



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 November 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 Preliminary Plan and Final Plat Approval of Arrowhead Twin Homes at 150 East 350 North, Paul Poteet, Liberation Development, applicant
- 3) Consideration of a Conditional Use Permit for Red Line Restoration, an auto restoration business at 905 North Main Street, David Atkin, applicant
- 4) Review-Draft Form Based Code (Chapters 5, 6, & 2)
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:

a. October 22, 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 7th day of November, 2019.

Dated this 7th day of Nov., 2019.

Lynne Horrocks





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: Kate Werrett, Planner
DATE: November 12, 2019
SUBJECT: Consideration of a Preliminary Plan and Final Plat for a PUD Subdivision, Arrowhead Twin Homes, located at 150 East 350 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the preliminary plan and final plat for Arrowhead Twin Homes, located at 150 East 350 North with the following findings and conditions:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the R1-7 Zone, including lot size, height, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage
3. Underground infrastructure will not be allowed to be installed in 350 North Street until the 3 year moratorium on new road construction period has expired.

Conditions:

1. Completion of minor engineering redlines, namely revision of easement titles.

BACKGROUND

The proposed concept plan consists of 10 units (5 twin homes/duplexes) within the 1.03 acre project area located at approximately 150 East 350 North. The twin homes will be platted for individual sale with common areas for landscaping and driveways. The zoning on the property is R1-7 which allows for duplex/twin home planned unit development subdivisions as a conditional use.

In response to a Planning Commission recommendation, two pedestrian access easements have been added to the project. These easements are at the end of Tidwell Drive and the emergency vehicle turnaround. The city engineer has requested that both easement titles be updated to "P.U.E. and Pedestrian Trail Access Easement".

The previously approved concept plan included the building placements and setbacks proposed on the final plat. The building density, heights, and setbacks are within the permitted regulations for the R1-7 zone. The density of 10 units is based upon the R1-7 zone which requires 8,500 square feet per duplex.

REVIEW

Subdivisions under city code and state statute are administrative actions. State code and case law require that if the proposed subdivision meets the minimum standards required by code, the application must be approved. Subdivisions in general and PUD's more specifically are conditional uses in the city code. State code and case law state that conditional uses are permitted uses with conditions. Therefore if the development meets the minimum standards and reasonable conditions can be used to mitigate impacts of the development on the community, it also must be approved. The steps for approving a PUD development are recommendation to the City Council in 3 steps, Concept Plan, Preliminary Plan, and Final Plat.

Preliminary Plan and Final Plat are being reviewed concurrently, as the plans are complete. The Final Plat and civil drawings have been reviewed for compliance with the city code and are in compliance. The only plat corrections needed are the easement name revisions and adding "street" after private on the label of Tidwell Drive. There are no changes to layout, design, density, landscaping, parking, or any other feature of the plan from the Concept Plan approval.

POSSIBLE MOTION

I move that the Planning Commission recommends to the City Council approval of preliminary plan and final plat for Arrowhead Twin Homes, located at 150 East 350 North with the following findings and conditions:

Findings:

1. The proposed development meets the minimum standards for a PUD Subdivision in the R1-7 Zone, including lot size, height, landscaping, parking, and building coverage;
2. The Planning Commission has the authority to authorize standards and requirements for PUD Subdivisions which may include lot area, width, yard, height and coverage
3. Underground infrastructure will not be allowed to be installed in 350 North Street until the 3 year moratorium on new road construction period has expired.

Conditions:

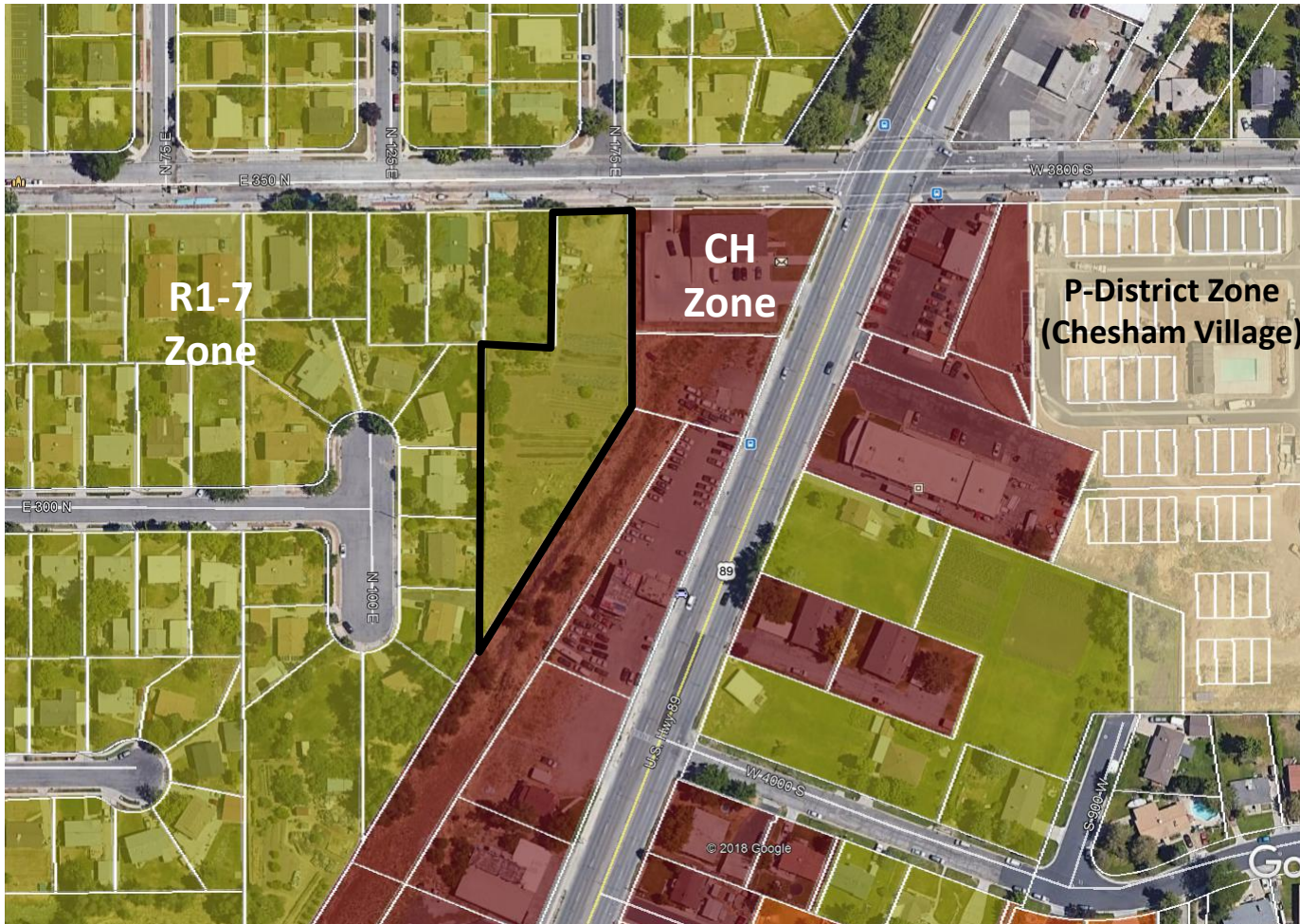
2. Completion of minor engineering redlines, namely revision of easement titles.

Attachments

- 1) Zoning Map
- 2) Final Plat
- 3) Site Plan



Arrowhead 150 East 350 North Aerial & 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)

175 EAST

350 NORTH

ASO PROPERTIES, LLC
Parcel No. 01-047-0246
Warranty Deed Entry 1916139
Book 3385 Page 289

ZONE: CH
(HIGHWAY COMMERCIAL)

DAVIS PROPERTIES-POST OFFICE, LLC
Parcel No. 01-047-0247
Quit Claim Deed Entry 1997804
Book 3570 Page 10

ZONE: CH
(HIGHWAY COMMERCIAL)

GENERAL NOTE

THE CONTRACTOR MUST MEET ALL CITY SPECIFICATIONS AND STANDARDS WITHIN THE CITY RIGHT-OF-WAY.

SOUTH 1/4 CORNER
SECTION 1
TOWNSHIP 1 NORTH,
RANGE 1 WEST,
SALT LAKE BASE AND
MERIDIAN

1923.67'

NORTH - 2112.75'

TAPER CURB TO MATCH SIDEWALK

CONST. DRIVE APPROACH
PER NSL CITY STANDARDS

TAPER CURB TO MATCH SIDEWALK

N 89°00'31" E 79.57'

12' SIDE SETBACK (20' COMBINED TOTAL ON BOTH SIDES REQUIRED)

INSTALL 6" VINYL FENCE ON
EAST PROPERTY LINE

EASEMENT FOR PEDESTRIAN AND ACCESS

P.O.B.

INSTALL 'NO PARKING' SIGN

10' SIDE SETBACK

INSTALL 6" VINYL FENCE ON
SOUTHEAST PROPERTY LINE

EASEMENT FOR PEDESTRIAN AND ACCESS

EXIST 6" CHAINLINK FENCE

VIOLETTE M. OUTFUNIAN
Parcel No. 01-047-0104
Warranty Deed Entry 2435372
Book 4740 page 990

ZONE: CH
(HIGHWAY COMMERCIAL)

S 31°28'41" W 309.59'

TREVOR S. & JULINA M. PLATTIS
Parcel No. 01-047-0208
Warranty Deed Entry 2089534
Book 3831 Page 373-374

ZONE: R1-7

STEVEN A. KLINGER
Parcel No. 01-047-0042
Warranty Deed Entry 1843362
Book 3248 Page 1708

ZONE: R1-7

N 88°42'35" E 76.70'

10' SIDE SETBACK

EXIST 6" VINYL FENCE

INSTALL 6" VINYL FENCE
ON WEST PROPERTY LINE

Castle Subdivision Lot 5
Parcel No. 01-066-0005
308 N. 100 E.
SALT LAKE CITY, 84054

ZONE: R1-7

Castle Subdivision Lot 6
Parcel No. 01-066-0006
302 N. 100 E.
SALT LAKE CITY, 84054

ZONE: R1-7

Castle Subdivision Lot 7
Parcel No. 01-066-0007
292 N. 100 E.
SALT LAKE CITY, 84054

ZONE: R1-7

Castle Subdivision Lot 8
Parcel No. 01-066-0008
284 N. 100 E.
SALT LAKE CITY, 84054

ZONE: R1-7

SOUTHWEST CORNER
SECTION 1
TOWNSHIP 1 NORTH,
RANGE 1 WEST,
SALT LAKE BASE AND
MERIDIAN

LAND USE TABULATIONS

TOTAL SITE AREA: 45,954 S.F. = 100%
BUILDING AREA: 11,800 S.F. = 25.7%
OTHER IMPERVIOUS AREA: 12,361 S.F. = 26.9%
LANDSCAPE AREA: 21,793 S.F. = 47.4%

PAVEMENT DESIGN

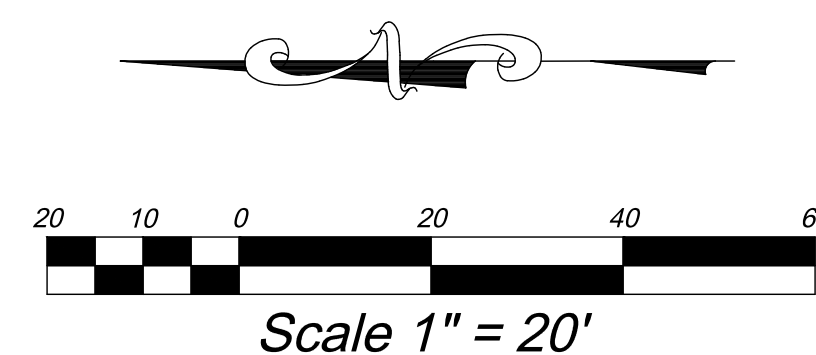
3" ASPHALT
8" ROAD BASE



PARKING TABULATIONS:

REQUIRED:
2.25 PARKING STALLS PER UNIT X 10 UNITS = 23 STALLS

PROVIDED:
20 GARAGE STALLS + 6 DRIVEWAY STALLS + 4 GUEST STALLS = 30 STALLS



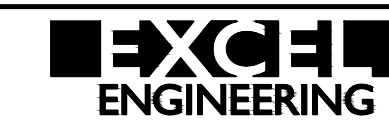
BENCH MARK

EXISTING STORM DRAIN MANHOLE RIM
LOCATED IN 350 NORTH NEAR THE
NORTHWEST CORNER OF THE PROPERTY
ELEVATION = 4262.98

REVISIONS

Rev.	Date	Description
1	09/13/19	REVISED PER CITY COMMENTS
3	10/21/19	REVISED PER CITY COMMENTS

Mike Watson Investing
c/o Paul Poteet
Phone: 253-320-0357



David W. Peterson, P.E., License #270393
12 West 100 North, Suite 201, American Fork, UT 84003
P: (801) 756-4504; david@excelcivil.com

ARROWHEAD TWIN HOMES

NORTH SALT LAKE 175 EAST 350 NORTH UTAH

Drawn by:
G.J.Y.

Designed by:
G.J.Y.

Checked by:
D.W.P.

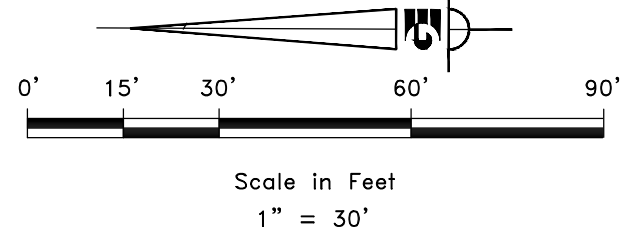
CIVIL SITE PLAN

Scale:
1"=20'

Date:
08/27/19

C2

ARROWHEAD TWIN HOMES
A PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH, OCTOBER, 2019



ADDRESS TABLE	
Unit 1	355 South Tidwell Drive
Unit 2	359 South Tidwell Drive
Unit 3	369 South Tidwell Drive
Unit 4	373 South Tidwell Drive
Unit 5	376 South Tidwell Drive
Unit 6	380 South Tidwell Drive
Unit 7	392 South Tidwell Drive
Unit 8	396 South Tidwell Drive

DAVIS PROPERTIES POST
OFFICE LLC
010470247

ASO PROPERTIES LLC
010470246

ASO PROPERTIES LLC
010470105

VIOLETTE OUZOUNIAN
010470104

TREVOR PLATTS
010470208

STEVEN KLINGER
010470042

JASON GROBERG
010660005
Lot 5

LINDSAY FLORY
010660006
Lot 6

BRENT PIEP
010660007
Lot 7

HOLLY MILLS
010660008
Lot 8

CASTLE SUBDIVISION

WEST CORNER SECTION 1,
TOWNSHIP 1 NORTH, RANGE
1 WEST, S.L.B.&M. (FOUND DAVIS
COUNTY BRASS CAP MONUMENT)

SOUTHWEST CORNER SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST,
S.L.B.&M. (FOUND DAVIS COUNTY BRASS CAP MONUMENT)

LEGEND	
	DAVIS COUNTY MONUMENT AS NOTED
	SET 24" REBAR & CAP
	GARDNER ENGINEERING
	SUBDIVISION BOUNDARY
	LOT LINE
	ADJACENT PARCEL
	SECTION LINE
	EASEMENT
	EXISTING FENCE LINE
	CENTER LINE
	LIMITED COMMON AREA
	COMMON AREA
	PRIVATE UNITS
	BUILDING TIE LINE

NOTES

- ALL AREA NOT LABELED AS PRIVATE UNIT/LOT, PRIVATE DRIVE, OR LIMITED COMMON AREA IS TO BE CONSIDERED COMMON AREA.
- ALL COMMON AREA TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN WITH AN ELEVATION OF 4407.04' NAVD 88 AS DERIVED FROM GPS RTK VRS SOLUTIONS.
- THE SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE X PER MAP NUMBER 4901C0508E, WITH AN EFFECTIVE DATE OF JUNE 18, 2007 AND ALL STRUCTURES IN THIS SUBDIVISION ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY.
- APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- ALL COORDINATES SHOWN ARE BASE ON DAVIS COUNTY SURVEYORS' OFFICE DATUM.

NORTH SALT LAKE CITY
ENGINEER

RECOMMENDED FOR APPROVAL
THIS DAY OF 2019.

CITY ENGINEER

NORTH SALT LAKE CITY ATTORNEY
RECOMMENDED FOR APPROVAL

THIS DAY OF 2019.

CITY ATTORNEY

NORTH SALT LAKE CITY COUNCIL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT
LAKE CITY

THIS DAY OF 2019.

CITY RECORDER ATTEST

MAYOR

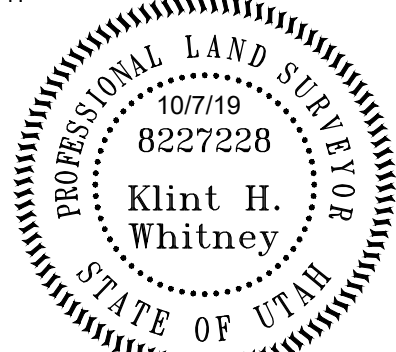
BOUNDARY DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 350 NORTH STREET BEING LOCATED NORTH 01°16'08" WEST 2348.03 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER AND NORTH 90°00'00" EAST 697.44 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; RUNNING THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°00'31" EAST 79.57 FEET; THENCE SOUTH 00°09'41" EAST 235.59 FEET; THENCE SOUTH 31°28'41" WEST 309.59 FEET TO THE EAST BOUNDARY LINE OF THE CASTLE SUBDIVISION; THENCE ALONG THE EAST LINE OF SAID CASTLE SUBDIVISION NORTH 00°50'41" EAST 346.95 FEET; THENCE NORTH 88°42'35" EAST 76.70 FEET; THENCE NORTH 00°08'20" WEST 149.62 FEET TO THE POINT OF BEGINNING. CONTAINING 1.056 ACRES.

SURVEYOR'S CERTIFICATE

I, KLINT H. WHITNEY, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 8227228 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT, AND HAVE SUBDIVIDED SAID PROPERTY INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS ARROWHEAD TWIN HOMES A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN HEREON ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAND USE CODE; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS DAY OF 2019.



KLINT H. WHITNEY, PLS NO. 8227228

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO UNITS, COMMON AREAS, LIMITED COMMON AREAS AND PRIVATE DRIVES AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

ARROWHEAD TWIN HOMES A PLANNED UNIT DEVELOPMENT

AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PRIVATE THOROUGHFARES ALSO TO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AREA S PUBLIC UTILITY AND DRAINAGE EASEMENT.

SIGNED THIS DAY OF 2019.

NSL1, LLC, PRINTED NAME TITLE

SIGNATURE/DATE

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF DAVIS)

On this day of 2019, personally appeared before me, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the of and that said document was signed by him/her in behalf of said Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said acknowledged to me that said Corporation executed the same.

STAMP

NOTARY PUBLIC

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A PLANNED UNIT DEVELOPMENT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY DAVID PETERSON OF EXCEL ENGINEERING. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING DAVIS COUNTY SURVEY MONUMENTATION AS SHOWN HEREON. THE BASIS OF BEARING IS THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 01°16'08" WEST DAVIS COUNTY BEARING. THE RIGHT-OF-WAY OF 350 NORTH STREET WAS ESTABLISHED BY HONORING THE PROJECTED RIGHT-OF-WAY DEDICATION OF THE CASTLE SUBDIVISION.

DEVELOPER

NSL1, LLC 1689 WEST CADBURY LANE, SPRINGVILLE UTAH, 84663 C/O PAUL POTEET 253-320-0357

NORTH SALT LAKE CITY PLANNING
COMMISSION

RECOMMENDED FOR APPROVAL
THIS DAY OF 2019.

CHAIRMAN, PLANNING COMMISSION



DAVIS COUNTY RECORDER

BOOK NUMBER
PAGE NUMBER
ENTRY NUMBER
TIME RECORDED
DATE RECORDED
FEE PAID

DAVIS COUNTY RECORDER

BY: DEPUTY RECORDER

R:\2601 - MISC SURVEY\19120 - EXCEL CIVIL SURVEY\DWG\ARROWHEAD DUPLXES.DWG



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

MEMORANDUM

TO: Planning Commission
FROM: Kate Werrett, Planner
DATE: November 12, 2019
SUBJECT: Conditional Use Permit for Red Line Restoration located at 905 N Main Street, Unit A1

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Red Line Restoration located at 905 N Main Street, Unit A1 with no conditions.

BACKGROUND

The applicant, Red Line Restoration, is proposing to locate a vintage car restoration company at 905 N Main Street, Unit A1. The company restores 1980 and older cars doing mechanical repairs, body work, and painting. "Automotive body, paint and interior repair and maintenance" are conditional uses under "Repair and Maintenance" in the Manufacturing-Distribution Zoning District.

There will be two employees working at this location. Services will include welding, cutting, and painting classic cars. At this location, they plan to work on about five cars at once and will keep the cars inside their shop. They do not intend to install a paint booth, however, if a paint booth is installed in the future, the fire code has specific firewall and ventilation system requirements which the fire marshal has discussed with the applicant. 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 Red Line Restoration located at 905 N Main Street, Unit A1 with no conditions.

ATTACHMENTS

1) Aerial/Zone Map



Conditional Use Permit Red Line Restoration 905 N Main Street Zoning



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 OCTOBER 22, 2019
4

5 **DRAFT**
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:32 p.m. and Kent Kirkham led
8 those present in the Pledge of Allegiance.
9

10 PRESENT: Commission Chair Ted Knowlton
11 Commissioner Kent Kirkham
12 Commissioner William Ward
13 Commissioner BreAnna Larson
14 Commissioner Natalie Gordon
15

16 EXCUSED: Commissioner Stephen Garn
17 Commissioner Brandon Tucker
18

19 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Kate Werrett,
20 Planner; Andrea Bradford, Minutes Secretary.
21

22 OTHERS PRESENT: Alisa Van Langveld, Dee Lalliss, residents.
23

24 1. PUBLIC COMMENTS
25

26 There were no public comments.
27

28 2. WORK SESSION-FORM BASED CODE DRAFT REVIEW
29

30 The Planning Commission reviewed chapters one, three, and four of the proposed Form Based
31 Code and made typographical, grammatical and other changes and suggestions.
32

33 Changes to chapter one included correcting the word “including” in section 1.1 under “Vision”,
34 adding an “Intent statement” at the beginning of section 1 and reordering the numbering
35 accordingly so the intent statement was 1.1, Vision was 2, etc. and providing a definition for the
36 “Design Review Committee”.
37

38 Commissioner Gordon also spoke on the Mayor’s comment to potentially add additional areas,
39 such as 2600 South and the gravel pit area, to the Town Center Zone and said that the word
40 “contiguous” in the introduction may need to be removed if additional areas were added.
41

42 Chair Knowlton asked in regards to the 50% standard under renovated structures in the Scope of
43 Regulations section. Sherrie Llewelyn explained that this was to clarify when a renovation would

44 qualify a building to be required to be brought up to the standards in the Form Based Code. She
45 gave the example of the installation of a new roof versus renovating more than 50% of the
46 building and said that there needed to be a balance so as not to force a company out of business
47 but rather to incentivize renovation. The Planning Commission discussed that the 50%
48 renovation should be cumulative after the code was adopted.

49
50 Commissioner Gordon spoke on how a business could obtain the benefits of the form based code
51 for uses that were currently not allowed prior to the adoption of the code. Sherrie Llewelyn
52 replied that any change of use would not be grandfathered in. She gave the example of a gas
53 station which was not allowed under the form based code and said that if an existing gas station
54 went out of use for longer than twelve months that they would no longer be grandfathered in.

55
56 Commissioner Gordon asked about a change in use from an existing use that would not be
57 allowed under the new code to an approved use and requiring them to meet the regulations in the
58 new code. Sherrie Llewelyn said that a change in use from a tattoo parlor to a hair salon with the
59 requirement for the new user to bring the building façade up to the new regulations could put
60 them out of business or cause property right issues. She commented that she would discuss the
61 50% renovation determination with the building inspector to determine better language
62 suggestions.

63
64 Commissioner Ward asked about extensions and commencement of construction under the in-
65 process development subsection in the Scope of Regulations section. Sherrie Llewelyn replied
66 that it would depend on the development agreement for each in-process project.

67
68 **The Commission took a short recess at 6:50 p.m.**

69
70 **At 6:56 p.m. the meeting reconvened and a new recording was then started due to issues**
71 **with the recording system.**

72
73 Commissioner Ward spoke on several areas related to amending the code in that the Planning
74 Commission could make changes to property subdistricts but that the City Council rezones to the
75 property. He said that there seemed to be contradictory statements in sections 1.2 and 3.2 as
76 detailed below:

77
78 Under section 1.2 subsection 5b Scope of Regulations which states “Subdistrict Amendments.
79 Subdistrict amendments will be processed the same way as zoning district amendments.”

80
81 In section 3.2.2 Map Amendment it states “The TC Zone and subdistrict boundaries may be
82 amended by the Planning Commission.”

83
84 Commissioner Ward suggested that the Planning Commission could discuss the amendment
85 process and then clarify the language in the code.

86 Chair Knowlton said a change in subdistrict would be a change in policy and should be a City
87 Council decision. Sherrie Llewelyn commented that it should read that it would be a
88 recommendation from Planning Commission to the City Council. She said under State law that
89 as it would be a City code only the City Council could change the code.

90
91 Chair Knowlton suggested that staff make the changes necessary for this language to be
92 consistent in the code.

93
94 Commissioner Ward clarified that currently if the Planning Commission recommended
95 disapproval of a rezone, the City Council would require a super majority to approve the rezone.

96
97 Chair Knowlton asked about section 3.2C which stated that the minimum width for active
98 transportation corridors rights-of-way or easements is 20 feet. Sherrie Llewelyn replied that an
99 active transportation corridor was not for vehicles but for trails or pedestrian corridors. This
100 corridor would include an eight foot trail and landscaping, etc.

101
102 Commissioner Kirkham mentioned that there was a spelling error (approximately) in section
103 1.4.2(1) under Definitions.

104
105 The Commission then reviewed chapter three and discussed edits including a word change to
106 “Bamberger Trail”, the removal of (1). from the title of Figure 3.1 the North Salt Lake Town
107 Center Subdistrict Map. They also discussed adding the gravel pit area (Eaglewood Village), the
108 existing adjacent apartments, and the existing office building at the bottom of Eagleridge Drive
109 to the Boulevard subdistrict.

110
111 Sherrie Llewelyn commented that she would like to see the vacant parcels near the gravel pit
112 added to the Town Center form based code map. She also said when the sixth amendment to the
113 development agreement with Brighton Homes was done, she incorporated the building/design
114 standards from the form based code into the new agreement.

115
116 The Commission discussed other areas on the map related to future redevelopment or uses as
117 well as areas that were either unspecified or did not quite match the adjacent designations such as
118 two parcels next to each other on North Town Lane that were in different districts. Chair
119 Knowlton suggested that these areas and boundaries could be reviewed when the Commission
120 had a better understanding of the subdistricts.

121
122 The Planning Commission then reviewed chapter 4 and discussed the “Uses” table including
123 permitted and prohibited uses in certain subdistricts particularly outdoor sales lots and outdoor
124 display of goods, craftsman industrial, parking structures, assembly, and that drive-thru retail
125 should be permitted in the North 89 District and not in the Edge District as was shown.

126

Commissioner Gordon asked if the area shown as the Arts & Park subdistrict, between Center Street and 150 North, would eventually become part of Hatch Park in the future. Especially as only the Edge district would allow for single family housing. Sherrie Llewelyn clarified that there were other permitted uses in the Arts & Parks District other than multi-family such as art museums, civic use, etc. She said the intent was to extend the trail there as per the current master plan.

A clarification was also made to section 4.2.1 (1a) Residential to state “Multi-family. Attached unit residential developments stacked units shall be five units total and each building shall have at least three units, except within the Edge subdistrict. Sherrie Llewelyn clarified that this meant horizontal attached would be townhomes while stacked flats would be multi-story (apartments or condos).

Commissioner Larson asked if the change was made to incorporate the existing Eaglewood Village area into the Boulevard subdistrict if this would cause problems for the Quick Quack carwash that was to be built there as drive-through retail was not allowed in that subdistrict. Sherrie Llewelyn replied that the Quick Quack building permit had already been issued.

Commissioner Ward asked about prohibited uses and what non-store retailers would entail. Sherrie Llewelyn responded that non-store retail would be online only retail as this would not generate vibrancy in the town center area.

Commissioner Gordon asked if vaping stores were included in or defined as tobacco stores. Sherrie Llewelyn confirmed that vaping was included in that use and would be prohibited.

3. DISCUSSION OF MEETING SCHEDULE FOR CODE REVISIONS

Sherrie Llewelyn said that the Planning Commission would review chapters two, five, and six at the November 12th meeting as well as several other agenda items. She said chapters seven, eight, and other code amendments would be reviewed at the following Commission meeting.

Sherrie Llewelyn clarified that all the changes would be submitted at the same time to the consultants for revision. This meant that the Planning Commission would continue to work from the draft version of the code that they were viewing at this meeting.

Commissioner Gordon was excused at 7:53 p.m.

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

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of September 24, 2019 were reviewed and approved. **Commissioner Ward moved to approve the September 24, 2019 Planning Commission minutes as drafted. Commissioner Larson seconded the motion. The motion was approved by Commissioners Knowlton, Kirkham, Ward and Larson. Commissioners Garn, Tucker and Gordon were excused.**

The Planning Commission and City Council joint meeting minutes of October 8, 2019 were reviewed and approved. **Commissioner Ward moved to approve the October 8, 2019 Planning Commission and City Council joint minutes as drafted. Commissioner Larson seconded the motion. The motion was approved by Commissioners Knowlton, Kirkham, Ward and Larson. Commissioners Garn, Tucker and Gordon were excused.**

Sherrie Llewelyn reminded the Planning Commissioners to vote on November 5th.

6. ADJOURN

Chair Knowlton adjourned the meeting at 7:56 p.m.

Chair

Recorder

Secretary