

CITY OF NORTH SALT LAKE
PLANNING COMMISSION & CITY COUNCIL-JOINT SESSION
OCTOBER 8, 2019

FINAL

Mayor Arave called the meeting to order at 6:21 p.m.

PRESENT: Mayor Len Arave
Council Member Brian Horrocks
Council Member Stan Porter
Council Member James Hood
Council Member Lisa Watts Baskin

Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner BreAnna Larson
Commissioner Natalie Gordon

EXCUSED: Council Member Ryan Mumford

STAFF PRESENT: Ken Leetham, City Manager; Sherrie Llewelyn, Community Development Director; Linda Horrocks, City Recorder; Ali Avery, Long Range Planner; Kate Werrett, Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Megan Townsend, Alex Roy, Lauren Victor, Wasatch Front Regional Council.

1. APPROVE MINUTES OF SEPTEMBER 10, 2019 JOINT PLANNING COMMISSION
AND CITY COUNCIL MEETING

The Joint City Council/Planning Commission minutes of September 10, 2019 were reviewed and amended. **Council Member Baskin moved to approve the minutes of the joint Planning Commission and City Council minutes of September 10, 2019 as amended. Council Member Horrocks seconded the motion. The motion was approved by Council Members Horrocks, Porter, Hood and Baskin. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Gordon. Council Member Mumford was excused.**

Ms. Townsend then spoke on the North 89 subdistrict, which would have a bus rapid transit (BRT) station with a focus on enhancing the station and supporting riders. The maximum building height for the US 89 subdistrict would be three and a half stories. All building types would be permitted with the exception of the yard building on US 89 and Center Street. The uses would be similar to the Edge subdistrict along with general retail (over 12,000 square feet), craftsman industrial, and office. The Arts and Parks subdistrict would surround Hatch Park with a maximum height of 3.5 stories, all building types would be allowed except the yard building type. All uses would be permitted minus an outdoor sales lot, parking lot/structure, or outdoor display of goods.

The Center and Orchard subdistrict would serve as a walkable transitional area that was a pedestrian friendly realm with residential, office, main street retail and sidewalk cafes. The maximum height allowed would be three and a half stories. All building types would be allowed except the yard building type. Residential would only be allowed in the upper stories on the buildings fronting Center Street.

The Core subdistrict would be the center of life and activity for the City. As BRT would become a part of the City's transportation network, transit oriented development located within the core would support ridership as well as providing services and activities. The maximum height would be five and a half stories, all building types except the yard building would be allowed, and most uses would be permitted with residential fronting US-89 and Center Street to be in the upper stories.

The Boulevard District would be the southern entrance to the town center and provided the City the opportunity to house growth and expand the commercial tax base. The maximum height would be five and a half stories, all building types except the yard building would be allowed, and most uses would be allowed including accessory outdoor sales lots.

Council Member Baskin asked if the proposed names of the subdistrict would be the actual titles. Megan Townsend responded that they had spent some time on these titles but were open to changing them if necessary.

Ken Leetham asked about the Boulevard subdistrict and if the Eaglewood Village frontage parcels should be included in that district. He suggested that Boulevard subdistrict be amended to include these parcels. Sherrie Llewelyn replied that staff had tried to incorporate these design guidelines into the development agreement for the Eaglewood Village parcels.

Commissioner Gordon commented that if the drive-through was allowed in the Edge subdistrict that an existing home on Odell Lane could be turned into a drive-through building in the future. Sherrie Llewelyn clarified that drive-through facilities were only permitted in the North 89 Subdistrict and that the use table needed to be corrected to reflect this.

parking would cause a pause in vehicle flow regardless and the benefits of back in parking was visibility and that it was safer for bike riders.

Sherrie Llewelyn said that back in parking was easier than parallel parking. Council Member Baskin commented that back up parking had a learning curve and drivers would slow down the flow of traffic when backing in.

Alex Roy said all of the US 89 cross sections were designed in coordination with UTA to ensure appropriate right of ways for the BRT system.

Commission Chair Ted Knowlton asked if the street types had other significance for the form based code and if other things tied to the streets rather than the subdistrict. Megan Townsend replied that there were more details for each street type including furnishings, landscaping, etc. and that most of the way the buildings addressed the street were classified by building type and subdistrict.

Ali Avery commented that there were footnotes in the use table which would address the street types.

Sherrie Llewelyn said this form base code would become a chapter in the current land use section of the City Code and the town center zone would become a new zone on the map. She said this form based code would not replace the land use code and that any code amendments to the land use code would still need to be made. Mrs. Llewelyn asked if this was the right direction the Commission and Council wanted to take during the moratorium.

Ken Leetham said these would be land development regulations to be added to the zoning requirements and not just suggestions like the general plan. Sherrie Llewelyn replied that it would replace the existing Commercial Highway (CH) zoning and Planned (P) District. She said these regulations were only for the town center area at this time.

Council Member Hood asked for clarification on the section related to changing subdistricts and zoning. He asked if the Planning Commission could change the subdistrict boundaries.

Sherrie Llewelyn commented that an individual could request to change their subdistrict, similar to a zone change, through a process with evaluation by the City Council.

Council Member Hood commented that the current language stated that the Planning Commission could approve the subdistrict change. Sherrie Llewelyn clarified that it should state the Planning Commission would make a recommendation to the City Council.

approval of a project. He commented that the elephant in the room was apartment buildings and when enough was enough. He said the question needed to be asked how many more apartments the City wanted.

Sherrie Llewelyn said the BRT was a major influencer of the town center and if the City wanted the BRT to be successful there needed to be densification. Commission Chair Knowlton said that when he thought of the town center and the objective to make it the heart of the City. He said apartments could aid in vitality if they were used to obtain retail, etc.

Megan Townsend said the form based code required that there be commercial uses along Highway 89. She said the code would not define a balance or cap on density.

Ken Leetham said the two projects adjacent to City Hall were approved through the P District with office and retail space. He said they would not have been approved without the commercial square footage.

The Commission and Council discussed multifamily housing, the potential for a developer to build mixed use and leave the commercial portion empty, finding the right balance, what the market would support regarding density or retail, potential quid pro quo with developers, conditions to guarantee retail, the CDA, the need for service industry type businesses, and potentially handpicking tenants.

Megan Townsend said that the form based code was structured to help create a vibrant and walkable place. She then focused on open space and said there were three types including private open space amenities (provided to tenants), privately owned public space (BRT station, etc.), and landscaping adjacent to public right of ways. Ms. Townsend spoke on trails and said there would be different treatments for the Bamberger Trail opposed to the rest of the trails in the City. This included branding and wayfinding, paved or pervious surfaces, etc. She then talked about corner plazas at BRT stations with requirements for a minimum depth and width as well as architectural and furnishing requirements. The town center was meant to be walkable so active transportation corridors/connections would be required on blocks longer than 500 feet.

Megan Townsend spoke on transitions to single family home areas and said there would be greater setbacks and maximum height limitations. There was also a section related to dealing with slope and massing with a graphic to help determine the average slope of a lot and the maximum width for a portion of the building that may be measured from a single point. She then reviewed the design standards related to walkability including a maximum building length of 400 feet, the required number of entrances which was one per 75 to 100 feet depending on building type and subdistrict, transparency requirements ranging from 15% to 65% depending on building type and subdistrict, horizontal façade divisions every 30 to 50 feet of façade width, vertical façade divisions every other floor above the ground floor, materials and color addressing primary and secondary materials and accent colors, awnings, balconies, signs, lighting, and imageability.

would need to be a public hearing and then review and approval by the Planning Commission and City Council.

Commissioner Garn said he felt the form based code was headed in the right direction. He felt this would eliminate a lot of existing concerns from residents.

Commissioner Tucker commented that he liked the transition elements of the subdistricts. He expressed some concerns with providing too much detail in the form based code as this would restrict flexibility.

Commissioner Ward said that he was more concerned with the results and not as much about the process. He said the City needed the ability to dictate favorable outcomes and felt the form based code allowed for incentivizing urbanization. He said the market was already achieving this and felt that this was not the direction he wanted to see the City go.

Commissioner Gordon said that the Planning Commission had received a lot of pushback from residents. She said that the Planning Commission was tasked with applying the ordinances so the clearer the ordinances the better. She felt the form based code would allow for clarity and transparency.

Commission Chair Knowlton commented that without the form based code it put the developers in a tough position because they had to guess what the City's vision was. The City was also in a bad position as they had to negotiate and had inadequate tools to refine a project. He felt clear articulation of the City's goal was a win/win for the City, developer, and the community.

Council Member Porter said he liked the idea of having detail in the code as it would help to prevent developers from finding loopholes and it would set architectural standards to deter cheaper projects.

Council Member Baskin commented that she was in favor of the form based code as it was developing high standards which would be uniformly applied in a context with open communication. She said the end product would be an image or brand of North Salt Lake.

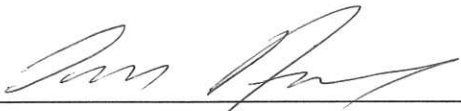
Council Member Hood said that the City was on the right path with the form based code and the devil would be in the details. He had some concerns and asked that the Safety Review Committee review the setbacks on all the proposed projects.

Council Member Horrocks said he was comfortable that the City was on the right track and supported the process.

Mayor Arave said he was encouraged that the community would provide feedback on what they wanted. He asked if some of the boundaries for the subdistricts should be extended.

3. ADJOURN

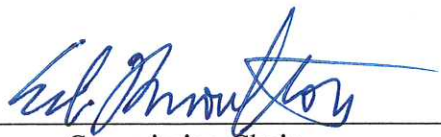
Mayor Arave adjourned the meeting at 8:45 p.m.



Mayor



Recorder



Commission Chair