

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
JANUARY 24, 2017

FINAL

Chairman Robert Drinkall called the meeting to order at 6:31 p.m. and Ted Knowlton led those present in the Pledge of Allegiance.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Lisa Watts Baskin
Commissioner Ted Knowlton
Commissioner Leslie Mascaro
Commissioner Kent Kirkham
Commissioner Stephen Garn
Council Member Ryan Mumford

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

OTHERS PRESENT: Taylor Spendlove, Brighton Development Utah; Jeff Beck, NSL Investment, LC.

1. PUBLIC COMMENTS

Commissioner Baskin commented that after a stop sign was knocked down in her neighborhood she notified City staff and the sign was fixed within four hours of the request. She commended the City and said very few cities would be as responsive.

Commissioner Drinkall commented on similar incident regarding a clogged street drain and said the City fixed that issue in a very timely manner as well.

2. CONSIDERATION OF A PROPOSED CONCEPT PLAN FOR 905 NORTH MAIN PUD, A COMMERCIAL CONDOMINIUM PROJECT AT 905 NORTH MAIN. JEFF BECK, APPLICANT

Sherrie Llewelyn reported that the proposed concept plan is for an existing industrial building located at 905 North Main Street in the Manufacturing Distribution (M-D) Zone. There are four buildings currently on the property and the developer would like to divide these into four pads to be sold individually with shared storm drains, access, and landscaping. The Development

Review Committee (DRC) has reviewed the concept plan and sent out public notice of the application. One public comment was received by City staff questioning if the proposed site would be commercial or residential. The resident was informed that the site will be commercial and there were no further comments. The DRC recommends approval with the two conditions that shared storm drainage retention and detention and easement will be required on the plat, and that the landscaping shall meet the 10% minimum requirement.

Commissioner Drinkall asked the applicant, Jeff Beck, if he is the landowner and said there are some issues with debris on the site. Jeff Beck replied that they are in the process of purchasing the property.

Sherrie Llewelyn commented that in regards to code enforcement if there is a zoning violation with storage or junk on the site, a condition could be made to address the issue. She said as Mr. Beck does not own the property yet it is possible that once he takes ownership he will make efforts to improve the property.

Commissioner Baskin commented that it appears that some of the units are currently being used as housing which is a code enforcement issue that needs to be addressed.

Commissioner Baskin asked the applicant what the proposed plan for the property would be. Jeff Beck replied that the property and the existing buildings are not currently well managed. He said once they purchase the property they will clean it up and sell some of the units individually now and possibly some at a later date.

Council Member Mumford asked who would maintain the property. Jeff Beck responded that they will retain ownership of most of the property and that maintenance will be done.

Commissioner Mascaro asked if there would be assigned parking on the site. She also asked what types of uses are anticipated. Jeff Beck replied that there will be assigned parking and the current parking issues will be resolved. He said that there is currently some manufacturing and a newspaper agency in there now and that there will be similar uses in the future.

Sherrie Llewelyn commented that at the preliminary plat approval that parking and site plan will be addressed at that time.

Commissioner Baskin asked if NSL Investments was planning to purchase all four buildings. Jeff Beck replied that they have under contract the purchase of all four buildings and the land.

Council Member Mumford thanked the applicant for investing in the City and helping to improve this area.

Council Member Mumford moved that the Plan Commission recommend approval to the City Council the Concept Plan for 905 North Main PUD, finding that the proposal meets the minimum standards for concept plan approval with the following conditions:

- 1) Shared storm drainage retention and detention and associated easement will be required on the plat;**
- 2) Landscaping shall be added to meet the minimum 10% requirement; and**
- 3) The site is brought up to code with the storage of junk and code enforcement issues.**

Commissioner Baskin seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.

3. CONSIDERATION OF A PROPOSED FINAL PLAT FOR CHESHAM VILLAGE PUD AT 260 EAST 350 NORTH. BRIGHTON DEVELOPMENT UTAH, APPLICANT

Sherrie Llewelyn reported that this is the final plat for Chesham Village Phase 1. The general development plan for this project, formerly known as The Preserve, was approved by the City Council on November 1, 2016 and will consist of 83 multi-family residential units in 17 buildings. Phase 1 will consist of 53 townhomes, a park and pool, and two commercial lots.

The DRC recommends approval with the condition that minor engineer redlines be submitted.

Commissioner Drinkall asked the applicant if they would have homes ready to show in the Parade of Homes this summer. Taylor Spendlove commented that they are hoping to break ground for the project a few weeks after the City Council approves the final plat for phase 1.

Commissioner Mascaro asked which units would be in the Parade of Homes. Taylor Spendlove replied that they would like to have the units behind the pool completed along with the pool and landscaping around that area completed and in the Parade.

Commissioner Kirkham asked if the parking issues with the adjacent salon were resolved. Taylor Spendlove responded that they are working on a resolution and were unable to get additional parking from the luggage company. He said they have advised the salon to park in the lower parking area of the proposed development.

Commissioner Garn moved that the Planning Commission recommend approval to the City Council on the proposed final plat for Chesham Village, phase 1 located at approximately 260 East 350 North with the following conditions:

1) Minor Engineer Redlines submittal

Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.

The Planning Commission then viewed a dashboard camera video by NSL police showing a collision with a FedEx truck and the Front Runner train that occurred in the City due to issues with the crossing gates.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of January 10, 2017 were reviewed and approved. **Council Member Mumford moved to approve the Planning Commission meeting minutes of January 10, 2017 as amended. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Kirkham, Mascaro and Council Member Mumford.**

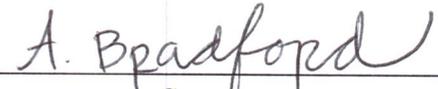
Council Member Mumford reported that the City Council agenda item for the proposed townhomes adjacent to the new Lee's Marketplace development has been tabled at the request of the developer. Residents have expressed displeasure with the project and the developer will review and potentially make changes to the proposed development before bringing it back to the City Council at a later date. He also said that Lee's Marketplace had its grand opening last week and has been very busy so far.

5. ADJOURN

Chairman Drinkall adjourned the meeting at 7:08 p.m.



Chairman



Secretary