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
March 12, 2019
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 a General Development Plan for Orchard Grove located at 378 East Odell Lane, Brighton Development, applicant

3) Consideration of a conditional use permit for Sacred Owl Healing Arts located at 640 North Main, Laura Hall, applicant

4) Consideration of an amendment to a General Development Plan for Foxboro Marketplace, multifamily on lot 7, located at 790 North Cutler Drive, Foxboro Marketplace LLC, Chris Robinson, applicant

5) Report on City Council actions on items recommended by Planning Commission

6) Approval of minutes:

   a. February 26, 2019

Adjourn

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
(801) 335-8700
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MEMORANDUM

TO: Planning Commission

FROM: Sherrie Llewelyn, Community Development Director

DATE: March 12, 2019

SUBJECT: General Development Plan & P-District Rezone for Orchard Grove at 378 East Odell Lane

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the general development plan for Orchard Grove Townhomes located at 378 East Odell Drive with the following conditions to be incorporated within the final zone change and development agreement approval:

1. The proposed building will be of brick, stucco, and hardie board trim construction with a neutral color palette TBD;
2. The existing wood fencing be upgraded to a composite material (as determined by the Planning Commission);
3. The total density of the project allowed will be _____ units (as determined by the Planning Commission)
4. Parking approved at a ratio of 2.95 spaces/unit; and
5. Final architecture, design, materials, and colors, with the preferred flat or pitched roof elevation.

BACKGROUND

The proposed general development plan is located at 378 East Odell Lane (corner lot with Orchard Drive). The 1.24 acre site contains an existing home built in 1949. Brighton Development had requested a P-District Rezone and General Development Plan for 24 town homes. The site plan has been amended as directed by the Planning Commission on February 26, 2019 to include 16 townhome units, each with a 2 car garage (not in tandem) and each with a driveway capable of parking 2 vehicles. The units will be sold as individual units to single families.

The property owner has requested that Brighton Homes submit an alternative plan with 20 units, as well for your consideration. Mr. Spendlove will not be able to complete that request until Monday, due to circumstances beyond his control. When received I will update the packet online and email a copy to the Planning Commission.

The site abuts 2 single family homes to the west zoned RM-7, one on Odell Lane and one on a flag lot. The property to the south is the Peach tree apartments zoned RM-20. The current zoning on the property is RM-7. The site is 1.24 acres and the requested density calculation would be as follows for the various proposals reviewed by the Planning Commission:

Number of Units	Density
16	13/acre
20	16/acre
24	20/acre

The property is identified on the General Plan, Future Land Use Map as Medium density residential.

This item was tabled by the Planning Commission on February 12, 2019 after the public hearing at the request of the developer in order to address comments provided by the public and the Commission. The item was again tabled on February 26, 2019 with instruction to reduce the density to 16 units.

According to the newly amended Planned (P) District regulations in Chapter 13 of the City's Land Use Ordinance, a general development plan must be accompanied by a P-District Rezone application. The Planning Commission holds a public hearing on the rezone request prior to approval of the General Development Plan, with final approval of the zone change including the successful negotiation of a development agreement and final site plan. No recommendation will be made on the zone change, only the General Development Plan at this time.

REVIEW OF SECOND AMENDED CONCEPT

Based upon the comments from the Commission, the applicant has submitted a second revised concept plan for the General Development Plan. The proposed concept, eliminates 8 units. The plan retains one access onto Odell Lane, reconfigures the layout to allow all units to have driveway parking. The plan removes the previously proposed tot lot and maintains a small area for dogs.

The proposed site plan for the Orchard Grove will have 1 access points on Odell Lane and none on Orchard drive. Units 101 to 108 have front doors facing Orchard drive and will be 2-1/2 stories tall. The elevation has been modified to include dormers as suggested at the previous meeting. There are a total of 2 buildings each with 4 units facing Orchard.

The remaining 8 units will be the same plan and architecture as those constructed at Chesham Village. 4 units will face Odell and 4 will face the south property line with a shared private road to the driveways.

The proposed parking for the development has 2 garage spaces per unit, 2 driveway spaces per unit and 4 guest spaces. Brighton homes is proposing a total of an average of 4.25 parking spaces per unit. Standard parking requirement in 2.25 spaces per unit.

Pedestrian access through the site is achieved with sidewalks in front of each unit. Units 101-108 will be elevated with front doors above the existing grade of the sidewalk along Orchard Drive. The units have been split into 2 buildings and an additional walkway to Orchard Drive has been added between the buildings. The existing sidewalk is 6 feet wide and is adjacent to the curb. The proposed concept will remove the existing retaining wall and sidewalk and will add a 4' park strip and new 5' sidewalk on Orchard. The proposed townhomes facing Orchard will be set back from the new sidewalk 10' (19' from the curb). Odell Lane will be widened by approximately 15 feet to accommodate the same cross section required at Odell Crossing P-District on the opposite side of Odell Lane and a sidewalk will be added.

The landscaping proposed is approximately 30% of the site. As part of the plan, a portion of the open space will be fenced off for use by the tenants as a dog park area. This type of space has been highly desirable to town home owners with pets.

The proposed plan would remove the retaining wall and chain link fence along Orchard Drive. The existing wood fence on the south property line would be retained, and the west property lines would be fenced with a composite fencing material. The Planning Commission will need to make a determination on the appropriateness of the existing wood fencing and if it should be replaced with another. The small dog park area will be fenced with a 4' high semi-private fencing material, not chain link.

POSSIBLE MOTION

No motion will be taken on the Re-zone until and unless the City Council has approved the General Development Plan.

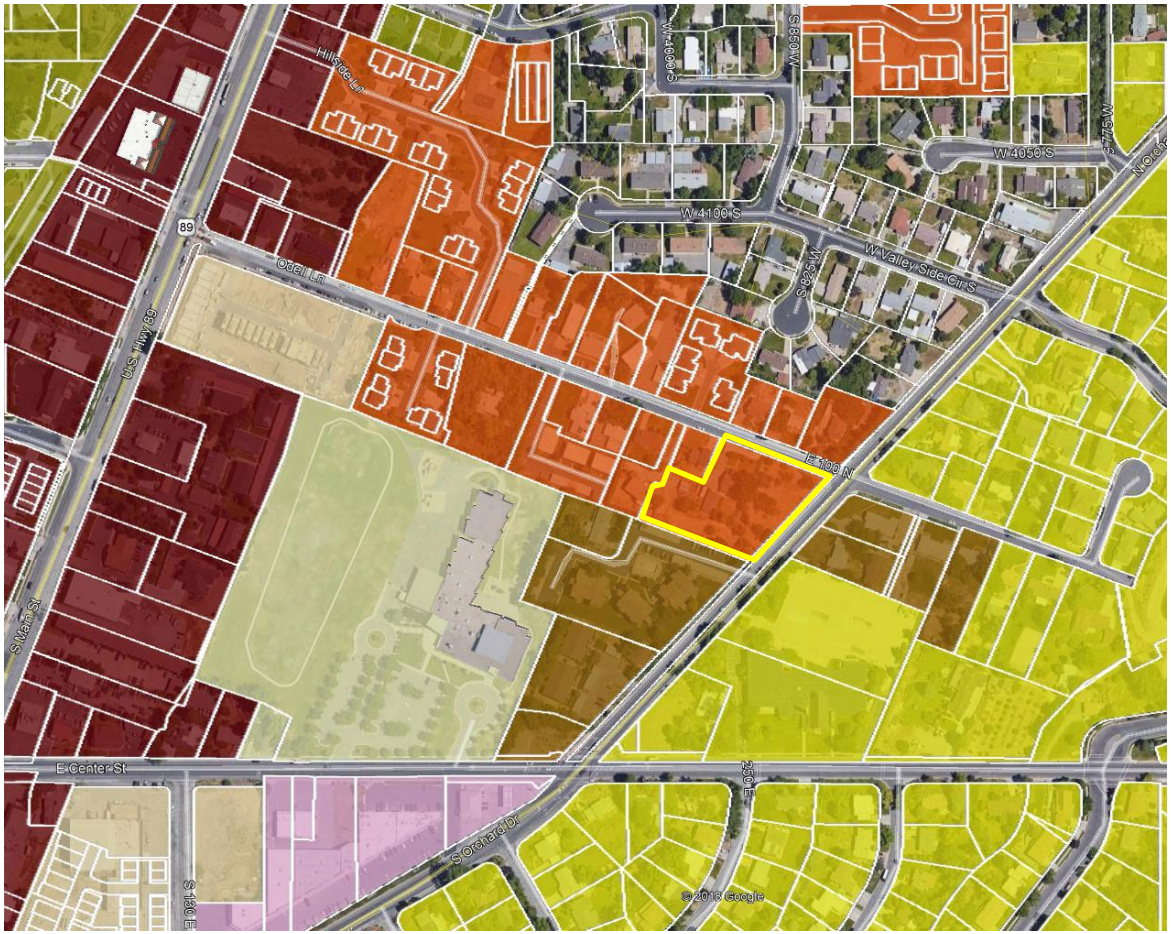
I move that the Planning Commission recommends approval to the City Council the proposed General Development Plan for Orchard Grove Townhomes located at 378 East Odell Drive with the following conditions to be incorporated within the final zone change and development agreement approval:

1. The proposed building will be of brick, stucco, and hardie board trim construction with a neutral color palette TBD;
2. The existing wood fencing be upgraded to a composite material (as determined by the Planning Commission);
3. The total density of the project allowed will be _____ units (as determined by the Planning Commission)
4. Parking approved at a ratio of ____ spaces/unit; and
5. Final architecture, design, materials, and colors, with the elevations as proposed.

Attachments

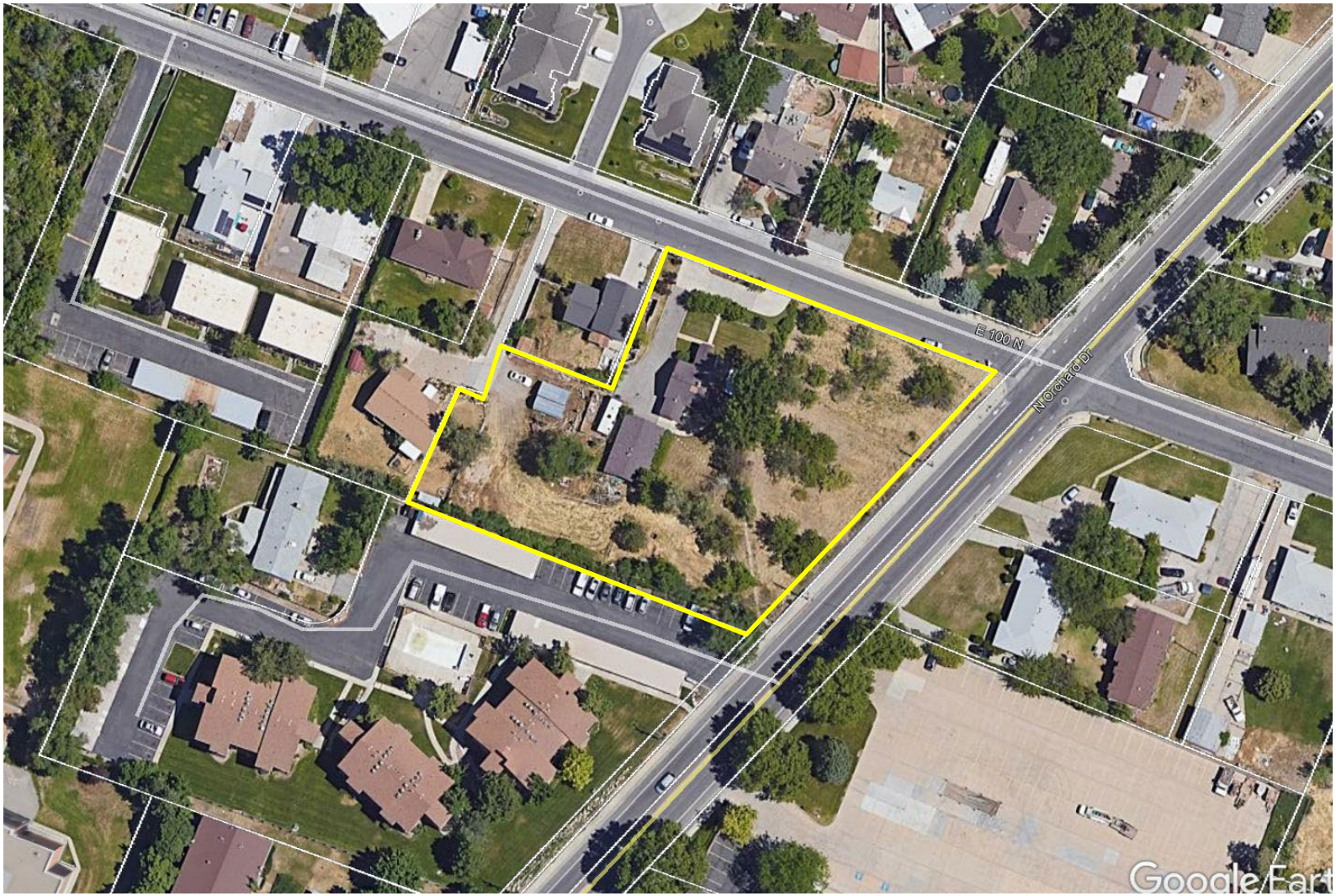
1) Zone Map
2) Aerial Map
3) Proposed Elevations
4) Site/Landscape Plan

General Development Plan
Orchard Grove Townhomes
Zoning



- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)

General Development Plan
Orchard Grove Townhomes
Aerial



Orchard Grove Layout



Clifton Unit Elevation (Orchard Drive)



Wyndham Unit Elevation (Odell Lane)



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MEMORANDUM

TO: Planning Commission

FROM: Kate Werrett, Planning Technician

DATE: March 12, 2019

SUBJECT: Conditional Use Permit for Sacred Owl Healing Arts located at 640 North Main Street, Ste. 226

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Sacred Owl Healing Arts - an energy work and body work small business - located at 640 North Main Street, Ste. 226 subject to the following condition:

1. Written approval from the Division of Occupational and Professional Licensing for Sacred Owl Healing Arts to operate without a massage therapy license.

BACKGROUND

The applicant is proposing an "energy work, energy healing, sound healing, body work" business establishment in the NSL Plaza located at 640 North Main Street. This use is a conditional use under "Personal Services" in the MD Zoning District.

There will be two employees working at this location. Services will provide support for meditation, breathing, and body mind connection practices. There will be a maximum of four clients a day. There is ample parking provided on the property for the various uses in the building. Staff has not identified any issues with locating this business at the location requested.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

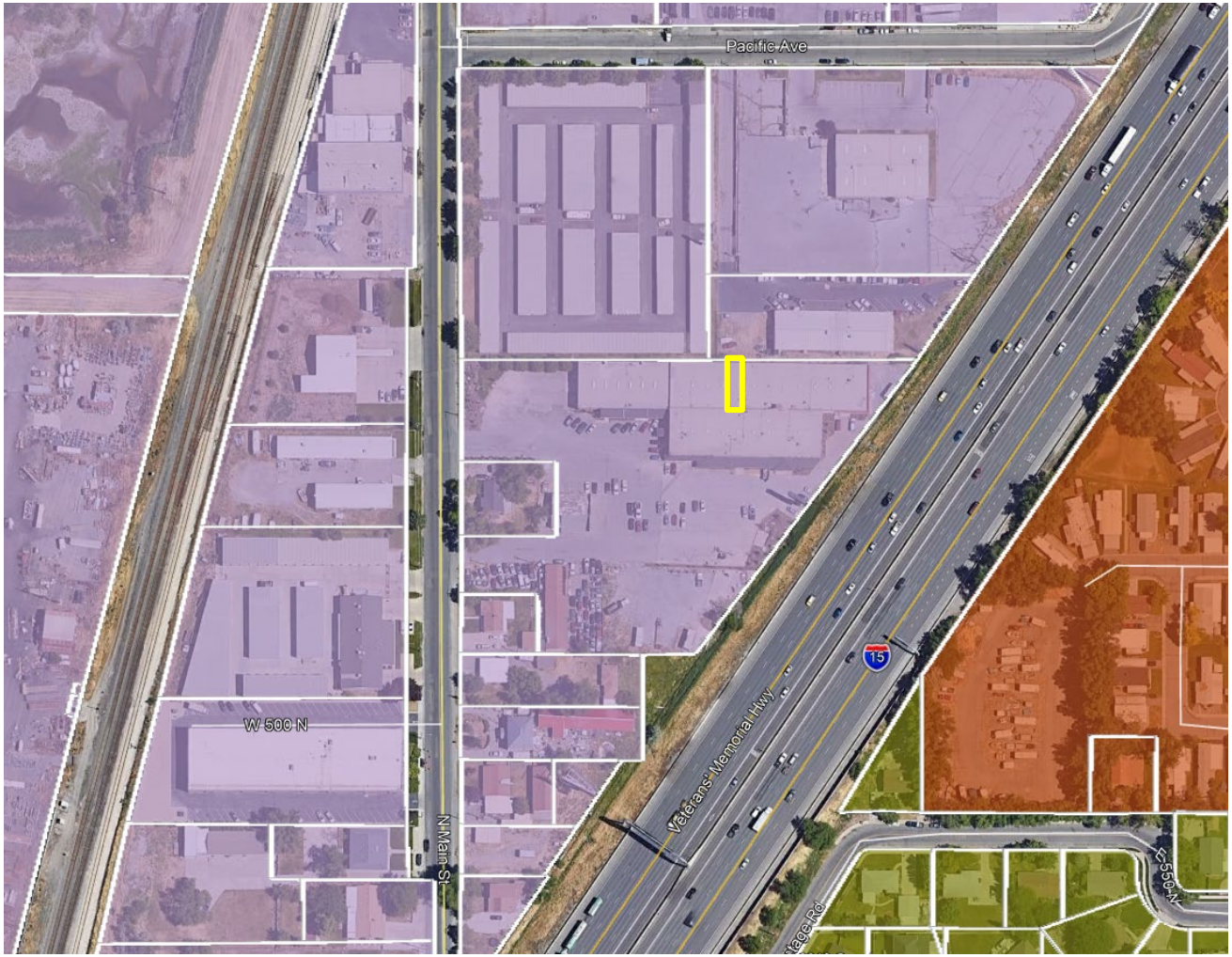
I move that the Planning Commission approve the conditional use permit for Sacred Owl Healing Arts located at 640 North Main St., Ste. 226 subject to the following condition:

1. Written approval from the Division of Occupational and Professional Licensing for Sacred Owl Healing Arts to operate without a massage therapy license.

Attachments

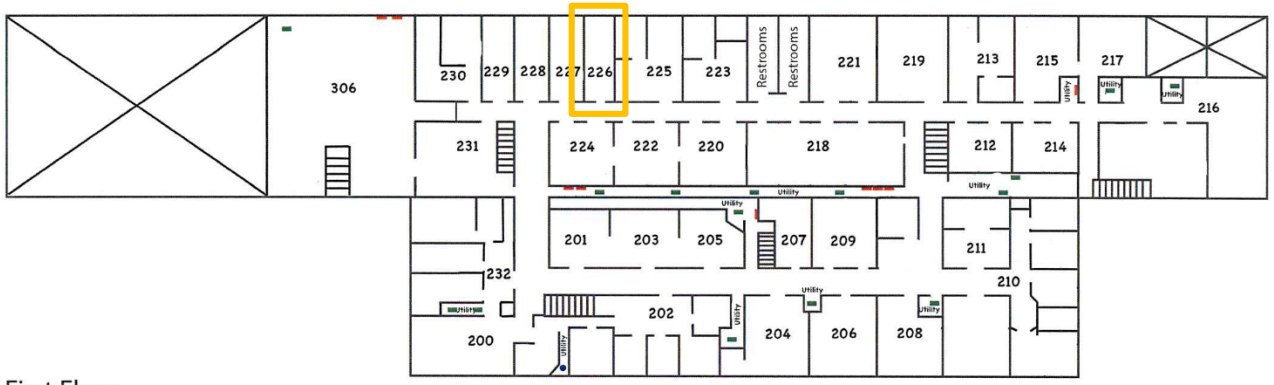
1) Location Map
2) Floor plan

Conditional Use Permit
Sacred Owl Healing Arts
Zoning

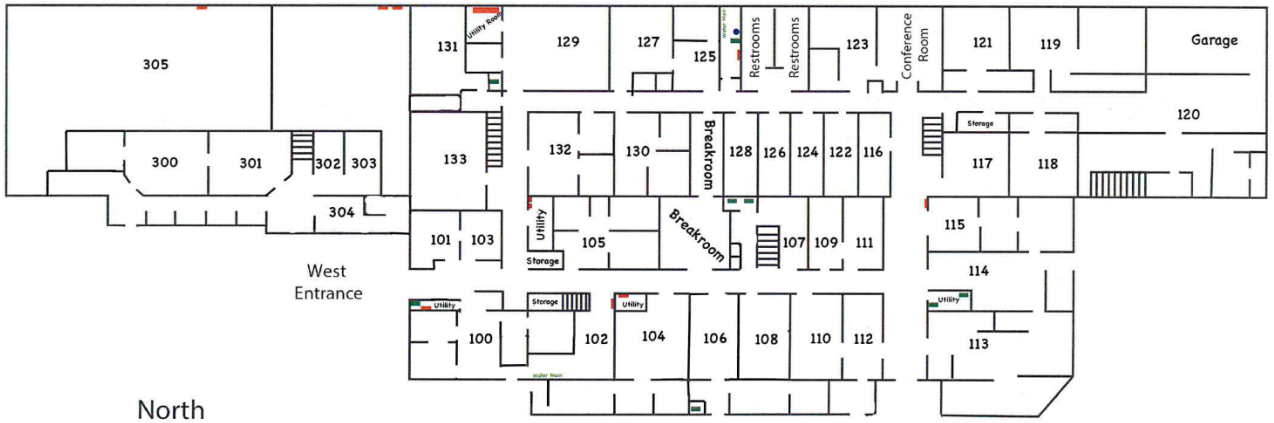


- Special Use Restricted (SR)
- Residential (RM-7)
- Residential (RM-20)
- Residential (R1-7)
- Residential (R1-12)
- Residential (R1-10)
- Natural Open Space (NOS)
- General Industrial (MG)
- Manufacturing-Distribution (MD)
- Existing Uses Overlay (EUO)
- Commercial Shopping (CS)
- Highway Commercial (CH)
- General Commercial (CG)
- Planned District (P)

Conditional Use Permit
Sacred Owl Healing Arts
Floor Plan



First Floor



North

West East

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COMMUNITY & ECONOMIC DEVELOPMENT

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MEMORANDUM

TO: Planning Commission

FROM: Sherrie Christensen, Community Development Director

DATE: March 12, 2019

SUBJECT: Consideration of amendment to the General Development Plan for Foxboro Marketplace lot 7, located at approximately 790 North Cutler Drive

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RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the amendment to the general development plan for Foxboro Marketplace, lot 7 located at approximately 790 North Cutler Drive with the following amendments to the plan and included within the amended development agreement, as appropriate:

1. An additional 2 parking spaces be added to the site plan, as well as the required landscaped islands with trees
2. 7 ADA parking spaces be provided with at least 4 surface spaces
3. Landscape buffers surrounding the parking areas be increased to 8' in width
4. Appropriately sized street trees be provided within the park strip along Cutler Drive
5. Required street trees along Redwood Road be placed within the park strip and the park strip be of sufficient width to support the tree species chosen
6. The proposed landscape berm along the east property line be of adequate height to shield headlights of parked cars from Redwood Road traffic
7. Fencing along the north property line be either composite fencing or masonry
8. Fencing along the west, south, east property line be either composite split rail or wrought iron type decorative fencing, with appropriate pedestrian entries to Cutler Drive, the shopping center, and the Redwood Road trail
9. Subject to approval of an amended development agreement with the City Council

BACKGROUND

The general development plan and P-district zoning were given final approval on March 16, 2019 by the City Council. As part of the plan, lot 7 was approved for the construction of two 3 story apartment buildings containing 102 dwelling units. Lot 7 is approximately 5 acres in size and is located north of Lee's Market adjacent to Thurgood Trucking. The approved architecture was modern with brick finish,

stucco, and Hardie board accents. The site plan had a courtyard between the buildings containing a club house, pool, and other recreational amenities. The main level of the buildings had tuck under garages, with additional separate garages along the north property line. The garages on the north property line provide the equivalent of a 6' masonry wall to separate the apartments from the adjacent industrial use. Landscaping was approved at 37% of the site.

The new concept plan for the development will increase the number of apartments from 102 to 124 units. Previous density was 20 d.u./acre and the proposed density is 24.2 d.u./acre. The proposed 124 units will be in a total of 6 buildings. The buildings will be 3 story tall, with the exception of 1 building that will be 4 stories. The 4 story building contains units on the top floor that are 3 bedroom lofts, with an interior 2 stories. The site plan retains the clubhouse and swimming pool, as well as a picnic area and tot lot, but does not include the other active recreation space previously approved.

Under the approved development agreement parking requirements were set based upon the bedroom counts of each unit. The total required parking under the agreement was 204 spaces, including 7 ADA spaces. Based upon the proposed bedroom/unit count the base parking requirement would be 264 spaces, including 7 ADA spaces. The proposed plan only provides 262 spaces with only 4 ADA spaces. It is possible that 3 of the garages could be designated as ADA. However as the plan is proposed the existing parking does not meet the standard with a landscape island, including trees when a row exceeds 20 spaces and at the end of each row of parking. Therefore it is probable that by meeting that standard an additional 3 spaces will be lost to the required landscape islands. The increase in parking is a direct effect of the reduction in single bedroom units and the increase in 2-3 bedroom units. Parking and bedroom counts have are detailed in the table below, with fewer 1 bedroom units and more 3 bedroom units.

Unit Count Comparison			**Parking Requirement (per dev. agr.)**		
	Previous Unit Count	Proposed Unit Count		Approved Plan	Proposed Plan
1 bedroom units	54	30	1.5/unit	82	45
2 bedroom units	44	64	2/unit	88	128
3 bedroom units	4	30	2/unit	8	60
			0.25/unit	26	31
Total	102	124		204	264

	Approved Cimarron Site Plan	Proposed Amendment
	2/unit	Proposed 2.1/unit
Tuck under garages	62	72
Tandem driveway Space	62	72
Detached garages	30	0
Carports	10	60
Surface Spaces	40	58
Total	**204**	**262**
ADA	7	4

The proposed architecture is a more traditional walk-up apartment style with high quality materials like brick, hardie board, and stucco. The previously approved architecture was modern with flat roof. The architecture is consistent with the existing apartments in the vicinity. The buildings have tuck under garages. Carport structures will cover spaces on the east property line adjacent to Redwood Road, along the north property line and a portion of the spaces abutting the commercial center to the south. The height of the 3-story buildings are 45 feet and the 4-story building is 55 feet tall.

The landscaped area is estimated at 35%. The required minimum landscaping under the development agreement is 20%. The landscaping along Redwood Road will be required to be improved to a minimum distance of 24' behind the curb with an 8' asphalt trail, landscaping, and street trees. The current proposal includes a park strip, trail, and a landscape berm with trees. The Planning Commission should determine if the street trees should be located in the park strip between the trail and curb or if they will be allowed to be placed as proposed. All of Foxboro Marketplace, north and south, have placed the trees in the park strip, except where a clear view area of a driveway would be impacted. The landscape plan shows no trees along the Cutler Drive side of the property. Appropriately sized trees should be required within the park strip. The parking adjacent to the north property line has a 6' landscaped buffer, the code requires 8' landscape buffer. The buffer on the south property line with the shopping center is only 6' between the parking spaces and the sidewalk that is entirely on the shopping center property. Direction should be given to the applicant as to what the required minimum buffer shall be under the amended development agreement.

At this time the developer is proposing a wrought iron type decorative fence along Redwood Road. There is no internal connection to the trail along Redwood Road. Internal pedestrian connectivity has been provided between the buildings and parking areas. No fencing information has been provided regarding the fencing along Cutler Drive on the west or the between the apartments and the shopping center. Previously the proposed fencing had been split rail on these 2 property lines. The north property line is proposed to be vinyl fencing. The previous plan had detached garages whose back walls and a 6' masonry fence served as the required fencing material between the apartments and the existing industrial use. A recommendation on the fencing type and material should be made by the Planning Commission. The DRC recommends the north property line fence be either of composite material or masonry.

The approval requested is to amend the general development plan and seek an amendment to the development agreement with the City Council. If the GDP is approved for amendment, the applicant will be required to submit a full site plan application with complete engineering for review, prior to seeking a building permit for construction.

POSSIBLE MOTION

I move that the Planning Commission recommend approval of the amended general development plan for Foxboro Marketplace, lot 7 located at approximately 790 North Cutler Drive with the following findings and including the herein listed amendments to the plan and included within the amended development agreement, as appropriate:

Findings:

1. The proposed amended General Development plan conforms to the city's comprehensive general plan;

2. The plan will meet all requirements of the development code and development agreement.

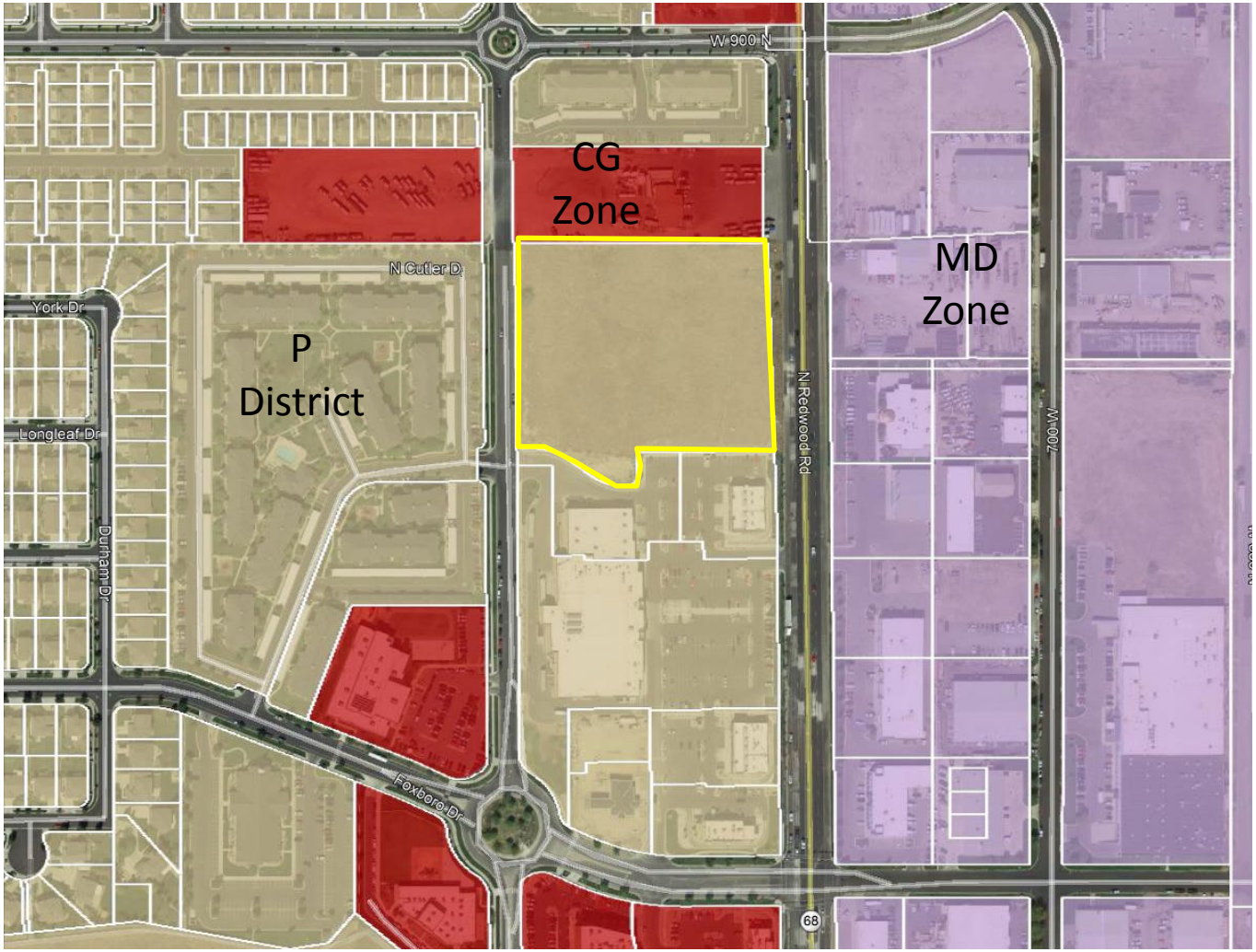
Conditions & amendments to the plan:

1. An additional 2 parking spaces be added to the site plan, as well as the required landscaped islands with trees
2. 7 ADA parking spaces be provided with at least 4 surface spaces
3. Landscape buffers surrounding the parking areas be increased to 8' in width
4. Appropriately sized street trees be provided within the park strip along Cutler Drive
5. Required street trees along Redwood Road be placed within the park strip and the park strip be of sufficient width to support the tree species chosen
6. The proposed landscape berm along the east property line be of adequate height to shield headlights of parked cars from Redwood Road traffic
7. Fencing along the north property line be either composite fencing or masonry
8. Fencing along the west, south, east property line be either composite split rail or wrought iron type decorative fencing, with appropriate pedestrian entries to Cutler Drive, the shopping center, and the Redwood Road trail
9. Subject to approval of an amended development agreement by the City Council

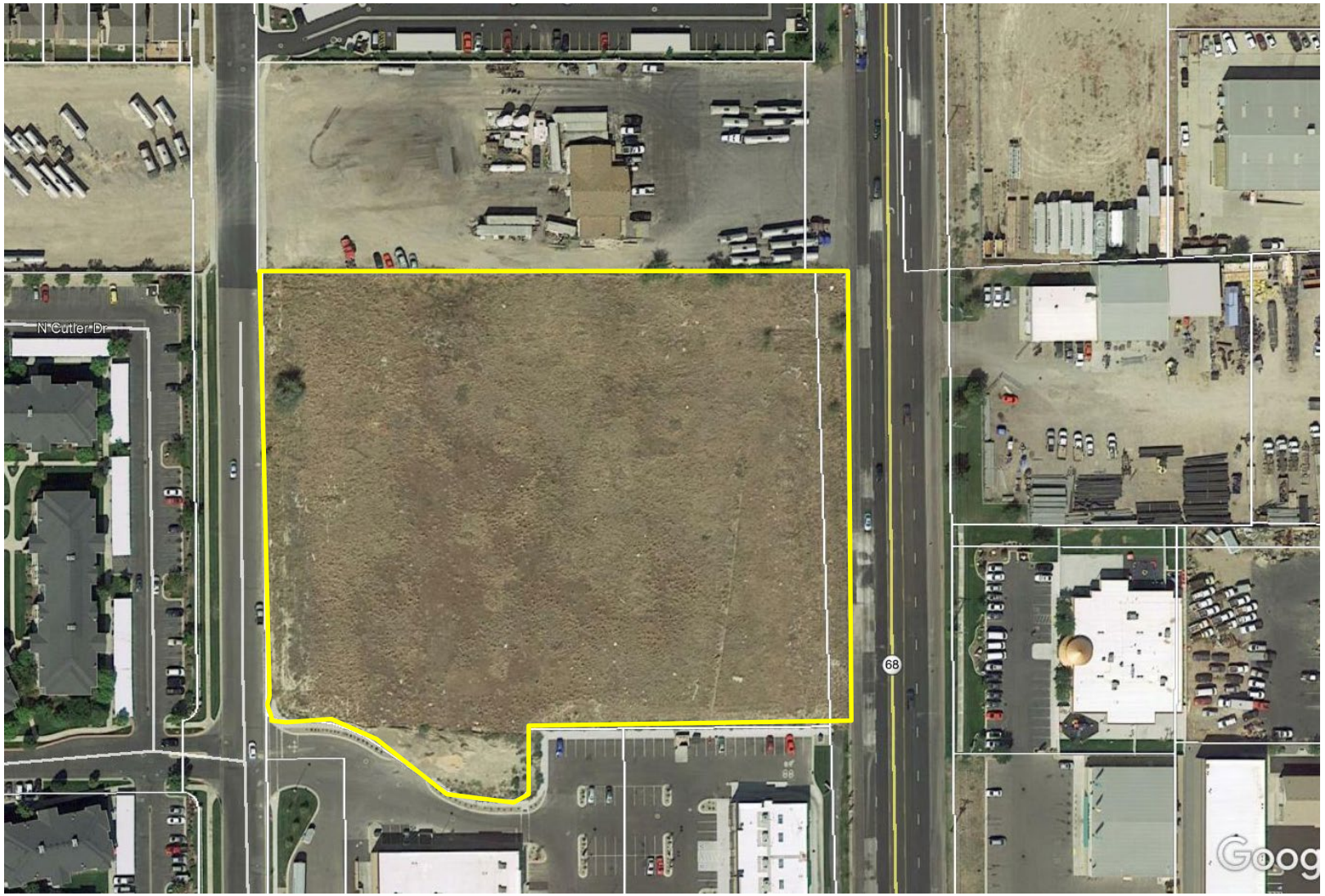
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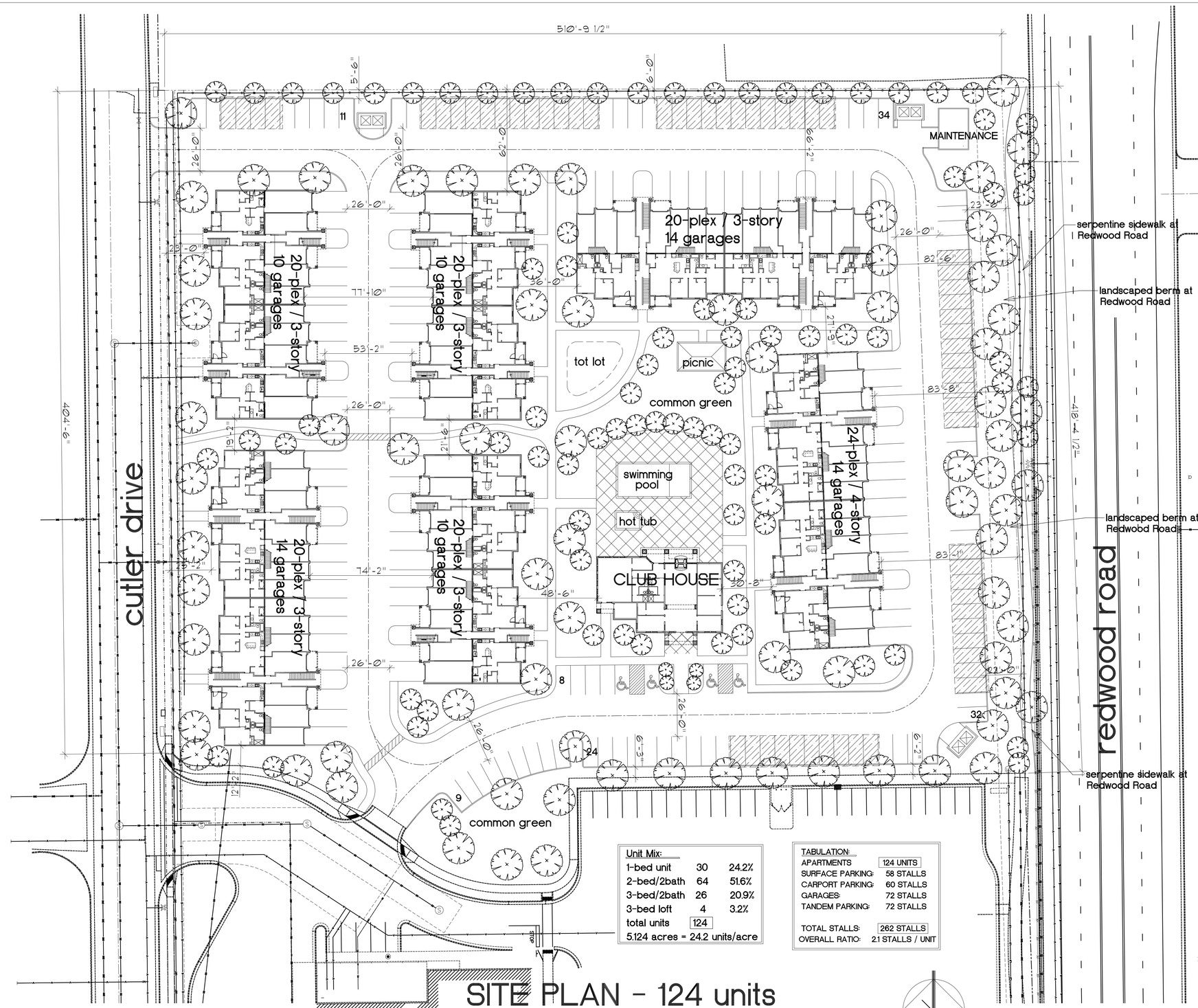
1. Zoning Map
2. Aerial
3. Proposed Amended General Development Plan
   a. Site Plan/Landscape Plan
   b. Redwood Road and Trail Cross Section
   c. Elevations
4. Current General Development Plan
   a. Site Plan/Landscape Plan
   b. Elevations

General Development Plan-Amendment
Foxboro Marketplace
Zoning



General Development Plan-Amendment
Foxboro Marketplace
Aerial





Unit Mix:		
1-bed unit	30	24.2%
2-bed/2bath	64	51.6%
3-bed/2bath	26	20.9%
3-bed loft	4	3.2%
total units	124	
5.124 acres = 24.2 units/acre		

TABULATION:	
APARTMENTS	124 UNITS
SURFACE PARKING:	58 STALLS
CARPORT PARKING:	60 STALLS
GARAGES:	72 STALLS
TANDEM PARKING:	72 STALLS
TOTAL STALLS:	262 STALLS
OVERALL RATIO:	2.1 STALLS / UNIT

SITE PLAN - 124 units

SCALE: 1" = 30'-0"

790 N. CUTLER DRIVE, N.S.L.C., UT 84054

LOT NO. 7 , FOXBORO SUBDIVISION

APPLICANT: FOXBORO MARKETPLACE, L.C.

PROJECT NUMBER
18-058

SHEET TITLE
SITE PLAN
SCHEME - 124 UNITS
SCALE : 1" = 30'-0"

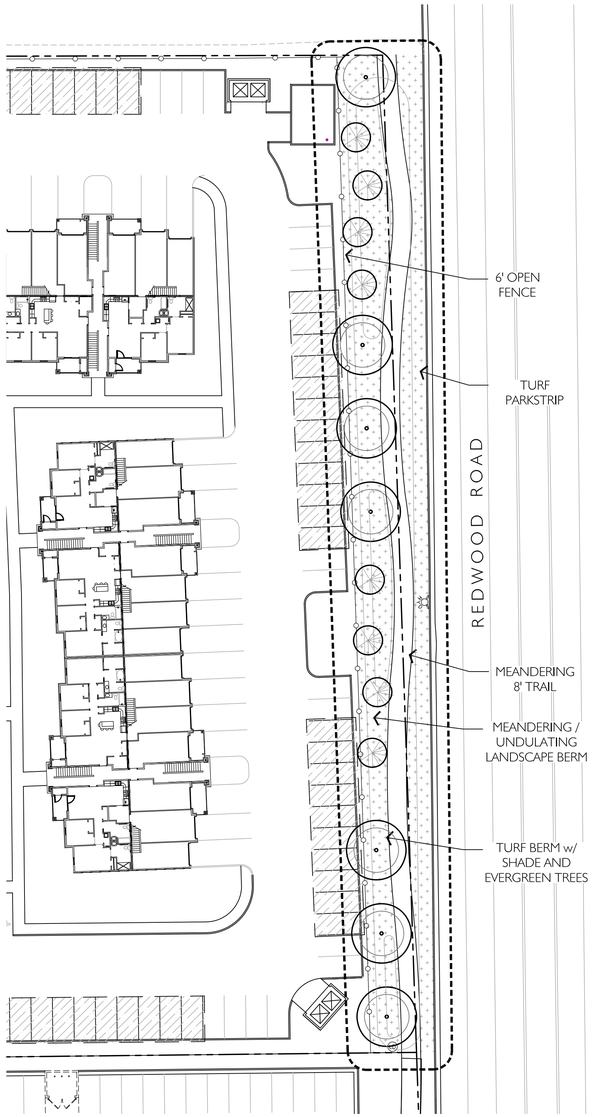
PROJECT/OWNER
FOXBORO MARKETPLACE
APARTMENT COMMUNITY
790 N. CUTLER DRIVE
NORTH SALT LAKE CITY, UT 84054
FOXBORO MARKETPLACE L.C.

ARCHITECT
architecture
2033 dan drive
layton, utah 84040
(801) 593-9338 FAX
(801) 593-9328

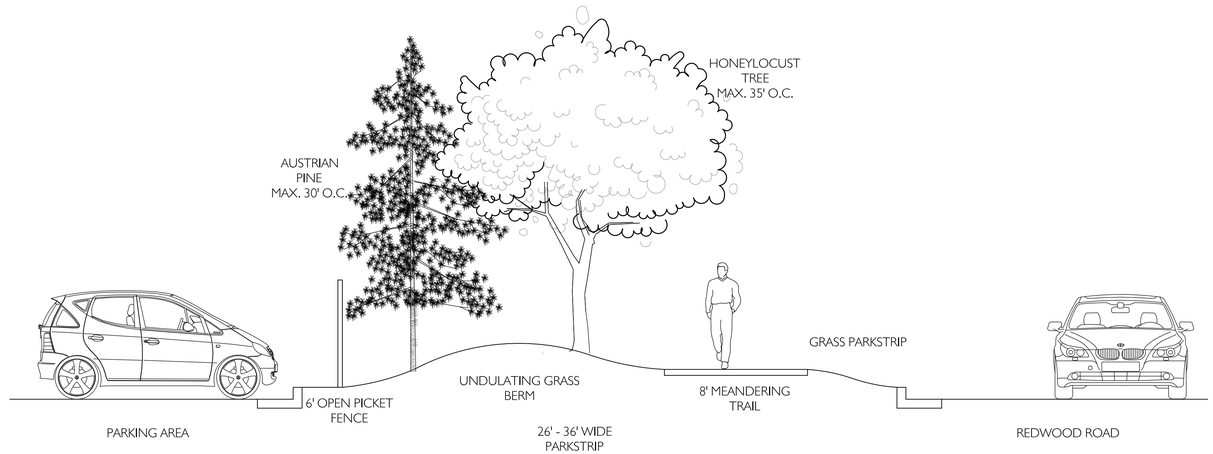
REVISION
20 FEB 2019

DATE
6 DEC 2018

SHEET NUMBER
A1.1



A REDWOOD ROAD STREETSCAPE IMPROVEMENTS
SCALE: 1"=30'-0" NORTH



B REDWOOD ROAD PARKSTRIP SECTION
SCALE: 1/4"=1'-0"

STB DESIGN
LANDSCAPE ARCHITECTURE
& LAND PLANNING

POTOMAC BUSINESS CENTER
699 EAST SOUTH TEMPLE, 201D
SALT LAKE CITY, UTAH 84102
PH/TXT/MO 801.554.6146
SCOTT@STBDESIGNLLC.COM

STATE OF UTAH
SCOTT T. BLAKE
No. 11698
REGISTERED LANDSCAPE ARCHITECT

ISSUE DESCRIP.	DATE
	03.06.2019

#	REV. DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2019

FOXBORO MARKETPLACE APARTMENT COMMUNITY

790 N. CUTLER DRIVE
NORTH SALT LAKE CITY, UT 84054

REDWOOD RD.
LANDSCAPE
PLAN

L101



ELEVATION BUILDING C

KGB architecture

FOXBORO MARKETPLACE APARTMENTS – NORTH SALT LAKE, UTAH



FRONT ELEVATION WITH TUCK-UNDER GARAGES



REAR ELEVATION



SIDE ELEVATION

KGB architecture

FOXBORO MARKETPLACE APARTMENTS – NORTH SALT LAKE, UTAH

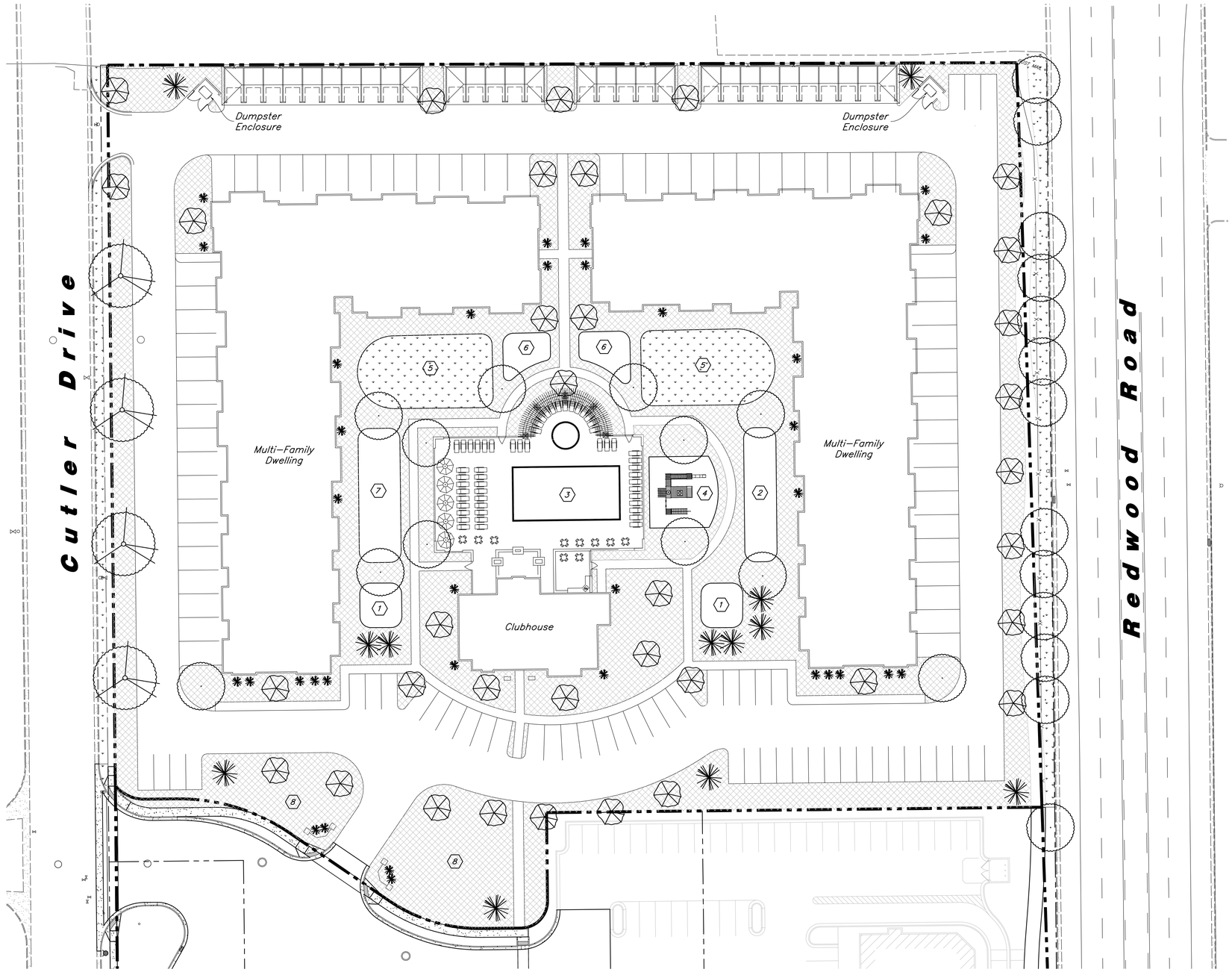


ELEVATION BUILDING C

- ROOF: Architectural grade asphalt shingles
- FASCIA: Aluminum fascia and flashing
- CEMENT BOARD SIDING: Board and Batten gable ends
- CEMENT BOARD SIDING: Flat panel with grid battens
- CEMENT BOARD SIDING: Horizontal Lap siding
- MASONRY: Brick veneer
- WINDOW: Vinyl window
- RAILING: Wrought Iron

KGB architecture

FOXBORO MARKETPLACE APARTMENTS – NORTH SALT LAKE, UTAH



Scale: 1" = 30'

30' 0 30' 60'

Landscape Data

Site Area = 224,792 s.f. (5.16 ac.)
Landscape Area Provided = 98,6986 s.f. (21.0%)

Redwood Road Required Street Trees:
419 l.f. of Road Frontage @ 35' Spacing = 12 Trees (12 Provided)

Conceptual Plant Legend

Large Deciduous Trees (>35' Ht.)
Autumn Purple Ash
Cimmarron Green Ash
Village Green Zelkova
Greenspire Linden
Common Hackberry
Patmore Ash

Small Deciduous Trees (12–25' Ht.)
Spring Snow Flowering Crabapple
Hot Wings Tatarian Maple
Eastern Redbud
Crimson Sentry Maple
Brandywine Maple
Armstrong Maple
Goldenrain Tree
Cleveland Select Flowering Pear
Columnar English Oak
Columnar Sargent Cherry
Corinthian Linden
Japanese Tree Lilac

Medium Deciduous Trees (25–35' Ht.)
Pacific Sunset Maple
Miyabei Maple
Chancellor Linden
Musashino Zelkova
Greenspire Linden
Canada Red Chokecherry
Shademaster Honeylocust

Evergreen Trees
Blue Atlas Cedar
Limber Pine
Blue Spruce
Austrian Pine
Columnar Norway Spruce
Pyramidal Vanderwolfe Pine

Planting Area with Groupings of Native Shrubs, Colorful Perennials, Ornamental, and Grasses. All Planting Areas Shall Have a Mixture of 1–2 Types of Decorative Stone with an Underlay of Weed Barrier. Decorative Stone Types Shall be Classified as Stone of Different Sizes & Colors That Compliment One Other. Decorative Landscape Boulders (3–5' Dia.) Shall be Incorporated into Planting Areas in Groupings. Steel Edging Shall be Used to Separate Different Types of Decorative Stone. See Below for Proposed Plant Material.

Shrubs
Apache Plume
Gold Sword Yucca
Compact Oregon Grape
English Laurel
Knockout Rose
Miss Kim Lilac
Crimson Pygmy Barberry
Rose Glow Barberry
Blue Mist Spirea
Anthony Waterer Bumalda Spirea
Limemond Spirea
Slowmound Mugo Pine
Spreading Yew
Arnold's Dwarf Forsythia
Purple Leaf Sandcherry
Diablo Ninebark
Julia Jane Boxwood
Ivory Halo Dogwood
Kelsey Dogwood
False Spirea
Burkwood Viburnum
Gold–Leaved Sumac
Flame Maple (Clump)
Skyrocket Juniper
Alpine Currant
Golden Privet

Groundcovers
Gro–low Sumac
Creeping Oregon Grape
Hillside Creeping Scotch Pine
Broadmoor Juniper

Ornamental Grasses
Blue Oat Grass
Japanese Blood Grass
Karl Forester Grass
Little Blue Stem Grass
Shenandoah Switch Grass
Gracillimus Maiden Grass
Hameln Fountain Grass

Perennials
Gaura
English Lavender
Russian Sage
Daylily
Salvia
Black Eyed Susan
Orange Carpet
Catmint
Variegated Iris
Firecracker Penstemon

Lawn Area – Lawn Shall be Composed of a Water Conservative Seed Mixture; All Lawn Areas Shall be Separated From Planting Areas with Landscape Concrete Curbing

Landscape Notes:

1. All Landscape Material Shall be Fully Irrigated by an Automatic Irrigation System. Water Conservative Popup Sprayheads and Rotors Shall be Used for Lawn Areas and Point Source Drip for Planting Areas.
2. All Landscape and Irrigation Shall be Installed per North Salt Lake City Standards.
3. All Shade Trees Shall be a Minimum of 2" in Caliper and 1 1/2" for Flowering Trees. Evergreen Trees Shall be a Minimum of 6' in Height. Shrubs Shall be 5 Gallon Containers. Ornamental Grasses and Perennials Shall be 1 Gallon Container Plants. Lawn Shall be Sod.
4. All Decorative Stone and Landscape Boulders Shall be Washed Upon Completion.

Outdoor Spaces Keynotes

1. Picnic / BBQ Space with Seating
2. Community / Relaxation Garden Space
3. Pool / Hot Tub Space
4. Playground Space
5. Active Recreation Space
6. Outdoor Seating Space with Fire Pit(s)
7. Passive Recreation Space with Seating
8. Detention Pond Space with Dry Stream Bed

Outdoor Spaces Notes:

1. Outdoor Spaces Shown are Conceptual and Shall be Developed at a Later Date.
2. All Outdoor Spaces Shall be Screened From Unwanted Views and Shall Have Connections to Neighboring Compatible Spaces.
3. Landscape Plantings Shall be Incorporated into Outdoor Spaces in Addition to What is Shown.

REV	DATE	DESCRIPTION
X	XXX	XXXX

Designed by: DA
Drafted by: LC
Client Name:
Amsource
14–156ls–Apartments

ANDERSON WAHLEN & ASSOCIATES
2010 North Redwood Road, Salt Lake City, Utah 84116
801 521–8529 – AWAengineering.net

Conceptual Landscape Plan

Foxboro Marketplace – Lot 7
Redwood Road and Foxboro Drive
North Salt Lake City, Utah

01 Feb, 2016

SHEET NO.
L1.0

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1 A.XX SOUTH ELEVATION
SCALE: NTS



1 A.XX EAST ELEVATION
SCALE: NTS

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LICENSED ARCHITECT
368308
GUILLAUME
BELGIQUE
STATE OF UTAH
10-14-2015

FOXBORO MARKET PLACE - Lot 7

Redwood Road and Foxboro Drive
North Salt Lake, Utah

Sheet Title

Date
1-19-2016

REVISIONS

Sheet Number

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
FEBRUARY 26, 2019

DRAFT

Commission Chair Ted Knowlton called the meeting to order at 6:35 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 Natalie Gordon

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

OTHER PRESENT: Milt Buhrman, Vickie Buhrman, Caralyn Bingham, Wendy Mele, Melissa Adams, Jon Powers, Lee Stuart, Colleen Stuart, Reuben Wolsey, Kelly Jones, Stan Porter, Alisa VanLangeveld, Chris Jones, Kelly James, Larry Pontarelli, David Finkley, Laura Knowlton, Mark Lee, Dustin Gramoll, residents; Taylor Spendlove, Brighton Development; Shay Bertola, Rick Rapp, Maverik, Inc.; Steve Condie.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF A PLAT AMENDMENT FOR THE NORTH SALT LAKE INDUSTRIAL PARK SUBDIVISION PLAT A, AT 24 NORTH REDWOOD ROAD, MAVERIK INC., APPLICANT

Sherrie Llewelyn reported that the proposed amendment would divide existing lots 1 and 2 into three lots in the North Salt Lake Industrial Park plat A. The property located at the corner of Redwood Road and Center Street was currently zoned General Commercial (CG). The two existing lots run north to south and the proposed amendment would change the line to an east to west orientation. Proposed lot 1A would be 6.58 acres and contain the current use by Mobile Mini, lot 2A would be 4.92 acres and occupied by the proposed Maverik. The final lot 3A would be 1.60 acres and consist of the existing truck shop building occupied by Schneider Trucking.

The current zoning of the property is General Commercial (CG) with a minimum lot size of one acre with a minimum width of 100 feet and 65 feet of frontage. All three of the proposed lots meet the minimum lot size in the zone.

Under the current City Subdivision ordinance, plat amendments required a public hearing, although they are not required by state code. No public right of way or public easement would be affected by the proposed amendment to the plat.

The Development Review Committee (DRC) recommended approval with the condition that any engineering redlines be completed after city engineer review.

Chair Knowlton opened the public hearing at 6:39 p.m. There were no public comments and he closed the public hearing at 6:40 p.m.

Shay Bertola, Maverik Inc., commented that they were in agreement with everything in the staff report.

Commissioner Larson moved that the Planning Commission recommend approval to the City Council of the plat amendment for North Salt Lake Industrial Park Subdivision, Plat A at 24 North Redwood Road with the following condition:

1) **Completion of Engineering Redlines, if any.**

Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

3. CONSIDERATION OF A SITE PLAN FOR MAVERIK INC. AT 24 NORTH REDWOOD ROAD, MAVERIK, INC., APPLICANT

Sherrie Llewelyn reported that the Maverik would be located on future lot 2A of the North Salt Lake Industrial Plat A. The lot would be 4.92 acres in size with access from Redwood Road and Center Street for passenger vehicles, and Center Street and 700 West for semi-trucks. She presented an aerial of the proposed site plan to those present and showed that the entrance to the store would face Redwood Road, the location of the fuel islands for passenger cars would be located adjacent to Redwood Road and the fuel islands for semi-trucks would be located behind the store on Center Street. The site also contains a sewer dump station and truck scale. The proposed gas station would be owned and operated by Maverik and would be 6,270 square feet in size. The passenger vehicle island would have a total of 14 pumps. The truck fueling island will have 8 pumps. There would be entrances to the store at the front, rear, and side of the building.

The applicant proposed 69 parking spaces plus one parking space per each fuel station which exceeded the minimum parking requirement of 32 spaces. The applicant explained that this would be one of their largest Maverik stores.

The total landscaping would be 40,627 square feet or 18.9% which exceeded the 10% minimum requirement. Improvements to the site included a sidewalk on Redwood Road including landscaping with required street trees, sod, and shrub areas. Mrs. Llewelyn explained that due to an underground storm detention and 65 foot easement, which was owned by Davis County, that landscaping along Redwood Road would be 40 foot wide l which exceeds the 24 foot landscape requirement. A landscape buffer of between 9 and 22 feet will be along the north property line between the site and the mobile mini business.

Sherrie Llewelyn then reported that Maverik would own the Schneider's Trucking building. In the future, when that property was leased or sold, there would be several requirements for a site plan approval including: that the landscaping be continued along Center Street to 700 West, that detention and parking be required, and a new driveway entrance be established off of Center Street.

The applicant was proposing four driveways on site. The first driveway off Redwood Road would be 50 feet in width and required some widening on Redwood Road which also requires final approval with UDOT. This may also include an approximate 3 foot widening and relocation of existing power poles to accommodate a deceleration lane. The east drivewayis located across from the new 750 West street in the G&G subdivision and is 50 feet in width to accommodate trucks and RVs. There are three driveways, which exceed the maximum 40 foot width, and the addition of the second driveway onto Center Street requires approval by the Planning Commission as a conditional use.

Mrs. Llewelyn explained that in order to have a second driveway on Center Street the applicant must have approval as conditional use and must have over 400 feet of frontage, which the property has. The DRC recommended approval of the second driveway to facilitate the separation of passenger vehicle traffic and truck traffic. Additionally the existing driveway on 700 West, which is currently shared by Schneider and Mobile Mini, will be widened to 45 feet to be used exclusively by lots 2A and 3A. A new driveway would need to be added to the Mobile Mini site on lot 1A. The current plan showed a driveway separation of 12 feet so this would need to be amended as these two driveways would be required to be separated by a minimum distance of 16 feet.

Lighting on the site would utilize cutoff type heads that direct light down and onto the site. The existing chain-link fence surrounding the Schneider building would remain but the fencing along Center Street would be required to be upgraded to an approved material at the time of site plan amendment for lot 2A. Per the newly adopted fencing ordinance the fence along the north

property line from the front right of way line to the point adjacent to the front façade of the building would need to be modified to a material other than chain-link.

The proposed signage included two 30 foot pole signs with one to be located on the corner of Redwood Road and Center and the second at the passenger vehicle entrance from Center Street. The S-3 overlay zone allows one freestanding pole sign with a maximum height of 45' feet and a maximum sign face of 200 square feet per face and one monument sign with a 200 square foot sign face. The Planning Commission would need to approve the allowance of two pole signs in lieu of one pole sign and one monument sign. The signage on the canopy structures and the building are limited to 15% of the available wall space and would be permitted via a standard sign permit.

The site will also contain an enclosed dumpster area, outdoor seating area, and pedestrian walkways from the sidewalk along Redwood Road. The applicant would be required to paint crosswalks on Center Street and Redwood Road with UDOT approval.

Sherrie Llewelyn presented examples of the proposed architecture and the materials that would be used. The architecture meets the design guidelines for parapet height and materials. She also showed the elevation for the canopies and the floorplan for the store.

The DRC recommended approval with six conditions including widening the distance between the driveways on 700 West, modifying the fencing along the north property line from chain-link, that two pole signs be permitted, the conditional use for the additional drive on Center Street and driveway width be approved with the finding of improved safety, completion of any redlines, and completion and recordation of North Salt Lake Industrial plat amendment.

Shay Bertola, Maverik Inc., commented that this would be one of the largest Maverik stores and would have a Bonfire Grill. He said that this store was designed to accommodate passenger cars in the front area and semi-truck traffic in the rear portion of the store which was why they were requesting wider driveways.

Commissioner Garn asked for clarification that the 14 passenger car pumps could fuel 28 cars at one time. Shay Bertola replied that this was correct.

Chair Knowlton asked in regards to the long term plan for the existing adjacent Maverik. Shay Bertola responded that they had adjacent stores in other locations and would continue to operate both stores at this time.

Commissioner Tucker asked why there was a need for two pole signs. Shay Bertola replied that as this was essentially a two part store that they would like two signs for visibility in the front and the rear.

Commissioner Gordon commented that the Maverik headquarters used to be in the City and the Commission allowed for a setback waiver at that time. She expressed concern that if Maverik sold the existing store that it may be less marketable due to the reduced setbacks. Commissioner Kirkham commented that the City was excited to see improvement to the corner property.

Chair Knowlton asked if there would be bike parking on the site. Sherrie Llewelyn replied that it is included.

Commissioner Tucker questioned whether the suggested offset from lot 1A would decrease the driveway width or if the driveway should be shifted south. Sherrie Llewelyn replied that the applicant may have to split the difference but would need to reengineer this. She explained that this was a standard in the City ordinance.

Shay Bertola asked in regards to the condition related to the proposed fencing along the north property line and if the approved fencing material could be vinyl. Sherrie Llewelyn clarified that it could be any material but chain-link.

Sherrie Llewelyn then addressed Commissioner Gordon's question related to the northwest setback of the existing Maverik. She said that the building behind the existing Maverik had already been sold and that the shorter setback did not affect that sale.

Commissioner Garn moved that the Planning Commission approve the site plan for Maverik at 24 North Redwood Road with the following conditions:

1) **The distance between the driveway on 700 west between the site and lot 1A be increased from 12 feet to 16 feet:**
2) **The proposed fencing along the north property line be modified from chain-link for an approximate distance of 164 feet to the front facade of the store with an approved material;**
3) **Two pole signs shall be permitted in lieu of one pole sign and one monument sign;**
4) **The conditional use for the additional drive on Center Street and the additional driveway width are approved by the Planning Commission with a finding of improved safety for vehicles and commercial vehicles;**
5) **Completion of any outstanding engineering redlines;**
6) **Completion and recordation of the North Salt Lake Industrial Park Plat A-Amendment.**

Commissioner Kirkham seconded the motion.

Chair Knowlton suggested that the applicant maintain the sign requirement for one pole sign and one monument sign. Commissioners Kirkham, Garn, Larson and Ward were in favor of two pole

signs. Commissioners Knowlton, Tucker and Gordon preferred one pole sign and one monument sign.

Shay Bertola commented that they would prefer two poles but could work with staff on the location of the pole sign and the monument sign if they were required to make this decision. He said that the two poles were to signify both the passenger car and the semi-truck entrances. Chair Knowlton asked for clarification on the square footage and the allowable height of the monument sign. Sherrie Llewelyn replied that the square footage was 200 square feet for the pole or monument sign but that tboth were limited to the same height restriction. She explained that the monument sign would have more of an impact on the clear view of the driveways.

Commissioner Gordon asked if staff could make updating the sign ordinance a priority.

The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

4. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR ORCHARD GROVE LOCATED AT 378 EAST ODELL LANE, BRIGHTON DEVELOPMENT, APPLICANT

Chair Knowlton commented that the public hearing for this item was held several weeks ago. He said that even though no public hearing was required for this meeting that the Commission would hear public comment on the revised plan. Chair Knowlton explained that the Planning Commission was not the final decision maker and that this item would go before the City Council.

Sherrie Llewelyn reported that the proposed development was located at 378 East Odell Lane and was the corner lot adjacent to Orchard Drive. The 1.24 acre lot currently consists of a single family home and fruit trees. She then showed the previous concept plan and spoke on the changes compared to the updated plan. The new plan still showed 24 units, one access point, a smaller dog park, an additional tot lot area, and additional driveway parking. Other changes included the layout of the buildings with two buildings, housing units 101-109, to face Orchard Drive. A pedestrian access way was added through the property to Orchard Drive. The previous eight unit building that faced west has been split into two buildings, units 119-124, each with three units facing a courtyard area. The remaining nine units have been reconfigured into two buildings along the south property line, each with front entry garages and private rear yard/patio areas. The units along Orchard would still be 2 ½ stories tall with internal units 3 stories tall.

The total parking for the development would be 71 spaces or 2.95 spaces per unit. This exceeds the standard parking requirement of 2.25 spaces per unit. The proposed concept plan shows a four foot park strip and new five foot sidewalk on Orchard Drive. The previous landscape plan proposed 27.2% or 14,810 square feet and the revised concept shows 32.8% or 17,859 square

feet with a new tot lot area. Based upon data received from the Davis County School District townhome developments generate few school age children so the tot lot should be sized for younger children, as families tend to move into single family detached homes when children enter school age

The existing chain-link fencing along Orchard Drive would be removed and the Planning Commission would need to determine whether the existing wooden fencing on the south property line could remain or if it would need to be replaced. The small dog park area would be fenced with a four foot high semi-private fencing material.
The developer submitted two proposasl for the architecture of the buildings. The first option had three stories and flat roofs while the second had pitched roofs. The buildings would be brick and stucco with hardie board trim.

Chair Knowlton opened the meeting to public comment at 7:16 p.m.

Mark Lee, 450 East 100 North, expressed concerns with traffic including pedestrian safety, access and the increased number of vehicles. He said that Orchard Drive was currently two lanes and asked about future plans to widen the road to four lanes in the future based on the Winegar and Orchard Grove redevelopment projects. Mr. Lee also asked about snow removal and storage on Orchard and Odell as the road was very narrow.

David Finkley, 265 East 50 South, said that the proposed development and other condos and townhomes did not blend in with the feel of the neighborhood. He also said that the other developments were stone, the homes were brick and that the proposed buildings would be stucco. Mr. Finkley said he would like to see more cohesiveness with the rest of the neighborhood and recommended brick or another more durable material for the building exteriors.

Collen Stuart, 341 Odell Lane, commented that this road was not meant to accommodate a large amount of traffic. She suggested that the proposed development remain RM-7 and that 8-10 units be built as this would respect the existing neighborhood and would not cause a large increase in traffic or safety issues. Ms. Stuart said that while Utah was fast growing the setback from Orchard was too small and this could cause issues with emergency vehicle access and on street parking.

Caralyn Bingham, 1053 Manchester Drive, said that she lives in the Foxboro Townhomes and based on her experience inadequate visitor parking led to on-street parking. She commented that six visitor parking stalls were not enough for this development.

Chair Knowlton asked if on-street parking was prohibited on Odell Lane. Sherrie Llewelyn replied that on-street parking was allowed on one side of the street. She said that in the areas were the road was widened that parking would be allowed on both sides of the street.

Chris Jones, 107 Osborne Circle, said that he felt this development was a monstrosity compared to what was currently there. He also commented that too much accommodation was given to developers and not enough consideration was given to residents especially when zoning was changed.

Laura Knowlton, 329 Elm Avenue, commented that the root of the issue was changing the zoning. She said that zoning was put in place to maintain the integrity of neighborhoods and while the landowner had a right to sell their property it should not be at the expense of the neighbors or the community. Ms. Knowlton also said that the developer did not make a good faith effort to make changes after the public hearing as they only reduced the parking and not the number of units.

Jon Powers, 332 Odell Lane, spoke on the property dispute he had with the current landowners, the Christensen Family Trust. He said he reached out to Taylor Spendlove and was told that it would need to be resolved with the current landowner. Mr. Powers said he filed a lawsuit and that any plans submitted before the lawsuit was resolved would not be representative of what would be built based on the potential property line change. He also said that the residents had asked for fewer units to be built which would potentially solve his problems as well.

Vickie Buhrman, 8 North Valley View Drive, said that she was a representative of the Christensen Family Trust. She explained that they were never asked to talk to Jon and now he wanted more land but that these issues were not related to this development.

Chair Knowlton closed the public comment at 7:33 p.m.

Commissioner Garn commented on the revised plan and said he was disappointed that no units were removed. He said that if four units were eliminated this would help to relieve several issues including parking, density, etc. Commissioner Garn also said he was in favor of the flatter roof design.

Commissioner Ward said that he felt it was implied from the discussion that the developer would bring back a plan with fewer units and he was disappointed that there were still 24 units proposed.

Commissioner Larson agreed with the other commissioners and said the plan only showed a reconfiguration of the buildings and not fewer units.

Commissioner Tucker said his concern was with the amount of parking. He said that the layout was better but less units and more parking would be favorable.

Commissioner Kirkham asked how many units would be allowed in the current RM-7 zoning. Sherrie Llewelyn replied that only 12.5 units would be allowed in the RM-7 zone.

Commissioner Gordon expressed concern with the amount and distribution of the visitor parking and that the rear units were too close together.

Taylor Spendlove, Brighton Development, said that after the previous discussion that there were several things they incorporated into the development including balconies and backyard spaces on some of the units, interior sidewalks, and the addition of the tot lot. He apologized and stated that he did not hear or understand that the Planning Commission wanted him to reduce the number of units. He suggested that additional driveways could be added to free up the visitor parking, that the setbacks on Odell could be increased by six feet, and that the HOA could restrict who parked in the visitor stalls as well as requiring that the garages only be used for parking and not storage.

Commissioner Gordon expressed support for six duplexes consisting of 12 units. She said she would support a P District with increased density of 16 units per acre for a total of 20 units and more guest parking but felt the proposed plan was too dense.

Commissioner Garn commented on the rear yard patios and asked if this was more important than a driveway for additional parking.

Commissioner Ward asked if the Planning Commission set a cap at 20 units and the preference for redesigning and resubmitting the development. Taylor Spendlove replied that if the limit was set at 20 units they would eliminate units 115-118 and add additional open space and parking. He said the layout would remain the same, minus those four units, as framing Orchard Drive would provide a nice feel.

Chair Knowlton commented that the units with tandem garages would potentially utilize the visitor parking more than the other units. Taylor Spendlove replied that if the four units were removed there would no longer be tandem garages.

The Commission then discussed pitched or gabled roofs versus flat roofs and the potential height difference. Commissioner Gordon was in favor of the pitched roof and Commissioner Knowlton was in favor of a pitched roof with the gable facing the street. Sherrie Llewelyn responded that the maximum roof height was 35 feet regardless of the style. She suggested removing unit 109 and placing two four-plex buildings along Orchard Drive with side by side two car garages.

Taylor Spendlove said he would prefer that the Planning Commission recommend approval of the proposed layout with a unit cap.

The Commission then discussed the zone change. Chair Knowlton said that the P District would allow for more control over the design, parking and the curb expansion and setbacks. He said

that while there was an affordable housing challenge in Utah that the project needed to fit the neighborhood.

Commissioner Tucker asked if this area was part of the Town Center master plan area. Sherrie Llewelyn showed the town center area map in juxtaposition to the proposed development. It was determined that this development would be outside of the Town Center area.

The Commission discussed leaving the property zoned RM-7 or reducing the number of units by four to eight units with the majority of the Commissioners preferring fewer units.

Commissioner Garn asked about the price difference between the units with tandem compared to side by side garages. Taylor Spendlove replied that the tandem units had less square footage so they would be less expensive. He explained that as profit margins were shrinking they could not build single family homes less expensive than $600,000.

Commissioner Larson asked the applicant what the minimum unit number would be for this project before Brighton was no longer interested. Taylor Spendlove replied that the number was dependent on the property owners and the purchase price. He said he would like to work with the City versus receiving denial of the project and asked that the item be tabled.

Commissioner Gordon said her proposed motion would be for 16 units with no tandem parking and three parking spaces per unit which included guest parking.

Chair Knowlton asked about the parking requirement for single family home. Sherrie Llewelyn replied that the requirement was two garage/covered spaces. She said the requirement for the RM-7 zone was 2.25 spaces.

Sherrie Llewelyn suggested that the Commission table this item with specific directions for the developer to redesign the project.

Chair Knowlton asked the Commission for their informal vote on reducing the unit count to 16 and all the Commissioners voted in approval except Commissioner Tucker. Commissioner Tucker commented that due to the housing shortage and the proximity to Salt Lake he would prefer 20 units for this development.

Taylor Spendlove commented that the price range for the units would be driven by current market conditions, the allowed density, and labor/land costs.

The Commission then informally voted on a development with 20 units with three parking spaces per unit and no tandem garages. Three commissioners were in favor of 20 units but the majority vote was for 16 units.

Taylor Spendlove said they would try to keep the same streetscape with the frontage on Orchard Drive.

Commissioner Gordon moved to table the item. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

5. CONSIDERATION OF AN AMENDMENT TO THE CITY CODE SECTION 10-1-45, SHORT TERM RENTAL REGULATIONS

Sherrie Llewelyn reported that this amendment was drafted last October and would address issues related to the increasing popularity of vacation/short term rentals (STR). The City currently did not regulate short term rentals; however, there had been a focus statewide for cities to address and legally allow these rentals. The proposed amendment included the following changes: allow STRs with a permit, owner occupancy would be required at least half of the year, limit the number of people the unit could be rented to, would allow only one STR per property, accessory dwelling units (ADUs) may be rented 365 days per year, require a parking plan and off street parking, provide methods for the City to contact property owners in an emergency, notify owners of requirements for maintenance and snow removal, require posting of certain information for renters, and provide penalties for violations of STR regulations and other ordinances. She also said that the Commission's changes related to the number of related occupants from a previous meeting had been made.

Commissioner Gordon commented on amendment three which limited the number of people that a unit may be rented to four unrelated individuals and up to 8 family members and said that it may be better to let the market determine this rather than determining if people were related or not. Sherrie Llewelyn said City ordinance defined a family as up to four unrelated individuals and that the property owner would specify this in their rental listing.

Commissioner Ward said that the City was probably not a desirable location for large bachelor parties or similar groups looking for a short term rentals and asked if the requirement limiting unrelated individuals would cause issues for residents.

Chair Knowlton asked if there should be a penalty for a noise violation rather than the requirement to limit the number of unrelated individuals or family members. Commissioner Gordon asked if there was provisions in place which would lead to a homeowner losing their STR permit.

Sherrie Llewelyn commented that if the homeowner violated any of the statues or City ordinances including the noise or nuisance ordinance they would be at risk of a fine and losing their STR permit.

The Commission determined that the amendment to limit the number of people that a unit may be rented to four unrelated individuals and up to 8 family members be removed.

The Commission also discussed the amendment related to requiring owner occupancy for a minimum of 183 calendar days per year. They discussed flexibility and that less government control might be better in regards to STRs. Sherrie Llewelyn replied that this item was related to the character of a single family neighborhood.

Commissioner Ward moved to approve the proposed code amendments for short term rentals with the following changes:

1) **Elimination on page 2 line 49-51 4B "maximum renter occupancy shall be no more than four (4) unrelated people in the area to be used for a STR and the maximum occupancy shall not include the owner and immediate family residing in the dwelling."**

Commissioner Gordon seconded the motion.

Chair Knowlton clarified that this item should be recommended to the City Council.

Commissioner Ward amended his motion to say that the Planning Commission recommends approval to the City Council of the code amendments for short term rentals with the following change:

1) **Elimination on page 2 line 49-51 4B "maximum renter occupancy shall be no more than four (4) unrelated people in the area to be used for a STR and the maximum occupancy shall not include the owner and immediate family residing in the dwelling."**

Commissioner Gordon seconded the amended motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.

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

Sherrie Llewelyn reported on Clint Thomas apartments and said the Council approved the general development plan and added a provision for access through the fence.

Commissioner Gordon asked about the potential annexation of property currently located in Salt Lake County. Sherrie Llewelyn said that after a presentation some of the Council may be interested in annexing and that some residents in that area were also interested so that they could receive better services. She explained that the City did not want to force those residents who did

not want to be annexed in and that until Salt Lake County allowed the annexation the whole issue was moot.

Sherrie Llewelyn also spoke on the Cross E Ranch and what type of zoning would allow them to expand their business to allow for a restaurant, lodging, etc. She then said that some of the issues the Council and City had with the annexation were related to having two separate counties in the City.

7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of February 12, 2019 were reviewed and approved. **Commissioner Tucker moved to approve the minutes from February 12, 2019 Planning Commission meeting. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon.**

8. ADJOURN

Chair Knowlton adjourned the meeting at 8:53 p.m.

_____ _____

Chair Recorder

_____

Secretary