

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
OCTOBER 13, 2020

**FINAL**

This meeting was held electronically via 3CX. The host site was located at 10 East Center Street in North Salt Lake.

Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Alisa Van Langeveld 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 BreAnna Larson  
Commissioner Alisa Van Langeveld

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

OTHERS PRESENT: Taylor Spendlove, Trey Ellis, Brighton Utah Development; Dee Lalliss, resident.

1. PROCLAMATION BY PLANNING COMMISSION CHAIR REGARDING  
ELECTRONIC MEETING

Chair Knowlton read the following proclamation “Whereas, the Planning Commission Chair has determined that conducting public meetings of the Planning Commission with an anchor location where the public could attend in person, presents a substantial risk to the health and safety of those who may be present at that location based upon the current Covid-19 pandemic and the limited staff support to properly ensure physical distancing and sufficient disinfection for attendees and staff. Now, therefore, be it resolved, that the Planning Commission shall hold meetings for the month of October 2020 by electronic means only and will not include an anchor location where the public could attend in person.”

2. PUBLIC COMMENTS

Sherrie Llewelyn introduced Mackenzie Bennett as the new planning technician. Mackenzie has a degree in Urban Ecology/City & Metropolitan Planning from the University of Utah.

3. CONSIDERATION OF A P-DISTRICT REZONE AND PRELIMINARY PLAT APPROVAL FOR NSL CITY CENTER PHASE 2 AT 71 NORTH HIGHWAY 89, BRIGHTON UTAH DEVELOPMENT, APPLICANT

Sherrie Llewelyn presented an overview of the site showing the existing NSL City Center. She reported that the purpose of this application is to facilitate an amendment to City Center P-District Development located at 25 East Center Street. The property at 71 North is 1.55 acres, which currently contains Chaparral Fire Protection, will be added as a second phase to the residential portion of the existing 3.6-acre City Center project. The amended general development plan for City Center was approved by the City Council on August 18, 2020. In conjunction with the P-District rezone request, the amended development agreement will include preliminary plat approval for the project.

During the review of the amended general development plan, the Planning Commission asked the applicant to consider a site plan modification that would front more units onto a common green space area. The developer considered the option and would like to continue with the proposed layout stating that the proposed layout offers more units with full driveways for guest parking. The alternative layout reduces the number of parking stalls by eight while also reducing private backyards, building massing, and the marketability of the project.

Sherrie Llewelyn spoke on amendments to the plan including corrections for approved street trees along Highway 89 and the addition of two pedestrian walkways into the future shared use of the North Town Station open space and detention. The architecture and all original terms of the approved development agreement would be placed upon the phase. The Development Review Committee (DRC) has reviewed the preliminary plat for compliance with applicable standards. The engineering division has a few additional redlines that will need to be corrected prior to final plat. Ms. Llewelyn showed a plan for improvements for the shared open space and detention between the two developments. She explained that the improvements to this area would include additional landscaping, a dog park, a walking path, and the replacement of a portion of the existing vinyl fence with a decorative metal fence.

Ms. Llewelyn explained that the architecture and approved terms would remain the same. The DRC recommends approval of the preliminary plan for Phase 2 with the proposed P-District and amended development agreement with engineered corrections of civil drawings prior to final plat approval. She said a draft of the amended development agreement could be found in the Commission's packet.

Chair Knowlton inquired more information about the dog park. Sherrie Llewelyn showed the original proposed location and the new location per the agreement with North Towne Station.

Chair Knowlton asked how the amount of green space changed between the developers proposed plan and the alternative plan requested by the Planning Commission. Sherrie Llewelyn replied that the amount of green space would have been double per the Commission's request.

Commissioner Van Langeveld asked if the P-District fit into the current code and the form based code that staff was preparing. Sherrie Llewelyn replied that the P-District would meet the requirements of the code including the proposed walkways, landscaping, and building separation standards.

Taylor Spendlove, Brighton Utah Development, commented that they reviewed the site in regard to the comments from the Planning Commission. He said that research showed the private backyards were very desirable and allowed for eight more parking stalls. Mr. Spendlove stated that the original layout made the most sense.

Taylor Spendlove also spoke on the detention basin and said that they approached North Towne Station at the beginning of Phase 1 to see if their existing storm water basin could be enlarged and utilized by the residents of the proposed Park Lofts-City Center development as well. He said North Towne was not ready at that time but have been more enthusiastic now, at the beginning of Phase 2. North Towne would expect Brighton to take over maintenance of the detention property as well as improving the area with landscaping, a dog park, and picnic areas. Mr. Spendlove said the City Center HOA would maintain the property through an agreement and an access easement while North Towne HOA would retain ownership of the property. The residents of both HOAs would use the property. He said the proposed plan of using North Towne's detention was contingent on this agreement and if things did not work out then City Center HOA would utilize underground detention.

Chair Knowlton asked regarding the statement that the proposed plan from the developer provided better building massing. Taylor Spendlove replied that when trying to change the layout it made the buildings longer and closer together. He said that the proposed plan provided better separation of the buildings per the form based code.

Sherrie Llewelyn commented that the spacing between the buildings was very important particularly when pedestrians walk between the buildings, as it makes for a more pleasant walkway.

Chair Knowlton said that there were more than two options that could be considered. He said it did not have to be one option or the other. He asked for feedback from the Commission on parking, massing, separation between the buildings, etc.

Commissioner Van Langeveld commented that part of the process included fire department review of the site. She also spoke on the need for residents in this development to evacuate quickly. Sherrie Llewelyn replied that there was a hammerhead turnaround for both access to the

units and for fire/emergency vehicle use. She said this development had 84 units and that two exits were sufficient for the size of the development especially with the proposed circulation patterns. Ms. Llewelyn also explained that the occupants of the office building would not be onsite during the evening hours when the residents were home and vice versa.

Commissioner Van Langeveld asked about having a right out only turn. Sherrie Llewelyn replied that the access could be reviewed by City staff in the future and a right out only exit could be put in place.

Commissioner Tucker spoke on the P-District compared to the existing zoning of the property. Sherrie Llewelyn responded that the existing zoning is Commercial Highway (C-H) which allowed for multi-family housing without any codified density or other restrictions. All residential developments in a Town Center area must be zoned as a Planned District (P) to ensure conformity to architectural and design standards. Therefore, the current zoning must be changed from C-H to P to be compliant.

Some Commission members were uncertain concerning the proposed development. It was concluded that the project requires a final plat approval, therefore, it would be acceptable to approve it thus far in the preliminary stage.

**Commissioner Garn moved that the Planning Commission recommend approval to the City Council the proposed P-District Rezone at 71 North Hwy 89 and amendment Development Agreement for NSL City Center with the following conditions:**

- 1) Engineering corrections of civil drawings prior to final plat approval.**

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

Taylor Spendlove commented that he toured the project with Sherrie Llewelyn and the Utah League of Cities and Towns. He said the City had done a good job of providing them with the tools to do this project.

Chair Knowlton stated that his hesitation with the project was centered on minor things. He said the existing master plan for the City Center was coming to fruition and Brighton Homes was a big part of that.

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

Sherrie Llewelyn spoke on joint session for the Planning Commission and City Council and said staff was working on a way to accommodate a meeting as the Governor just announced that gatherings were once again limited to ten individuals or less.

Ms. Llewelyn said that on September 30<sup>th</sup> she spoke on the annexation proposal before the North Point Community Council and felt it was well received. She said her presentation helped people to see that this was just the start of the process. There is also a webpage on the City's website to keep residents and the general public updated and to provide information about future public hearings and meetings regarding the annexation.

Chair Knowlton spoke on the Utah League of Cities and Towns conference and said there were several tours including the Town Center area. Sherrie Llewelyn said that there were eight participants from Centerville, Murray, etc. who participated in a walking tour of Hatch Park and the City Center as well as a discussion about the development agreement. She said the discussion included streetlight requirements and a story about how Rocky Mountain Power placed a green power box right in front of a new building and encroached into two feet of sidewalk. Ms. Llewelyn said in the future the City would tell Rocky Mountain where to place the boxes to accommodate for good design and not just where it was convenient.

Ms. Llewelyn also related the story of the installation of wrought iron tree grates, which were supposed to be black to match the light posts and how they rusted right after installation. This resulted in the need for them to be removed, powder coated black and reinstalled.

#### 5. APPROVAL OF MINUTES

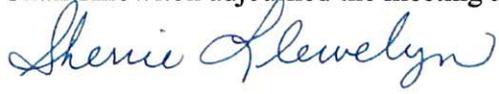
The Planning Commission meeting minutes of September 22, 2020 were reviewed and approved.

Commissioner Kirkham commented that he would refrain from voting as he was not present at the September 22<sup>nd</sup> meeting.

**Commissioner Larson moved that the Planning Commission approve the meeting minutes from September 22, 2020 with the adjustments mentioned. Commissioner Van Langeveld seconded the motion. The motion was approved by Commissioners Knowlton, Garn, Ward, Tucker, Larson and Van Langeveld. Commissioner Kirkham abstained from voting.**

6. ADJOURN

Chair Knowlton adjourned the meeting at 7:20 p.m.



for Chair Ted Knowlton as approved

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Chair



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Recorder

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Secretary