NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JANUARY 27, 2015

FINAL

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. and welcomed those present.

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

EXCUSED: Council Member Ryan Mumford

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

OTHERS PRESENT: Pedro Salvador, Dave Curtis, Joey Cook, National Commercial Properties.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR TOWNE PLAZA LOCATED AT APPROXIMATELY 70 SOUTH 130 EAST. DAVE CURTIS-NATIONAL COMMERCIAL PROPERTIES, APPLICANT

Ali Avery reported that this is a general development plan for the property where the bowling alley is located at 70 South and 130 East. This will include demolition of the bowling alley and all associated structures and the construction of 43 residential townhomes, a 24,500 square foot office building and a 19,000 square foot mixed use retail building. The general development plan must receive a positive recommendation from the Planning Commission to move forward to the City Council. Once the general development plan is approved by the Planning Commission and City Council it will then move forward to be rezoned to a P District. City staff advertised an environmental public notice and received one comment from DJ Lawrence of Center Street Investments. Mr. Lawrence was concerned about drainage issues which the City engineer has

since reviewed and determined that City staff will work with the applicant on possible solutions and also ensure that new development would not further contribute to the problem. The developer will be making improvements to 130 East and Center Street including a 10' wide area between the curb and gutter and the buildings on Center Street which will contain sidewalk, raised planter beds, themed streets lights and all parking will be in the rear of the commercial buildings. The townhomes will be a Planned Unit Development (PUD) with a small park area and the streets will be privately owned with no sidewalks to accommodate longer driveways. The developer is asking for the following exceptions in residential zoning: no minimum lot area, no maximum coverage area per lot, lot width minimum of 28', lot frontage a minimum of 28', 13' front yard setbacks to a living space, 10' yard front yard setback. The developer is also asking that corner lots only have one front yard and one side yard setback instead of two front yard setbacks and a minimum landscaping percentage of 5%, accessory buildings would not be allowed and the maximum building height would be 35'.

The applicant is also asking for exceptions for the commercial development including a ½ acre minimum lot size and the same lot width and frontage requirements that they are requesting for residential uses. Additional requests include front yard, rear and side yard setbacks of 5' to bring the commercial buildings up to the street, a minimum landscaping percentage of 5%, and maximum building height of 35'. The applicant is also asking that the parking requirement be reduced to 65% of the required parking and the ability to share parking between the office and residential lots.

City staff is still working with the developer on several major revisions to the plan, including: facing the residential units on 130 East to provide more pedestrian friendly elevations for the units facing the street; using the same cross-section on 130 East and Center Street; improving architectural features; and increasing landscaping requirements for both the commercial and residential buildings.

Commissioner Drinkall asked how many residential units there would be. Ali Avery replied that there would be 28 units in the revised section along 130 East and 24 in the back section.

Dave Curtis, National Commercial Properties, commented that he has been a developer for 30 years and has completed 40 projects. He said they would like to make the area more pedestrian friendly, improve the roundabouts, add sidewalks and improve the drainage on 130 East.

Commissioner Knowlton expressed his appreciation for the revised plan and asked if the developer had explored other townhouse configurations or housing types different than townhomes. Dave Curtis replied that the property was a difficult shape and that after multiple configurations this seemed to be the best layout for the townhomes.

Commissioner Baskin asked if the addition of 4 residential units under the new revision would impact the square footage of the office building. Dave Curtis commented that there would be no changes to the size of the office building or the parking for it. Phase 1 of the development will only include 5 of the housing units facing 130 East, and that the bowling alley has been given one year to move after May 2015, so Phase 2 construction could not begin until after May 2016.

Dave Curtis addressed other questions and concerns from the Planning Commission and said that the townhouses will be to accommodate families and will create a town center feeling. He said that the Home Owner's Association (HOA) fees would pay for the upkeep of the private roads there. He also said that the new roundabout on 130 East would be smaller than the roundabout on Eagleridge Drive, but that he was working with City staff and the Fire Department to ensure it meets the necessary safety specifications.

Commissioner Jensen asked about pricing for the townhomes in this development. Dave Curtis replied that the homes without basements would be around $190,000 and the homes with basements would be approximately $220,000 and around 2,500 square feet.

Dave Curtis commented on the project timeline and said that they were hoping for the approval process to be completed within 30 days and to start construction in the spring. Phase 2 would begin May 1, 2016 once the bowling alley has been demolished. He also said that he would like to possibly acquire more land surrounding this development in the future.

Commissioner Knowlton asked if the cross section for 130 East was part of this approval and asked that it be clarified for future reference. Ali Avery replied that it was part of the approval and that staff recommends that it be the same cross section as Center Street's future cross section in regard to public improvements such as curb and gutter, sidewalk, and planter beds.

Commissioner Drinkall asked why the general development plan needed to be postponed at this time. Ali Avery replied that public notice for environmental concerns advertised that a meeting would be held today, but that further revisions were still necessary for the plan.

Commissioner Knowlton moved that the Planning Commission delay action on the general development plan for Towne Plaza located at approximately 70 South 130 East. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin, Kirkham and Jensen. Council Member Mumford was excused.

3. PUBLIC HEARING FOR AND CONSIDERATION OF AMENDMENTS TO THE CITY'S LAND USE ORDINANCE REGARDING PROPOSED MIXED COMMERCIAL ZONING PROVISIONS

Jim Spung reported on the highlights of the new ordinance regarding proposed Mixed Commercial zoning (MXC) provisions and the items that needed to be revised. One item that concerned City staff is a section pertaining to modifications or waivers from design standards that may be recommended by the Planning Commission to the City Council. He said that most cities have a variance allowance and that the intent is for flexibility with unique lots but the concern is that there could be abuse or other challenges without specific guidelines in place. Other changes relate to landscaping, not allowing outdoor storage in front yard setbacks, prohibiting chain-link fencing , restricting storage such that it cannot be visible above the fencing, limiting driveway widths to 40' or up to 50' with Planning Commission approval, and amending use regulations on large trucks and limitations on parking.

Mr. Spung addressed landscaping requirements including a 30' landscape buffer measured from the back of the curb for any site which incorporates parking between the primary building and street. A 10' landscape buffer in side yards within the public zone for lots abutting any dissimilar nonresidential zone and a 20' landscape buffer for properties abutting a residential zone or public open space. Lastly, Mr. Spung reviewed the parking lot landscaping requirements as well as the amount of trees and shrubs required in these landscape buffers. Berming would also need to be incorporated into the landscape design in landscape buffers required adjacent to residential zones and landscape buffers required to screen parking.

Mr. Spung discussed residential land uses including allowing dwelling units only above office or retail uses in mixed use buildings. The Planning Commissioners expressed concern with residential above manufacturing facilities and also for small areas of isolated housing in a commercial area.

Chairman Drinkall opened the public hearing at 8:05 p.m. There were no comments, and he closed the public hearing at 8:05 p.m.

Jim Spung then reported on the changes made to 10-1-44 definitions and the Use Regulations table and what would or would not be allowed in the MXC zone, including: removal of microbrewery, animal cremation services, pet cemetery, raising of furbearing animals, stockyards and slaughterhouses; the addition of the definition for "heavy truck"; correction of formatting; and grammatical errors.

Jim Spung stated that City staff recommends that the Planning Commission approve the proposed amendments to the City Council.

Ken Leetham commented that this was a great example of the Planning Commission and City staff performing detailed preparatory work for the City Council.

Commissioner Baskin moved that the Planning Commission recommend approval of the proposed amendments to the North Salt Lake City Council as amended. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin, Kirkham and Jensen. Council Member Mumford was excused.

Commissioner Knowlton expressed appreciation for Jim Spung and City staff's great work and patience with the Planning Commission on the amendments to the Land Use Ordinance pertaining to the MXC zoning district.

4. APPROVAL OF MINUTES

Commissioner Knowlton moved that the Planning Commission approve the minutes for January 13, 2015 as amended. Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Knowlton, Baskin, Kirkham and Jensen. Council Member Mumford was excused.

5. ADJOURN

Chairman Drinkall adjourned the meeting at 8:33 p.m.

Chairman

A. Bradford
Secretary