

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
MARCH 12, 2019

FINAL

Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Brandon Tucker led those present in the Pledge of Allegiance.

PRESENT: Commission Chair Ted Knowlton
Commissioner Kent Kirkham
Commissioner William Ward
Commissioner Brandon Tucker
Commissioner BreAnna Larson
Commissioner Natalie Gordon

EXCUSED Commissioner Stephen Garn

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

OTHERS PRESENT: Taylor Spendlove, Brighton Development; Milt Buhrman, Vickie Buhrman, Caralyn Bingham, Neil Bingham, Jim Allen, Mark Lee, Laura Hall, Macie Hamblin, Josh Hall, Bruce Judd, Laura Judd, Kelly Jones, Chris Jones, Carly Martin, Bill Wright, Wendy Mele, Melissa Adams, Dee Lalliss, Barry Bryson, David Finkley, residents; Bill Gaskill, Chris Robinson, Foxboro Marketplace LLC; Bryce Thurgood, Castle Creek Homes.

1. PUBLIC COMMENTS

Jim Allen, 902 Romsey Court, expressed concern about proposed parking for the Foxboro Marketplace multifamily. He said that the development did not meet the requirements of City code 10-6-5-F related to parking as they were proposing 264 parking spaces but it should be 310 stalls. Mr. Allen also asked that the Commission deny approval of the application due to the 20% unit increase, high-density housing, the four story buildings that do not fit into the area, and the lack of parking.

Chris Jones, 107 Osborne Circle, said he objected to the procedure to close the public hearing on legislative items even when the item would be reviewed in another public meeting. He asked that the City review this procedure to potentially allow public comment at each meeting especially when the developer was requesting a zone change.

Chair Knowlton commented that when there was change of zoning or another legislative decision that the City Council would be the final decision making body.

Barry Bryson asked if there was a P Zone request pending for property on Odell Lane. Chair Knowlton confirmed that this was correct.

Barry Bryson then said he was the HOA president of the North Shadow Ridge Condominiums, which was adjacent to the proposed development. He expressed concern that the developer did not realize there were major concerns with the proposed density. Mr. Bryson said that the neighbors opposed the rezone due to the proposed density based on the alarming precedent set by the Odell Crossing development. He also said that there was concern with construction and access to Odell and asked that the developer communicate with and share the construction and traffic plans with residents.

Wendy Mele, 395 East Odell, said she lived adjacent to the Orchard Grove development and felt that parking would be the biggest problem with this project. She said that the City needed to review the details of this development as Brighton's "Wyndam" two car garage design could not actually fit two cars at the same time.

David Finkley, 265 East 50 South, commented that the proposed design for Orchard Grove did not match the current neighborhood as the homes were mostly brick construction. He also said that he felt it was quite bold of the developer to bring back a proposal for 20 units when the Planning Commission had proposed 16 units.

2. CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR ORCHARD GROVE LOCATED AT 378 EAST ODELL LANE, BRIGHTON DEVELOPMENT, APPLICANT

Sherrie Llewelyn reported that the 1.24 acre site was currently zoned RM-7. She showed the first concept plan with 24 units, the second plan with 24 units, and the new concept plan with 16 units. The proposed concept plan retains the one access point onto Odell Lane, reconfigures the layout to allow all the units to have two car side by side garages, removes the previously proposed tot lot, and retains the dog park area. Units 101 to 108 will have front doors facing Orchard Lane and will be 2-1/2 stories tall. The elevation has been modified to include dormers per the previous Planning Commission meeting.

There will be a total of two buildings consisting of four units each that will face Orchard Drive. The remaining eight units will be the same plan and architecture as those constructed at Chesham Village. Four units will face Odell and four will face the south property lines with a shared private road to the driveways.

The proposed parking for the development would have two garage spaces per unit, two driveway spaces per unit and four guest parking spaces. The proposed total would be 4.25 parking spaces per unit, which exceeds the standard parking requirement of 2.25 spaces per unit.

Pedestrian access through the site would be achieved with sidewalks in front of each unit and between the two buildings. Units 101 to 108 would be elevated with front doors above the existing grade of the sidewalk along Orchard Drive. The existing sidewalk is six feet wide and adjacent to the curb. The proposed concept would remove the existing retaining wall and sidewalk and would add a four foot park strip and new five foot sidewalk on Orchard Drive. The proposed townhomes facing Orchard would be setback from the new sidewalk 10 feet (19 feet from the curb). Odell Lane would be widened by approximately 15 feet to accommodate the same cross section required at the Odell Crossing P-District on the opposite of Odell Lane and a sidewalk would be added.

The proposed landscaping would be approximately 30% of the site. A portion of the open space would be fenced off for use as a dog park area. This type of space was highly desirable to townhome owners with pets. The proposed plan would remove the retaining wall and chain-link fence along Orchard Drive. The existing wood fence on the south property line would be replaced and the south and west property lines would be fenced with a composite fencing material. The dog park area would be fenced with a four foot high semi-private fencing material that was not chain-link.

Sherrie Llewelyn then addressed the density at Odell Crossing that had come up as a concern and is located at the end of Odell Lane. She said that the developer was able to obtain additional property and then amended the development plan to include that parcel. She said this increased the number of overall units but the density per acre remained the same.

Taylor Spendlove, Brighton Development, spoke on the Wyndam house design, which was brought up during the public comment, and said that they had increased the depths of the garages to allow two cars to park in the garage. He also said that the request for traffic plans would be difficult to address due to the utilities until final plat approval.

Taylor Spendlove commented that there was a demand for this type of for sale units and the CC&Rs would state that no subleasing was permitted. He also said that the hardie board material for the exterior was a durable material with a 30 year warranty. Mr. Spendlove spoke on the dispute regarding the property line and said it would be resolved. He asked that the City provide some leeway in shifting the property line to accommodate that resolution.

Milt Buhrman, 8 Valley View Drive, who was the current property owner of the proposed development, apologized for the miscommunication on the 24 units and that the family was responsible for the developer coming back with 24 units. He said there was a housing deficit and that this development would provide the opportunity for others to live in this area. He encouraged for sale units versus apartments or other rental units.

Chair Knowlton asked about the intended use for the landscaped area to the west of the property. Taylor Spendlove replied that the landscaped area would be sod and bushes but explained that

the adjacent property owner was interested in purchasing additional property and asked that the City be flexible with the lot line to help facilitate the sale. He said if an arrangement was not made the area would remain open space.

Commissioner Gordon commented that the process worked as the proposed project was much better than the original plan. She said that there was more parking, fewer units, lovely elevations, and that she supported allowing flexibility with the adjacent property owner.

Commissioner Ward compared the pros and cons of the P District rezone and said that while there was no proposal for the current zoning that even though the rezone would allow for four additional units that it would also allow for architectural design standards to be imposed. He said that regardless of the zoning the cars from this development would still exit onto Odell Lane. Commissioner Ward was generally in favor of this proposal.

Commissioner Larson said that the zoning change would also require improvements be made to the road and sidewalk. She supported allowing flexibility on the west boundary line so the developer could work with the adjacent neighbor. Commissioner Larson said that the proposed plan was more cohesive and benefited the property owner and the neighborhood.

Commissioner Kirkham asked how much open space was involved in the dispute with the adjacent property owner. Taylor Spendlove explained that it would be an approximate 15 to 20 foot lot change.

Sherrie Llewelyn clarified that the adjacent neighbor was on a flag lot and the current 12 foot driveway did not allow him to park his truck and trailer.

Chair Knowlton asked Taylor Spendlove to discuss what the negotiation with the neighbor might look like. Taylor Spendlove explained that the neighbor originally claimed there was a verbal agreement for the sale of 10,000 square feet but there was never a written contract. His intent was to purchase the property and construct a garage. Mr. Spendlove said that now the negotiation would be to provide the neighbor with enough space to maneuver vehicles. He said the discussion was to provide the neighbor with 15 to 23 feet.

Mr. Spendlove said he originally wanted to place a tot lot next to the dog park, which would be adjacent to that neighbor, but would need to review that plan after the property negotiation. He said he could commit to the dog park at this time.

Chair Knowlton also spoke on the pros and cons of the P District rezone and said that one of the pros was the 4.25 parking spaces per unit, the development agreement with the applicant, which allowed for the negotiation of other details, etc. and that there was a lot less control with the RM-7 zoning.

Commissioner Tucker said that he agreed with Commissioner Larson's comments and that while this plan was not exactly what the residents or the property owners wanted that the P District process worked and allowed for a compromise.

Commissioner Kirkham said this plan better addressed the curb change, visibility, and the sidewalk on Orchard Drive.

Commissioner Larson asked about the flat or pitched roof elevations. She also commented that Commissioner Garn had asked for the dormers be added which was now reflected on the proposed plan. Taylor Spendlove replied that the proposed elevations for the pitched roof was what they would prefer to build.

Commissioner Gordon moved that the Planning Commission recommends approval to the City Council the proposed General Development Plan for Orchard Grove Townhomes located at 378 East Odell Lane with the following conditions to be incorporated within the final zone change and development agreement approval:

- 1) The proposed building will be of brick, stucco, and hardie board trim construction with a neutral color palette TBD;**
- 2) The existing wood fencing be upgraded to a composite material;**
- 3) The total density of the project allowed will be 16 units;**
- 4) Parking approved at a ratio of 4.25 spaces per unit; and**
- 5) Final architecture, design, materials, and colors, with the elevations as proposed.**

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

Chair Knowlton clarified that this was a recommendation to the City Council who would make the final decision on this application.

**3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR SACRED OWL
HEALING ARTS LOCATED AT 640 NORTH MAIN, LAURA HALL, APPLICANT**

Kate Werrett reported that the conditional use permit for Sacred Owl Healing Arts which was an "energy work, energy healing, sound healing, body work" business was considered a conditional use under "personal services" in the MD Zoning District.

There would be two employees working at this location with services to include meditation, breathing, and body mind connection practices. There would be a maximum of four clients per day. There would be ample parking provided on the property for the various uses of the building.

Staff has not identified any issues with the location of the business as the other tenants of the building include a tattoo parlor and massage parlor.

The Development Review Committee (DRC) recommended approval of the conditional use permit with the condition that the applicant obtain written approval from the Division of Occupational and Professional Licensing (DOPL) for Sacred Owl Healing Arts to operate without a massage therapy license.

Ms. Werrett said she had discussed this application with DOPL who did not see a need for a massage license with the request.

Commissioner Larson asked about the maximum number of clients per day. Laura Hall replied that she thought there was a limit on the application and generally had four clients per day.

Chair Knowlton asked Ms. Hall to provide a more accurate number of clients per day that would not limit her business. Laura Hall said the maximum per day would be approximately ten clients.

Chair Knowlton asked staff if there would be an issue with ten clients per day at this location. Kate Werrett replied that there was adequate parking to support ten and that she would update the application to reflect ten clients.

Commissioner Tucker asked about the requirement to waive the need for a massage therapy license. Kate Werrett replied that there was some light touching involved with this business, which did not qualify as massage per DOPL. If light touching with movement were to occur, a massage license would be required.

Commissioner Ward moved that the Planning Commission approve the conditional use permit for Sacred Owl Healing Arts located at 640 North Main St., Ste. 226 subject to the following condition:

- 1) Written approval from the Division of Occupational and Professional Licensing for Sacred Owl Healing Arts to operate without a massage therapy license.**

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

4. CONSIDERATION OF AN AMENDMENT TO A GENERAL DEVELOPMENT PLAN FOR FOXBORO MARKETPLACE, MULTIFAMILY ON LOT 7, LOCATED AT 790 NORTH CUTLER DRIVE, FOXBORO MARKETPLACE LLC, CHRIS ROBINSON, APPLICANT

Sherrie Llewelyn clarified that the general development plan and P-District zoning was given final approval on March 16, 2016 by the City Council. The proposed five acre site, located north of Lee's Market, was always intended to be apartments but due to the economy, construction did not commence at that time. She provided an overview of the previous project with two buildings consisting of 51 units per building, tuck under garages, detached garages, and carports, with modern architecture composed of brick, stucco, and hardie board with flat roofs. The density for the project would increase from 20 units per acre to 24.2 units per acre. The new plan would include six buildings with 124 units total with five of the buildings to be three stories tall and one to be four stories tall. The four story building contains units on the top floor with three bedroom lofts. The site plan would retain the clubhouse and swimming pool as well as the picnic area and tot lot, but would not include any of the other active recreation space previously approved.

The new plan includes tuck under garages and driveway space in front of the garages for a total of 262 proposed spaces divided out into 72 tuck under garages, 72 tandem driveway spaces, 60 carports, a 40 surface spaces including 4 ADA stalls. The increase in parking is a direct effect of the reduction in single bedroom units and the increase in 2-3 bedroom units. Previously there were 54 one bedroom units, 44 two bedroom units, and 4 three bedroom units with the new planning showing 30 one bedroom units, 62 two bedroom units, and 30 three bedroom units.

Ms. Llewelyn said that based on the proposed bedroom count the base parking requirement would be 264 spaces including seven ADA stalls; however, the proposed plan does not meet the standard with a landscape island at the end of every 20 parking spaces.

The developer has proposed a wrought iron type decorative fence along Redwood Road. There is no internal connection to the trail along Redwood Road. The north property line would be vinyl fencing. The previous plan had detached garages whose back walls and a six foot masonry fence served as the required fencing material between the apartments and the existing industrial use. A recommendation on the fencing type and material should be made by the Planning Commission. The DRC recommended that the north property line fence be either composite material or masonry.

The landscaped area would be 35% of the site which meets the minimum landscaping requirement of 20%. The landscaping along Redwood Road will be required to be improved to a minimum distance of 24 feet behind the curb with an 8 foot asphalt trail, landscaping, and street trees. The proposal also includes a park strip, trail, and a landscape berm with trees. The Planning Commission would need to determine if the street trees should be located in the park strip between the trail and curb or placed as proposed. All of Foxboro Marketplace have placed the trees in the park strip except where a clear view area would be impacted. The landscape plan does not show any trees along the Cutler Drive side of the property so trees in this area should be added to the landscape plan. The buffer on the south property line with the shopping center is only six feet between the parking spaces and the sidewalk that is entirely on the shopping center

property so direction should be given on the required minimum buffer. Staff recommended that the buffer should be increased to eight feet.

No fencing information had been given along Cutler Drive or between the apartments and the shopping center. The previous application included split rail fencing on those two property lines but vinyl fencing would not be permitted.

The DRC recommended approval with the conditions that two additional parking spaces be added to the site plan as well as landscaped islands with trees, seven ADA parking spaces be provided with at least four surface spaces, landscape buffers surrounding the parking areas must be eight feet in width, street trees be provided within the park strip along Cutler Drive, street trees along Redwood Road be placed within the park strip and the park strip be of sufficient width to support the trees chosen, the landscape berm along the east property line be of adequate height to shield headlights of parked cars from Redwood Road traffic, fencing along the north property line be either composite or masonry, fencing along the west, south, and east property line be composite split rail or wrought iron with pedestrian entries to Cutler Drive, the shopping center, and the Redwood Road trail, and subject to approval of an amended development agreement with the City Council.

Sherrie Llewelyn explained that the DRC preferred the previous plan with the balance of units and amenities; however, there is an understanding of the financial constraints. She said that the applicant was under a development agreement to build that previous plan. The City Council toured a similar development to the proposed in Farmington and proceeded with the general development plan request to amend the original plan. If the amended plan is approved the layout, drainage, parking, and engineered drawings would come back before the Commission.

Commissioner Kirkham asked what the maximum height would be. Sherrie Llewelyn replied that the maximum height of the four story building would be 55 feet.

Commissioner Ward commented on the overall parking and asked for clarification on the ADA spaces required. Sherrie Llewelyn required that there was a requirement for seven ADA spaces.

The Commission discussed increasing the parking requirement, impact to the school based on the increased number of three bedroom units and that this is not a factor to consider, and that these units would be full market rental rates.

Chair Knowlton said that at the time of the original approval, there was not a plan for improved public transportation in the area but now there was a core bus route planned that was approximately 10 years out.

Sherrie Llewelyn clarified that ADA parking requirement would be seven stalls based on the requirement of seven stalls per every 201 to 300 parking spaces.

Chair Knowlton commented that the earlier plan showed a pedestrian access to Redwood Road and said that based on the future transit improvement that this would be an important aspect for the new plan as well. Sherrie Llewelyn replied that the applicant had agreed to put in the pedestrian connection to access the trail.

Commissioner Tucker asked the applicant to discuss the last three years of the project. Bryce Thurgood, Castle Creek Homes, commented that they were the proposed partner for the development but did not have info on the past plan. He said they had constructed ten multifamily projects consisting of over 2,000 units and that they knew the demand and desirability for this style. He said they would install access to the trail, place the trees where required, and at least 2.1 parking stalls per unit. Mr. Thurgood said that while he was unsure what amenities were offered under the first plan that there would be a pool, hot tub, and clubhouse.

Sherrie Llewelyn explained that the original plan included a larger pool and clubhouse, pergolas and pavilions, bocce ball court, and community gardens. Bryce Thurgood said that these plans were preliminary but that they would build what was feasible.

Commissioner Ward asked what potential rental rates would be. Bryce Thurgood said that the base range for the two bedroom unit at the Farmington property was \$1,600 per month.

Bryce Thurgood also commented that they build about 200 single family homes a year and said they put in nicer finishes in their apartments than they do the single family homes. He said they would retain ownership of this property.

Sherrie Llewelyn explained that part of the reason for the delay on the construction of the apartments was due to obtaining HUD financing and the fact that the development agreement specified that construction on the apartments could not begin until Lee's Marketplace was underway. During that time building costs went up which made it impractical to offer the same amenities, etc.

Commissioner Tucker asked if the proposed conditions would be difficult for the applicant to complete. Bryce Thurgood said that they would need to review the conditions, particularly the parking and island requirement.

Commissioner Kirkham commented that the initial proposal was for a maximum building height of 35 feet and that the new proposals was for a 55 foot tall building. He asked how close that building would be to the neighbors. Bryce Thurgood replied that only one building would be 55 feet tall and would be located on Redwood Road.

Commissioner Gordon said she felt that overall the plan, the builder and the management company were good.

Commissioner Tucker expressed concern with the additional density and the height of the 55 foot building but said that there was a housing need and economic viability for these types of units. He also said all the new commercial development and planned public transportation in the area helped him to accept this plan.

Commissioner Larson said that while there were some benefits to building this development that the configuration and the parking still seemed tight. She also said there were other problems as it did not meet all the requirements and the price of the rent was a little problematic compared to the apartments near Station Park. Commissioner Ward commented that the market would dictate the rent.

Commissioner Larson said that a public hearing was held for the original plan but the plan was being drastically changed and there was no plan for public comment on the revised plan. Sherrie Llewelyn commented that the developer held an open house in Foxboro for the proposed plan.

Commissioner Ward asked what would be the burden of holding a public hearing for all of the legislative acts. Commissioner Gordon replied that she did not like that idea.

Sherrie Llewelyn said that all the Planning Commission meetings were public meetings and the only difference for a public hearing would be that notices are sent to those within 300 feet of the proposed location. She said the public could email or call staff with questions or concerns.

Chair Knowlton asked if another public hearing would be held for this item during a Planning Commission or City Council meeting. Sherrie Llewelyn replied that there would not be another hearing as the zone was not changing. She said the City Council could hold a public hearing if they desired.

The Commission discussed public hearings including that only property owners within 300 feet received notification, how the public could communicate concerns with the City, and the qualifications for when a public hearing is held.

Commissioner Larson asked if the wrought iron fencing should be replaced with a composite fence for a barrier from headlights. Sherrie Llewelyn said she preferred an open fence along the trail and said the berm should provide a buffer for headlights.

Commissioner Ward spoke on the issue of the holding a public hearing and the potential delay. Chair Knowlton recommended that the Commission could suggest to the Council that they hold a public hearing on the amendment.

Chair Knowlton asked what guidance the Commission would like to provide to the applicant.

Commissioner Larson commented that she would like to see the six foot buffer on the south side between the apartments and Lee's Marketplace be addressed. Sherrie Llewelyn said that the landscaped area should be eight feet instead of six feet and if things were shifted there would be room to make this work.

Chair Knowlton spoke on the requirement for seven or eight ADA spaces. Sherrie Llewelyn said the number of required ADA spaces was seven based on the number of parking spaces.

Commissioner Ward said he planned a two part motion with a recommendation to the City Council to hold a public hearing.

Commissioner Gordon asked if the recommendation could be made to the City Council outside of the motion. Sherrie Llewelyn said she could convey this recommendation to the Council.

The Commission was in favor of Sherrie Llewelyn conveying the recommendation to the City Council that a public hearing be held.

Chair Knowlton asked if the required landscaping could be increased to 32% of the site as part of the development agreement. Bryce Thurgood commented that they were at 33% landscaping so they could maintain 30%.

Chris Robinson, Foxboro Marketplace LLC, thanked the Commission and staff.

Commissioner Ward moved that the Planning Commission recommend approval of the amended general development plan for Foxboro Marketplace, lot 7 located at approximately 790 North Cutler Drive with the following findings and including the listed amendments to the plan and included within the amended development agreement, as appropriate:

Findings:

- 1) The proposed amended General Development plan conforms to the City's comprehensive general plan;**
- 2) The plan will meet all requirements of the development code and development agreement.**

Conditions & amendments to the plan:

- 1) An additional two parking spaces be added to the site plan, as well as the required landscaped islands with trees**
- 2) Seven ADA parking spaces be provided with at least four surface spaces**
- 3) Landscape buffers surrounding the parking areas be increased to eight feet in width**
- 4) Increase the total landscaping requirement to 30%**

- 5) **Appropriately sized street trees be provided within the park strip along Cutler Drive**
- 6) **Required street trees along Redwood Road be placed within the park strip and the park strip be of sufficient width to support the tree species chosen**
- 7) **The proposed landscape berm along the east property line be of adequate height to shield headlights of parked cars from Redwood Road traffic**
- 8) **Fencing along the north property line be either composite fencing or masonry**
- 9) **Fencing along the west, south, east property line be either composite split rail or wrought iron type decorative fencing, with appropriate pedestrian entries to Cutler Drive, the shopping center, and the Redwood Rail trail**
- 10) **Subject to approval of an amended development agreement by the City Council**

Commissioner Gordon asked for clarification on surface space as designated in condition two. Sherrie Llewelyn replied that this was four uncovered parking spaces were to be ADA accessible in addition to at least three ADA accessible garages or carports.

Commissioner Gordon seconded the motion.

Commissioner Tucker said he had no issue with the motion but felt there should be a public hearing on the revised plan.

The Commission discussed the P District process and when to include a public hearing such as changes in density or landscaping.

The motion was approved by Commissioners Knowlton, Kirkham, Ward, Tucker and Gordon. Commissioner Larson voted in opposition to the motion. Commissioner Garn was excused.

Commissioner Larson expressed concern that there were almost 100 more bedrooms than the original approval and that this would impact parking. She said other concerns included parking overflow, snow removal and storage, and the height of the buildings compared to other buildings in the area.

Commissioner Ward asked if the staff report would show that the approval was not unanimous. Sherrie Llewelyn replied that generally noted when the vote was not unanimous.

Chair Knowlton said that the concerns expressed should be reflected in the minutes and the staff report. Commissioner Larson clarified that even though the unit count was only increasing by 22 units that the bedroom count was increasing by 94 rooms which would impact parking substantially.

Commissioner Kirkham asked if something needed to be put in the process for instances in which the project changed substantially from the approved plan. Sherrie Llewelyn said that generally the development agreement would address this or the staff would bring the item before the City Council for a determination.

5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION

Sherrie Llewelyn reported on the Hepworth Townhomes and said the Council reviewed both the townhome and duplex plans. She then reported that the NSL Industrial/Maverik subdivision was approved.

Sherrie Llewelyn then said that the City Council's agenda for next week would include the short term rental ordinance, the Orchard Grove General Development Plan, and the parking ordinance which would address on street parking. She explained that the changes to the parking ordinance would be much more effective in obtaining compliance.

Future agenda items for the Planning Commission included a public hearing on The Winnie Phase 2, a public hearing on 1-215 Parkway Commercial Condominiums, site plan approval for an industrial office building at 255 South, final rezone and a development agreement on the Clint Thomas Apartments, and The Ridge preliminary plan.

Sherrie Llewelyn also spoke on hemp growing in Utah and processing CBD oil which is governed by the State of Utah through the agricultural department. She said the City code conditionally allowed the cultivation of crops in the M-D Zone.

Sherrie Llewelyn also asked the Commission for their feedback on tandem garages in future developments. The Commission said there were some instances where tandem garages might make sense.

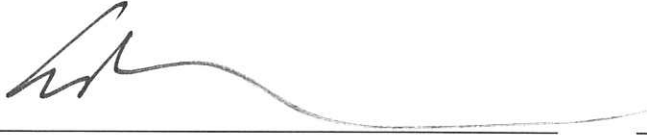
Sherrie Llewelyn shared her list of future ordinance amendments which included form based code, tree ordinance including the correct caliper of tree, conditional use, site plan (pedestrian connection), sign ordinance, subdivision ordinance, food trucks, and tobacco/alcohol updates.

6. APPROVAL OF MINUTES

The Planning Commission meeting minutes of February 26, 2019 were reviewed and approved. Commissioner Gordon moved to approve the meeting minutes as amended. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Knowlton, Kirkham, Ward, Tucker, Larson and Gordon. Commissioner Garn was excused.

7. ADJOURN

Chair Knowlton adjourned the meeting at 9:15 p.m.



Chair



Recorder

Secretary