

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
OCTOBER 10, 2017

FINAL

Chairman Pro Tem Knowlton called the meeting to order at 6:32 p.m. Council Member Ryan Mumford led those present in the Pledge of Allegiance.

PRESENT: Chairman Pro Tem Ted Knowlton
Commissioner Lisa Watts Baskin
Commissioner Stephan Garn
Commissioner Kent Kirkham
Commissioner Leslie Mascaro
Council Member Ryan Mumford

EXCUSED: Commission Chairman Robert Drinkall

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

OTHERS PRESENT: Guillaume Belgique, Architecture Belgique, Inc.; Christopher Robinson, Foxboro MP Development.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED SITE PLAN FOR CIMARRON AT FOXBORO APARTMENTS AT 790 NORTH CUTLER DRIVE

Sherrie Llewelyn reported that the proposed site plan is for a residential development, to be located at 790 North Cutler Drive, as part of the Foxboro Marketplace General Development Plan. The residential property would consist of two multi-family structures with a total of 102 apartments on 5.124 acres. The apartment buildings are to be oriented around a common courtyard containing a pool, dog park, tot lot, barbeque area, etc. Additional amenities onsite included a clubhouse, exercise facilities, dog wash, and leasing offices.

Mrs. Llewelyn said the architecture will be contemporary with a brick finish with stucco and Hardie board accents. Some of the second floor units will have attached garages and driveways.

Additional detached garage parking would be located on the north side of the property and a carport with ten parking spaces to be provided on the southeast side of the property. The clubhouse and garages would match the architectural design of the main apartment buildings. The two apartment buildings have been divided into 44 one bedroom units, 54 two bedroom units, and 4 three bedroom units with the total parking provided onsite at 204 spaces. The parking consisted of 62 tuck under garages, 62 tandem driveway spaces, 30 detached garages, 10 carports, 40 open parking spaces including 7 ADA spaces. There would also be four stalls with charging stations for electric cars.

The total open space for this project is 37.6% or 83,810 square feet of the site and the frontage along Redwood Road would consist of a trail and street trees. The developer had requested the use of decorative crushed gravel between the curb and Redwood Road which the Planning Commission must determine whether the material would be acceptable in meeting xeriscaping and landscaping requirements.

Mrs. Llewelyn said the fencing along Redwood Road would be six foot ornamental metal fence and split rail vinyl fencing along the property line between the shopping center and along Cutler Drive. There would be additional pedestrian access along Cutler Drive. The north property line would be enclosed by an 8 foot concrete wall and the detached garage walls. The site complies with the parking, circulation, traffic, health, safety and noise requirements.

The Development Review Committee (DRC) recommended approval with the conditions that the landscaping along Redwood Road be permitted to contain xeriscaping along with additional plant material and the correction of minor redlines which included a parking table and engineering requirements.

Commissioner Kirkham asked about the crushed gravel mulch and where it was proposed to be located. Sherrie Llewelyn clarified that the rock mulch would run along the trail and be placed adjacent to Redwood Road and the parking lot. She said the trees and any plantings would be watered per a drip irrigation system.

Council Member Mumford asked if the clubhouse was considered part of the open space requirement. Sherrie Llewelyn replied that the open space was comprised of the total pervious areas such as grass and landscaping and that 29% of the site would be open space.

Commissioner Baskin asked if the grass area would be artificial or actual grass. Christopher Robinson, Foxboro MP Development, replied that it would be Kentucky Blue grass.

Commissioner Baskin then asked if the development would be more or less secure due to the design of the apartments. Christopher Robinson said that they have worked with Chief Black on egress/ingress and corridor design. He also said there would be keycard access on the doors and any guests would have to contact the tenants to gain admittance.

Commissioner Mascaro asked how the property would ensure that the garages were used as parking and not for storage. Christopher Robinson replied that they would discourage the residents through active monitoring and did not include outlets in the garages for that reason. The lighting in the garages would be provided through solar panels and net metering.

Sherrie Llewelyn said that this development would be more secure from intruders due to the key fob access and said that the police department would work with the property owners regarding police access and emergency situations.

Commissioner Knowlton asked about adding pedestrian access onto Redwood Road. Christopher Robinson replied that the development is not a large site and for security reasons they had oriented the access to the south and west. He said they would add a pedestrian gate if the Planning Commission requested it.

Commissioner Knowlton then commented that he would recommend access as there may be future bus or public transportation in that area. Christopher Robinson said that they could add a locked pedestrian gate that was only accessible with a key fob. He also said that the project has obtained HUD financing and would move forward now.

The Planning Commission discussed proposed locations for the pedestrian access gate and the developer agreed to review the site plan for the potential addition of the gate.

Sherrie Llewelyn asked if guests would park in the shopping area and access the apartments via the vinyl fence. Christopher Robinson replied that the property owners would most likely put up signage to discourage overnight and guest parking and would tow if necessary. He said there was plenty of parking planned specifically for the apartment complex.

Commissioner Baskin commented that it was progressive to add solar panels on the garages. Christopher Robinson explained that they could get better credit rates for multiple panels and units and that there were governmental incentives for building green apartment buildings.

Guillaume Belgique, who was the architect for the project, explained that the project would go through a program called Enterprise Green which required green building practices and energy efficiency.

Commissioner Baskin congratulated Mr. Robinson on his long time commitment to the project. Christopher Robinson said in addition to the completed developments there would eventually be a Del Taco, H&R Block, Empire Chinese Gourmet, AutoZone, Ace Hardware, and another Spectrum Academy facility on the property with the final one acre parcel to be developed in the future.

Commissioner Baskin moved that the Planning Commission recommend to the City Council the approval of the requested site plan for Cimarron at Foxboro, Lot 7 of Foxboro Marketplace, at 790 North Cutler Drive with the following conditions:

- 1) Landscaping along Redwood Road is permitted to use xeriscape, with additional plant material or varied rock mulch size and color to soften the streetscape appearance;**
- 2) Correction of minor redlines (parking table and engineering); and the**
- 3) Exploration of an additional gate on Redwood Road.**

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

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of September 26, 2017 were reviewed and approved. **Council Member Mumford moved to accept the Planning Commission meeting minutes from September 26, 2017. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Drinkall was excused.**

Sherrie Llewelyn distributed a revised timeline for the Main Street Neighborhood Plan and said that the committee would be submitting a survey to residents, compiling the results, and presenting the findings at a public workshop to be held in November.

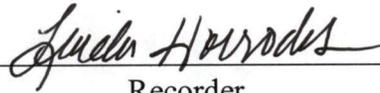
Council Member Mumford asked for a general update on the apartment complex to be located on Highway 89 across from the Top Stop gas station. Sherrie Llewelyn replied that the developer and the property owner had parted ways so a new developer was needed before the project would continue.

4. ADJOURN

Chairman Pro Tem Knowlton adjourned the meeting at 7:16 p.m.



Chairman



Recorder



Secretary