

Planning Commission Work Meeting Minutes

Thursday, June 19, 2014

City Council Chambers

220 East Morris Avenue

Time 6:55 p.m.

Commission Members Present:

Steven Cornell - Presiding
Lynda Brown, Alternate
Jeremy Carter
Conrad Campos
Holly Carson
Brandon Dalton, Alternate
Rachael Lauritzen

Staff Members Present:

Francis Lilly
Hayley Pratt

1. Discussion of Agenda Items.

Deputy Director-Housing Administrator, Francis Lilly, introduced the two agenda items and briefly described each. The first is the Final Plat Approval of a seven-lot subdivision that is part of the Riverfront Master Planned Mixed Use Development. The second is a Conditional Use Permit for Prestman Auto who is to expand their auto sales business.

With regard to the Riverfront Master Planned Mixed Use Development, Commissioner Lauritzen asked if the lots for the townhomes will be subdivided. Mr. Lilly confirmed that they will and that a future developer make the request.

Planning Commission Regular Meeting Minutes
Thursday, June 19, 2014
City Council Chambers
220 East Morris Avenue
Time 7:00 p.m.

Commission Members Present: Steven Cornell - Presiding
Lynda Brown, Alternate
Conrad Campos
Holly Carson
Jeremy Carter
Brandon Dalton, Alternate
Rachael Lauritzen
Portia Mila

Staff Members Present: Francis Lilly
Hayley Pratt

Moment of Reflection:

Pledge of Allegiance: Holly Carson

Approve Agenda:

Motion to approve the agenda. Commissioner Campos

Second the motion: Commissioner Lauritzen

Vote: Unanimous

New Business

1. Public Hearing
S-14-002

Final Plat Approval for a Seven-Lot Subdivision Located at approximately 3655 South 700 West. This Subdivision is Part of the Proposed Riverfront Master-Planned Mixed Use Development.

City Planner, Hayley Pratt, presented the staff report and identified the applicant as the Thackeray Garn Company who is seeking final plat approval of the seven-lot minor subdivision. Title 15 of the South Salt Lake Municipal Code establishes the Planning Commission as the Land Use Authority for minor subdivisions comprised of 10 lots or less. Ms. Pratt gave a history

of the project and stated that on February 12, 2014, the City Council approved the 900 West public right-of-way street vacation. Once a subdivision is proposed for Lot 1C, the Planning Commission will be presented with the project proposal. Lot 1C was described as the southwestern parcel proposed to be developed as single-family homes. The Planning Commission will review any townhome development that is to be constructed on Lot 4.

Staff believes that the development shows promise and supported the addition of a mixed-use development. An image of the School Proposal A was displayed for the Riverfront Master Planned Mixed Use District Illustrative Plan. If the school is not developed on the subject parcel, townhomes will be constructed.

Staff alternatives were described. Ms. Pratt explained that approval of the seven-lot subdivision should be subject to the following conditions:

1. Once a subdivision is proposed for Lot 1C, the Planning Commission will be presented with the project proposal. The Planning Commission is the Land Use Authority for the single-family residential development that is to be located on Lot 1C.
2. If Lot 4 is presented with a development consisting of townhomes rather than a school, then the proposed project will go before the Planning Commission for approval.
3. If a school is to be constructed on Lot 4, the applicant shall perform an additional traffic study to ensure the safety and comfort of surrounding neighborhood residents and students of the school.
4. The applicant will comply with all street and building Design Standards that were approved as part of the re-zone process.
5. The applicant will continue to work with City staff to make all technical corrections necessary for recording.
6. The applicant will work with the City Engineer and Fire Marshall to ensure the emergency vehicles have sufficient access to the proposed residences.
7. Bonds for all common and public improvements will be submitted to the City prior to any development.
8. All items contained in the staff report.

Amber Huntsman was present on behalf of the Thackeray Garn Company and gave her address as 748 West Heritage Park Boulevard in Layton. She expressed enthusiasm about the project. They were currently working on the elevations for the flex business warehouse and the apartments and were in the process of meeting with developers on a daily basis for the single-family homes. The applicant was still in negotiations with the school district and hoped to get a

specific date from them in the near future.

Public Hearing Opened.

Becka Pace a River Run Condo resident, gave her address as 3842 Salt River Way. She recalled that at the last meeting, prior to making a decision, there was some discussion of a traffic survey. She asked about the outcome of the survey. She also asked if a total of seven lots is all that will be developed in terms of single-family housing.

Mr. Lilly stated that the traffic study was conducted in February or March with the assumption that the town houses were the option that the developer planned going to move forward with. While the traffic study showed minor modifications to the existing road networks, the roads as proposed would accommodate the early phases of the development. However, with the addition of the school or at build out in about 10 years, there may be a need to extend 900 West to 3900 South at that time. The traffic study did not suggest that that needs to be done immediately. The school may change the plan since unlike houses, the school has distinct traffic patterns that can be disruptive.

Ms. Pace indicated that at one point there was discussion of the feasibility of a traffic signal at Carlisle Park Lane and 900 West. Mr. Lilly stated that the study did not propose a traffic light at that intersection.

Commissioner Cornell clarified that tonight's discussion will address the entire site and not just the seven lots. It was noted that the entire site will be subdivided into seven different lots. Within the project there will be a total of 56 homes. Mr. Lilly added that this is a master subdivision to facilitate development of the entire project.

Ms. Pratt identified the proposed uses of each subdivision. Lots 1A and 2 were intended for development as Flex Office Space. Lot 1B consists of Garden-Style Apartments. Lot 1C is proposed for the development of a single-family home. The parcel will be subdivided by whoever purchases the lot. Lots 3A and 3B were designated as Flex Office Space. Lot 4 was proposed as a school or townhomes.

There were no further public comments.

Public Hearing Closed.

Commissioner Carson was pleased that the project will be back for review.

Commissioner Cornell remarked that the Thackeray Garn Company has been good to work with.

Motion to approve with the conditions listed in the staff report and as set forth previously.

Commissioner Lauritzen

Second the motion:

Commissioner Carson

Vote:

Unanimous

**2. Public Meeting
C-14-026**

Conditional Use Permit to Expand an Auto Sales Display Lot at 2855 South State Street.

Mr. Lilly reported that Prestman Auto has been in business in South Salt Lake for several years. They have appeared before the Planning Commission before, most recently to discuss their new service building, which is now complete and looks great. Mr. Lilly stated that the service building signifies that the business is growing and doing well but it displaced a significant amount of parking that they are trying to recapture on an adjacent property that they already own. The applicants did the City a tremendous favor by purchasing a decrepit bar and decommissioning it. They are now looking to expand their current sales lot to the north that has approximately 224 feet of frontage and is 120 feet deep. It was noted that Prestman Auto also owns the Ideal Mobile Home Park. As they were working on their new service building they approached the City with a proposal to expand their sales lot and asked how that could be accomplished.

Staff met with them under the auspices of Public Works and the Fire Marshal in that there were a number of concerns to secure access to the mobile home park and allow the use to continue. The applicants presented engineered plans and made significant changes to the mobile home park to enable fire vehicles to gain access. The side benefit was to enhance the safety and security of the mobile home park by moving units around and decreasing the turn radius and ingress and egress.

The applicant, Cory Olsen, gave his address as 2865 South State Street and stated that in the process five mobile homes were removed. Mr. Lilly indicated that most of the homes have been moved through attrition over the last 18 months when the applicants first approached staff.

Mr. Lilly reviewed ordinance considerations with the Planning Commission. He explained that the Commercial Land Use Table of Uses describes auto dealerships as Conditional Uses in the Commercial Corridor Land Use District. The reason the request was before the Commission was because conditional uses that require design review and are within or adjacent to residential, residential multiple, mixed, or UV zones are conditional uses that require the Planning Commission's review as the Land Use Authority. Furthermore, there is a design review process that states that the Planning Commission shall review plans for parcels or any portion of parcels

that are adjacent to any residential zone, which is the case in this instance. There is a rule that prevents vehicles from being double stacked and a unit has to be moved out without moving another unit first. That forced the design of the proposal to look like a standard parking lot. The applicant was determined to meet all other requirements and this is a continuation of that pattern.

Mr. Lilly explained that the landscaping ordinance addresses landscaping requirements for parking lots and along State Street. He reminded the Commission that they approved a new Landscape Ordinance that included a significant enhancement to landscaping along urban corridors, of which State Street is one. Because it is an urban corridor, they have a minimum 15-foot landscape buffer in the front of the property. In addition, there are parking lot landscape standards, including a tree requirement and interior landscape standards. In this instance, staff is asking the Planning Commission to consider a modification to that requirement for a number of reasons. First, it will impact their display area and they are already exceeding what would be required because they are within an urban corridor, they are proposing 15 feet of contiguous landscaping on the front of the property, and as an alternative to trees they are proposing a green wall along the back wall.

Mr. Lilly reported that there is also parking lot design criteria that describes the width and length of stalls and the width of drive aisles. The ordinance also addresses lighting. The applicant is proposing six lights for the new display area and the lighting will be subject to the ordinance standards.

The site plan was presented and proposes two 24-foot drive aisles. A double-stacked lane is also proposed and single-stacked parking behind 15 feet of landscaping. There are two potential exits which provide good circulation. The 55-foot width on the north side of the property is enough to meet the Fire Marshal's required minimum of 20 feet. The new vehicle movement pattern within the mobile home park will involve a circular drive approach with one exit. Hamilton Lane will eventually be decommissioned and turned into the lot. The Fire Marshal reviewed and approved the proposed circulation pattern.

Staff recommended approval of the conditional use permit, subject to the conditions set forth in the staff report.

Commissioner Lauritzen asked about the concept behind the green wall. Mr. Lilly replied that staff is requesting that the applicants provide some sort of specification on a climbing plant material. Commissioner Cornell suggested a matrix be implemented that a plant material can grow onto.

The applicant, Cory Olsen, gave his address as 134 West Bear Creek Drive, in Kaysville. He described the request and stated that as the business has grown they have found the need for additional space.

Noting that there were no members of the public present, the Chair did not open the public hearing.

Ms. Pratt asked the applicant why they did not separate the drive approaches between the mobile home park and the auto dealership to ensure that the parking circulation doesn't negatively impact the residents. Mr. Olsen stated that they proposed to extend the wall to separate the driveways, but was concerned about creating an alley effect. Mr. Lilly commented that that was something they can look into at a staff level.

A motion was made to approve the request subject to the following conditions:

- 1. A landscaped green wall shall be installed along the eastern perimeter wall of the proposed lot, as an innovative landscaping proposal that varies from specific landscape requirements but that achieves the purpose of the landscape ordinance.**
- 2. The applicant shall submit a parking lot plan in compliance with the auto sales special requirements, parking, access, and circulation requirements, and landscape requirements of the South Salt Lake City Municipal Code.**
- 3. The applicant shall comply with the requirements of the South Salt Lake City Fire Marshal and the South Salt Lake City Engineer prior to constructing the improvements.**
- 4. The applicant shall bond for required site improvements in the event that landscaping or other improvements are requested to be deferred.**
- 5. The applicant shall consider a means to separate the shared access for the sales lot and the Ideal Mobile Home Park, using landscaping or fencing on the property subject to CPTED review and approval of the South Salt Lake Fire Marshal, South Salt Lake City Engineer, and the South Salt Lake Community Development Department.**
- 6. All other items included in the staff report.**

Commissioner Carson

Second the motion:

Commissioner Brown

Vote:

Unanimous

Continuing Business

There was no continuing business.

Commission Business

Approval of the May 15, 2014, Planning Commission Meeting Minutes.

Motion to approve the meeting minutes from the May 15, 2014, Planning Commission Meeting.

Motion to approve:

Commissioner Lauritzen

Second the motion:

Commissioner Campos

Vote:

Unanimous

Staff Business – Information Items

Commissioner Cornell reported that tonight will be his final meeting as a Commission Member. His term was expiring and he would not be renewing his term due to work and family obligations. He stated that it has been an honor to serve in the City over the last six years.

Mr. Lilly stated that staff recommended the Mayor nominate Commissioner Dalton to join the Commission as a Regular Member. Mark Kindred will join as the Commission as an Alternate Planning Commission Member.

Adjournment

Motion to Adjourn.

Commissioner Campos

Second:

Commissioner Carson

Vote:

Unanimous

South Salt Lake City Planning Commission Meeting
June 19, 2014

The Planning Commission Meeting adjourned at approximately 7:35 p.m.

For Planning Commission

Michael Florence
Community Development Director