

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
AUGUST 25, 2020

FINAL

This meeting was held electronically via 3CX. 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: Dee Lalliss, resident; Tom Gyuro, Eagleridge Tennis Club.

1. PUBLIC COMMENTS

Dee Lalliss commented on the City Center development and expressed concern with only having two access points with the addition of 26 units to the project. He felt that the Planning Commission should further review the proposal. Chair Knowlton replied that this project could be reviewed further by the Commission as well.

Sherrie Llewelyn said it was her understanding that UDOT was reducing the number of access points onto Highway 89 and other similar roadways that they owned. When Brighton met with UDOT they were required to sign an agreement that if the Chaparral property was redeveloped that they would be granted an access through the Brighton property. She clarified that Brighton did not have the choice to have a third access per UDOT.

2. CONSIDERATION OF A SITE PLAN AMENDMENT FOR EAGLERIDGE TENNIS CLUB AT 711 PARKWAY DR., BRAD FERRIERA, APPLICANT

Sherrie Llewelyn reported that the repair to the 2014 landslide in this area was currently underway and as part of the settlement, the Eagleridge Tennis Club would need to amend their

- the city geotechnical consultant if necessary) prior to any construction of that portion of the site plan;**
- 2) Existing landscaping will be protected and retained, where possible;**
 - 3) Revised landscape plan will be submitted with the additional civil drawings for the parking and approved by the Community Development Director; and**
 - 4) Completion of engineering redlines.**

Commissioner Ward seconded the motion.

Commissioner Van Langeveld commented that the plans would be reviewed by staff but asked the Commissioners if they would also like to review the plans. Sherrie Llewelyn replied that she did not have a problem bringing the deferred submittal back for Planning Commission review.

Tom Gyuro, Eagleridge Tennis Club, commented that there would be double or triple the amount of parking spaces added to replace the nine stalls being removed.

Commissioner Van Langeveld said she would be more interested in seeing the landscaping plans. Tom Gyuro replied that the proposed plan would include pine trees along the driveway to hide and protect the property from the adjacent neighbors.

Commissioners Tucker, Larson, Ward and Garn were in favor of reviewing the plans per the deferred submittal. Commissioners Kirkham and Van Langeveld commented that they would be interested in seeing the plans but it was not necessary.

Chair Knowlton recommended that Commissioner Garn amend his motion. Sherrie Llewelyn suggested appropriate wording to amend condition three to allow for later review of the plans by the Commission.

Commissioner Garn amended his motion to revise condition three to state “The revised landscaping plan will be submitted with the additional civil drawings for the parking and approved by the Planning Commission at a later date”. Commissioner Ward seconded the amended motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.

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

Sherrie Llewelyn reported that the amendment to the general development plan for the NSL City Center development plan was approved by the City Council. She said she reported that the Planning Commission had discussed the preparation and review of an alternate layout which Brighton would bring back for preliminary plat approval.

Commissioner Garn asked in regards to the incident in which the developer of the potential annexation had reached out to a planning commissioner to arrange a meeting. Sherrie Llewelyn replied that from what she was told the developer did not realize that the individual was a planning commissioner but just a community leader in the Foxboro area and served on the Parks and Arts Board. She said staff informed them that the Planning Commission must receive information related to the annexation per a public Planning Commission meeting.

Chair Knowlton commented that the email Sherrie Llewelyn sent to the Commission regarding Ex Parte communication was well written and provided clear guidelines. He said it was important to reinforce this information to the community as well as many residents believed that the Commission met and made decisions on items before the Commission reviewed them publicly.

Commissioner Garn asked about the retail/commercial aspect to the development on Center Street as the townhomes were already completed. Sherrie Llewelyn replied that she was unsure why there was a delay but the staff had not seen any plans or construction. She said she would reach out to the developer, Dave Curtis, as he was still bound by the development agreement to build retail there.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of August 11, 2020 were reviewed and approved. **Commissioner Larson moved that the Planning Commission approve the meeting minutes from August 11, 2020 with the adjustments mentioned. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Ward, Tucker, Larson and Van Langeveld.**

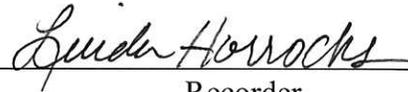
5. ADJOURN

Chair Knowlton adjourned the meeting at 6:56 p.m.



For Ted Knowlton, as approved

Chair



Recorder

Secretary