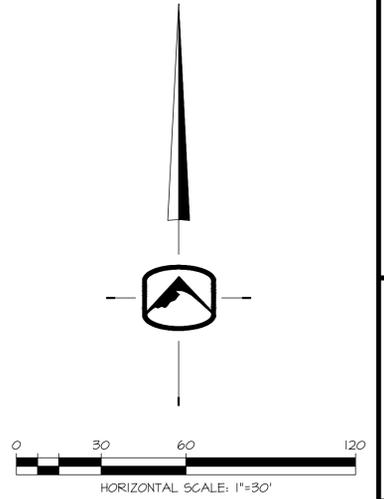


REVISIONS:	



LEGEND
NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

---	BOUNDARY LINE
---	CENTERLINE
---	EASEMENT LINE
---	SETBACK LINE
IRR	NEW IRRIGATION LINE
SD	NEW STORM DRAIN
SS	NEW SANITARY SEWER
SW	NEW SECONDARY WATERLINE
W	NEW CULINARY WATERLINE
IRR	EX. IRRIGATION LINE
OHP	EX. OVERHEAD POWER LINE
SD	EX. STORM DRAIN
SS	EX. SANITARY SEWER
SW	EX. SECONDARY WATERLINE
T	EX. TELEPHONE LINE
CTV	EX. CABLE TV LINE
G	EX. GAS LINE
W	EX. CULINARY WATERLINE
+	SECTION CORNER
+	MONUMENT
+	CONTROL POINT
-4250	EG CONTOUR MINOR
-4250	EG CONTOUR MAJOR
-4250	FG CONTOUR MINOR
-4250	FG CONTOUR MAJOR
■	NEW ASPHALT PER DETAIL 1/C301
■	EXISTING ASPHALT
■	FIRE TURNAROUND & ACCESS
---	EXISTING CURB & GUTTER
---	30" HIGH BACK CURB PER DETAIL 2/C301
---	30" RELEASE GUTTER PER DETAIL 3/C301



SITE PLAN

CALL BLUESTAKES
@ 1-800-662-4111
AT LEAST 48 HOURS
PRIOR TO COMMENCING
ANY CONSTRUCTION

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 AUGUST 11, 2020
4

5 **DRAFT**
6

7 This meeting was held electronically via 3CX. The host site was located at 10 East Center Street
8 in North Salt Lake.
9

10 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Stephen Garn led
11 those present in the Pledge of Allegiance.
12

13 PRESENT: Commission Chair Ted Knowlton
14 Commissioner Stephen Garn
15 Commissioner Kent Kirkham
16 Commissioner William Ward
17 Commissioner Brandon Tucker
18 Commissioner BreAnna Larson
19 Commissioner Alisa Van Langeveld
20

21 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Ali Avery, Long
22 Range Planner; Andrea Bradford, Minutes Secretary.
23

24 OTHERS PRESENT: Stan Porter, Debra Lines, Camille Thorpe, Allan Sandoval, Christen Lane,
25 residents; Todd Meyers, Maverik; Taylor Spendlove, Brighton Utah.
26

27 1. PUBLIC COMMENTS
28

29 Residents Camille Thorpe and Debra Lines made several comments related to the Brighton
30 Development on the agenda. Chair Knowlton suggested that these comments be added below to
31 the public hearing for that item.
32

33 2. PUBLIC HEARING: CONSIDERATION OF REQUEST TO REZONE PROPERTY
34 LOCATED AT 71 NORTH HWY 89 FROM COMMERCIAL HIGHWAY (CH) TO
35 PLANNED DISTRICT (P) FOR THE PURPOSE OF DEVELOPMENT AS NSL CITY
36 CENTER, PHASE 2, BRIGHTON UTAH, APPLICANT
37

38 Sherrie Llewelyn reported that Brighton Utah had acquired the rights to purchase the property
39 located at 71 North Highway 89. This site currently contains the Chaparral Fire Protection
40 building, which would be replaced with 29 townhome units. Brighton has requested amending
41 the general development plan and rezoning the property from CH to a P District. She then
42 showed a site plan and highlighted where the previously approved units would be relocated and
43 the proposed landscaping.

44 On June 12, 2018, the Planning Commission recommended approval of the NSL City Center
45 General Development Plan. The City Council approved this plan on June 19, 2018. This plan
46 included the commercial office building, which has been built across from City Hall, and 56 for
47 sale townhome units on 3.65 acres. The proposed amended plan would include an additional 1.55
48 acres for a site total of 5.2 acres. An additional nine units would front Highway 89 north of the
49 existing units. The setbacks, sidewalk improvements and park strip would match the existing
50 units. An additional 20 feet of right of way will be dedicated along Highway 89 for future
51 expansion of the Bus Rapid Transit (BRT). A pedestrian pathway and landscaping will be
52 provided between the buildings with 21 feet in width to accommodate landscaping on either side.
53 The proposal for the current walkway is four feet and staff recommends this width be increased
54 to five feet.

55
56 Sherrie Llewelyn said staff requested the applicant adhere to the new draft subdivision ordinance
57 and maintain a 15 foot property boundary from all units to provide adequate space for private
58 rear yards, pedestrian circulation, and visual aesthetic separation. She explained that of the new
59 units there would be 29 new units and the 6 relocated units from phase 1 with 27 of those units to
60 have full length driveways. An additional 13 guest parking spaces would also be added to the site
61 and each unit would have a garage. The total parking for the revised plan for phase 1 would
62 include 115 parking spaces for 3.96 spaces per unit.

63
64 Improvements to the landscaping are estimated at 0.5 acres or 18,000 square feet of new
65 landscaping in this phase. The total landscaping would be approximately 27% for the whole
66 project. A central lawn area may potentially include a fenced dog area or other amenity. The
67 proposed architecture would have the same dark brick, stucco, metal accents, and modern
68 architectural style as the buildings that had already been constructed.

69
70 Sherrie Llewelyn explained that the Planning Commission would hold a public hearing on the
71 rezone and make a recommendation on the general development plan amendment. Once the
72 general development plan amendment was approved by the City Council, staff would finalize the
73 preliminary plat and bring the final plat and amendment development agreement to the Planning
74 Commission for approval. The Development Review Committee (DRC) recommended approval
75 of the amended general development plan with the following conditions to be included in the
76 amended development agreement: an updated lighting plan, including any additional street lights
77 along Hwy 89 per the standard and specification manual, programming details for the common
78 area including appropriate amenities, all previous conditions and design standards within the
79 development agreement shall be required for the new phase, and subject to approval of the final
80 rezone and amendment of the development agreement.

81
82 Taylor Spendlove, Brighton Utah, commented that originally Chaparral Fire was not interested in
83 selling their property. UDOT required Brighton to provide an access easement to the Chaparral
84 Fire property. Therefore the two accesses on that property are required to be abandoned by
85 UDOT as they were restricting access onto Highway 89. The owners of that property have since

86 found that their tenants would like to move. The existing parking stalls are shared with the office
87 buildings so the additional stalls will be used for resident parking.

88
89 Commissioner Van Langeveld asked for clarification on the sidewalk lengths. Sherrie Llewelyn
90 clarified that the sidewalks would be seven feet on Highway 89. The pedestrian connection
91 between unit 57 and unit 18 was proposed to be a four foot sidewalk and staff is recommending a
92 five foot sidewalk there.

93
94 Commissioner Van Langeveld commented that UDOT had prohibited access to the interior of
95 the development off Highway 89. Taylor Spendlove replied affirmatively and said that UDOT
96 wanted to restrict access to and limit the number of curb cuts on Highway 89 and required the
97 access easement for the project.

98
99 Sherrie Llewelyn clarified that the stub streets on the north side would be used for fire
100 access/turnaround. She said UDOT's goal was to reduce the number of accesses on Highway 89
101 so that the flow of traffic would not be reduced and to redirect traffic to the signal lights.

102
103 **Chair Knowlton opened the public hearing at 6:57 p.m.**

104
105 Camille Thorpe, 80 North Main, commented that she was the closest neighbor to Brighton
106 Phases 1 and 2. She spoke on the street lighting and asked if this style of Dark Sky Ordinance
107 approved lighting on the buildings could be continued down Main Street instead of the industrial
108 style. She felt that this style with the lower street lights would help continue the pedestrian
109 friendly appeal and the look for the area.

110
111 Ms. Thorpe then spoke on the goal of having a pedestrian friendly area and said that this was
112 difficult with the semi trucks that were using Main Street. She mentioned she had been keeping a
113 traffic log regarding these instances of the trucks using Main Street.

114
115 Camille Thorpe asked about the proposed traffic outlets, in addition to Main Street, for the
116 Brighton development on the agenda.

117
118 Sherrie Llewelyn addressed the lighting and said similar lighting would be installed along Main
119 Street including poles with a banner arm up to 150 North. She said the long-range plan was to
120 replace all the lighting along Main Street and in the neighborhoods with pedestrian friendly
121 lighting. Mrs. Llewelyn commented that staff was preparing cost estimates on replacing the
122 lighting along Main Street. She said that the traffic log for the trucks using Main Street should be
123 given to the police department so they could watch for and ticket the trucks using Main Street.

124
125 Debra Lines asked, via chat, if the street lights were replaced on Main Street if they could be
126 installed along Valley View Drive. She said this street was very dark at night and a target for
127 crime. Sherrie Llewelyn responded that the goal was to have a new residential lighting standard

128 throughout the City. She said this comment could be shared with the public works department
129 and the City Engineer. She said the City had plans to replace and add new lighting every year as
130 part of the capital facility plan.

131
132 Christen Lane commented that one of her concerns was that there were only two access points on
133 the property for the number of units. She asked if the developer had looked into adding another
134 access on the opposite side of Highway 89. Alex Sandoval echoed the same sentiments.

135
136 **Chair Knowlton closed the public hearing at 7:00 p.m.**

137
138 Sherrie Llewelyn addressed the comments about a third access and said this would not be
139 required under City ordinance as the two accesses were adequate per the traffic analysis. It was
140 determined that even with a worst case scenario of eight vehicle trips per day per household that
141 there would be only one car every 3-5 minutes on average. She said the City Engineer did not
142 have a concern but this could be reviewed further if the Planning Commission had concerns.
143 Mrs. Llewelyn explained that Main Street would be widened and an additional right of way
144 would be added to Highway 89.

145
146 Taylor Spendlove commented that they would love to have a third access point but there were
147 restrictions with UDOT/Highway 89 and an HOA open space to the west. He asked if rezone
148 could be conditioned upon Brighton closing on the property to ensure the current property owner
149 did not lose the zoning if things went awry. Sherrie Llewelyn replied that this was appropriate as
150 the City would sign a revised development agreement with the developer and the zone change
151 would not occur until the agreement was signed.

152
153 Christen Lane asked, via chat, about the timeline for development of the project. Taylor
154 Spendlove replied that they would like to start as soon as possible to keep momentum on the
155 sales. He said it would be dependent on the tenant moving to a new location.

156
157 Commissioner Van Langeveld asked Allan and Christen if they lived near the property and if
158 they saw traffic issues now. Christen Lane replied that they did live by the property and that
159 there were some traffic issues due to the construction. Allan Sandoval commented that while he
160 was working from home he did notice some visibility issues turning left.

161
162 Commissioner Van Langeveld asked if there were currently restrictions on the access points such
163 as right turn only. Sherrie Llewelyn replied that there were not currently any restrictions but said
164 at certain times of the day you may not want to turn right at the Center Street exit due to a train
165 or heavy traffic.

166
167 Taylor Spendlove commented that he had an office on the site and saw some of the concern. He
168 said it was not necessarily the traffic from the building but Center Street traffic in general.

169

170 Commissioner Van Langeveld said that she did not think the development would dramatically
171 increase the traffic on those streets but did not want to make it difficult for the people living
172 there. Taylor Spendlove replied that they would not be opposed to a right turn only.

173
174 Sherrie Llewelyn said that the City's designated safety committee could review the need for a
175 right turn only at any time. Commissioner Van Langeveld suggested that residents be informed
176 that they could request a review for a right hand only turn by contacting the City.

177
178 Commissioner Kirkham asked about the intersection at Hatch Park and Center Street. Sherrie
179 Llewelyn replied that Brighton widened their side of Main Street and the City would widen the
180 other side of Main Street when Hatch Park was rebuilt.

181
182 Chair Knowlton asked in regards to the direction the units were facing. He said the west units
183 would face the open space. Taylor Spendlove clarified that west units had the front doors and
184 garages on the same side to accommodate the request for more driveways per the City Council.

185
186 Chair Knowlton spoke on moving the units to face the open space versus an alleyway with the
187 internal circulation along the northern boundary. He said some units may need to be sacrificed to
188 achieve this. Taylor Spendlove replied that this was initially their plan but explained that they
189 wanted to create a walking path by removing the existing fence and sharing the space with the
190 neighboring HOA. He said they wanted to open up the area and remove the fence to avoid an
191 alleyway.

192
193
194 Taylor Spendlove said that plan was what dictated how the area was laid out but other ideas
195 could be explored at preliminary plat.

196
197 Chair Knowlton asked about the unit count. Taylor Spendlove replied that as they would be
198 buying out the tenant's lease and purchasing the property the proposed unit count was important.
199 He said they were already down two units due to the need to widen the separation between the
200 buildings.

201
202 Sherrie Llewelyn spoke on the separation between the units and that staff had requested a
203 separation of 21 to 25 feet. Taylor Spendlove replied that they were requesting a 20 foot
204 minimum separation. He also clarified that they would be repairing the existing fencing if the
205 deal with the neighboring HOA for sharing the open space was completed.

206
207 Taylor Spendlove commented that there were 29 new units and 6 previously approved units in
208 this phase. Sherrie Llewelyn clarified that the total count was 85 units.

209
210 Commissioner Van Langeveld asked for clarification on the proposal to extend the Bamberger
211 Trail in this area. Ali Avery replied that it would be part of the Town Center trail circulation. She

212 said that historically the Bamberger Trail ran through North Town Station and staff saw the open
213 space as an opportunity to make a connection. The plan shows the trail going along the roadway
214 through North Town Station, exiting at 200 North, and then hooking into the historic right of
215 way.

216

217 Taylor Spendlove said they specifically requested a public access easement for the trail from the
218 North Town Station HOA and are hoping to secure an agreement with the HOA

219

220 Sherrie Llewelyn commented that these units would be for sale and owner occupied units. Taylor
221 Spendlove stated that when the project was approved the CCR's did not allow for more than 25%
222 of the units to be rented and no individual could own more than two units. Sherrie Llewelyn said
223 that this was to prevent one entity from purchasing multiple units and renting them as
224 apartments.

225

226 Commissioner Van Langeveld said that the existing property is attractive and the residential will
227 fit in well with the neighborhood. She expressed concern for traffic and access points with no
228 real way to address issues in the future.

229

230 Chair Knowlton stated he did not find the layout compelling in relation to the access points,
231 proposed use of the open space, and the orientation of the townhouses. Taylor Spendlove said
232 these items could be reviewed at preliminary plat. He said the open space area was currently
233 neglected and he wanted to open it up to make it more useable and visible.

234

235 Sherrie Llewelyn said she saw both sides including the perspective of a unit facing open space or
236 having a little more privacy with a backyard. Taylor Spendlove said there would be fenced in
237 backyards and living space on the second floor above the fence line.

238

239 The Commission discussed the two options including approving the layout as presented and the
240 second option would be requesting a revised submission with the northern row of townhouses
241 added to the other three rows, moving the road along the northern property line, and extended the
242 elements facing north and south northward to the park. The internal road would be extended to
243 where the northern row of townhomes are currently and would run along the northern property
244 line. This would eliminate the homes on the end with long entry sidewalks and make units
245 potentially more livable as they would face Highway 89 or open space.

246

247 Taylor Spendlove spoke on the proposed changes and said he would like conditional approval to
248 explore and bring back a second option at preliminary plan approval.

249 Commissioner Larson commented that she would like to see a site plan showing the internal
250 circulation.

251

252 Commissioner Tucker said he felt the market would drive the salability of the layout.

253

254 Commissioners Van Langeveld and Ward did not have strong feelings either way prior to
255 comparing with the second layout.

256
257 Debra Lines commented that some people would want privacy and some would want to face the
258 open space so the proposed layout would appease them both. She said she did not have an issue
259 with this layout.

260
261 Commissioner Kirkham asked if the motion should include Brighton's request that the sale of the
262 property be finalized before the zoning was changed. Sherrie Llewelyn replied that the zone
263 change would not take effect until the property owner signed the agreement, which would be
264 Brighton.

265
266 Chair Knowlton asked the applicant if he would verbally agree to bring back the second option
267 per the feedback from the Commission. Taylor Spendlove replied that he would be willing to
268 support that but he would like a vote on the amendment to the general development plan today.

269
270 3. CONSIDERATION OF AN AMENDMENT TO THE GENERAL DEVELOPMENT
271 PLAN FOR NSL CITY CENTER PHASE 1 (25 EAST CENTER STREET) AND 2 TO
272 INCLUDE AN ADDITIONAL 1.55 ACRES LOCATED AT 71 NORTH HIGHWAY 89
273 BRIGHTON UTAH, APPLICANT

274
275 Sherrie Llewelyn explained that the rezone approval would be at a future meeting.

276
277 **Commissioner Kirkham moved that the Planning Commission recommends approval to**
278 **the City Council the proposed amendment to the general development plan for NSL City**
279 **Center located at 25 East Center Street to include the property located at 71 North Hwy 89**
280 **with the following conditions to be included in the amended development agreement:**

- 281
282 1) **Updated lighting plan, including any additional street lights along Hwy 89 per the**
283 **standard and specification manual;**
284 2) **Programming details for common area, including appropriate amenities;**
285 3) **All previous conditions and design standards within the development agreement**
286 **shall be required for the new phase;**
287 4) **Subject to approval of the final rezone and amendment of the development**
288 **agreement.**

289
290 **Commissioner Van Langeveld seconded the motion. The motion was approved by**
291 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

292
293 4. CONSIDERATION OF CONDITIONAL USE PERMIT FOR DRIVEWAY
294 EXPANSION AT 12 SOUTH 350 EAST, DEBRA LINES, APPLICANT

295

296 Ali Avery reported that this application was a conditional use permit for a driveway expansion at
297 12 South 350 East. She showed an overhead view of the site including the two driveways and
298 explained that this property had frontage on Center Street and 350 East. The driveway on Center
299 Street was 10 feet wide and the driveway on 350 East was 20 feet wide with an RV pad. The
300 homeowner has requested an expansion of the driveway on 350 East of up to 36 feet to
301 accommodate the turning radius for her RV. The driveway on Center Street was previously used
302 for an Accessory Dwelling Unit (ADU) in the basement. The homeowner is not currently renting
303 out the unit and understands that she would need to obtain a Land Use Permit for the ADU if she
304 chose to rent it out in the future.

305
306 Ali Avery explained that the City code stated that for a residential lot, not more than one access
307 driveway shall be a maximum of thirty feet wide at the street lot line, or as established by
308 conditional use permit and not to exceed forty feet. Lots with a frontage greater than one hundred
309 feet may provide two access driveways each up to fifteen feet wide for circular driveways and
310 other special type circulation and parking. She said that in this situation the driveway on 350
311 East would be nonconforming as the two driveways should be a maximum of fifteen feet each.
312 She asked for a determination from the Planning Commission on whether a conditional use
313 permit could be issued.

314
315 Ali Avery said that staff was interpreting the code as allowing for up to 30 feet in width
316 combined between the two driveways on lots with frontage greater than 100 feet except as
317 allowed by conditional use permit in which case the total of the two driveways could be up to 40
318 feet. This would allow an increase in 10 feet in width for the 350 East driveway. Staff is
319 requesting approval for this application and clarification for the interpretation of the code. If
320 necessary staff will provide a code amendment in the future to better clarify this.

321
322 The DRC recommends approval of the conditional use permit with the following conditions that
323 the total width of the two driveways on the property combined may not exceed 40 feet and with
324 no negative impacts on traffic safety by the increase in driveway width.

325
326 Sherrie Llewelyn commented that staff had to determine if the intent of the ordinance was to
327 allow one driveway per frontage and allowing a corner lot to have two thirty foot driveways or if
328 it was total to the property. She asked for direction from the Planning Commission and a
329 potential code amendment.

330
331 Chair Knowlton asked how wide the driveway opening was on the east side. Ali Avery replied
332 that the driveway was 20 feet and with the addition of the RV pad it was approximately 40 feet
333 total.

334
335 Debra Lines commented that when she purchased the property it was an eyesore and she put a lot
336 of money into the house. She said accommodating an RV would require her to move the fence
337 line six feet as she could not park it there with the current layout. Ms. Lines also said there was a

338 row of mailboxes to the side of the proposed curb so no one would be parking there. She said she
339 would like to extend the driveway an additional 16 feet for a total of 34 feet.

340

341 Commissioner Ward said he did not have an opinion on the intent of the code in terms of corner
342 lots but he had no problem eliminating part of the island for this property. Commissioners
343 Tucker, Garn and Kirkham were in agreement.

344

345 Chair Knowlton commented that the rationale for driveway width standards were to provide
346 neighbors and pedestrians with a view of landscaping instead of concrete but in his view a corner
347 lot could have two access points. He said the language in the code could be reinforced and state
348 that neither frontage may exceed 30 feet. This would allow Ms. Lines to have more space on the
349 350 East driveway and if hypothetically she closed the Center Street driveway she could not
350 extend the remaining driveway to 40 feet.

351

352 Debra Lines clarified that this would mean driveway on 350 East could only be extended 10
353 more feet.

354

355 Commissioner Van Langeveld asked if the existing speed limit sign would need to be moved.
356 She also asked about moving the fence to ensure the motorhome would not block the sidewalk.
357 Debra Lines replied that she did not believe the sign would need to be moved. She said the
358 additional driveway and moving her fence back would ensure the RV would not obstruct the
359 sidewalk.

360

361 Commissioner Van Langeveld asked if there were issues in having an RV or bus parked on the
362 property indefinitely. Ali Avery replied that it would be acceptable as long as it was parked in
363 the RV parking and not in front of the house.

364

365 Chair Knowlton said the basic approach was to interpret the code as written and this code
366 established 30 feet for a standard lot. Sherrie Llewelyn clarified that the code stated 30 feet is the
367 standard unless a conditional use permit was obtained which would allow for an increase to 40
368 feet. She said the code was a little confusing in regards to two driveways and clarification could
369 be added to allow for 30 feet on the primary frontage and up to 15 feet on the secondary frontage
370 with additional feet to be addressed per a conditional use permit.

371

372 Commissioner Ward asked for clarification on the numbers and if the two driveways could not
373 exceed 40 feet if that would give the applicant enough room. Ali Avery replied that this would
374 give the applicant an additional 10 feet on 350 East with two to three feet to the side property
375 line. She clarified that there would need to be three feet to the side property line which could be
376 part of the motion. This may not allow for the full 36 feet which was estimate on Google Earth.

377

378 Commissioner Ward suggested that the motion allow for 45 feet. Sherrie Llewelyn commented
379 that it would be better to address just the frontage on 350 East and allow for up to 40 feet
380 maintaining the minimum 3 feet from the property line.

381
382 Commissioner Van Langeveld asked if the interpretation for 45 feet was just for this conditional
383 use permit or the interpretation of the code moving forward. Sherrie Llewelyn replied that that
384 would like to bring a code amendment to provide clean language with no questions.

385
386 Ali Avery clarified that the amendment would allow corner lots to each have a driveway of 30
387 feet or up to 40 feet as increased per a conditional use permit. Sherrie Llewelyn commented that
388 it could also be a primary driveway allowance of 30 feet and a secondary driveway with 15 feet.

389
390 Commissioner Tucker commented that the way he interpreted the current code was that it was
391 meant to apply per frontage and clarification was needed for the code. He said he did not have a
392 problem with up to 45 feet in frontage on 350 provided they met the 3 foot offset.

393
394 **Commissioner Ward moved that the Planning Commission approve the conditional use**
395 **permit for an increased driveway width at 12 South 350 East with the following:**

- 396
397 **1) The total width of the driveway on 350 East not exceed 40 feet provided that it meets**
398 **the 3 foot offset to the adjacent property.**
399 **2) Finding no negative impact on traffic safety by the increase in driveway width.**

400
401 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
402 **Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

403
404 **5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A CITY CENTER**
405 **STREET DRIVEWAY EXPANSION FOR MAVERIK LOCATED AT 24 NORTH**
406 **REDWOOD ROAD, TODD MEYER, APPLICANT**

407
408 Ali Avery reported that the site plan for the Maverik located at 24 North Redwood Road was
409 approved by the Planning Commission on February 26, 2019 and was constructed soon after.
410 Since that time, semi trucks have had a difficult time staying within the turning radius of the
411 driveway on Center Street when turning right onto Center Street. There is an existing power pole
412 that has been hit multiple times over the last year, which has caused power outages in the area.
413 The latest incident occurred on July 9th and the Planning Commission approved a driveway
414 relocation and expansion on July 14th. Cat Scales who operates on the east side of the property
415 has denied the request to relocate the driveway so the applicant is now requesting to expand the
416 existing driveway to the west and relocate the power pole. These changes would accommodate a
417 larger turning radius for the semi trucks turning out of the driveway.

418

419 City code requires that any driveway in a commercial or industrial area be a maximum of 40 feet
420 in width unless the Planning Commission allows for an increase per a conditional use permit.
421 The approved driveway was 50 feet in width and the proposed expansion will total 60 feet in
422 width to better accommodate the semi truck turning radius. The DRC recommends approval with
423 the finding that the increased width of the driveway provides for improved safety for commercial
424 vehicles and public utilities.

425
426 Todd Meyer, Maverik, commented that the previous application from July was nice because the
427 approval was between Maverik and the City but Cat Scales would not allow for the relocation of
428 the access. He said the advantage of this location would be the alignment of the private street to
429 the south but the disadvantage was that Maverik would have to obtain permission from Rocky
430 Mountain Power to relocate the power pole. Mr. Meyer asked that the motion allow them to take
431 this access and expand to the east if Rocky Mountain did not grant approval.

432
433 Chair Knowlton clarified that if the applicant was unable to get approval for the relocation of the
434 power pole to the east as shown that they could take the width and shift it to the west. He
435 suggested that this could be a condition in the motion. Todd Meyer said the drawing showed a 10
436 foot expansion to the west and asked for a motion of approval for Maverik to work with the City
437 on the location of the 60 foot width.

438
439 **Commissioner Van Langeveld moved that the Planning Commission approve the**
440 **conditional use permit for a driveway relocation/expansion at Maverik located at 24 North**
441 **Redwood Road with the following finding:**

- 442
443 1) **The increased width of the driveway provides for improved safety for commercial**
444 **vehicles and public utilities.**
445 2) **If the applicant fails to obtain approval from Rocky Mountain Power the driveway**
446 **may be extended to the east.**

447
448 **Commissioner Garn seconded the motion.**

449
450 Chair Knowlton asked if the motion met the needs of the applicant. Todd Meyer replied
451 affirmatively.

452
453 **The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker,**
454 **Larson and Van Langeveld.**

455
456 6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
457 PLANNING COMMISSION

458
459 Sherrie Llewelyn reported that the August 4th City Council meeting was cancelled. She said the
460 Council has entered into an agreement with Lewis Young Robertson & Burningham to update

461 the annexation policy and plan. This would bring the policy up to date with State code and help
462 to provide an understanding of potential annexation and the impacts associated. Mrs. Llewelyn
463 explained that there are certain statutory requirements to start the study including public hearings
464 to gather input on both existing and proposed annexation areas. The situation with an annexation
465 for the property located in Salt Lake County into the City requires that the Salt Lake County
466 Council approve a resolution allowing the applicants to apply for annexation. This resolution
467 does not change the City's ability to approve or deny the application.

468
469 The first step to studying the annexation policy area requires that it be added to the annexation
470 policy area. If the study findings show it would be a good idea then the applicants could make a
471 formal petition. The annexation plan must be updated first.

472
473 Commissioner Van Langeveld asked if the City updated the annexation plan to include that
474 property if that felt like a De facto invitation for the proposal. She said she did not see a benefit
475 to the City in annexing the proposed property. Sherrie Llewelyn replied that the annexation
476 policy and expansion area was not a De facto invitation to annex but would show that the City
477 was willing to consider the potential to annex that property. She said the statute had changed and
478 required an in depth fiscal analysis. This study would provide information to the City Council
479 regarding the tradeoffs, taxes, cost, utilities, current conditions, etc. The other side would be
480 what revenue may be generated such as additional taxes or jobs but would cost a certain amount
481 to maintain. This would provide for agreements to be made with the property owner.

482
483 Commissioner Van Langeveld commented that she reviewed the documents from the Salt Lake
484 County meeting and it appeared that the City would be paying for a portion of the study. Sherrie
485 Llewelyn replied that the only part the City would be paying for were Areas A, B and C on the
486 annexation map which included forest service area and the Chevron location. She said the City
487 wanted to analyze those three areas to review the financial implications for annexing any of
488 those areas. She gave the example of the forest service area and said the City would most likely
489 not want this property in the event of a forest fire as they would be responsible for a portion of
490 the cost to fight the fire. Mrs. Llewelyn explained the developer would reimburse the City for the
491 cost of the proposed area D. She explained that the City had a contract that even though they
492 were paying that cost that it was not a guarantee of approval or acceptance of a petition for
493 annexation.

494
495 Chair Knowlton asked when the Planning Commission would see an initial outline. Sherrie
496 Llewelyn replied the first public hearing would be in about a month. She explained that this was
497 the initial stage of the annexation.

498 Commissioner Van Langeveld commented that the resolution appeared that the City wanted and
499 supported the annexation. Sherrie Llewelyn replied that a property owner had the right to petition
500 either border city to annex into that city but said they did have to obtain approval from Salt Lake
501 County.

502

503 Chair Knowlton asked if the City should provide an FAQ regarding the annexation in the
504 newsletter.

505
506 Sherrie Llewelyn commented that she attended some of the meetings and stated similar
507 sentiments but rumors were still spread. She said the City Council has not expressed a strong
508 opinion either way but were willing to review the annexation.

509
510 Sherrie Llewelyn also reported that the final Town Center wayfinding and branding package
511 would be presented to the City Council soon.

512
513 7. APPROVAL OF MINUTES

514
515 The Planning Commission meeting minutes of July 14, 2020 were reviewed and approved.
516 **Commissioner Van Langeveld moved that the North Salt Lake Planning Commission**
517 **minutes of July 14, 2020 be accepted and approved as written with the exception of**
518 **removing Commissioner William Ward. Commissioner Tucker seconded the motion. The**
519 **motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker,**
520 **Larson and Van Langeveld.**

521
522 8. ADJOURN

523
524 Chair Knowlton adjourned the meeting at 8:46 p.m.

525
526
527
528

529 _____

Chair

529 _____

Recorder

530
531
532
533

534 _____

Secretary