

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
JANUARY 9, 2018

**FINAL**

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. and Commissioner Kent Kirkham led those present in the Pledge of Allegiance.

PRESENT: Commission Chairman Robert Drinkall  
Commissioner Ted Knowlton  
Commissioner Stephen Garn  
Commissioner Kent Kirkham  
Commissioner Leslie Mascaro  
Commissioner William Ward

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

OTHERS PRESENT: Alex Lucero, resident; Brian Knowlton, Knowlton General, LC.

1. PUBLIC COMMENTS

There were no public comments.

Commissioner Bill Ward introduced himself and said he has lived in the City for 14 years. He said his background was in real estate, oil, gas, mining, and public land law and that he just started his own law practice which gives him the flexibility to participate on the Planning Commission.

2. APPOINTMENT OF PLANNING COMMISSION CHAIRPERSON AND VICE-CHAIRPERSON

As the previous Planning Commission position had not been filled, the Commission continued this item.

**Commissioner Knowlton moved to table this item and revisit when two full Commission members were appointed. Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro and Ward.**

3. PUBLIC HEARING-CONSIDERATION OF A PLAT AMENDMENT FOR NORTH SALT LAKE INDUSTRIAL PARK SUBDIVISION PLAT D, AT 215 WEST 500 NORTH, ANNA STEVENSON, APPLICANT

Sherrie Llewelyn reported that this property contained two industrial buildings and was plated as two separate lots. Mrs. Stevenson then combined the lots and would now like to separate and sell the western building and lot. The proposed plat amendment would reestablish the previous lot lines and include the addition of a cross easement access between the two properties.

The Development Review Committee (DRC) recommended approval with no conditions. The City Engineer recommended a few minor wording changes to the paperwork be made before the project was completed.

**Commission Chairman Drinkall opened the public hearing at 6:34 p.m. There were no public comments and he closed the public hearing at 6:35 p.m.**

**Commissioner Mascaro moved that the Planning Commission recommend approval to the City Council the proposed plat amendment for the North Salt Lake Industrial Park Subdivision, Plat D, Lots 46/47 located at 215 West 500 North with no conditions. Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro and Ward.**

4. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR CITY'S EDGE APARTMENTS AT 200 SOUTH HIGHWAY 89 (FORMERLY BOUNTIFUL POINTE APARTMENTS), BRIAN KNOWLTON, APPLICANT

**Commissioner Knowlton excused himself at 6:36 p.m. for the next two agenda items due to a possible conflict of interest.**

Sherrie Llewelyn reported on the proposed development plan for property located at 200 South Highway 89. The current site consists of three apartment buildings known as the Bountiful Pointe Apartments. She explained that two of the existing buildings would be remodeled, one building would be torn down, and two new apartment buildings would be constructed.

As the property is located in the highway commercial zone it would require a general development plan and rezone to a Planned (P) District. Other requirements would include improvement of the right of way and addition of a park strip, sidewalk, and landscaping.

Mrs. Llewelyn then presented the site plan and elevation to show the exterior of the new buildings, tuck under carports, additional carports, trail sections, pedestrian walkways, green space, and gathering space. The new building would be three stories high which would screen the existing buildings from view. She also explained that the existing buildings would be updated on the interior and exteriors to bring them up to existing standards and code. These upgrades would include new heating, electrical, and plumbing in the interior as well as exterior upgrades such as paint and accents to match the new buildings.

Sherrie Llewelyn discussed the parking on site which would include 1.5 spaces per unit for the one bedroom units and 2 spaces for the two bedroom units as well as 43 guest spaces for a total of 81 parking spaces.

The DRC discussed potential parking issues as there would be no available street parking in this area. However, Wasatch Front Regional Council performed a parking study which showed that this area of the City was generally over parked.

Sherrie Llewelyn reported that 17% of the site would be landscaped including the improvements to the cross section, the right of way, park strip, sidewalk, street trees, trail section, and pedestrian access. Staff had not discussed fencing with the applicant but recommended wrought iron or other decorative fencing with brick pillars.

Commissioner Drinkall asked why the applicant would remodel versus replacing all of the existing buildings. Brian Knowlton replied that while it was hard to fix bad design it would be more cost effective to remodel the center buildings. They had also considered building taller buildings but determined that a three story building would be appropriate for the area. Mr. Knowlton said that they spent five months reviewing and designing the streetscape and were happy with the proposed design.

Commissioner Drinkall also asked about previous flooding issues in the area. Brian Knowlton replied that there would be additional grade and revised drainage to address the issue.

Sherrie Llewelyn commented that drainage, signage, landscaping, and fencing would be addressed during the site plan review.

Brian Knowlton said he had considered wrought iron fencing and precast walls which had the appearance of stone and brick. They would review the property to determine which areas should have opaque or see-through fencing.

Commissioner Mascaro asked about the green space on the site. Brian Knowlton said that there would be shared green space located at the front of the property. He explained that they would not have certain amenities such as a pool or gym as they had found that people were not interested in paying an extra \$200 a month per unit for those amenities.

Commissioner Mascaro then asked if there would be fencing or a designated children's play area. Brian Knowlton replied that there would be some berming on the site which would create a natural protection but they did not want fencing along the streetscape. He said that as they offered one and two bedroom units they did not anticipate many young children or families.

Commissioner Drinkall asked about snow removal and storage on site. Brian Knowlton said that while they had not reviewed snow removal/storage that there would be space on the north frontage area that could be used for snow stacking.

Commissioner Kirkham and Drinkall asked about increased traffic shoulder and the need for a potential traffic study on Highway 89. Brian Knowlton said that there would only be 35 additional units so increased traffic should not be an issue.

Commissioner Ward commented that he had reviewed site and asked if there would be any re-grading as the exits had a steep slope. Brian Knowlton replied that they would be removing the north access as it was steep but would re-grade the south exit.

Commissioner Mascaro- asked if the increase in density for the property would trigger an application with the Utah Department of Transportation (UDOT). Brian Knowlton replied that it had and they were working with UDOT.

The Commissioners thanked the developer for redeveloping the site with improved architecture and streetscape.

**Commissioner Garn moved that the Planning Commission recommends approval to the City Council the proposed general development plan for City's Edge Apartments located at 200 South Highway 89 with the following conditions to be determined at the time of development agreement approval:**

- 1) Residential Sign Information (height, size, multi-tenant, design aesthetic);**
- 2) Fencing shall be wrought iron with decorative brick pillars and match the buildings;**
- 3) Parking approved at a ratio of 1.5 spaces/1 bedroom unit, 2 spaces/2 bedroom unit, and 0.25 spaces per unit guest parking;**

- 4) Amenities shall be further negotiated and enumerated within the development agreement as recommended by the Planning Commission.**

Commissioner Mascaro suggested that the applicant propose additional fencing options.

**Commissioner Garn amended his motion to add “or as otherwise agreed upon” to the end of item two.**

**Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Kirkham, Mascaro and Ward. Commissioner Knowlton was excused.**

**5. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR CITY’S EDGE CENTRAL AT 180 SOUTH HIGHWAY 89, BRIAN KNOWLTON, APPLICANT**

Sherrie Llewelyn reported that this development was located directly north of the City’s Edge Central Apartments which were discussed in the previous agenda item. The proposed site plan included 21 individual townhomes with tandem garage parking and driveways on half of the units. Mrs. Llewelyn explained that the dumpster would be shared with Greenwood Kennels per an agreement. The buildings would be similar in appearance to the City’s Edge Apartments and each unit would have an individual patio. The proposed amenities would include a future trail connection and access to the south and north which would allow for easier emergency vehicle access.

Sherrie Llewelyn then reviewed the site plan, elevations, and floor plans with those present. The 21 two bedroom units would have two car garages for a total of 42 spaces, 6 guest spaces, and 12 driveway spaces for a total of 60 parking spaces on site. The improvements to the site would include 26% landscaping including the trail section, pedestrian connections and two play areas.

The DRC recommended approval with three conditions including fencing shall be wrought iron with decorative brick pillars, parking approved at a ratio of 1.5 spaces/1 unit, 2 spaces/2 unit, and 0.25 guest parking, and that amenities shall be further negotiated within the development agreement. The DRC also recommended that in the future the developer consider redeveloping the area currently occupied by the Greenwood Kennel and incorporate that land into the townhome development as well.

Commissioner Drinkall asked about the square footage of the units. Brian Knowlton replied that the units were approximately 1,380 square feet and would be rented for around \$1,500 per unit.

Commissioner Mascaro expressed concern with tandem parking and asked if there were any standards to ensure that garages were used for parking and not for storage. Brian Knowlton replied that there was a small storage room located in the garages. He said they would monitor and ensure, through towing, that garages were used for parking.

Commissioner Drinkall thanked the applicant for investing in the City through redevelopment. He asked if there would be a similar look and materials used in both projects. Brian Knowlton replied that they would use similar materials as well as complimentary colors throughout for a cohesive look.

**Commissioner Ward moved that the Planning Commission recommends approval to the City Council the proposed general development plan for City's Edge Central located at 180 South Highway 89 with the following conditions to be determined at the time of development agreement approval:**

- 1) Fencing shall be wrought iron with decorative brick pillars that match the buildings or as otherwise agreed upon at a later time by the Planning Commission;**
- 2) Parking approved at a ratio of 1.5 spaces/1 bedroom unit, 2 spaces/2 bedroom unit, and 0.25 spaces per unit guest parking;**
- 3) Amenities shall be further negotiated and enumerated within the development agreement as recommended by the Planning Commission.**

**Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Garn, Kirkham, Mascaro and Ward. Commissioner Knowlton was excused.**

Pastor Alex Lucero commented that North Salt Lake was a great city, thanked the Commission for their efforts, and said he liked the direction the City was going.

- 6. CONSIDERATION OF A PROPOSED AMENDMENT TO THE NORTH SALT LAKE CITY LAND USE ORDINANCE RELATED TO THE GENERAL COMMERCIAL ZONE (CG), CONSTRUCTION CONTRACTOR BUSINESSES, AND OUTDOOR STORAGE AREAS.**

**Commissioner Knowlton returned at 7:29 p.m.**

Sherrie Llewelyn reported that this ordinance was originally reviewed by the Planning Commission on December 12, 2016 and that staff had made the requested changes. These changes to the CG, MD, and MG zones and outdoor storage/fencing regulations included the

addition of construction and contractor services as permitted uses, outdoor storage for those uses as conditional uses, commercial fencing standards regarding chain-link fencing, screening requirements for outdoor storage, residential development fencing standards for front and rear buffers, perimeter fencing requirements, and outdoor storage requirements regarding buffering and setbacks as well as screening. The changes also included other requirements for outdoor storage included stacking, heavy equipment storage, storage yards and frontage, dumpster and refuse container enclosure requirements, outdoor display requirements, and clarification on non-conforming properties and compliance.

Commissioner Knowlton asked that the definition for “perimeter” potentially be added to the code.

Commissioner Kirkham asked in regards to outdoor displays and gave the example of a display vehicle placed on a lift above the landscaping. Sherrie Llewelyn replied that a business could design a nice display but the City would discourage parking directly on the grass in a park strip.

Commissioner Mascaro asked to review the related CG, MD, and MG zones on a map. Sherrie Llewelyn then reviewed the areas related to the proposed changes to those present.

Sherrie Llewelyn commented that these changes were noticed as a public hearing, staff sent notices to the property owners in these areas, and she met with several property owners in person and presented them with a copy of ordinance.

**Commissioner Knowlton moved that the Planning Commission recommend to the City Council the proposed amendments regarding contractor services, outdoor storage and display, and fencing with the following findings:**

- 1) The proposed amendment is in accord with the comprehensive general plan, goals and policies of the city;**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the “purposes” stated in this title;**
- 3) The proposed change would increase flexibility use of properties in the CG, MD, and MG zones while improving the visual aesthetic of these areas to improve the property value, quality, longevity, and economic viability.**

**Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro and Ward.**

7. WASATCH CHOICE VISION WORKSHOP INVITATION-WEDNESDAY,  
FEBRUARY 7, 2018, 4-6 P.M., CENTERVILLE CITY HALL, 250 NORTH MAIN  
STREET, CENTERVILLE

Commissioner Knowlton reported that he was the Deputy Director for the Wasatch Front Regional Council which is a transportation planning organization. The Council was working on a multi-city transportation plan known as "Wasatch Choice 2050". He said the North Salt Lake meeting would be held February 7<sup>th</sup> to hear recommendations and ideas for land development beyond the general plan. There would also be an Access to Opportunity meeting held January 23<sup>rd</sup>.

Sherrie Llewelyn reported on the next Planning Commission agenda and said there would be a request for a conditional use permit for Granite regarding the gravel pits. She explained that the properties are zoned P and SR and that the DRC rejected the application due to the zoning. Granite had appealed and demanded a substantive review request which would go before the hearing officer. Mrs. Llewelyn then said that the City attorney suggested that the Planning Commission attend training on conditional use permits prior to reviewing this item. The Planning Commission determined that they would meet January 22<sup>nd</sup> to receive this training.

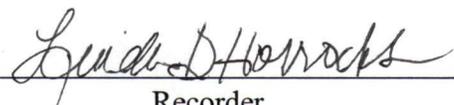
8. APPROVAL OF MINUTES

The Planning Commission meeting minutes of December 12, 2017 were reviewed and approved. **Commissioner Knowlton moved to approve the minutes of December 12, 2017 as presented. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro and Ward.**

9. ADJOURN

Chairman Drinkall adjourned the meeting at 8:09 p.m.

  
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Chairman

  
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Recorder

  
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Secretary