

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

**FINAL**

Commission Chair Ted Knowlton called the meeting to order at 6:38 p.m. and Commissioner Natalie Gordon 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 Natalie Gordon

EXCUSED: Commissioner BreAnna Larson

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

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

1. PUBLIC COMMENTS

There were no public comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 4. APPROVAL OF MINUTES

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

5. ADJOURN

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



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Chair Pro-Tem



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Recorder

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Secretary