

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JANUARY 29, 2013

Commission Chairman Eric Klotz called the meeting to order at 6:35 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Ryan Mumford (arrived at 6:54 p.m.)
Commissioner Bruce Oblad
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Paul Ottoson, City Engineer; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Albert Serrano, Premier Metal Fabrication; Steve Israelsen, Sky Properties; Joe McAllister, 800 N. Redwood Rd; Nick Taylor, 654 Canterbury Lane; Nathan Rich, Wasatch Integrated Waste Management; Wilford Cannon and Scott Kjar, Eaglepointe Development; Amber Williamson, 475 N. Redwood Rd.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR PREMIER METAL FABRICATION LOCATED AT 570 NORTH TAYLOR WAY. ALBERT SERRANO – PREMIER METAL FABRICATION, APPLICANT

Ali Avery reported that the DRC is recommending approval for Premier Metal Fabrication at 570 North Taylor Way with the condition that any outside storage must be screened from view by a solid fence or wall at least six feet in height. Also, the proposed flat-bed trailer may not be stored in any of the required parking stalls in the building.

Council Member Horrocks moved to approve the Conditional Use Permit for Premier Metal Fabrication at 570 North Taylor Way with the condition that any outside storage must be screened from view by a solid fence or wall at least six feet in height, and the proposed flat-bed trailer may not be stored in any of the required parking stalls in the building. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Knowlton, Drinkall, Klotz, Oblad and Jensen. Commissioner Mumford was excused.

Commissioner Oblad asked if required parking would be an issue when other tenants fill the empty space. Ali Avery responded that there is more than adequate parking at this location, even when all empty space is filled with other tenants.

2. PLACEMENT OF THE EXISTING USES OVERLAY ZONING DISTRICT ON THE PROPERTY AT 1018 WEST CENTER STREET

Ken Leetham reported that when the City Council approved the re-zoning of several properties from Manufacturing Distribution (M-D) to General Commercial (C-G), they instructed staff to prepare a code amendment that would allow property owners to clarify their status in a way that would allow continued use of their properties without being classified as “legally non-conforming.” The result of that assignment was the adoption of Ordinance No. 2012-09 which established an “Existing Uses Overlay Zone.”

The property owners of 1018 West Center Street have requested some changes to their application to allow additional uses required for them to perform their business functions. Their proposal includes these land uses: equipment maintenance, equipment fabrication, warehousing, and office space.

Council Member Horrocks moved to recommend approval of the proposed placement of the Existing Uses Overlay Zoning District on the property generally located at 1018 West Center Street. The Existing Uses Overlay Zoning District will allow for contractor and land development material storage and equipment yards. The proposal will also include these land uses: equipment maintenance, equipment fabrication, warehousing, and office space. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Knowlton, Drinkall, Klotz, Oblad and Jensen. Commissioner Mumford was excused.

3. PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR EAGLEPOINTE ESTATES PHASE 17

Ken Leetham stated that the area being discussed is just north of the City’s new Tunnel Springs Park. There are some homes that have been built along Parkway Drive, but it is a new growth area. Phase 17 is located north of Parkway Drive and west of Eaglepointe Drive, and will be part of three phases: 17, 18 and 19. Phase 17 contains 15 lots and is located within the R1-12 zoning district. The average lot size of this subdivision is 13,168 square feet. All proposed lots are in compliance with lot regulations in the City’s Land Use Ordinance.

Although the staff report suggests a temporary turnaround as a condition of approval, the Development Review Committee (DRC) determined earlier that day that the plan does meet code requirements without the temporary turnaround. Therefore, staff recommends approval with no conditions.

Commissioner Oblad moved that the Planning Commission recommend approval of the preliminary design plan and final plat for Eaglepointe Estates Phase 17 with no conditions. Council member Horrocks seconded the motion. The motion was approved by Commissioners Knowlton, Drinkall, Klotz, Oblad and Jensen. Commissioner Mumford was excused.

4. CONSIDERATION OF A PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR THE VIEWS AT EAGLEWOOD VILLAGE P.U.D. PHASE 1. BENSON WHITNEY – HENRY WALKER HOMES, APPLICANT.

Ali Avery reported that the Development Review Committee recommends approval of the preliminary design plan and final plat for The Views at Eaglewood Village P.U.D. Phase 1 with no conditions. She stated that all major improvements to the site have been completed, including roads, underground utilities, etc. The average lot size for Phase 1 is approximately 5,308 square feet, with the larger lots bordering the development and the smaller lots clustered on the interior of the development. There are four open-space parcels that will be owned and maintained by The Views at Eaglewood Village Homeowners' Association. There is a blanket trail easement across the parcel for public trail access.

Council Member Horrocks asked how the City will service the 160 feet of non-private street (to be called Parkview Drive). Paul Ottoson stated that the developer said they will just take care of it when they maintain their streets. Council Member Horrocks suggested deeding the road back to the developer for them to maintain, rather than trying to work this out later. Chairman Klotz stated that the agreement to maintain the public road needs to be in writing.

Ken Leetham stated that if the Planning Commission makes a condition that staff resolves the issue, rather than giving them the solution, there are a number of ways it could be solved. He said there may be some parking on that public street that the City may be interested in, so staff would like to work through the street issue.

Commissioner Drinkall moved to recommend approval to the City Council of the preliminary design plan and final plat for The Views at Eaglewood Village P.U.D. Phase 1 with the condition that staff and developer propose an acceptable solution to the City Council regarding the public right-of-way at Eagle Pass (as currently platted). Chairman Klotz seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Klotz, Oblad and Jensen.

5. CONSIDERATION OF AMENDMENTS TO THE NORTH SALT LAKE CITY GENERAL PLAN

Ken Leetham stated that he sent a memo to the Commission outlining the changes being provided at this meeting. He said he believes that what the Commission has now is the complete version, incorporating the Planning Commission's comments.

Commissioner Mumford asked about the recommendation the Planning Commission had about the issue of agreeing with UDOT's plan, hoping that they would consider implementing the on-off-ramps, flyovers, etc. in North Salt Lake. He questioned whether removing it from the plan would make it appear as if the City does not want those improvements. Council Member Horrocks asked if a caveat could be included in the plan explaining that the City is simply agreeing with UDOT's plan; however, the City is willing to consider better plans.

Ken Leetham stated that the lack of adoption of a transportation general plan is unwise. Staff has concluded that flyover ramps are future travel models, and do not function well. Staff also believes that if we “take it off the table,” it would make it easier for the City to pursue other options.

Ken Leetham has been in meetings with Federal Highways and UDOT where they have expressed that allowing access points at Center Street would cause a problem with merging down the road. It is difficult to provide access, and remove it at a later date.

Commissioner Knowlton suggested clearly stating the City’s objectives in the plan, and leave the specifics to someone else. Commissioner Mumford said if we take out reference to the flyovers, then it should solve what the point of the chapter was about. Mr. Leetham said the Commission could make that recommendation to the Council and include language to that effect to the Council.

Chairman Klotz said the bottom line is that the City wants access to that part of the City from all directions.

Commissioner Knowlton stated that on Pg. 29, regarding the parking reduction for apartments, he had suggested adding one exception that the parking allowance could be reduced to 1 ½ stalls per unit in an area within a half mile of public transportation access. He restated his thoughts from the previous meeting when this was discussed. He stated that the national average in suburban areas is less than 1.5 (1.25) parking spaces. Staff rightly acknowledged that it tends to be higher in North Salt Lake; however, NSL has some of the best access for bus service that gets people downtown quickly. It is a clear safety valve to say you can get by with less parking.

He also said he understands the concerns about the optimal housing mix, but he thinks that some of this information, including recent trends from 2010, may provide useful background. He recommends taking out the section entitled “Necessary Housing-type Adjustments,” most of page 25. However, he does believe demographic projections are helpful.

Commissioner Mumford stated that most of the housing charts are fine to keep in the plan. The optimal housing charts should be eliminated. Chairman Klotz agreed, and stated that plain data, simply for information, is fine to include.

Ken Leetham said the plan has been worked on for so long, but it should be right before a recommendation is made at the next level. He will make the suggested changes from this meeting to be reviewed by the Planning Commission at their next meeting.

6. APPROVE MINUTES

The Planning Commission minutes of January 8, 2013 were reviewed and amended. **Commissioner Drinkall moved to approve the Planning Commission minutes of January 8, 2013 as amended. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Mumford, Knowlton, Drinkall, Klotz, Oblad and Jensen.**

7. ADJOURN

Chairman Klotz adjourned the meeting at 7:55 p.m.

Chairman Eric Klotz

Secretary