

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
APRIL 28, 2020

FINAL

This meeting was held electronically via Zoom. The host site was located at 10 East Center Street in North Salt Lake.

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

PRESENT: Commission Chair Ted Knowlton
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner BreAnna Larson
Commissioner Alisa Van Langeveld

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

OTHERS PRESENT: Ed Grampp CW Land; Dee Lalliss, Joseph Cook, Dane Smith, residents; Michael Wright, Sahara Redwood LLC.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-PLAT AMENDMENT TO THE RIDGE SUBDIVISION,
AMENDING LOT 146, CREATING LOT 160, AND AMENDING PARCEL 1 OF THE
EDGEWOOD ESTATES, PH. 2 AND LOTS 1322 & 1323 OF EAGLEPOINT
ESTATES AT APPROXIMATELY 776 SOUTH WINTER LANE

Sherrie Llewelyn reported that this would be a plat amendment accomplishes several purposes. The first purpose would be to dedicate the final portion of the road right of way for Winter Lane as it connected to Parkway Drive. Winter Lane is located on property owned by North Salt Lake with a small parcel owned by EP Land, which has since been purchased by CW Land. Additional right of way would be dedicated from lots 1322, which is owned by the Derricotts and 1323, which is owned by the Cooks in order to provide area for the park strip and sidewalk on Winter Lane all the way to the intersection with Parkway Drive. A small portion of land is also being

dedicated from lot 146 of The Ridge for the addition of the sidewalk, which was not previously possible without the additional right of way from Mr. Derricott and Mr. Cook.

The second purpose of the plat amendment is to facilitate the creation of one additional lot for Mr. Cook from his property known as parcel 1 of the Edgewood Estates Subdivision, Phase 2. The parcel was platted in Edgewood Estates as a parcel but not as a building lot as it had no frontage on public street. Through the construction of Winter Lane and an agreement with Mr. Cook and CW Land, additional property was exchanged to provide frontage for this new lot and to allow for a park strip and sidewalk to the intersection. Mrs. Llewelyn also stated that this portion of Winter Lane is greater than 10% slope. The fire department is requiring a knuckle be provided in the road designed with a slope of less than 10% to allow for emergency vehicle parking.

Sherrie Llewelyn presented a grading plan to those present as well as a map with the buildable area of the lot and the location of the driveway. She detailed where the trail and Questar and Kern River pipelines and easements would be.

Mrs. Llewelyn then reviewed the rock retaining wall and future building pad for lot 160. She said the City requested a geotechnical and engineering review. The geotechnical report showed that the toe needed a concrete trench at the base of the downslope of the rock wall to achieve building results to ensure the rock wall was safe. The recommendation also included that no charged irrigation lines be placed within 10 feet of the wall. The Development Review Committee (DRC) recommended approval with the two conditions that per the submitted geotechnical report for lot 160 the following actions be taken: A building permit application shall be obtained for the existing rock wall and the advised installation of a "Portland cement concrete cut off trench at the base of the downslope of the current two-tiered rock wall" to achieve the noted stability results in the report, a note shall be placed upon the plat for Lot 160 that no charged irrigation line may be placed within 10 feet of the rock retaining walls, and that prior to recordation of the plat a bond in an amount approved by the City Engineer be posted for the installation of the rock wall improvements, which said installation shall occur within 1 year from the date of the bond posting.

Ed Grampp, CW Land, commented that he was thankful to the two property owners for allowing this to work out and was in favor of the plat amendment.

Chair Knowlton opened the public hearing at 6:42 p.m.

Joseph Cook stated he was the property owner of lot 1323/160. He asked in regards to the construction of the concrete trench. Sherrie Llewelyn asked Mr. Cook when he anticipated building a home on the lot. She said that the wall should be taken care of before the home was built.

Joseph Cook asked if the wall would be completed within the next year. Sherrie Llewelyn replied affirmatively.

Joseph Cook then asked about the bond for rock wall improvements. Sherrie Llewelyn replied that the engineer would prepare a construction estimate and the owner would post a cash or surety bond to secure that the wall would be fixed and the trench completed.

Chair Knowlton closed the public hearing at 6:44 p.m.

Commissioner Van Langeveld asked for more detail on the geotechnical report. Sherrie Llewelyn replied that they found soil and stability issues similar to the Ridge development. The report detailed limiting any extra water infiltration of the rock wall and recommended that no charged irrigation line be placed within 10 feet of the rock retaining walls. The report did not address any other concerns with erosion but did address the grade and slope stability as related to the wall. Mrs. Llewelyn then spoke on bedrock in the area and the need to blast for foundations to build homes.

Commissioner Van Langeveld asked if the geotechnical report concluded it was reasonable to build on this lot. Sherrie Llewelyn replied that it was reasonable and that the recommendation was for the rock retaining wall to be better supported.

Commissioner Garn moved that the Planning Commission recommend approval to the City Council of the plat amendment for The Ridge Subdivision P.U.D. Phase 2 at approximately 766 South Winter Lane with the following conditions:

- 1) In accordance with the submitted geotechnical report for lot 160 the following actions be taken:**
 - a. A building permit application shall be obtained for the existing rock wall and the advised installation of a “Portland cement concrete cut off trench at the base of the downslope of the current two-tiered rock wall” to achieve the noted stability results in the report.**
 - b. A note shall be placed upon the plat for Lot 160 that no charged irrigation line may be placed within 10 feet of the rock retaining walls.**
- 2) Prior to recordation of the plat a bond in an amount approved by the City Engineer be posted for the installation of the rock wall improvements, which said installation shall occur within 1 year from the date of the bond posting**

Commissioner Kirkham seconded the motion.

Commissioner Van Langeveld said she trusted the geotechnical report, which was prepared by experts and was in favor of approving this plat amendment with the conditions recommended in the report.

The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.

3. CONSIDERATION OF A PLAT AMENDMENT (LOT LINE ADJUSTMENT) FOR SAHARA REDWOOD CONDOMINIUMS LOCATED AT 460 NORTH REDWOOD ROAD AFFECTING UNITS 118 AND 119, MIKE WRIGHT, SAHARA REDWOOD LLC, APPLICANT

Sherrie Llewelyn reported that this was essentially a lot line adjustment between two businesses in units 118 and 119. However, the County Recorder requested an amended plat, which required review by the Planning Commission. No public hearing would be required as this was technically a lot line adjustment between two properties and to ensure the condominium lines matched. The DRC recommended approval with no redline corrections.

Michael Wright was present as the representative for Sahara Redwood LLC.

Commissioner Larson moved that the Planning Commission recommend approval to the City Council of the plat amendment for Sahara Redwood Condominium Subdivision at 460 North Redwood Road with no conditions. Commissioner Van Langeveld seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.

4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION

Sherrie Llewelyn reported on two updates that the City Council took action on during their April 21st meeting including the vacation of lots 1A and 1B of the North Redwood Industrial park and the approved site plan for the Dickson company. She also said the City Council reviewed and adopted standards and specification manuals for public infrastructure including streets, storm water and parks.

Chair Knowlton asked if the specification manuals were on the City's website. Sherrie Llewelyn replied that the manuals would be on the website soon.

Chair Knowlton then asked when the joint work session with the City Council to review the form based code would occur. Sherrie Llewelyn replied that it may potentially be scheduled in May.

Commissioner Larson asked when City staff would be back in the office. Sherrie Llewelyn replied staff would be back May 11th but City Hall would remain closed to public.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 14, 2020 were reviewed and approved. **Commissioner Van Langeveld moved to approve the meeting minutes of April 14, 2020 as amended. Commissioner Ward seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

6. ADJOURN

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



Signed on behalf of Ted Knowlton, as approved

Chair



Recorder

Secretary