

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
MAY 8, 2018

**FINAL**

Chair Pro Tem Leslie Mascaro called the meeting to order at 6:30 p.m. and Brandon Tucker led those present in the Pledge of Allegiance.

PRESENT: Chair Pro Tem Leslie Mascaro  
Commissioner Stephen Garn  
Commissioner Kent Kirkham  
Commissioner William Ward  
Commissioner Brandon Tucker  
Commission Chair Ted Knowlton

EXCUSED: Commissioner BreAnna Larson

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

OTHERS PRESENT: Brian Knowlton, Knowlton General; Dave Curtis, Pedro Salvador, National Commercial Properties; Melissa Dawes, resident.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF A PROPOSAL TO REZONE PROPERTY LOCATED AT 200 SOUTH HIGHWAY 89, FROM COMMERCIAL HIGHWAY (CH) ZONE TO PLANNED DISTRICT (P) ZONE IN CONJUNCTION WITH A GENERAL DEVELOPMENT PLAN FOR THE CITY'S EDGE APARTMENTS. KNOWLTON GENERAL, APPLICANT

Sherrie Llewelyn reported that the applicant had requested to rezone the property located at 200 South Highway 89 from Commercial Highway (CH) to Planned District (P) Zone. The property currently contained three apartment buildings, formerly known as the Bountiful Point Apartments, and would be redeveloped into four apartment buildings with a total of 43 units. The general development, site and landscaping plans were approved in January of this year. She explained that there slight revision to the landscaping plan in that one parking stall had to be

eliminated due to the location of the gas and power meters. Parking on site would include 49 covered spaces and 31 uncovered for a total of 80 spaces at 1.86 spaces per unit. The management company could also regulate the number of parking passes per the lease.

Sherrie Llewelyn said that the conceptual design plans were accurate with the exception of the yellow which was to highlight the detail on the drawings and would actually be a black metal. The presented development agreement addressed the overall density of the project, exhibits of the landscaping plan, site plan, use regulations for apartments, and design regulations for the buildings. She said the applicant had proposed to install a slate gray vinyl composite fence along the perimeter on the west and south sides of the property.

The applicant proposed that the open space would include trail connections, a plaza with picnic tables, signage to provide screening from the street, park strips with trees, and new sidewalk along Highway 89.

Commissioner Tucker asked for clarification on the need for the rezone. Sherrie Llewelyn replied that the property was currently zoned Highway Commercial (CH) and that multifamily was not allowed as a permitted use in the CH Zone and would require a rezone to a Planned (P) District to address layout, architecture, and density until the form based code was completed. She said that the five acre requirement was not required for properties rezoned from CH to P.

Commissioner Garn asked about the seven parallel parking stalls shown on the site plan. Sherrie Llewelyn replied that the seven spaces on the south side of the property would be eliminated.

Commissioner Kirkham asked about the proposed vinyl fencing. Sherrie Llewelyn replied that while she was unsure if the applicant was proposing the composite or vinyl fencing that the City had required the nearby Chesham Village to install the Trex type composite fencing and would recommend that the Planning Commission required the same type of composite fencing for the proposed project.

**Chair Pro Tem Mascaro opened the public hearing at 6:44 p.m.**

Melissa Dawes, 160 South Highway 89, commented that she lived in the adjacent Greenbriar Condominiums and said that her concerns were for parking and access of their private road by the proposed development. Sherrie Llewelyn showed the location of the proposed development and the Greenbriar Condominiums private road and suggested that the developer address this issue.

**Chair Pro Tem Mascaro closed the public hearing at 6:48 p.m.**

Brian Knowlton, Knowlton General, commented that if the apartment residents parked in the right of way he would like to be notified. He also said that the existing road would provide a second access for both the City's Edge apartments and Greenbriar Condominiums.

Sherrie Llewelyn commented that when the property containing the existing dog kennel was redeveloped it is hoped that a better, safer access could be provided to Greenbriar and that the existing access that is too close to Main Street could be eliminated.

Brian Knowlton also spoke on the fencing and said that he did not like vinyl fencing and felt that the composite vinyl fencing would be a sturdier option. He also said this would be a rental property and would be constructed in one phase.

Chair Pro Tem Mascaro asked about the timeline for the amenities as well as the entire project. Brian Knowlton replied that the infrastructure for the trails would be completed right away and the entire project would be completed in 20 months.

Sherrie Llewelyn commented that the certificate of occupancy would not be granted until the City had signed off on the project which would include the completion of the landscaping or a bond was posted for the landscaping.

Commissioner Garn asked the applicant for more information and a potential sample of the proposed fencing material.

Commissioner Ward asked about overflow parking in the event of a large gathering. Brian Knowlton responded that residents would be directed to hold large events at Hatch Park. He said that parking was always an issue and they would constantly monitor it.

**Commissioner Ward moved that the Planning Commission recommend approval on the proposed rezone from CH to P District for City's Edge Central located at approximately 180 South Highway 89 with the findings and condition set forth in the staff memorandum.**

Sherrie Llewelyn commented that Commissioner Ward's motion was for the proposed rezone from CH to P District for City's Edge Central Townhomes and not City's Edge Apartments.

**Commissioner Ward withdrew his motion.**

**Commissioner Ward moved that the Planning Commission recommend approval on the proposed rezone from CH to P District for City's Edge Apartments located at approximately 200 South Highway 89 with the following findings and conditions:**

**Findings:**

- 1) **The proposed P District can be substantially completed within two (2) years of the establishment of the P District.**
- 2) **The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding uses, but will have a beneficial effect which could not be achieved under other zoning districts.**
- 3) **The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P District.**
- 4) **The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.**
- 5) **Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.**
- 6) **The P District is in conformance with the city general land use plan.**
- 7) **Existing or proposed utility services are adequate for the population and use densities proposed.**

**Conditions:**

- 1) **Correction to parking tabulation table on the site plan exhibit.**
- 2) **Staff to review fencing sample and report to Planning Commission on approval of the sample and whether it meets standards.**

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

The Commission discussed having the applicant supply a sample to City staff for approval and to report to the Planning Commission on whether the sample met City standards.

3. **CONSIDERATION OF PROPOSED SITE PLAN APPROVAL FOR PROPERTY LOCATED AT 200 SOUTH HIGHWAY 89, CITY'S EDGE APARTMENTS. KNOWLTON GENERAL, APPLICANT**

**Commissioner Ward moved that the Planning Commission recommend approval on the proposed site plan for City's Edge Apartments located at approximately 200 South Highway 89 with the following condition:**

- 1) **Correction to parking tabulation table.**

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

4. PUBLIC HEARING-CONSIDERATION OF A PROPOSAL TO REZONE PROPERTY LOCATED AT APPROXIMATELY 180 SOUTH HIGHWAY 89, FROM COMMERCIAL HIGHWAY (CH) ZONE TO PLANNED DISTRICT (P) ZONE IN CONJUNCTION WITH A GENERAL DEVELOPMENT PLAN FOR THE CITY'S EDGE CENTRAL TOWNHOMES. KNOWLTON GENERAL, APPLICANT

Sherrie Llewelyn reported that this development was located at 180 South Highway 89 between the City's Edge Apartments and the NSL14 Apartments. The general development plan, concept plan, and layout were approved in January of this year. The proposal was for 21 townhome units. Each townhome unit would have a two car garage with twelve units to have a 15' driveway available for parking for a total of 60 parking spaces at 2.85 spaces per unit.

Mrs. Llewelyn presented the landscaping plan and explained that approximately 20% of the site would be landscaped including the trail section along the west boundary, the pedestrian connections to the east/west pedestrian access through the proposed City's Edge Apartments to the south. The fencing installed along the west perimeter would be composite gray vinyl.

Sherrie Llewelyn explained that some of the setbacks were less than 5 feet which would require a one hour fire wall or an adjustment to meet the 5' setback requirement.

**Chair Pro Tem Mascaro opened the public hearing at 7:11 p.m. There were no comments and she closed the public hearing at 7:11 p.m.**

Brian Knowlton, Knowlton General, commented that he would remedy the 5' setback on the rear of the units. He said this project would take approximately 20 months for completion. Mr. Knowlton also spoke on the park path which would tie into 500 West and would have additional lighting for walk-ability.

Chair Pro Tem Mascaro asked if the trail would be dedicated for public use. Sherrie Llewelyn commented that a public easement would be part of the development agreement to allow the trail to connect to Hatch Park and the Hughes RV property.

**Commissioner Garn moved that the Planning Commission recommend approval on the proposed rezone from CH to P District for City's Edge Central located at approximately 180 South Highway 89 with the following findings and conditions.**

**Findings:**

- 1) **The proposed P District can be substantially completed within two (2) years of the establishment of the P District.**
- 2) **The development contains one phase that can exist as an independent unit capable of creating an environment of sustained desirability and stability; and that the uses proposed will not be detrimental to present and potential surrounding land uses, but will have a beneficial effect which could not be achieved under other zoning districts.**
- 3) **The proposed increased density will not generate traffic in such amounts as to overload the street network outside the P District.**
- 4) **The area surrounding said development can be planned and zoned in coordination and substantial compatibility with the proposed development.**
- 5) **Any exception from standard ordinance requirements is warranted by the design incorporated into the final plan.**
- 6) **The P District is in conformance with the city general land use plan.**
- 7) **Existing or proposed utility services are adequate for the population and use densities proposed.**

**Conditions:**

- 1) **Units T14-T21, corrected setback of a minimum of 5 feet.**

**Commissioner Tucker seconded the motion.**

**Commissioner Ward amended the condition to read “Units T14-T21, that the plats be corrected to show a setback of a minimum of 5 feet from the property line.” Commissioner Kirkham seconded the amended motion. The motion was approved by Commissioners Garn, Kirkham, Mascaro, Ward and Tucker. Commissioners Knowlton and Larson were excused.**

5. **CONSIDERATION OF PROPOSED SITE PLAN APPROVAL FOR PROPERTY LOCATED AT APPROXIMATELY 180 SOUTH HIGHWAY 89, CITY’S EDGE CENTRAL TOWNHOMES. KNOWLTON GENERAL, APPLICANT**

**Commissioner Ward moved that the Planning Commission recommend approval on the site plan for City’s Edge Central located at approximately 18- South Highway 89 with the following conditions:**

- 1) **Units T14-T21, corrected setback of a minimum of 5 feet;**
- 2) **That fencing be approved by staff.**

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

6. CONSIDERATION OF FINAL PLAT APPROVAL FOR TOWNE PLAZA, PHASE 2 & 3 LOCATED AT APPROXIMATELY 130 EAST CENTER STREET. NATIONAL COMMERCIAL PROPERTIES, APPLICANT

**Chair Ted Knowlton arrived at 7:21 p.m.**

Sherrie Llewelyn reported on the final plat for Phases 2 & 3 of the Towne Plaza project. The Orchard Bowl building was demolished this week to make way for the proposed project. Phase 1 would consist of townhomes and Phase 2 was divided into two phases with 26 townhomes in Phase 2 and Phase 3 to contain the two commercial office buildings. This separation would allow the office spaces to be on a separate plat and prevent ownership of the common space for the townhomes. The Development Review Committee (DRC) recommended approval with one condition that the submission of corrected Phase 1 plat with designation for private streets.

Commissioner Tucker said that while the City had little control over the applications received that this was a nice use of the property.

Dave Curtis, National Commercial Properties, commented that Phase 1 was completed with 28 townhomes, Phase 2 would include 24 more townhomes, and Phase 3 would be retail and office spaces. He said that his company might retain and occupy one of the office buildings and that there was the potential for restaurants in the retail space.

Sherrie Llewelyn commented that staff suggested that the west building be moved 5' to the south to allow for a public gathering space or an outdoor dining area, which the developer has done. She also said that other recommendations for the Town Center included street trees and tree grates, street lights with the City logo, flag holders and hanging baskets, matching lighting, etc to create a cohesive theme.

Chair Knowlton asked when the ground breaking for the commercial buildings would occur. Dave Curtis replied that the ground breaking would be in the fall with the project to be completed next summer.

Chair Knowlton asked what the parking ratio would be for the commercial buildings as a reduction had been requested per the development agreement. Dave Curtis responded that the

reduction was approximately 70% with 64 parking stalls in the 22,000 square foot building and 46 spaces for the retail buildings.

Sherrie Llewelyn clarified that the previous parking requirement for the north building was 100 parking stalls so the parking had been reduced 65%.

**Chair Knowlton moved that the Planning Commission recommend approval to the City Council on the proposed final plat for Towne Plaza, Phase 2 & 3 located at approximately 130 East Center with no conditions. Commissioner Tucker seconded the motion.**

Sherrie Llewelyn commented that there was one condition for the developer to submit a corrected Phase 1 plat with the designation for private streets.

**Chair Knowlton amended his motion to include one condition:**

- 1) Submission of corrected Phase 1 plat with designation for private streets.**

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

7. CONSIDERATION OF A PROPOSED SITE PLAN APPROVAL FOR COMMERCIAL OFFICE BUILDINGS AT 120 EAST CENTER AND 140 EAST CENTER.  
NATIONAL COMMERCIAL PROPERTIES, APPLICANT

Sherrie Llewelyn reported that City staff had asked the developer to soften the corner of the office building. The developer added a planter and bench high seating as well as treating the wall with an architectural feature.

**Commissioner Garn moved that the Planning Commission recommend approval to the City Council on the proposed final plat for the Towne Plaza, Phase 2 & 3 located at approximately 130 East Center with no conditions. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Kirkham, Mascaro, Ward and Tucker. Commissioner Larson was excused.**

8. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 24, 2018 were reviewed and approved.  
**Commissioner Ward moved to approve the minutes for the meeting of April 24, 2018.**

9. ADJOURN

Chair Pro Tem Mascaro adjourned the meeting at 7:41 p.m.



---

Chair ~~Pro Tem~~

---

Recorder

---

Secretary