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2 CITY OF NORTH SALT LAKE  
3 PLANNING COMMISSION MEETING  
4 MAY 28, 2019

5 **DRAFT**

6  
7 Commission Chair Ted Knowlton called the meeting to order at 6:38 p.m. and Commissioner  
8 Natalie Gordon led those present in the Pledge of Allegiance.

9  
10 PRESENT: Commission Chair Ted Knowlton  
11 Commissioner Stephen Garn  
12 Commissioner Kent Kirkham  
13 Commissioner William Ward  
14 Commissioner Brandon Tucker  
15 Commissioner Natalie Gordon

16  
17 EXCUSED: Commissioner BreAnna Larson

18  
19 STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Kate Werrett,  
20 Planning Technician; Andrea Bradford, Minutes Secretary.

21  
22 OTHERS PRESENT: Dee Lalliss, resident; Mark Greenwood, Granite Construction; Parker  
23 McGarvey, CW Land.

24  
25 1. PUBLIC COMMENTS

26  
27 There were no public comments.

28  
29 2. CONSIDERATION OF FINAL PLAT APPROVAL FOR THE RIDGE LOCATED AT  
30 APPROXIMATELY 650 EAST EDGECREST LANE, CW LAND, APPLICANT

31  
32 Sherrie Llewelyn reported that the proposed property was located at 650 South Edgcrest Lane  
33 between Edgewood Estates and the Lakeview Rock Products mine. The proposed property  
34 consists of 49.26 acres zoned Special Use Restricted, which primarily allows mining operations.  
35 The City Council approved the preliminary plan on April 2, 2019 and action on the final zone  
36 change was tabled by the Council to allow the developer and staff to complete additional work  
37 on the draft development agreement.

38  
39 The project would be recorded in one phase with 51 total townhome units. The final plat and  
40 construction drawings were reviewed for compliance with the development agreement and City  
41 code. The Development Review Committee (DRC) recommended approval with three conditions  
42 including final zone change approval and development agreement by the City Council,  
43 engineering redline corrections be completed prior to submittal to City Council, and the

44 submission of a letter of approval in regards to the grading plan within the Kern River and  
45 Dominion Energy pipeline easements. The redline corrections on the project are due to the size  
46 and scope of the project with three separate reviews and corrections performed by staff with the  
47 developer's engineer and surveyor. The City Engineer and the DRC have determined that the  
48 overall design, layout, grading, and drainage issues have been resolved pending submittal of the  
49 final corrections.

50  
51 Sherrie Llewelyn presented the site map showing how the townhomes and streets would be laid  
52 out. She explained that the streets in the development would be private streets. Mrs. Llewelyn  
53 also provided an overview of the landscape plan and said that the City's geotechnical consultant  
54 reviewed the final plat, geotechnical report, and grading permit and found them to be in  
55 compliance with City ordinance. All retaining walls have been designed in conformance to the  
56 geotechnical requirements of the study and consultants.

57  
58 All previous conditions from the preliminary plan approval have been incorporated into the  
59 Development Agreement, specifically that the townhomes would be rear loaded with 12 foot  
60 setbacks and the CC&Rs would preclude townhome ownership by a single entity with multiple  
61 units as rentals.

62  
63 Sherrie Llewelyn then said that the builder would be Toll Brothers and showed examples of the  
64 exterior architecture for the townhomes. She said there would be three styles including modern,  
65 prairie, and craftsman styles. A condition would be made that the same style could not be placed  
66 directly next to each other to provide variation in the neighborhood.

67  
68 Parker McGarvey, CW Land, thanked staff for all their help with this monumental project.

69  
70 Commissioner Tucker asked how tall the retaining wall would be on the west side of the  
71 property. Parker McGarvey replied that the retaining walls would be constructed of rockery on  
72 the shorter walls and precast blocks on the taller walls. He estimated that they would be  
73 approximately 20 feet overall.

74  
75 Commissioner Gordon asked when the geotechnical study had been completed. Sherrie Llewelyn  
76 replied that it was completed in December of 2018 and had been through five reviews with the  
77 City's geotechnical consultant since that time.

78  
79 Commissioner Gordon commented that when she drove by the site today that she thought she  
80 saw new movement near the top of the Monte Thomas pit. Sherrie Llewelyn replied that  
81 Lakeview Rock Products owned a portion of land near the top and any activity would have been  
82 done by them.

83  
84 Commissioner Gordon questioned if the proposed development was far enough away that if  
85 moisture or movement caused sloughing that it would not affect the property. Sherrie Llewelyn

86 replied that the property was far enough from the mining activity that there should not be an  
87 issue. She also said the proposed development was being built upon solid rock.

88  
89 Commissioner Garn asked what type of fencing would be along the property line near the  
90 landslide. Sherrie Llewelyn replied that the applicant was proposing a field fence as part of the  
91 development agreement. She said that as the homes were built they would need to install either a  
92 masonry wall or a composite or wrought iron fence.

93  
94 Commissioner Garn asked for clarification on whether each property owner could build a  
95 different type of fence. Sherrie Llewelyn replied that they did not want to tie the developer's  
96 hands as some residents might prefer a view and some may not. She explained that that each  
97 property around the golf course had been allowed to construct different fencing types.

98  
99 **Commissioner Garn moved that the Planning Commission recommend approval to the**  
100 **City Council of the Final Plat for The Ridge located at approximately 650 South Edgecrest**  
101 **Lane with the following conditions:**

- 102  
103 **1) City Council approval of the final zone change and development agreement;**  
104 **2) Engineering redline corrections to be completed prior to submittal to the City**  
105 **Council;**  
106 **3) Submission of letters of approval in regards to grading plan within the Kern River**  
107 **and Dominion Energy Pipeline easements.**

108  
109 **Commissioner Kirkham seconded the motion. The motion was approved by**  
110 **Commissioners Knowlton, Garn, Kirkham, Ward, Tucker and Gordon. Commissioner**  
111 **Larson was excused.**

112  
113 **3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**  
114 **PLANNING COMMISSION**

115  
116 Sherrie Llewelyn reported on the City Council meeting on May 25<sup>th</sup> and said that the City Center  
117 Condo plat amendment was approved. She said the Orchard Grove project was tabled after  
118 motions to approve and deny both failed. The City Council provided guidance to the developer to  
119 increase the setback from Orchard Drive and to either decrease the unit count by one or to have  
120 different building types, driveways, or layout. The Winnie Phase 2 was tabled by the developer  
121 so they could work with staff on potential amenities. The City Council liked the live/work units  
122 and the change in architecture.

123  
124 The Hepworth Apartments 8-plex was approved with three Council members in favor of the  
125 project and two against. The parking ordinance was also approved and included the stipulation  
126 that residents could not park on the street during an active snow event until the street had been

127 plowed curb to curb. She said the old code did not allow on street parking at all during the winter  
128 months.

129  
130 Commissioner Ward asked about future of the golf course. Sherrie Llewelyn replied that she was  
131 unsure what would happen but that many residents were concerned that the golf course would be  
132 sold to become a car dealership or multifamily housing.

133  
134 Commissioner Kirkham asked if the City was looking to have someone else manage the golf  
135 course. Sherrie Llewelyn replied that a company approached the City about potentially managing  
136 the golf course. She said the City Council would review the potential agreement to see the terms.

137  
138 Chair Knowlton asked what the next step for The Winnie Phase 2 would be. Sherrie Llewelyn  
139 replied that the developer would bring back an amenity for review.

140  
141 Chair Knowlton commented on housing and said that single family housing was 50% more  
142 expensive than they were five years ago.

143  
144 Sherrie Llewelyn spoke on the City's Edge development, which was previously Bountiful Pointe  
145 Apartments, and said the 15 plex apartment building would be too close to the power lines so the  
146 building or the power lines would need to be moved. The cost to move and bury the power lines  
147 would be \$77,000. The City applied for a CDBG grant to help pay for this project but was not  
148 awarded the funds. The developer asked for RDA assistance and in exchange, 16 of the units  
149 would have to be maintained in the 50-80% AMI for five years.

150  
151 4. APPROVAL OF MINUTES

152  
153 The approval of the minutes was postponed until the next Planning Commission meeting.

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155 5. ADJOURN

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157 Chair Knowlton adjourned the meeting at 7:06 p.m.

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Chair Recorder

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Secretary