

1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 MAY 8, 2018

4  
5 **DRAFT**  
6

7 Chair Pro Tem Leslie Mascaro called the meeting to order at 6:30 p.m. and Brandon Tucker led  
8 those present in the Pledge of Allegiance.  
9

10 PRESENT: Chair Pro Tem Leslie Mascaro  
11 Commissioner Stephen Garn  
12 Commissioner Kent Kirkham  
13 Commissioner William Ward  
14 Commissioner Brandon Tucker  
15 Commission Chair Ted Knowlton  
16

17 EXCUSED: Commissioner BreAnna Larson  
18

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

22 OTHERS PRESENT: Brian Knowlton, Knowlton General; Dave Curtis, Pedro Salvador,  
23 National Commercial Properties; Melissa Dawes, resident.  
24

25 1. PUBLIC COMMENTS  
26

27 There were no public comments.  
28

29 2. PUBLIC HEARING-CONSIDERATION OF A PROPOSAL TO REZONE PROPERTY  
30 LOCATED AT 200 SOUTH HIGHWAY 89, FROM COMMERCIAL HIGHWAY (CH)  
31 ZONE TO PLANNED DISTRICT (P) ZONE IN CONJUNCTION WITH A GENERAL  
32 DEVELOPMENT PLAN FOR THE CITY'S EDGE APARTMENTS. KNOWLTON  
33 GENERAL, APPLICANT  
34

35 Sherrie Llewelyn reported that the applicant had requested to rezone the property located at 200  
36 South Highway 89 from Commercial Highway (CH) to Planned District (P) Zone. The property  
37 currently contained three apartment buildings, formerly known as the Bountiful Point  
38 Apartments, and would be redeveloped into four apartment buildings with a total of 43 units. The  
39 general development, site and landscaping plans were approved in January of this year. She  
40 explained that there slight revision to the landscaping plan in that one parking stall had to be

41 eliminated due to the location of the gas and power meters. Parking on site would include 49  
42 covered spaces and 31 uncovered for a total of 80 spaces at 1.86 spaces per unit. The  
43 management company could also regulate the number of parking passes per the lease.  
44

45 Sherrie Llewelyn said that the conceptual design plans were accurate with the exception of the  
46 yellow which was to highlight the detail on the drawings and would actually be a black metal.  
47 The presented development agreement addressed the overall density of the project, exhibits of  
48 the landscaping plan, site plan, use regulations for apartments, and design regulations for the  
49 buildings. She said the applicant had proposed to install a slate gray vinyl composite fence along  
50 the perimeter on the west and south sides of the property.  
51

52 The applicant proposed that the open space would include trail connections, a plaza with picnic  
53 tables, signage to provide screening from the street, park strips with trees, and new sidewalk  
54 along Highway 89.  
55

56 Commissioner Tucker asked for clarification on the need for the rezone. Sherrie Llewelyn  
57 replied that the property was currently zoned Highway Commercial (CH) and that multifamily  
58 was not allowed as a permitted use in the CH Zone and would require a rezone to a Planned (P)  
59 District to address layout, architecture, and density until the form based code was completed. She  
60 said that the five acre requirement was not required for properties rezoned from CH to P.  
61

62 Commissioner Garn asked about the seven parallel parking stalls shown on the site plan. Sherrie  
63 Llewelyn replied that the seven spaces on the south side of the property would be eliminated.  
64

65 Commissioner Kirkham asked about the proposed vinyl fencing. Sherrie Llewelyn replied that  
66 while that while she was unsure if the applicant was proposing the composite or vinyl fencing  
67 that the City had required the nearby Chesham Village to install the Trex type composite fencing  
68 and would recommend that the Planning Commission required the same type of composite  
69 fencing for the proposed project.  
70

71 **Chair Pro Tem Mascaro opened the public hearing at 6:44 p.m.**  
72

73 Melissa Dawes, 160 South Highway 89, commented that she lived in the adjacent Greenbriar  
74 Condominiums and said that her concerns were for parking and access of their private road by  
75 the proposed development. Sherrie Llewelyn showed the location of the proposed development  
76 and the Greenbriar Condominiums private road and suggested that the developer address this  
77 issue.  
78

79 **Chair Pro Tem Mascaro closed the public hearing at 6:48 p.m.**

80

81 Brian Knowlton, Knowlton General, commented that if the apartment residents parked in the  
82 right of way he would like to be notified. He also said that the existing road would provide a  
83 second access for both the City's Edge apartments and Greenbriar Condominiums.

84

85 Sherrie Llewelyn commented that when the property containing the existing dog kennel was  
86 redeveloped it is hoped that a better, more safe access could be provided to Greenbriar and that  
87 the existing access that is too close to Main Street could be eliminated. t

88 Brian Knowlton also spoke on the fencing and said that he did not like vinyl fencing and felt that  
89 the composite vinyl fencing would be a sturdier option. He also said this would be a rental  
90 property and would be constructed in one phase.

91

92 Chair Pro Tem Mascaro asked about the timeline for the amenities as well as the entire project.  
93 Brian Knowlton replied that the infrastructure for the trails would be completed right away and  
94 the entire project would be completed in 20 months.

95

96 Sherrie Llewelyn commented that the certificate of occupancy would not be granted until the  
97 City had signed off on the project which would include the completion of the landscaping or a  
98 bond was posted for the landscaping.

99

100 Commissioner Garn asked the applicant for more information and a potential sample of the  
101 proposed fencing material.

102

103 Commissioner Ward asked about overflow parking in the event of a large gathering. Brian  
104 Knowlton responded that residents would be directed to hold large events at Hatch Park. He said  
105 that parking was always an issue and they would constantly monitor it.

106

107 **Commissioner Ward moved that the Planning Commission recommend approval on the**  
108 **proposed rezone from CH to P District for City's Edge Central located at approximately**  
109 **180 South Highway 89 with the findings and condition set forth in the staff memorandum.**

110

111 Sherrie Llewelyn commented that Commissioner Ward's motion was for the proposed rezone  
112 from CH to P District for City's Edge Central Townhomes and not City's Edge Apartments.

113

114 **Commissioner Ward withdrew his motion.**

115

116 **Commissioner Ward moved that the Planning Commission recommend approval on the**  
117 **proposed rezone from CH to P District for City's Edge Apartments located at**  
118 **approximately 200 South Highway 89 with the following findings and conditions:**

119  
120  
121  
122  
123  
124  
125  
126  
127  
128  
129  
130  
131  
132  
133  
134  
135  
136  
137  
138  
139  
140  
141  
142  
143  
144  
145  
146  
147  
148  
149  
150  
151  
152  
153  
154  
155  
156  
157

**Findings:**

- 1) The proposed P District can be substantially completed within two (2) years of the establishment of the P District.**
- 2) The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.**
- 3) The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P District.**
- 4) The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.**
- 5) Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.**
- 6) The P District is in conformance with the city general land use plan.**
- 7) Existing or proposed utility services are adequate for the population and use densities proposed.**

**Conditions:**

- 1) Correction to parking tabulation table on the site plan exhibit.**
- 2) Staff to review fencing sample and report to Planning Commission on approval of the sample and whether it meets standards.**

**Commissioner Garn seconded the motion. The motion was approved by Commissioners Garn, Kirkham, Mascaro, Ward and Tucker. Commissioners Knowlton and Larson were excused.**

The Commission discussed having the applicant supply a sample to City staff for approval and to report to the Planning Commission on whether the sample met City standards.

- 3. CONSIDERATION OF PROPOSED SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 200 SOUTH HIGHWAY 89, CITY'S EDGE APARTMENTS. KNOWLTON GENERAL, APPLICANT**

**Commissioner Ward moved that the Planning Commission recommend approval on the proposed site plan for City's Edge Apartments located at approximately 200 South Highway 89 with the following condition:**

- 1) Correction to parking tabulation table.**

158 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**  
159 **Garn, Kirkham, Mascaro, Ward and Tucker. Commissioners Knowlton and Larson were**  
160 **excused.**

161

162 4. PUBLIC HEARING-CONSIDERATION OF A PROPOSAL TO REZONE PROPERTY  
163 LOCATED AT APPROXIMATELY 180 SOUTH HIGHWAY 89, FROM  
164 COMMERCIAL HIGHWAY (CH) ZONE TO PLANNED DISTRICT (P) ZONE IN  
165 CONJUNCTION WITH A GENERAL DEVELOPMENT PLAN FOR THE CITY'S  
166 EDGE CENTRAL TOWNHOMES. KNOWLTON GENERAL, APPLICANT

167

168 Sherrie Llewelyn reported that this development was located at 180 South Highway 89 between  
169 the City's Edge Apartments and the NSL14 Apartments. The general development plan, concept  
170 plan, and layout were approved in January of this year. The proposal was for 21 townhome units.  
171 Each townhome unit would have a two car garage with twelve units to have a 15' driveway  
172 available for parking for a total of 60 parking spaces at 2.85 spaces per unit.

173

174 Mrs. Llewelyn presented the landscaping plan and explained that approximately 20% of the site  
175 would be landscaped including the trail section along the west boundary, the pedestrian  
176 connections to the east/west pedestrian access through the proposed City's Edge Apartments to  
177 the south. The fencing installed along the west perimeter would be composite gray vinyl.

178

179 Sherrie Llewelyn explained that some of the setbacks were less than 5 feet which would require a  
180 one hour fire wall or an adjustment to meet the 5' setback requirement.

181

182 **Chair Pro Tem Mascaro opened the public hearing at 7:11 p.m. There were no comments**  
183 **and she closed the public hearing at 7:11 p.m.**

184

185 Brian Knowlton, Knowlton General, commented that he would remedy the 5' setback on the rear  
186 of the units. He said this project would take approximately 20 months for completion. Mr.  
187 Knowlton also spoke on the park path which would tie into 500 West and would have additional  
188 lighting for walk-ability.

189

190 Chair Pro Tem Mascaro asked if the trail would be dedicated for public use. Sherrie Llewelyn  
191 commented that a public easement would be part of the development agreement to allow the trail  
192 to connect to Hatch Park and the Hughes RV property.

193

194 **Commissioner Garn moved that the Planning Commission recommend approval on the**  
195 **proposed rezone from CH to P District for City's Edge Central located at approximately**  
196 **180 South Highway 89 with the following findings and conditions.**

197 **Findings:**

- 198 1) The proposed P District can be substantially completed within two (2) years of the  
199 establishment of the P District.  
200 2) The development contains one phase that can exist as an independent unit capable  
201 of creating an environment of sustained desirability and stability; and that the uses  
202 proposed will not be detrimental to present and potential surrounding land uses, but  
203 will have a beneficial effect which could not be achieved under other zoning  
204 districts.  
205 3) The proposed increased density will not generate traffic in such amounts as to  
206 overload the street network outside the P District.  
207 4) The area surrounding said development can be planned and zoned in coordination  
208 and substantial compatibility with the proposed development.  
209 5) Any exception from standard ordinance requirements is warranted by the design  
210 incorporated into the final plan.  
211 6) The P District is in conformance with the city general land use plan.  
212 7) Existing or proposed utility services are adequate for the population and use  
213 densities proposed.  
214

215 **Conditions:**

- 216 1) Units T14-T21, corrected setback of a minimum of 5 feet.  
217

218 **Commissioner Tucker seconded the motion.**  
219

220 **Commissioner Ward amended the condition to read “Units T14-T21, that the plats be**  
221 **corrected to show a setback of a minimum of 5 feet from the property line.” Commissioner**  
222 **Kirkham seconded the amended motion. The motion was approved by Commissioners**  
223 **Garn, Kirkham, Mascaro, Ward and Tucker. Commissioners Knowlton and Larson were**  
224 **excused.**  
225

226 5. CONSIDERATION OF PROPOSED SITE PLAN APPROVAL FOR PROPERTY  
227 LOCATED AT APPROXIMATELY 180 SOUTH HIGHWAY 89, CITY’S EDGE  
228 CENTRAL TOWNHOMES. KNOWLTON GENERAL, APPLICANT  
229

230 **Commissioner Ward moved that the Planning Commission recommend approval on the**  
231 **site plan for City’s Edge Central located at approximately 18- South Highway 89 with the**  
232 **following conditions:**  
233

- 234 1) Units T14-T21, corrected setback of a minimum of 5 feet;  
235 2) That fencing be approved by staff.

236 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**  
237 **Garn, Kirkham, Mascaro, Ward and Tucker. Commissioners Knowlton and Larson were**  
238 **excused.**

239

240 6. CONSIDERATION OF FINAL PLAT APPROVAL FOR TOWNE PLAZA, PHASE 2  
241 & 3 LOCATED AT APPROXIMATELY 130 EAST CENTER STREET. NATIONAL  
242 COMMERCIAL PROPERTIES, APPLICANT

243

244 **Chair Ted Knowlton arrived at 7:21 p.m.**

245

246 Sherrie Llewelyn reported on the final plat for Phases 2 & 3 of the Towne Plaza project. The  
247 Orchard Bowl building was demolished this week to make way for the proposed project. Phase 1  
248 would consist of townhomes and Phase 2 was divided into two phases with 26 townhomes in  
249 Phase 2 and Phase 3 to contain the two commercial office buildings. This separation would allow  
250 the office spaces to be on a separate plat and prevent ownership of the common space for the  
251 townhomes. The Development Review Committee (DRC) recommended approval with one  
252 condition that the submission of corrected Phase 1 plat with designation for private streets.

253

254 Commissioner Tucker said that while the City had little control over the applications received  
255 that this was a nice use of the property.

256

257 Dave Curtis, National Commercial Properties, commented that Phase 1 was completed with 28  
258 townhomes, Phase 2 would include 24 more townhomes, and Phase 3 would be retail and office  
259 spaces. He said that his company might retain and occupy one of the office buildings and that  
260 there was the potential for restaurants in the retail space.

261

262 Sherrie Llewelyn commented that staff suggested that the west building be moved 5' to the south  
263 to allow for a public gathering space or an outdoor dining area, which the developer has done.  
264 She also said that other recommendations for the Town Center included street trees and tree  
265 grates, street lights with the City logo, flag holders and hanging baskets, matching lighting, etc to  
266 create a cohesive theme.

267

268 Chair Knowlton asked when the ground breaking for the commercial buildings would occur.  
269 Dave Curtis replied that the ground breaking would be in the fall with the project to be  
270 completed next summer.

271

272 Chair Knowlton asked what the parking ratio would be for the commercial buildings as a  
273 reduction had been requested per the development agreement. Dave Curtis responded that the

274 reduction was approximately 70% with 64 parking stalls in the 22,000 square foot building and  
275 46 spaces for the retail buildings.

276

277 Sherrie Llewelyn clarified that the previous parking requirement for the north building was 100  
278 parking stalls so the parking had been reduced 65%.

279

280 **Chair Knowlton moved that the Planning Commission recommend approval to the City**  
281 **Council on the proposed final plat for Towne Plaza, Phase 2 & 3 located at approximately**  
282 **130 East Center with no conditions.**

283

284

285 **Commissioner Tucker seconded the motion.**

286

287 Sherrie Llewelyn commented that there was one condition for the developer to submit a  
288 corrected Phase 1 plat with the designation for private streets.

289

290 **Chair Knowlton amended his motion to include one condition:**

291

292 **1) Submission of corrected Phase 1 plat with designation for private streets.**

293

294 **Commissioner Ward seconded the amended motion. The motion was approved by**  
295 **Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward and Tucker. Commissioner**  
296 **Larson was excused.**

297

298 **7. CONSIDERATION OF A PROPOSED SITE PLAN APPROVAL FOR COMMERCIAL**  
299 **OFFICE BUILDINGS AT 120 EAST CENTER AND 140 EAST CENTER.**  
300 **NATIONAL COMMERCIAL PROPERTIES, APPLICANT**

301

302 Sherrie Llewelyn reported that City staff had asked the developer to soften the corner of the  
303 office building. The developer added a planter and bench high seating as well as treating the wall  
304 with an architectural feature.

305

306 **Commissioner Garn moved that the Planning Commission recommend approval to the**  
307 **City Council on the proposed final plat for the Towne Plaza, Phase 2 & 3 located at**  
308 **approximately 130 East Center with no conditions. Commissioner Kirkham seconded the**  
309 **motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro,**  
310 **Ward and Tucker. Commissioner Larson was excused.**

311

312 **8. APPROVAL OF MINUTES**



313

314 The Planning Commission meeting minutes of April 24, 2018 were reviewed and approved.

315 **Commissioner Ward moved to approve the minutes for the meeting of April 24, 2018.**

316 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**

317 **Knowlton, Garn, Kirkham, Mascaro, Ward and Tucker. Commissioner Larson was**

318 **excused.**

319

320 9. ADJOURN

321

322 Chair Pro Tem Mascaro adjourned the meeting at 7:41 p.m.

323

324

325

326

327 \_\_\_\_\_  
Chair Pro Tem

\_\_\_\_\_  
Recorder

328

329

330

331

332 \_\_\_\_\_  
Secretary