

CITY OF NORTH SALT LAKE  
PLANNING COMMISISON MEETING  
JUNE 27, 2018

**FINAL**

Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Kent Kirkham led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton  
Commissioner Kent Kirkham  
Commissioner William Ward  
Commissioner Brandon Tucker  
Commissioner BreAnna Larson  
Commissioner Natalie Gordon

EXCUSED: Commissioner Stephen Garn

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Kate Werrett, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Greg Day, CW Land; Dan Mortensen, Bountiful resident; Lisa Watts Baskin, Gene Tidwell, Mary Anne Tidwell, residents.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONCEPT PLAN FOR A PUD SUBDIVISON,  
WINEGAR'S TOWNHOMES, LOCATED APPROXIMATELY 3400 SOUTH  
ORCHARD DRIVE, GREG DAY, CW LAND, APPLICANT

Sherrie Llewelyn reported that the proposed concept plan would consist of 54 townhome lots on 2.5 acres of the property and with separate lot proposed for future mixed use development on one acre. The townhomes would be platted for individual sale with common areas for landscaping and driveways. The current zoning on the property of Commercial Shopping (CS) would allow for multi-family dwellings as a conditional use. The previous application for a five story apartment building had been withdrawn.

The proposed layout would place 42 of the proposed 54 townhomes within the foot print of the existing Winegar's store. There would be a twelve-foot elevation difference between the location of the townhomes and the adjacent 550 West street. The elevation difference would be reduced to approximately 6 feet at the north end where the other 12 townhome units would be.

The fire marshal had reviewed the concept plan and required that the proposed layout of the property would need to be modified to ensure that the shared drive on the east was no longer than 150' or it would require a turnaround for a fire truck.

Mrs. Llewelyn reported on the setbacks and said the proposed layout met the minimum setback requirements on all the property lines with the exception of the south property line. The minimum setback on a property line adjacent to a street would be 25 feet and the proposed setback was approximately 21 feet. The setback would need to be modified prior to preliminary plan or the Planning Commission could grant an exception to the setback requirement. She then spoke on the height of the proposed development and said that the maximum height in the CS Zone was 30 feet with a maximum of two stories. The proposed townhomes were 29 feet tall with three stories. The PUD ordinance required that the Planning Commission determine the required lot area, width, yard, height, and coverage for Preliminary Plan.

Sherrie Llewelyn then presented a map of the proposed property along with the adjacent existing zoning in the area.

Greg Day, CW Land, commented that he envisioned that the landscaping would slope down to try and minimize the need for a retaining wall.

Commissioner Gordon asked when the Planning Commission would be able to review the building elevations for the mixed use lot. Sherrie Llewelyn replied that the applicant would provide those at a future date when a site plan application was received. The request at this time is to divide a one acre lot from the other 2.5 acres for the townhomes.

Chair Knowlton asked when the mixed use development would be built. Greg Day replied that they were reviewing viable commercial applications at this time.

Commissioner Kirkham asked for clarification on what was needed at each stage in the approval process. Sherrie Llewelyn replied that the concept plan required the conceptual layout and then the preliminary plan would require the storm drainage, grading, cross sections, and specific plan for landscaping and irrigation.

Commissioner Tucker expressed concern with deviating from the City's setback requirement especially as it would be bordering 3400 South which was a Bountiful city street.

A seated resident asked if the proposed development would encompass the entire Winegar property. Sherrie Llewelyn replied that the existing Thyme and Seasons restaurant and the dental office would remain and were not part of the property owned by the Winegar family.

Commissioner Gordon asked if the proposed development were a Planned Unit Development (PUD) if they would be required to install sidewalks. Sherrie Llewelyn replied that since there would be a retaining wall along 550 West that the City's engineer and Bountiful city's engineer may not want to have a sidewalk installed there. She said that staff would meet with Bountiful to ensure they were in approval of the cross section.

The Development Review Committee (DRC) recommended approval with the following findings that the proposed development meets the minimum standards for a PUD subdivision in the CS Zone including lot size, height, landscaping, parking, and building coverage; and that the Planning Commission authorize the standards and requirements for PUD subdivisions including lot area, width, yard, height and coverage. As well as the following four conditions that the maximum number of three stories be permitted, the maximum density of the townhome development on the 2.5 acres be limited to 22 dwelling units per acre, the maximum density of the mixed use lot to be determined at site plan approval and be dependent on meeting the minimum requirements for setback, landscaping, coverage, and parking, and address the minimum setback from the property line adjacent to a street.

**Commissioner Gordon moved that the Planning Commission recommends to the City Council approval of the concept plan for Winegar's Townhomes, located at approximately 3400 South Orchard Drive with the following findings and conditions:**

**Findings:**

- 1) The proposed development meets the minimum standards for a PUD subdivision in the CS Zone including lot size, height, landscaping, parking, and building coverage;**
- 2) The Planning Commission has the authority to authorize standards and requirements for PUD subdivisions which may include lot area, width, yard, height and coverage.**

**Conditions:**

- 1) A maximum number of 3 stories shall be permitted in the PUD on both the townhome site and the mixed use site;**

- 2) **The maximum density of the townhome site shall be limited to no more than 22 dwelling units/acre;**
- 3) **The maximum density of the mixed use site shall be determined by the Planning Commission at site plan approval and shall be dependent on meeting the minimum requirements for setback, landscaping, and parking.**

**Commissioner Tucker seconded the motion.**

Commissioner Kirkham suggested that instead of stating a maximum number of three stories in condition one that the motion specifies no more than 30 feet in height.

**Commissioner Gordon amended her motion so that condition one would read “A maximum of no more than 30 feet in height shall be permitted in the PUD on both the townhome site and the mixed use site”. Commissioner Kirkham seconded the amended motion. The motion was approved by Commissioners Knowlton, Kirkham, Ward, Tucker, Larson and Gordon. Commissioner Garn was excused.**

### 3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of June 12, 2018 were reviewed and approved. **Commissioner Gordon moved to approve the minutes of the June 12<sup>th</sup> meeting. Commissioner Larson seconded the motion. The motion was approved by Commissioners Knowlton, Kirkham, Ward, Tucker, Larson and Gordon. Commissioner Garn was excused.**

Sherrie Llewelyn commented that the next meeting on the 10th would have a large agenda as it was the only Planning Commission meeting in July. There would be five or six applications and three public hearings.

4. ADJOURN

Chair Knowlton adjourned the meeting at 7:10 p.m.



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Chair

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Recorder



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Secretary