

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
APRIL 14, 2015

FINAL

Chairman Robert Drinkall called the meeting to order at 6:31 p.m. and welcomed those present.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Ted Knowlton
Commissioner Kim Jensen
Commissioner Lisa Watts Baskin
Commissioner Stephen Garn
Commissioner Kent Kirkham
Council Member Ryan Mumford

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Ali Avery, City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Matt Carlson, Club V Volleyball; Dave Curtis, Pedro Salvador, National Commercial Properties.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR CLUB V
VOLLEYBALL LOCATED AT 235 WEST 500 NORTH. MATTHEW CARLSON-
CLUB V VOLLEYBALL, APPLICANT

Ali Avery reported that this conditional use permit request is for a sports club in the Manufacturing-Distribution (M-D) zoning district. The applicant is proposing to lease 13,000 square feet of a warehouse building located at 235 West 500 North. This facility will house four (4) volleyball courts where practices and tournaments will be held. As the applicant currently has an application for site plan review for a permanent facility in the River Bend Subdivision, this will be a temporary location. Anticipated attendance for this location include approximately 40 athletes plus coaches Monday through Thursday from 3:30 p.m. to 9:30 p.m. and approximately 80 athletes, coaches and spectators on Saturdays. Carpooling and drop-offs are typical for this land use with the applicant anticipating approximately 50 cars on-site at a time. Per City Ordinance, shared parking would be allowed as the hours of the facility are considered off hours.

The applicant is required to have 133 stalls including 5 ADA stalls, and they have provided 115 including 6 ADA striped stalls. As the applicant is short the 18 required stalls required for peak hours, the Development Review Committee (DRC) recommends the applicant submit a parking plan, to be approved by City Staff, for the additional stalls required. This parking could include sharing parking with neighboring parking lots or striping additional stalls.

Currently 8.21% of the lot is landscaped and the applicant is required to have 10% of the lot landscaped per City code. As the current landscaping is in good condition, the DRC does not see the need for the applicant to increase the landscaping on-site as the use is not negatively impacting the aesthetics of the site.

The DRC recommends approval with the condition that a parking plan, to provide 18 additional parking stalls during peak hours and weekends, be approved by City staff.

Commissioner Knowlton asked staff if the applicant could use on-street parking towards the parking total. Ali Avery replied that while this does not follow the letter of the law, it would meet the spirit of the law in this case.

Commissioner Garn asked where more parking stalls could be striped on-site. Ali Avery replied that stalls could possibly be striped on the side of the building but could not block doors or obstruct the fire lane. She suggested shared parking with neighboring businesses.

Ken Leetham commented that peak times for this business will most likely be Saturdays and that the activity would not negatively affect the area as there is not currently a lot of business activity there on the weekends. He suggested that customers could park on the street or in the vacant parking lot across the street. The DRC had discussed that this is a temporary location, as the applicant is planning a permanent location elsewhere.

Matthew Carlson, Club V Volleyball, commented that the lease on this location would be up in May of this year.

Commissioner Jensen staff asked if parking permissions would need to be written or if it could be a verbal agreement. Ali Avery replied that the applicant would need written permission from the property owner if it is regarding private property.

Commissioner Garn moved that the Planning Commission approve the conditional use permit for “sports teams and clubs” for Club V Volleyball at 235 West 500 North subject to the following condition:

- 1) **A parking plan be approved by City staff to provide an additional 18 parking stalls during peak hours and weekends.**

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Kirkham, Garn, Knowlton, Drinkall, Jensen, Baskin and Council Member Mumford.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR VISION C, LLC
LOCATED AT 897 WEST 100 NORTH #G. CURTIS ANDERSON-VISION C, LLC,
APPLICANT

Ali Avery reported that this request is for general warehousing and storage facilities in the General Commercial (CG) zoning district. Vision C, LLC is a flooring contractor and as they intend to use this location for warehouse and storage space there will be no employees at this location and trips to and from the site are expected to be limited. There are currently three businesses located in the complex: City Glass & Construction, Tub Doctor, and Caveman Granite and Stone.

Parking requirements for this use would require four (4) striped parking stalls including 2 ADA stalls. The parking lot has not been maintained and the cement is starting to break apart, particularly on the east side of the site. The DRC recommends the applicant stripe four (4) stalls in front of the business with one (1) ADA accessible stall.

The applicant is not proposing any outdoor storage, and approximately 11.7% of the lot is landscaped and in good condition which satisfies the City land use ordinance.

The DRC recommends approval with the condition that four (4) parking stalls be striped on-site including 1 ADA stall prior to issuance of a business license.

Commissioner Baskin clarified that the DRC is recommending that the applicant only stripe 4 stalls with 1 ADA stall on-site but that the rest of the parking lot did not need to be improved by the applicant. Ali Avery replied that if there were future conditional use permits or other ways to address the issues with the parking lot the City would do so but that it was not within the scope of the Planning Commission to require this applicant to stripe or repair the entire parking lot.

Commissioner Baskin then expressed that the City had done a lot to improve the appearance of the City and that it would be a step back to have 4 striped stalls while the rest of the parking lot was in disrepair. Ali Avery responded that City Code requires parking lots be maintained in good condition and that code enforcement may be able to address the issue.

Commissioner Knowlton moved that the Planning Commission approve the conditional use permit for “general warehousing and storage facilities” for Vision C, LLC at 897 West 100 North, Unit G subject to the following condition:

- 1) Four (4) vehicle parking stalls be striped on site including 1 ADA accessible stall, as approved on the Thomas Industrial Park Plat, prior to issuance of a business license.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Kirkham, Garn, Knowlton, Drinkall, Jensen, Baskin and Council Member Mumford.

- 4. PUBLIC HEARING FOR AND CONSIDERATION OF RE-ZONING TO A PLANNED (P) DISTRICT FOR TOWNE PLAZA LOCATED AT APPROXIMATELY 70 SOUTH 130 EAST. DAVE CURTIS-NATIONAL COMMERCIAL PROPERTIES, APPLICANT**

Ken Leetham reported that project is at the rezoning stage of a multi-stage process to getting the Towne Plaza approved. This project will consist of the construction of fifty-two (52) residential dwellings, 18,640 square feet of office and retail uses in two buildings. The City Council approved the Towne Plaza General Development Plan on March 17, 2015 and the next step is rezoning to the “P” or Planned district. Rezoning of the property requires a public hearing at the Planning Commission, then a recommendation from the Commission to the City Council and then final action by the Council.

Commissioner Drinkall opened the public hearing at 6:50 p.m. There were no comments and he closed the public hearing at 6:50 p.m.

Commissioner Baskin asked if the 1.21 acres of open space included the lawns that were adjacent to the homes. Ken Leetham replied that the calculation was for common open space.

Commissioner Baskin also asked if the City Council would approve the new street light design per City standards. She also asked if the City could be that specific in regards to approved architecture. Ken Leetham replied that it would be 15 streetlights and would be an acorn style light and that specific architecture would be approved by the City Council through the development agreement.

Dave Curtis, National Commercial Properties, said that he appreciates the Planning Commission’s time and effort. He said that he was very excited about this project and that they

are close to a completed development plan for architectural standards which will include rocks, stucco, Hardie board and natural colors.

Ken Leetham commented that in the development agreement, relative to the City's participation, this would be an economic development project with incentives related to public improvements. The City will be rebuilding 130 East as a part of the project with roadway impact fees and that this area will be in a future Community Development Area (CDA) that would require approval for the taxing agencies and allow tax increments to be collected and used for improvements in this area.

Commissioner Baskin moved that the Planning Commission recommends approval of the proposed rezoning application to the City Council to rezone the land area of the Towne Plaza General Development Plan to the designation of "P" for Planned District with no conditions. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Kirkham, Garn, Knowlton, Drinkall, Jensen, Baskin and Council Member Mumford.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of March 24, 2015 were reviewed and approved.

Commissioner Baskin moved to approve the minutes of March 24, 2015 of the North Salt Lake City Planning Commission meeting, which did not require any amendments. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Kirkham, Garn, Knowlton, Drinkall, Jensen, Baskin and Council Member Mumford.

Commissioner Drinkall expressed appreciation for Jim Spung's service to the City as this would be his last few weeks as planner for the City. He said that all City employees do a great job behind the scenes in providing the Planning Commission with what is needed.

Commissioner Baskin reported that April 18th would be the City's kite festival and the Arbor Day event would be held April 25th at Deer Hollow Park and urged the Planning Commission to participate.

Council Member Mumford reported that the City cleanup would be held April 17th-19th throughout the City and would include green waste and household trash pickup.

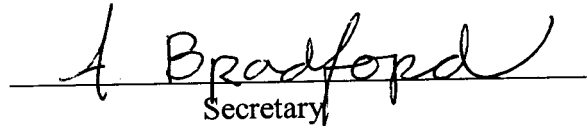
Ali Avery reported that a public meeting would be held for resident input on the Towne Center plan May 20th at 6 p.m. to be held at City Hall.

6. ADJOURN

Chairman Drinkall adjourned the meeting at 7:06 p.m.



Chairman



Secretary