

VI. Public hearing to consider a request for a combined Preliminary and Final PUD to allow for an auto repair facility on approximately .59 acres

Project: Suffolk Subdivision 4th Filing, 1st Amendment, Combined Preliminary & Final PUD

Case No.: PUD2020-0013

Applicant: Elliott Smith of TerraForm Companies, LLC

Location: 2505 46th Avenue

Presenter: Kira Stoller, Planner II

Ms. Stoller addressed the Commission and introduced the project as a combined Preliminary and Final PUD within the Suffolk Subdivision. She presented an aerial photo showing the site and surrounding area – located directly south of Lowe's, north of Firestone, east of G.O.A.T. Sports Bar and west of Goodwill. The subject site is surrounded by private drives on the north, west and south. Ms. Stoller presented a photo of the subject site with Goodwill and Lowe's in background and additional photos of surrounding areas and businesses.

Ms. Stoller provided background information of the original Suffolk PUD- encompassing 38.48 acres of land and identified 4 lots and 2 outlots. The subject site was originally part of Lot 2 and allowed for uses permitted in Commercial High zone district. She noted that the surrounding area is largely developed. The applicant is proposing a Replat of the Suffolk Subdivision, 4th Filing, Lot 2A- a 2.16 acres parcel. Ms. Stoller presented the proposed plat that subdivides Lot 2A of Suffolk Subdivision into two lots; Lot 2, south, would house the 3,174 square foot auto repair facility; Lot 1 would be developed at a later date and would still allow land uses permitted in the Commercial High zone district.

Ms. Stoller presented a site plan of the proposed auto repair facility, pointed out the site access from private drive to the south, nine parking spaces and four bike stalls, and described building setbacks. The applicant has designed landscaping to provide 42% open space; consist of 12 trees and over 100 shrubs and ornamental grasses. Additional, Ms. Stoller noted five light poles situated on the outer edge of parking lot and access drives. Ms. Stoller presented building elevations, described the building materials and stating the proposed colors are similar to existing buildings in the surrounding area. Ms. Stoller noted that signage displayed on plans are for illustrative purposes only and the actual signage will require approval under separate permit.

Ms. Stoller summarized the approval criteria for a Preliminary PUD and Final PUD, stating that the current subject site is approximately 2.16 acres in size; however, corresponding replat would create smaller lots. Because the site is, currently zoned PUD and allowed uses have been established for both proposed lots, Staff feels the project aligns with the spirit of the code and is consistent with the Comprehensive Plan. Additional, Ms. Stoller stated that various PUD approvals in the past have encompassed the subject site and the land use proposal of an auto repair facility is in conformance with proceeding plans. Because no site development details were provided as part of the previous approvals, a separate Preliminary and Final PUD was required to develop the site. Notice letters were mailed to 18 owners within 500 feet of the site, signs were posted and

legal notice was provided in the local newspaper on May 19, 2021 with no comments received. Staff recommended approval.

Commissioner Andersen asked what the rationale was behind limiting auto repair in Commercial High zone and the purpose of hearing and overlay PUD approval. Ms. Stoller explained that the previous Suffolk preliminary PUD just identified the allowed uses for the different areas/lots. Although the subject site allows for all uses permitted in the commercial high intensity zone district, including auto repair, the previous PUD approvals indicated that a Preliminary and Final PUD approval would be required to establish the specific site design for the property. Commissioner Andersen commented that it seems strange that this project is brought before Planning Commission when there are identical uses surrounding it. Ms. Stoller explained that it is due to the PUD zoning and current PUD regulations. Furthermore, Ms. Stoller added that with the Code Update that is currently in progress, Staff want to get to a point where these type of projects are handled administratively with a site plan process.

Elliott Smith, TerraForm Companies, LLC. 6770 S 900 E Salt Lake City, Utah, addressed the Commission and stated they would be developing property for Jiffy Lube. He added that he was available to answer any questions and thanked the Commissioners for their time.

Vice Chair Briscoe opened the public hearing at 2:16 p.m. There being no communication by U.S. mail, email or Zoom Chat or Q&A, the public hearing was closed at 2:16 p.m.

Commissioner Andersen moved that, based on the project summary and accompanying analysis, the Planning Commission finds that the proposed combined Preliminary and Final PUD for an auto repair use, located at 2505 46th Avenue, and a final plat and site plan, for the Suffolk Subdivision 4th Filing, 1st Amendment, is in compliance with the Development Code; and, therefore, recommends approval to City Council. Commissioner Franzen seconded the motion. Motion carried 4-0.

VII. Staff Report

Community Development Director, Brad Muller thanked the Commission for attending and in interest of time, defer to next item on the agenda.

VIII. Worksession: Development Code Update – Chapters 7, 8, 9, 10 & 11

Carol Kuhn addressed the Commission and briefly reviewed the topical discussions held to date as well as discussions for upcoming worksessions and hearings before Planning Commission and City Council. Ms. Kuhn reported that staff has been working closely with the Technical Review Committee and other stakeholders and presented a schedule displaying the process for Chapters 7-11 of the Development Code.