



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA February 28, 2023 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council Chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Welcome and Introduction
- 2) Public comments
- 3) Public Hearing: Consideration of a proposed code amendment reducing the minimum lot size from 10,000 sq. ft. to 7,000 sq. ft. for two-family dwellings in the R1-7 and RM-7 zones
- 4) Consideration of site plan approval for WDG NSL Flex Building at 723 West 1100 North, Dale VanWagoner, Wright Development Group, applicant
- 5) Consideration of an amendment to the Towne Plaza General Development Plan for The Lofts at North Lake on lots 153 and 154 of Towne Plaza Townhomes Phase 3 Subdivision at approximately 130 East Center Street and inclusion of additional 1.5 acres at approximately 166 East Center Street, Jesse Curtis, JCI Inc, applicant
- 6) Work Session: Town Center Form-Based Code Section 7 (Parking)
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
 - a. 2/15/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: February 28, 2023, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting: <https://bit.ly/3ZdeSNt>

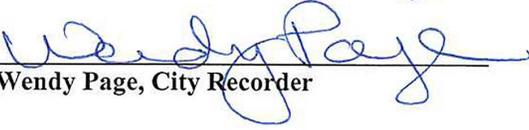
Meeting ID: 876 3416 6918

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours' notice for adequate arrangements to be made. The agenda items may be heard in a different order as warranted by the Commission.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing notice was posted on the Utah Public Notice website, City's website, and at City Hall on February 27, 2023.

Dated this 27th day of February, 2023


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: February 28, 2023
SUBJECT: Public hearing and consideration of an amendment to Title 10 related to lot size requirements for two-family dwellings in the R1-7, RM-7,

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the code amendments 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 ordinance will provide an equitable opportunity for the creation of additional affordable housing in the R1-7 and RM-7 zones in accordance with the City's Moderate Income Plan.

BACKGROUND

The proposed code amendment was presented and recommended for approval at the February 15, 2023 Planning Commission meeting. Upon scheduling the recommendation for consideration by the City Council a clerical error was discovered in the notification which only noted the changes proposed to the CH Zone and did not include the proposed changes to the R1-7 and RM-7 zones. The public hearing has been re-advertised to correct the error.

REVIEW

R1-7 & RM-7 Zone Text Amendment:

The proposed amendment to the City code affects Chapter 10, Residential and Multiple Residential Districts. Within the R1-7 and RM-7 the minimum lot size for single family dwellings and two family dwellings (duplexes) would be 7,000 sq. ft. Previously the county zoning required a minimum lot size of 9,000 sq. ft. for both single family and two family dwellings. The current city code requires a minimum lot size of 7,000 sq. ft. for a single family dwelling and an additional 3,000 sq. ft. for a two-family dwelling, but does not have that same requirement for Accessory Dwelling Units, which are essentially a two-family dwelling with one unit being owner occupied. This proposed amendment makes those regulations equitable and provides additional opportunity throughout these two zones to provide another avenue for affordable housing within the City.

POSSIBLE MOTION

I move that the Planning Commission recommend to the City Council the proposed text amendments to Title 10, Chapter as presented 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 ordinance will provide an equitable opportunity for the creation of additional affordable housing in the R1-7 and RM-7 zones in accordance with the City's Moderate Income Plan.

Attachments

- 1) Proposed Code Amendment

CHAPTER 10, RESIDENTIAL AND MULTIPLE RESIDENTIAL DISTRICTS

10-10-3: USE REGULATIONS:

	Zone				
	R1-12	R1-10	R1-7	RM-7	RM-20
Area Regulations (in square feet)					
Single-family dwelling lot.	12,000	10,000	7,000	7,000	7,000
Two-family dwelling lot.	-	-	407 ,000	407 ,000	10,000
Three-family dwelling lot.	-	-	-	-	13,000
Four-family dwelling-lot.	-	-	-	-	15,000
Single family, attached developments density: PUDs, multi-family buildings, or multiple building development on a single lot, under a common development plan (net acreage).			8 d.u./ net ac. *single and two family only	8 d.u./ net ac.	20 d.u./ net ac.
Minimum lot area in square feet for all main uses or buildings other than dwelling.	-	-	5,000	3,500	3,500



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: February 28, 2023
SUBJECT: Site Plan for WDG NSL Flex Building, 723 West 1100 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for the WDG NSL Flex Building located at 723 West 1100 North with the following condition:

1. Completion of all engineering and planner redlines prior to review by the City Council.

BACKGROUND

The property located at 723 West 1100 North is vacant, 2.474 acres in size, and zoned Manufacturing-Distribution (MD). The applicant, Wright Development Group (WDG), is proposing to construct a 37,087 sq. ft. flex building with general warehouse and office uses. Both land use types are permitted in the MD zone.

The property is in the direct flight path of the Skypark Airport runway. Therefore any development, construction, and use of the property are subject to the approval of the Federal Aviation Administration (FAA). The applicant secured multiple "Determination of no Hazard to Air Navigation" letters from the FAA, dated November 15, 2022, which identified that the proposed structure and improvements would have no substantial adverse effect on the safe and efficient utilization of the navigable airspace by aircraft or on the operation of air navigation facilities and provided conditions related to the structure being marked/lighted in accordance with the FAA requirements. The developer and or property owner must continue to work with the FAA to ensure that all codes and regulations are satisfied.

City code 10-20-5 requires that site plan applications for nonresidential buildings greater than 30,000 sq. ft. must be reviewed by the Planning Commission and City Council. There are multiple minor engineering and planner redlines that must be corrected prior to the City Council's review of this application, as noted in the proposed Planning Commission condition of approval.

REVIEW

Driveway Access: City code 10-6-2 allows properties with frontages greater than 200 feet up to two driveways. These driveways cannot be wider than 40 feet, must be a minimum of 8 feet from the nearest side property line, and separated by a minimum of twice the width of the widest driveway. This

site plan proposes two driveways, each 40 feet wide. Both driveways are more than 8 feet away from the nearest side property lines in addition to being spaced more than the required 80 feet apart.

Building: The proposed building meets all required setbacks and lot coverage regulations in the MD zone. The building has six bay doors facing 1100 North. City code 10-6-16 requires adequate screening of trucks by a masonry wall not less than six feet (6') in height that matches the architecture of the structure and that any lighting from the loading spaces be deflected away from adjacent residential areas. The DRC has identified that the property is not adjacent to any residential uses and the 6 foot masonry wall is not necessary for screening purposes at this location. Additionally, the FAA may not allow a 6 foot wall in front of the building due to height restrictions.

Parking: The building will have 32,000 sq. ft. of warehouse and 5,000 sq. ft. of office space. The parking breakdown based on land use and square footage is as follows:

Use	Code 10-6-5	Sq. Ft.	Min. Req.
On site warehouse storage	2 stalls per 1,000 square feet of gross floor area for the first 10,000 square feet, plus 1 stall per 2,000 square feet for the remaining space. Office area parking requirements shall be calculated separately based on office parking ratios	32,000	31
General Office	1 stall per 250 square feet for the first 20,000 square feet, 1 per 300 square feet thereafter, plus 1 stall per company owned vehicle	5,000	20
Total Required			52
Total Proposed			50
ADA Required			2
ADA Proposed			2

The site is required to provide a minimum of 52 parking stalls. City code section 10-6-5 (J) provides that the Planning Commission, upon the advice of the Community Development Director, shall determine the minimum required off street parking. The DRC and Community Development Director support approving the site plan with 50 parking stalls due to the FAA's permitted land uses which require low occupancy of the structure due to its proximity to the active runway. If the required parking is reduced from 52 to 50 stalls, only 2 must be ADA-compliant.

Landscaping: The minimum required landscaping in the MD zone is 15% of the lot. This site plan provides 22,467 sq. ft. of landscaped area equaling 20.9% of the lot. The property will be xeriscaped with shrubs and plants. The proposed landscaping in the park strip is compliant with code as it has over 33% vegetated coverage. There is one minor planning redline that the rock mulch in the park strip must be 2" minus, not the proposed 1.5" minus.

City code requires street trees and trees in each parking island and at the end of parking rows. The applicant is requesting an exception to the tree requirements due to the FAA's regulations around the height and placement of structures/trees. The DRC supports this request to assist the applicant in complying with the FAA regulations, in addition to the remaining landscaping being well vegetated and diverse.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The standards call for all buildings that are visible from a public right of way comply with the standards. The proposed structures meet architectural design guidelines and is compliant with code.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height-*max height 45 feet (meets standard)*
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)*
- *Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. (meets standard)*

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated- **(meets standard)**
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)- **(meets standard)**
- Metal roofs & doors permitted **(meets standard)**

POSSIBLE MOTION

I move that the Planning Commission recommends approval of the site plan for the WDG NSL Flex Building located at 723 West 1100 North with the following condition:

1. Completion of all engineering and planner redlines prior to review by the City Council.

Attachments

- 1) Zone Map
- 2) Aerial Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Building Elevations

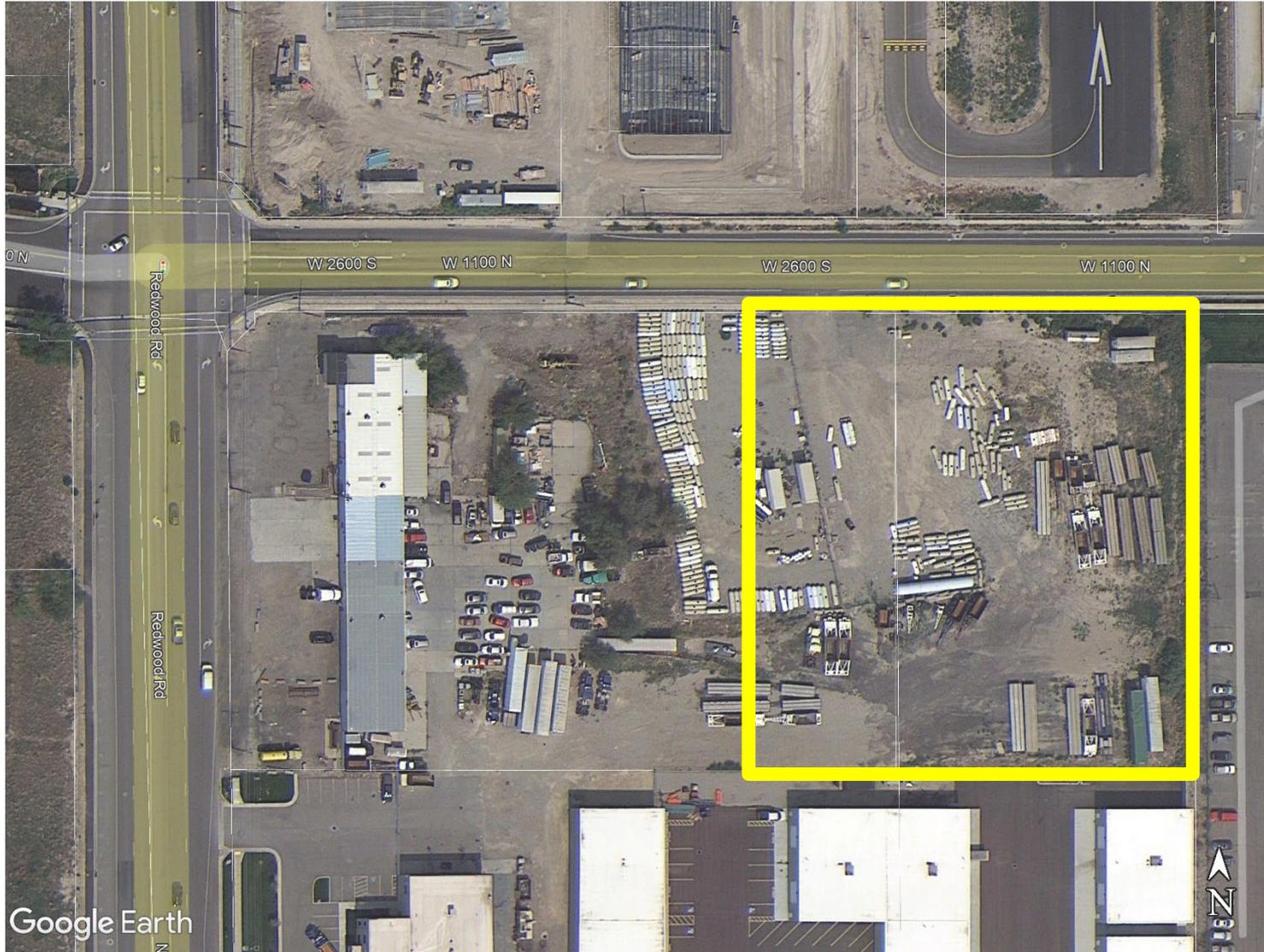


Site Plan WDG NSL Flex Building Zoning





Site Plan WDG NSL Flex Building Aerial





HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

NSL FLEX BUILDING
723 WEST 1100 NORTH
NORTH SALT LAKE, DAVIS COUNTY, UT

PROJECT TITLE

REVISIONS

ENGINEERS STAMP



VERIFY SCALES

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1" IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

PROJECT STATUS

Initial Submittal

PROJECT INFO.

Engineer: T. Hunt
Drawn: T. Pridemore
Checked: -
Date: 12 / 09 / 2022
Proj. No. 102.01

SHEET TITLE

Proposed Site Plan

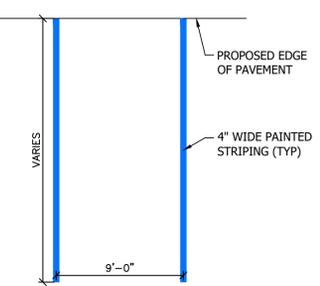
SHEET NO.

C200

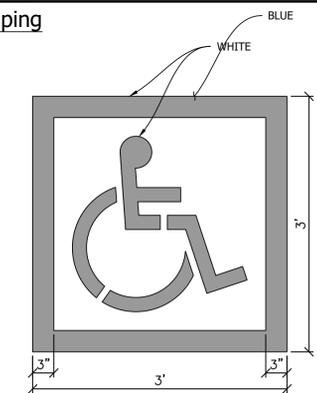
Key Notes

- 5' x 5' ADA LANDING, NOT TO EXCEED GREATER THAN 1.5% IN ANY DIRECTION.
- MONUMENT SIGN, REFERENCE SIGNAGE PLANS.
- CURB TRANSITION TO 0" HEIGHT WHEN ABUTTING WALKWAYS.

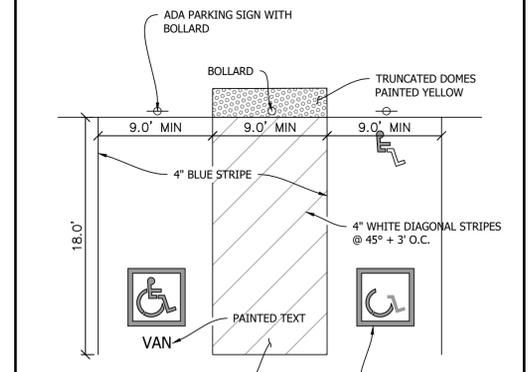
Typical Parking Striping



ADA Striping



- NOTES:
- LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.
 - PROVIDE TWO COATS OF PAINT
 - BLUE BACKGROUND WITH WHITE SYMBOL



- 1.5% MAX SLOPE IN ALL DIRECTIONS THROUGHOUT ENTIRE ADA PARKING STALL(S) AND ACCESS AISLE(S)
- SEE PAINTED ADA PARKING SYMBOL DETAIL

NOTE: LOCAL JURISDICTION MAY HAVE MORE STRINGENT REQUIREMENTS THAT SHALL BE VERIFIED AND ADHERED TO.

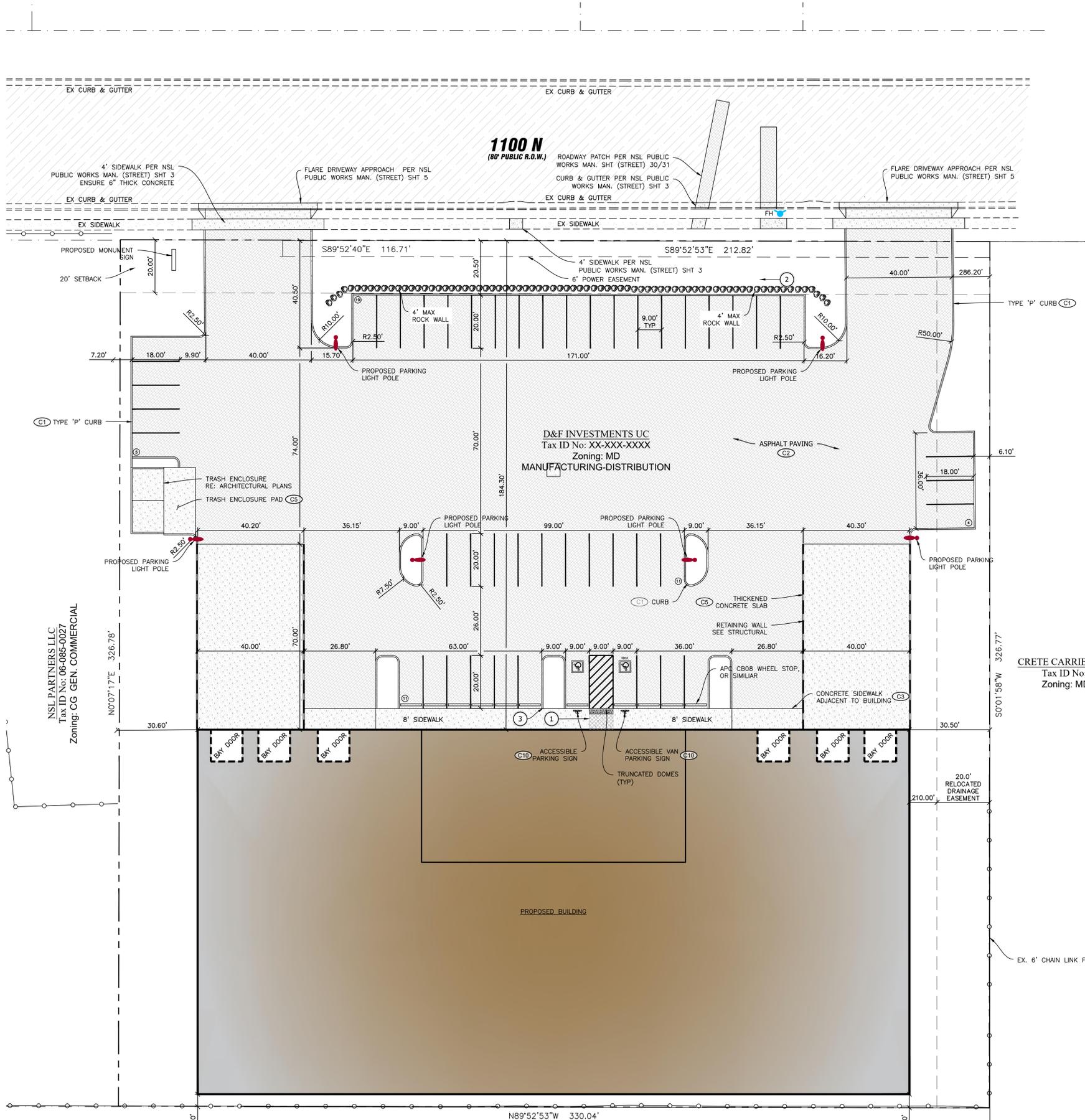
Site Data

LAND USE:	WAREHOUSE / OFFICE
ZONING:	COMMERCIAL C2-P
PROPERTY SIZE:	2.64 ACRES (115,259 SF)
BUILDING SF:	37,000 SF 7,000 SF OFFICE 30,000 SF WAREHOUSE
BLDG FOOTPRINT:	37,087 SF (32.2%)
HARD SURFACE AREA:	48,209 SF (41.8%)
LANDSCAPE AREA:	22,823 SF (26.0%)
PARKING:	5,000 SF OFFICE 1 STALLS/250 SF 20 STALLS REQUIRED 32,000 SF WAREHOUSE 2 STALLS/1,000 FOR FIRST 10,000 1 STALL/2,000 FOR REMAINING 30 STALLS REQUIRED 51 STALLS REQUIRED 51 STALLS PROVIDED

Notice To Contractors:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED FROM AVAILABLE INFORMATION PROVIDED BY THE SURVEYOR OR CITY PRODUCED DOCUMENTS. THE LOCATIONS SHOWN ARE APPROXIMATE AND SHALL BE CONFIRMED IN THE FIELD BY THE CONTRACTOR, SO THAT ANY NECESSARY ADJUSTMENT CAN BE MADE. IF ANY CONFLICT/DISCREPANCIES ARISE, PLEASE CONTACT THE ENGINEER OF RECORD IMMEDIATELY. THE CONTRACTOR IS REQUIRED TO CONTACT THE UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS.

CONTRACTOR MUST MEET ALL NORTH SALT LAKE CITY SPECIFICATIONS AND STANDARDS WITHIN THE CITY RIGHT-OF-WAY.



NSL PARTNERS LLC
Tax ID No: 06-085-0027
Zoning: CG GEN. COMMERCIAL

C1 TYPE 'P' CURB

PROPOSED MONUMENT SIGN

4' SIDEWALK PER NSL PUBLIC WORKS MAN. (STREET) SHT 3 ENSURE 6" THICK CONCRETE

EX CURB & GUTTER

1100 N
(60' PUBLIC R.O.W.)

ROADWAY PATCH PER NSL PUBLIC WORKS MAN. SHT (STREET) 30/31 CURB & CUTTER PER NSL PUBLIC WORKS MAN. (STREET) SHT 3

FLARE DRIVEWAY APPROACH PER NSL PUBLIC WORKS MAN. (STREET) SHT 5

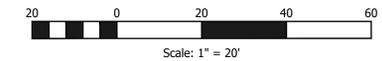
EX CURB & GUTTER

EX CURB & GUTTER

EX SIDEWALK

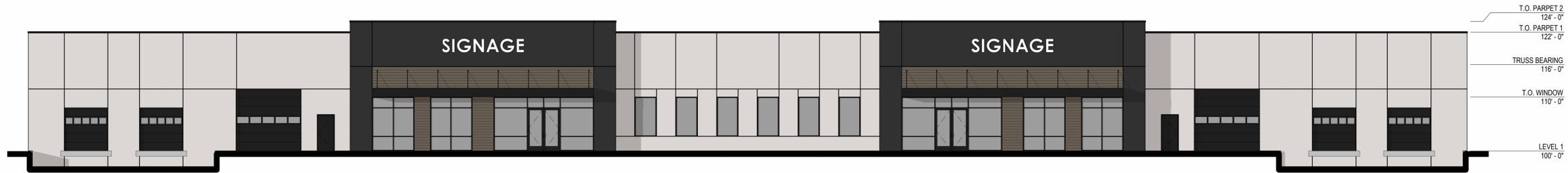
RANDY GLENN HUGHES
Tax ID No: 01-083-0090
Zoning: MD Manuf/Distr.

CRETE CARRIER CORPORATION
Tax ID No: 06-090-0022
Zoning: MD Manuf/Distr.



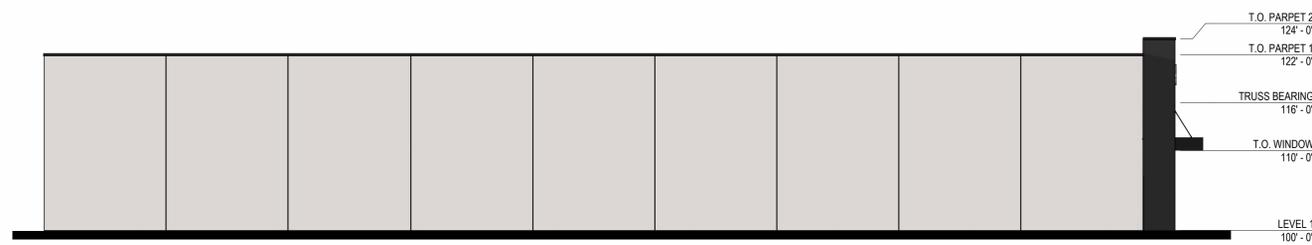
THOMAS C:\Users\Thomas.Hunt\Desktop\Projects\102-01 NSL Flex Building\102-CAD\01-AutoCAD\WRD01-C-PROCDV22_2.1.23.d 2/22/2023 8:21 AM





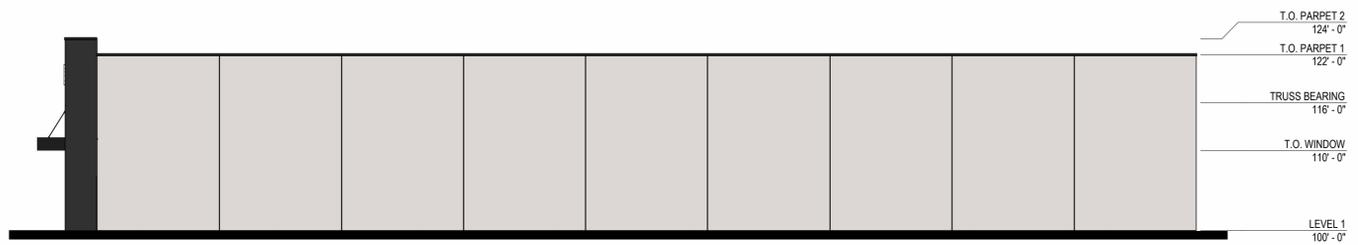
MATERIALS - FRONT		
MATERIAL NAME	SF	%
LAP SIDING	804.2 SF	19%
PAINTED CONCRETE	2105.9 SF	51%
STUCCO	1405.9 SF	34%
TOTAL WALL AREA	4116.2 SF	

1 FRONT ELEVATION
332' = 1'-0"



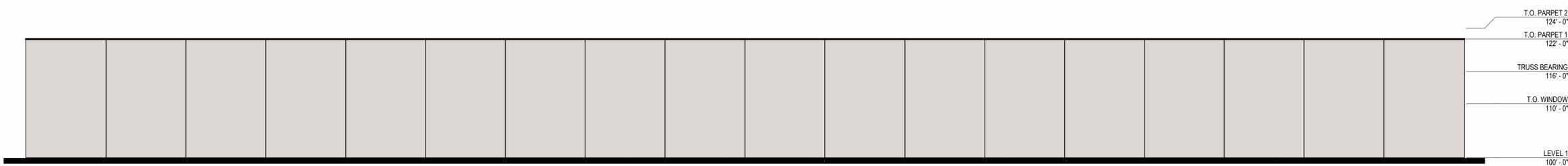
MATERIALS - LEFT		
MATERIAL NAME	SF	%
PAINTED CONCRETE	3011.7 SF	100%
TOTAL WALL AREA	3011.7 SF	

2 LEFT ELEVATION
332' = 1'-0"



MATERIALS - RIGHT		
MATERIAL NAME	SF	%
PAINTED CONCRETE	3025.7 SF	100%
TOTAL WALL AREA	3025.7 SF	

3 RIGHT ELEVATION
332' = 1'-0"

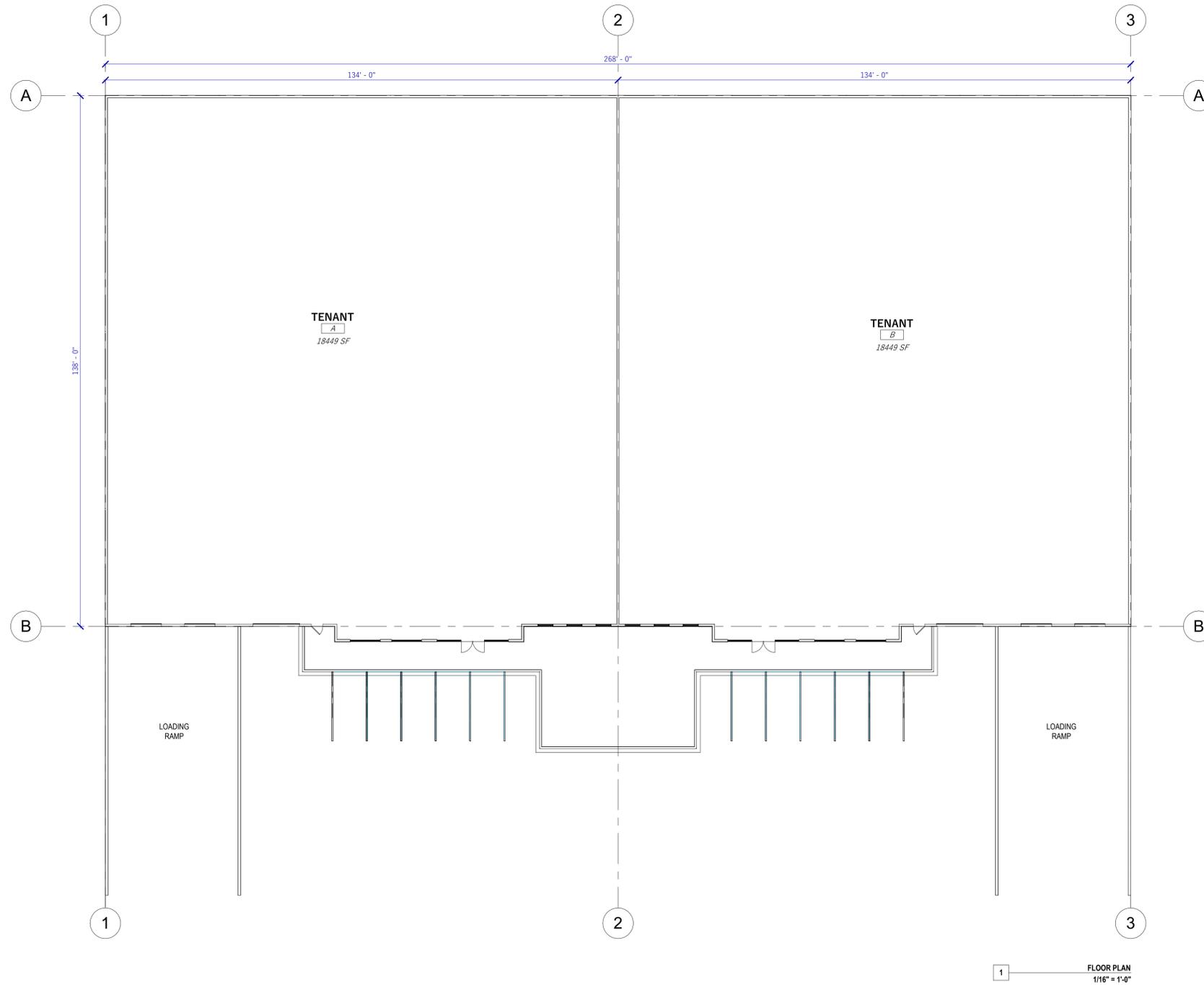


MATERIALS - REAR		
MATERIAL NAME	SF	%
PAINTED CONCRETE	5899.7 SF	100%
TOTAL WALL AREA	5899.7 SF	

4 REAR ELEVATION
332' = 1'-0"

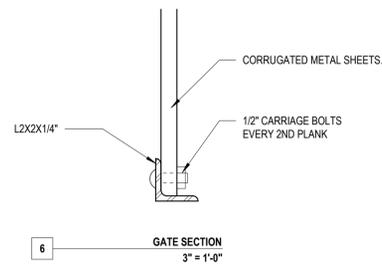
			
METAL TRIM / DOORS / CANOPY - DARK GRAY/BLACK	METAL PANEL - DARK GRAY/BLACK	METAL SIDING - DARK BROWN	PAINTED CONCRETE - LIGHT TAN



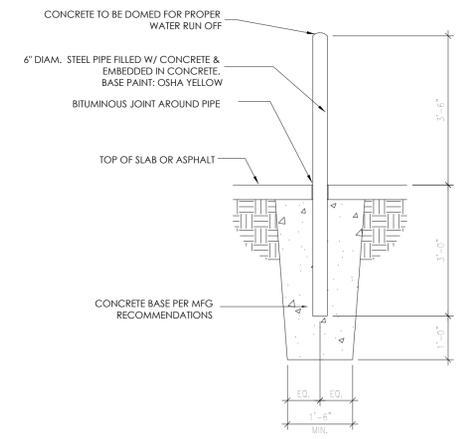


1 FLOOR PLAN
1/16" = 1'-0"

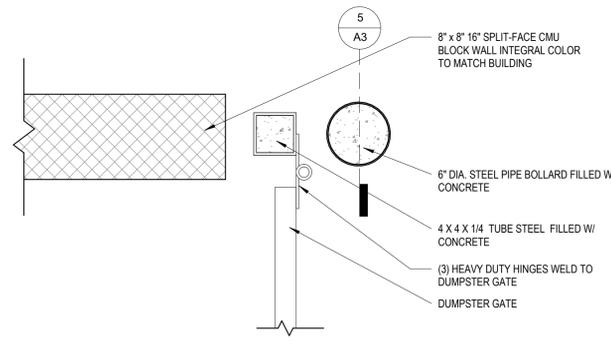




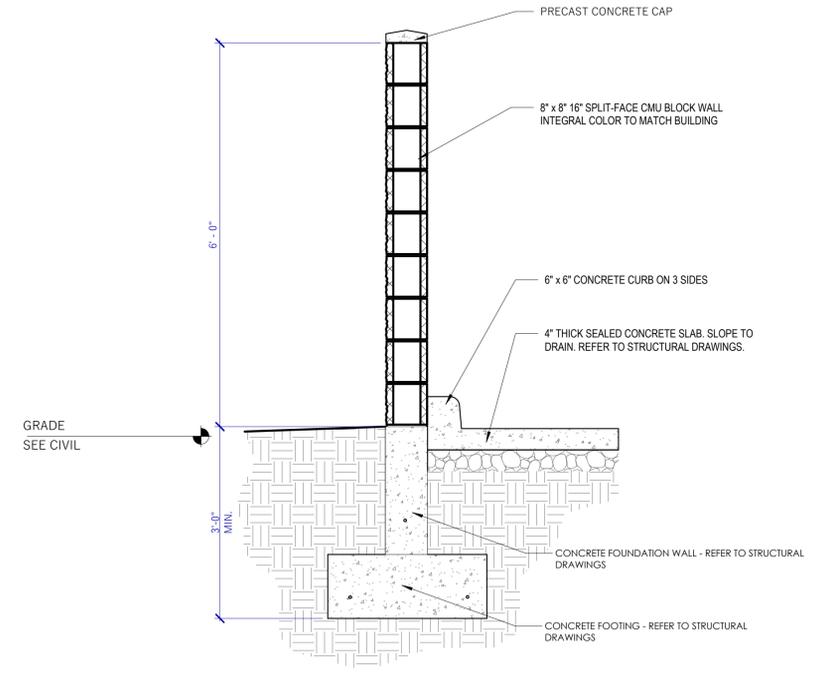
6 GATE SECTION
3/4" = 1'-0"



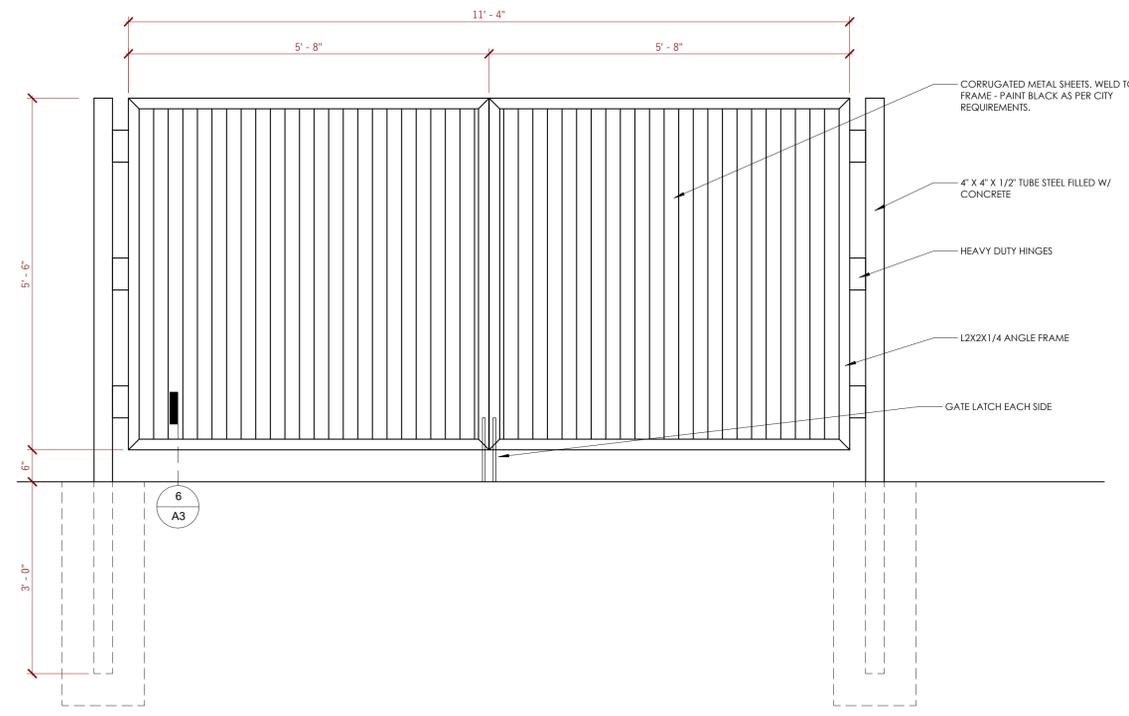
5 BOLLARD DETAIL
1/2" = 1'-0"



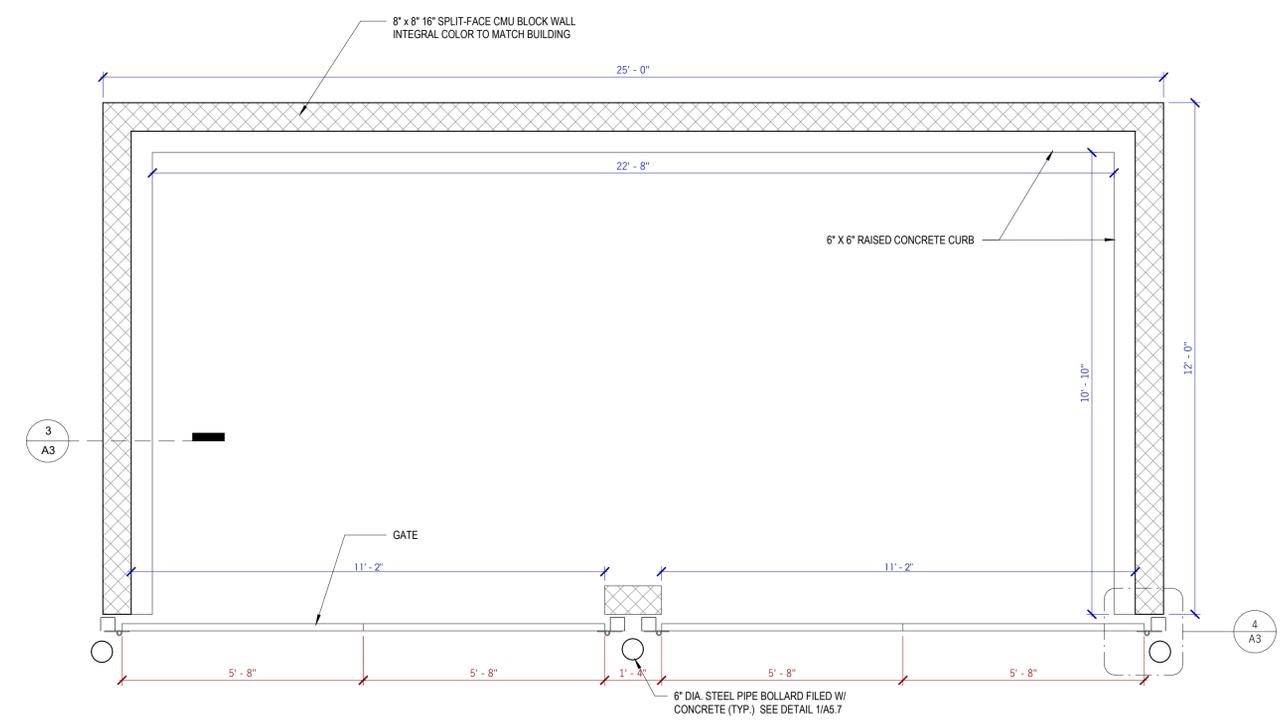
4 DUMPSTER ENCLOSURE DETAIL
1 1/2" = 1'-0"



3 DUMPSTER ENCLOSURE WALL SECTION
3/4" = 1'-0"



2 GATE
3/4" = 1'-0"



1 DOUBLE DUMPSTER ENCLOSURE PLAN
1/2" = 1'-0"





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: February 28, 2023
SUBJECT: Amendment to the Towne Plaza General Development Plan for The Lofts at North Lake on lots 153 and 154 of Towne Plaza Townhomes Phase 3 Subdivision at approximately 130 East Center Street

RECOMMENDATION

The Development Review Committee (DRC) is requesting review of the proposed General Development Plan (GDP) Amendment to the Towne Plaza P-District, specifically related to the following, and setting a date for a public hearing on the proposed P-District Rezone and amendment to the GDP:

1. Project height (stories permitted);
2. Project dwelling units;
3. Parking.

BACKGROUND

The City Council entered into a development agreement with David Curtis and National Commercial Properties on June 16, 2015 for the Towne Plaza project located at 130 East Center Street. The general development plan for the project included 52 townhomes and 2 commercial office/retail buildings. The construction of the townhomes has been completed.

The remaining commercial property has been transferred to the developers Jesse Curtis, JCI Inc. and Lofts North Lake LLC for completion of the project. The development agreement runs with the land and the new LLC assumes the responsibility of fulfilling the terms of the agreement. The new developer has requested an amendment to the development agreement, including the general development plan, and changing the project name for the remainder of the project to The Lofts at North Lake.

The proposed amendment includes the 2 commercial lots (120 E & 140 E Center Street) and a proposal to add 1.5 acres directly east and adjacent to project. The proposed amendment significantly changes the nature of the project from two office buildings (2 stories) to a project with 3 residential apartments buildings (6 stories), with one building containing main level retail space and the other 2 buildings containing podium parking on the main level. The total development proposal has 287 dwelling units (studio, 1 bedroom, & 2 bedroom), 371 parking stalls, and 7,900 sq. ft. of retail space. The following table outlines the proposed land use.

	Lot Size	Retail (sq. ft.)	Studio Apt.	1 Bdrm Apt.	2 Bdrm Apt	Total Units	Parking
Building A: 6 Stories (120 East Center) Mixed use: Retail & Residential	0.731 Ac.	7,900	25	15	10	50	
Building A-1: 2 Stories Parking Structure							93
Building B: 6 Stories 140 East Center Residential	0.88 Ac.		44	40	33	117	112
Building C: 6 stories 166 East Center Residential	1.514 Ac.		45	45	30	120	67
Building C-1: 2 stories Parking Structure							99
Surface Parking Lot							41
Total	3.125 Ac	7,900	114	100	73	287	412

The developer is requesting assistance from the City's Redevelopment Agency (RDA) to facilitate the creation of affordable housing units. The City collects tax increment from properties located within the RDA boundaries for reinvestment in the area to encourage redevelopment. Tax increment is a term that describes the increased property tax revenue generated from redevelopment. The difference between the base year property tax and the increased tax collected after redevelopment is the increment. The RDA receives a portion of that increment and can use that revenue to finance new or improved infrastructure, property acquisition, and affordable housing. A portion of the increment is required by state law to be set aside for the creation of additional affordable housing units in the City. That request can only be approved by the Redevelopment Agency, whose members are also the City Council.

The City's Moderate Income Housing Plan identifies 3 levels of affordable housing targets based upon the Area Median Income (AMI): 80% AMI; 50% AMI; and 30% AMI. Moderate income housing requires that households within the 3 categories should pay no more than 30% of their monthly income on housing costs, including utilities. The developer's market analysis shows that the current market rental rate for 1 bedroom apartments in North Salt Lake is approximately \$1,225/month (not including utilities). Affordable housing costs equate to \$1,407/month at 80% AMI, \$880/month at 50% AMI, and \$528/month at 30% AMI. Please note that the AMI is adjusted each year based upon current income data collected by the Census Bureau. The monthly housing limits are also adjusted based upon household size.

Based upon the information submitted by the developer, it appears that a great majority of the 1 bedroom units would qualify to meet the moderate income standards at the 80% AMI level. The request for RDA funding assistance would provide a subsidy to the developer to provide 14 units at the 50% AMI and 6 units at the 30% AMI. The above information is provided to the Planning Commission as

background information only, as the Commission has no authority to approve or recommend approval to the Redevelopment Agency. No determination has been made on the availability of RDA funds, nor the suitability of this project to qualify for funding.

REVIEW

The original Towne Plaza project was approved on approximately 5 acres with 52 residential units, 8,300 sq. ft. of commercial space, and 30,300 sq. ft. of office space. The proposed amendment would increase the size of the project to approximately 6.5 acres with 339 dwelling units (including the existing 52 townhomes) and reduce the commercial area to 7,900 sq. ft. of retail space with no office space. The current project is a Planned District development with a proposal to include the additional property within the boundary of the P-District. A public hearing will be required on the zone change to P-District for the additional property.

Additionally, the building type and heights have been designed in conformance with the principles contained in the draft Form-Based Code (FBC) for the Core District. Only the existing 2 properties are within the draft map area for the Core District. The additional 1.5 acres added to the project is a request for consideration to modify the Core District boundary to include the property. The Planning Commission will need to make a determination and recommendation to amend the drafted district boundaries.

The proposed building types are one mixed use storefront and two stacked flat buildings, with building A (west) containing ground floor retail. The draft FBC permits storefront and stacked flat buildings with a maximum height of 5.5 stories within the Core District. The FBC contemplates buildings that may have an exposed basement level up to a half story exposed due to topography. The proposed buildings contain 6 stories. Building A would have 6 stories visible from Center Street and 5 stories visible from 130 East. Building B would have 6 stories visible at the corner of 130 East and Center St, where the podium parking entrance is located and 5-5.5 stories visible from most other vantage points. Building C would have 5 stories visible from all vantage points with the podium parking underground. Under the draft FBC Building C would be located in the Center & Orchard District and limits the height to 3.5 stories. The Planning Commission will need to make a determination on the number of stories that will be recommended for approval in the General Development Plan amendment.

Street façade requirements in the draft FBC for the Core District for Storefront (mixed use) buildings (Bldg A) include:

- 65% ground story transparency (glass) and 25% for upper stories
- Principal entrance location on the front façade
- 1 entrance for every 75 feet of horizontal building width
- 90% front property line coverage
- Maximum 5 foot front setback
- Rear yard parking

Street façade requirements in the draft FBC for the Core District for Stacked Flat buildings (Bldgs B & C) include:

- 25% ground story transparency (glass) and 15% for upper stories
- Principal entrance location on the front façade
- 1 entrance for every 100 feet of horizontal building width
- 90% front property line coverage

- Maximum 5 foot front setback
- Rear yard parking

The buildings as proposed appear to meet the design criteria for a storefront (mixed use) and stacked flats. The Planning Commission may recommend that the P-District regulations and development agreement be drafted with the standards proposed in the draft FBC. This will provide for a full architectural analysis at the time of site plan approval for each building, however, feedback from the Planning Commission related to architectural design is requested at this time.

The proposed amendments would be contained on a total of 3.125 acres. A total of 287 dwelling units are proposed with 412 parking spaces. The proposed parking ratio is 1.44 spaces per unit. Current City Code permits a reduction in parking requirements to a level at 65% of the standards required by ordinance and also allows the use of shared parking for mixed use developments. It should be noted that the P-District zone and development agreement will be the final determinant for required parking. The required parking should be guided by those standards and supported by parking study recommendations that are site specific. The table below outlines the parking requirements in the existing City Code and the draft FBC. The proposed parking of 412 spaces (not including 27 on street spaces on 130 East and Center Streets) exceeds the standard in the draft FBC and is 8 spaces less than what would be required under the shared parking standards with a reduction to 65% for peak use of 420 spaces. There are 266 covered parking spaces.

Residential Uses					
Bed Count	Units	Standard Req.	Total	Draft FBC	Total
Studio	114	2.25	256.5	1.0	114
1 bedroom	100	2.25	225	1.0	100
2 Bedroom	73	2.25	164.25	1.5	110
		Total	646 spaces	Total	324 spaces
		65% of required	420		
Commercial Uses					
	Sq. Ft.	Standard Req.	Total	Draft FBC	Total
Retail/Comm	7,900	5/1,000	40	2/1,000 sq. ft.	16
		Total Comm.	40	Total Comm.	16 Spaces
		65% of required	26		
On Street Parking					27 Spaces

Shared Use/Peak Usage Table (Draft FBC)						
Use Category	Weekdays			Weekends		
	Midnight-8:00 am	8:00 am-6:00 pm	6:00 pm-Midnight	Midnight-9:00 am	9:00 am-6:00 pm	6:00 pm-Midnight
Residential Guest	100% (324)	50% (162)	80% (260)	100% (324)	75% (243)	75% (243)
Retail, Service & Craft Industry	0%	100% (16)	80% (13)	0%	100% (16)	60% (10)
Total Peak Demand	324	178	273	324	259	253

A parking study has been prepared by Hales Engineering. The analysis reviewed the standards required in the draft FBC to those listed for actual parking demand in the Institute of Transportation Engineers (ITE) Parking Generation (5th Edition, 2019). The ITE suggests that parking demand for this type of development would be 279 parking stalls. Hales recommends providing additional stalls for residential (5%) and retail (10%) for a total recommended parking of 295 stalls. The study finds that the proposed 412 parking stalls would be sufficient based on the ITE and draft Form-Based Code. The study does note that project success will be dependent upon good parking management strategies for leasing to tenants with 1 vehicle or less per apartment. The property is close to transit lines and it is expected that a great deal of the residents will utilize transit options. The study notes that 50% of the units will meet the 80% AMI standard, a number that was originally proposed. The developer is currently proposing to place deed restrictions on units in the 50% and 30% AMI levels for 14 and 6 dwelling units, respectively.

The proposed project amendment also includes the addition of residential amenities including an outdoor pool/spa area, indoor clubhouse (Bldg. B), and two pet areas for dogs (Bldg. A & C). Rooftop gathering spaces are also anticipated on at least one of the three residential structures.

The DRC is requesting the Planning Commission review the proposed GDP and schedule a public hearing on the proposed amendment to the Towne Plaza P-District. To ensure that adequate public notice is given regarding the proposal under consideration, direction from the Commission is requested specifically related to building height (# of stories), dwelling unit density, and minimum required parking that will be reviewed for recommendation to the City Council.

POSSIBLE MOTION

I move that the Planning Commission schedule a public hearing on _____ to consider the amendment to the Towne Plaza P-District and General Development Plan Amendment for The Lofts at North Lake project with the following:

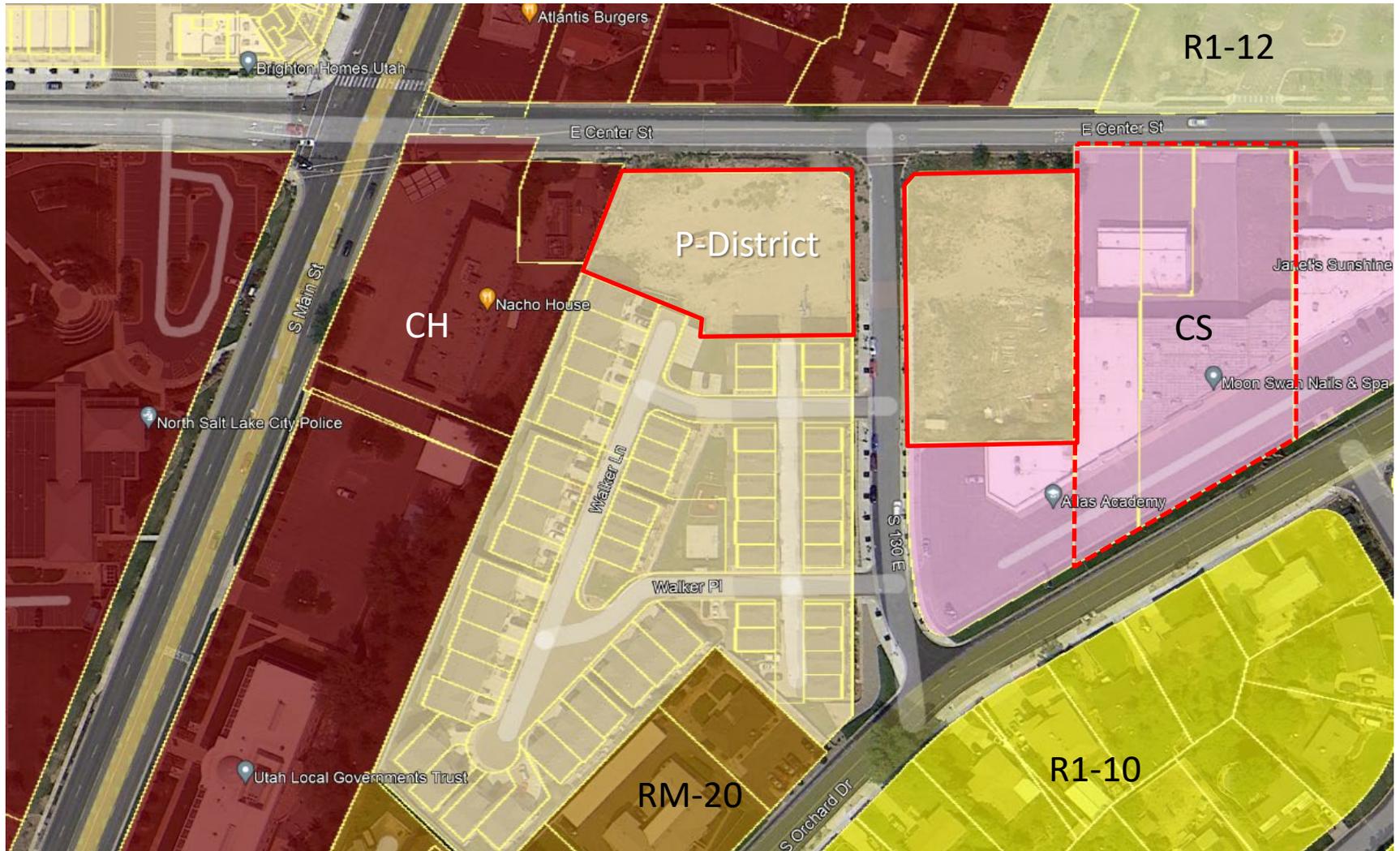
1. Maximum height (stories) to be considered;
2. Dwelling Unit Density;
3. Minimum Parking Requirements;
4. Any additional concerns identified by the Commission.

Attachments

- 1) Aerial/Vicinity Map
- 2) Draft Form Based Code District Map
- 3) Landscape/Site Plan
- 4) Parking Level Plan (Sheet A1 & A2)
- 5) Upper Level Floor Plans/Unit Plan
- 6) Architectural Renderings
- 7) Parking Study

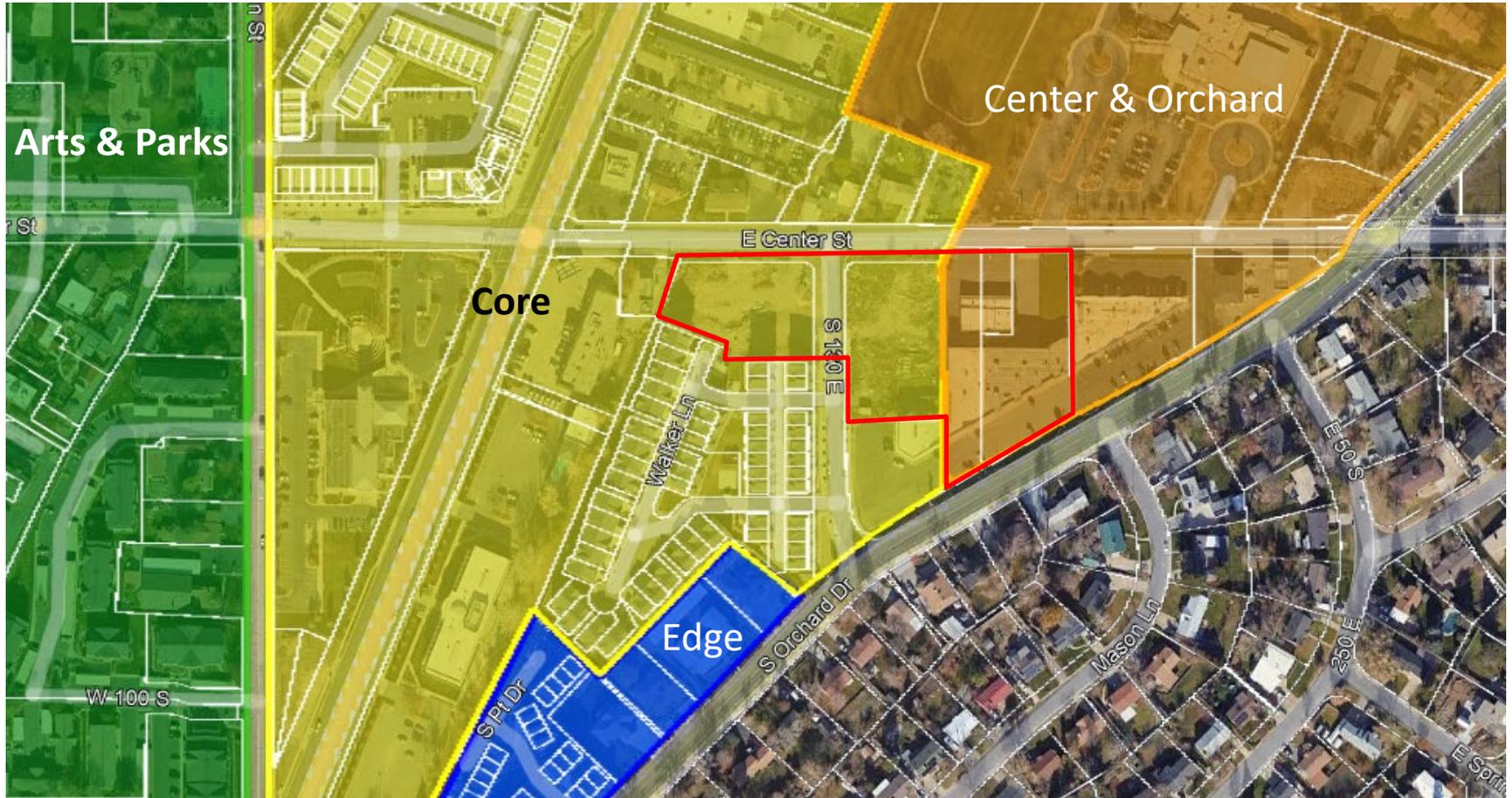


General Development Plan Amendment Towne Plaza (Ph.2)-Lofts at North Lake 130 East Center Aerial/Zoning





General Development Plan Amendment Towne Plaza (Ph.2)-Lofts at North Lake Draft FBC Zoning District



PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

NORTH SALT LAKE APARTMENTS

REVISIONS:
 NO. DATE DESCRIPTION

ISSUED: JAN. 4TH, 2023

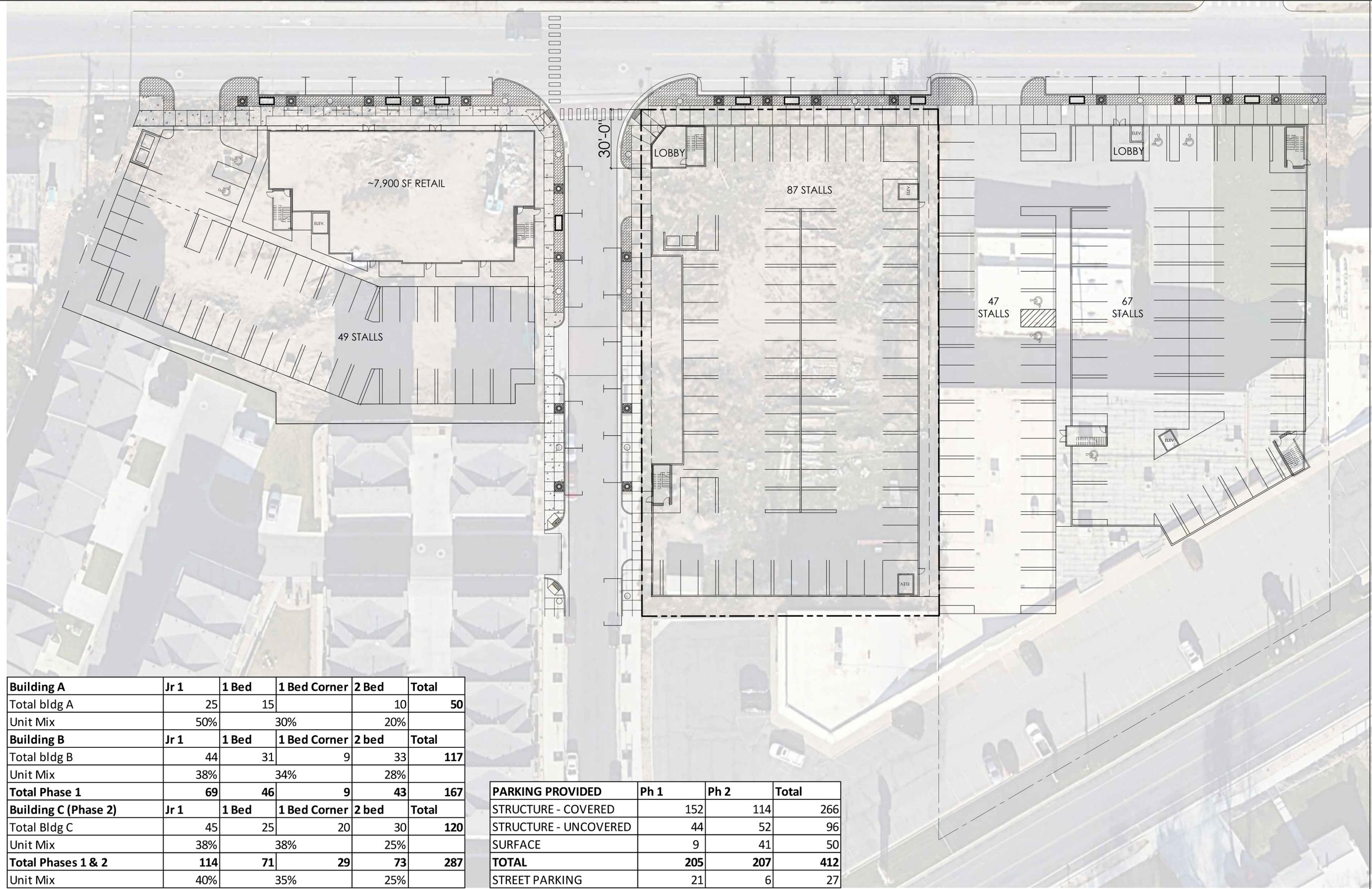
NO.	DATE	DESCRIPTION

OWNER PROJECT #:
 RPA PROJECT #:
 DRAWN BY:
 CHECKED BY:
 DESIGNED BY:
 COPYRIGHT:
 © 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
A102





Building A	Jr 1	1 Bed	1 Bed Corner	2 Bed	Total
Total bldg A	25	15		10	50
Unit Mix	50%		30%	20%	
Building B	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total bldg B	44	31	9	33	117
Unit Mix	38%		34%	28%	
Total Phase 1	69	46	9	43	167
Building C (Phase 2)	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total Bldg C	45	25	20	30	120
Unit Mix	38%		38%	25%	
Total Phases 1 & 2	114	71	29	73	287
Unit Mix	40%		35%	25%	

PARKING PROVIDED	Ph 1	Ph 2	Total
STRUCTURE - COVERED	152	114	266
STRUCTURE - UNCOVERED	44	52	96
SURFACE	9	41	50
TOTAL	205	207	412
STREET PARKING	21	6	27

ENGINEER OF RECORD

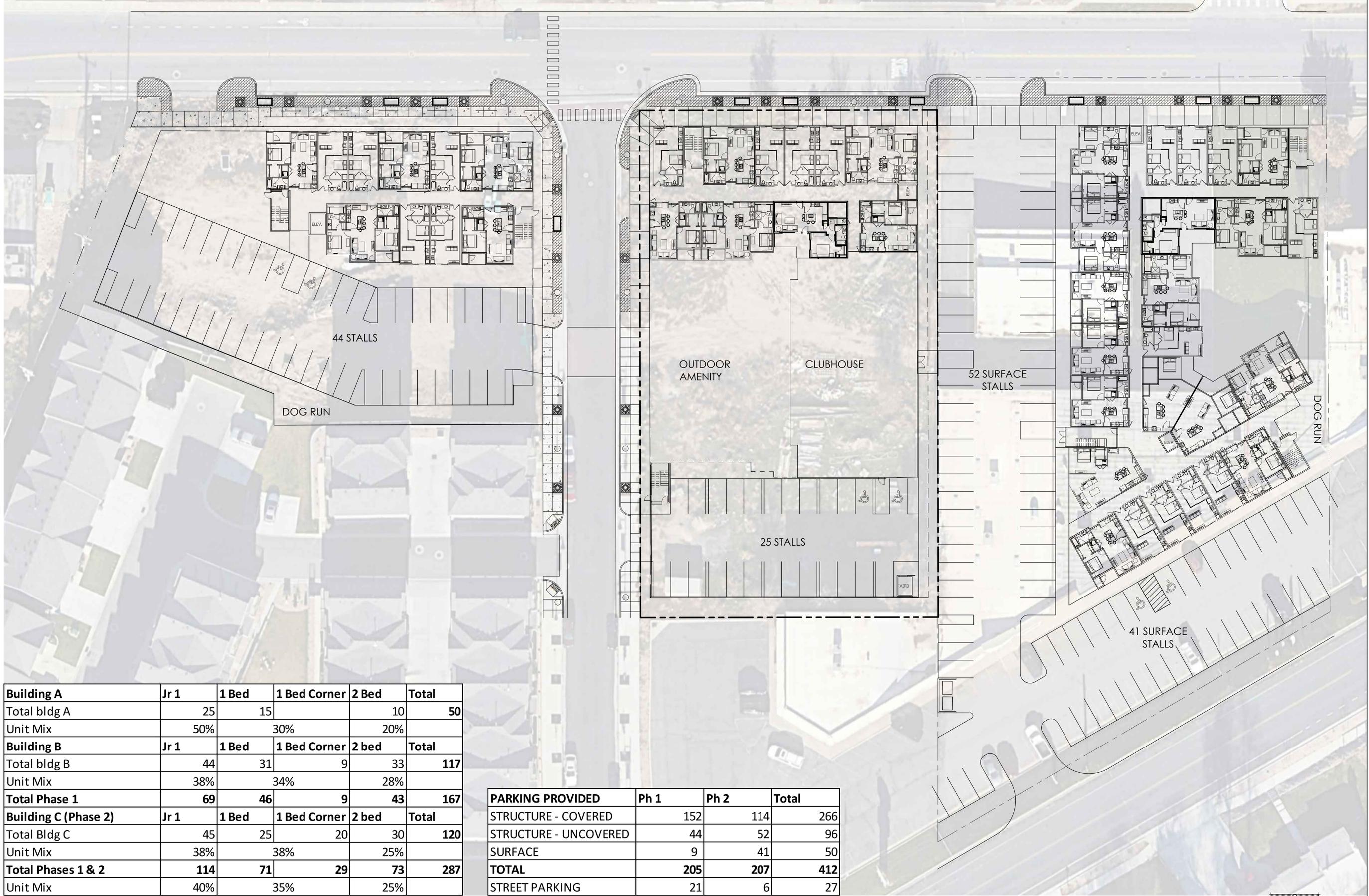
LOFTS NORTH LAKE

PROJECT NUMBER	REVISION NUMBER
DRAWING TITLE	DATE:
DRAWN BY:	CHECKED BY:

PARKING LEVEL SITE PLAN
NTS



SHEET A1



Building A	Jr 1	1 Bed	1 Bed Corner	2 Bed	Total
Total bldg A	25	15		10	50
Unit Mix	50%		30%	20%	
Building B	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total bldg B	44	31	9	33	117
Unit Mix	38%		34%	28%	
Total Phase 1	69	46	9	43	167
Building C (Phase 2)	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total Bldg C	45	25	20	30	120
Unit Mix	38%		38%	25%	
Total Phases 1 & 2	114	71	29	73	287
Unit Mix	40%		35%	25%	

PARKING PROVIDED	Ph 1	Ph 2	Total
STRUCTURE - COVERED	152	114	266
STRUCTURE - UNCOVERED	44	52	96
SURFACE	9	41	50
TOTAL	205	207	412
STREET PARKING	21	6	27

ENGINEER OF RECORD

LOFTS NORTH LAKE

PROJECT NUMBER
REVISION NUMBER

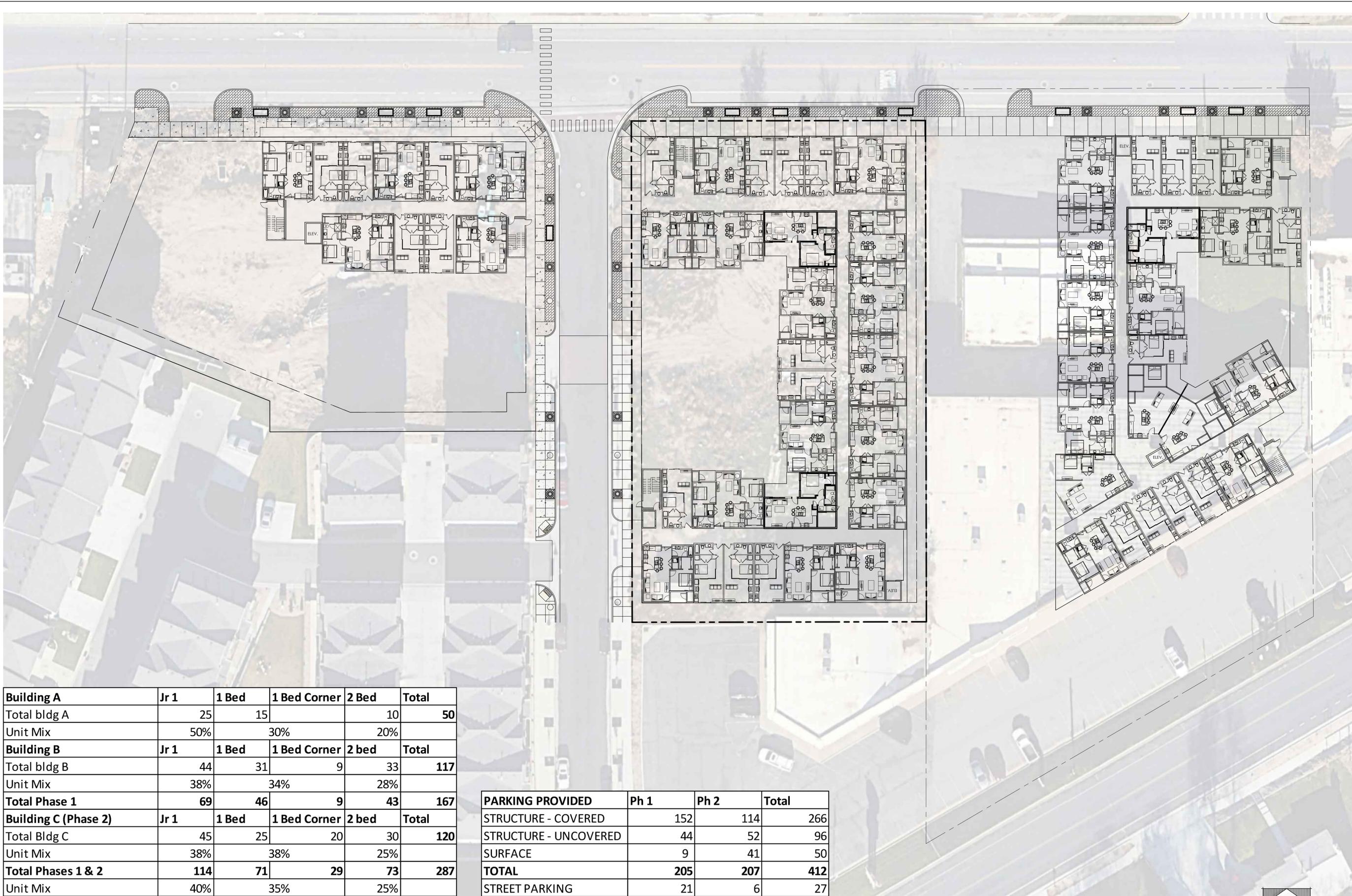
DRAWING TITLE

DATE:
DRAWN BY:
CHECKED BY:

SHEET A2

NTS
MAIN LEVEL SITE PLAN





Building A	Jr 1	1 Bed	1 Bed Corner	2 Bed	Total
Total bldg A	25	15		10	50
Unit Mix	50%		30%	20%	
Building B	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total bldg B	44	31	9	33	117
Unit Mix	38%		34%	28%	
Total Phase 1	69	46	9	43	167
Building C (Phase 2)	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total Bldg C	45	25	20	30	120
Unit Mix	38%		38%	25%	
Total Phases 1 & 2	114	71	29	73	287
Unit Mix	40%		35%	25%	

PARKING PROVIDED	Ph 1	Ph 2	Total
STRUCTURE - COVERED	152	114	266
STRUCTURE - UNCOVERED	44	52	96
SURFACE	9	41	50
TOTAL	205	207	412
STREET PARKING	21	6	27



UPPER LEVELS SITE PLAN

NTS



LOFTS NORTH LAKE

DATE:	PROJECT NUMBER:
DRAWN BY:	REVISION NUMBER:
CHECKED BY:	

SHEET A3

ENGINEER OF RECORD

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

NORTH SALT LAKE APARTMENTS

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: DEC. 16TH, 2022

NO.	DATE	DESCRIPTION

OWNER PROJECT #:
 RPA PROJECT #:
 DRAWN BY:
 CHECKED BY:
 DESIGNED BY:
 COPYRIGHT:
 © 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:
UNIT PLANS

SHEET NUMBER:
A101



UNIT A
 1 BED 1 BATH
 700 SF.



UNIT B
 2 BED 2 BATH
 1,000 SF.



UNIT C
 1 BED 1 BATH
 760 SF.



UNIT D
 1 BED 1 BATH
 800 SF.



UNIT E
 1 BED 1 BATH
 900 SF.



STUDIO
 1 JR. BED 1 BATH
 460 SF.

Room Legend

- BATH
- BEDROOM
- CLO
- CLOSET
- KITCHEN
- LAUNDRY
- LINEN
- LIVING
- MECH
- PANTRY
- W.I.C.

1 MARKETING PLANS
 1/4" = 1'-0"

Plot Date: 12/16/2022 12:30:55 PM

1

2

3

4

5

D

C

B

A



① SITE SECTION
1" = 30'-0"



RUSSELL PLATT ARCHITECTURE
438 NORTH 300 WEST
SALT LAKE CITY, UTAH 84103
(801)-580-0181

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

NORTH SALT LAKE
APARTMENTS

REVISIONS:
NO. DATE DESCRIPTION

ISSUED: DEC. 16TH, 2022
NO. DATE DESCRIPTION

OWNER PROJECT #:
RPA PROJECT #:
DRAWN BY:
CHECKED BY:
DESIGNED BY:
COPYRIGHT:
© 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:
SITE SECTION

SHEET NUMBER:
A301

1

2

3

4

5

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

NORTH SALT LAKE APARTMENTS

REVISIONS:	
NO.	DATE

ISSUED: DEC. 16TH, 2022	
NO.	DATE

OWNER PROJECT #:
 RPA PROJECT #:
 DRAWN BY:
 CHECKED BY:
 DESIGNED BY:
 COPYRIGHT:
 © 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:
RENDERINGS

SHEET NUMBER:
A901



PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

NORTH SALT LAKE APARTMENTS

REVISIONS:
 NO. DATE DESCRIPTION

ISSUED: DEC. 16TH, 2022

NO.	DATE	DESCRIPTION

OWNER PROJECT #:
 RPA PROJECT #:
 DRAWN BY:
 CHECKED BY:
 DESIGNED BY:
 COPYRIGHT:
 © 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE:
RENDERINGS

SHEET NUMBER:
A902



1

2

3

4

5

D



C

ARCHITECT'S INFORMATION:



RUSSELL PLATT ARCHITECTURE

RUSSELL PLATT ARCHITECTURE
 438 NORTH 300 WEST
 SALT LAKE CITY, UTAH 84103
 (801)-580-0181

PROFESSIONAL STAMP:

CODE OFFICIAL STAMP:

PROJECT NAME:

NORTH SALT LAKE
 APARTMENTS

REVISIONS:

NO.	DATE	DESCRIPTION

ISSUED: JAN. 4TH, 2023

NO.	DATE	DESCRIPTION

OWNER PROJECT #:
 RPA PROJECT #:
 DRAWN BY:
 CHECKED BY:
 DESIGNED BY:
 COPYRIGHT:
 © 2018 RUSSELL PLATT ARCHITECTURE

SHEET TITLE: RENDERINGS

SHEET NUMBER: A903

B



A

Last Plotted: 1/4/2023 11:21:25 AM

1

2

3

4

5

MEMORANDUM

Date: January 18, 2023
To: City of North Salt Lake
From: Hales Engineering



Subject: North Salt Lake - North Lake Lofts Parking Study

UT22-2153

Introduction

This memorandum discusses the updated parking study completed for the proposed North Lake Lofts development located in North Salt Lake, Utah. The study identifies the City parking supply rates and parking demand rates identified by the Institute of Transportation Engineers (ITE). The proposed development is located at the intersection of 130 East / Center Street in North Salt Lake, Utah. A vicinity map of the project site is shown in Figure 1.

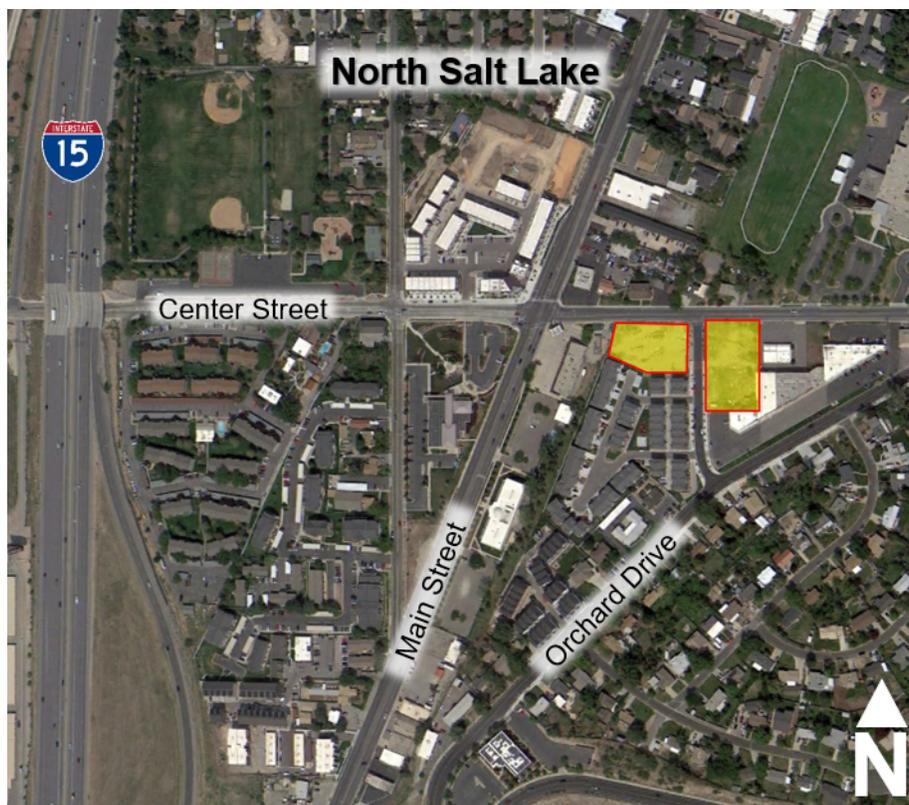


Figure 1: Site vicinity map of the project in North Salt Lake, Utah

Project Description

The development consists of 7,300 square feet of retail space, 114 studio apartments, 100 1-bedroom apartments, and 73 2-bedroom apartments. A supply of 412 off-street parking stalls is currently planned for the project. It is anticipated that there will be 27 on-street stalls available in addition to the 412 stalls planned for the site. A site plan is provided in Appendix A.

Current City Parking Code

The current North Salt Lake City code specifies parking rates for various land use types. The required parking rates found in the City code for the study land uses are shown in Table 1. The calculations for the parking required by the current city code are shown in Table 2. As shown, it is anticipated that 686 stalls would be required by the city for the proposed development.

Table 1: City Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Multi-family Housing	Dwelling Unit	2.25
Retail	1,000 sq. ft.	5

Source: North Salt Lake code, 2022

Table 2: City Parking Calculations

City Parking Calculations (Current Zoning)				
North Salt Lake - North Lake Lofts				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Multi-family Housing	287	DU	2.25	646
Retail	7.9	KSF	5.00	40
TOTAL				686

Source: North Salt Lake code, 2022.

Draft Town Center Code

The development is located within the draft Town Center Form Based Code Zoning District. Draft parking rates in the town center code differ from those in the City code and are listed in Table 3. The calculations for the parking required by the Town Center zoning district in the draft City code are shown in Table 4. As shown, it is anticipated that 340 stalls would be required for the proposed development.

The draft Town Center code allows additional reductions on residential uses that provide bike lockers, transit passes, or senior housing. It is anticipated that the North Lake Lofts will provide

bike lockers and transit passes for residents. Following what other municipalities have set regarding additional reductions, it is anticipated that a reduction of 0.2 stalls per unit can be expected for these provisions. However, to be conservative, this reduction was not assumed in our calculations.

Table 3: Town Center Parking Rates

Land Use	Unit Type	Rate (stalls per unit)
Studio Apartments	Dwelling Unit	1.0
1-bedroom apartments	Dwelling Unit	1.0
2-bedroom apartments	Dwelling Unit	1.5
Retail	1,000 sq. ft.	2.0

Source: North Salt Lake code, 2022

Table 4: Town Center Parking Calculations

City Parking Calculations (Town Center Zone) North Salt Lake - North Lake Lofts				
Land Use	# of Units	Unit Type	Rate (stalls per unit)	Total Stalls
Studio Apartment	114	DU	1.00	114
1 Bedroom Apartment	100	DU	1.00	100
2 Bedroom Apartment	73	DU	1.50	110
Retail	7.9	KSF	2.00	16
TOTAL				340

Source: Draft Town Center Code, 2022.

ITE Parking Demand

Hales Engineering referred to the Institute of Transportation Engineers (ITE) *Parking Generation* (5th Edition, 2019) to identify parking demand rates for the study land uses. ITE has gathered actual parking demand counts at various land uses and identified average, 85th percentile, and maximum rates. The 85th percentile rate represents a demand that is higher than 85 percent of study sites. The industry standard is to apply this rate. Hales Engineering calculated the anticipated parking demand based on the 85th percentile rates. The number of stalls needed based on these rates is shown in Table 5. As shown, ITE would suggest that the parking demand for the proposed project will be 279 stalls.

Table 5: ITE Parking Generation

ITE Parking Demand and Supply North Salt Lake - North Lake Lofts					
Land Use	# of Units	Unit Type	85th %-tile Rate	Demand	Supply (+5 or 10%)
Multi-Family Housing	287	DU	0.87	250	263
Retail	7.9	KSF	3.68	29	32
TOTAL				279	295

Source: ITE Parking Generation, 5th Edition, 2019

Since the ITE rates represent actual parking demand, it is common to provide a parking supply beyond what the anticipated demand is to accommodate occasional surges in demand and to reduce the need for drivers to circle the parking lot to find an open stall. Hales Engineering recommends providing 5% additional stalls for residential and 10% additional stalls for office and retail beyond the anticipated demand. Based on this, a supply of 295 stalls should be provided for the project based on ITE data.

Additional Considerations

The North Lake Lofts will be located near a bus transit line that will facilitate the movement of people to / from Salt Lake City and nearby large employment centers with access to a robust transit system composed of Commuter Rail (Frontrunner), Light Rail (TRAX), Street Car (S-line), BRT, and bus systems that make the entire metro area accessible. Residents of this project will not need an automobile to access the major employment areas. The project is anticipated to have 50% of the dwelling units restricted to below 80% AMI, and therefore, it is likely that many of the residents will not have an automobile, thereby reducing the need for project supplied parking.

A well-managed parking plan for this project will need to be in place while the project is leasing up to ensure that those who are searching for tenancy within this project have one vehicle or less per unit. Additional incentives could be used to encourage transit usage and car shedding such as unbundled parking or providing a transit pass to those tenets who don't have a car. Additional amenities could be encouraged such as providing a car share on site, bike share, bike lockers / storage, etc.

Comparison and Recommendation

A comparison of the proposed supply, the City's current parking requirement, the draft Town Center zoning requirement, and the recommended supply based on the ITE Parking Generation rates is shown in Table 6. Based on the provided information, Hales Engineering has identified that 412 stalls will be sufficient for the anticipated parking demand at the project site based on national ITE data and draft Town Center zoning data.

Table 6: Parking Comparison

Source	# of Stalls
Proposed Site Plan	412
City Requirement	686
Draft Town Center Form Based Code	340
ITE Parking Generation + 5 or 10%	295

Conclusions

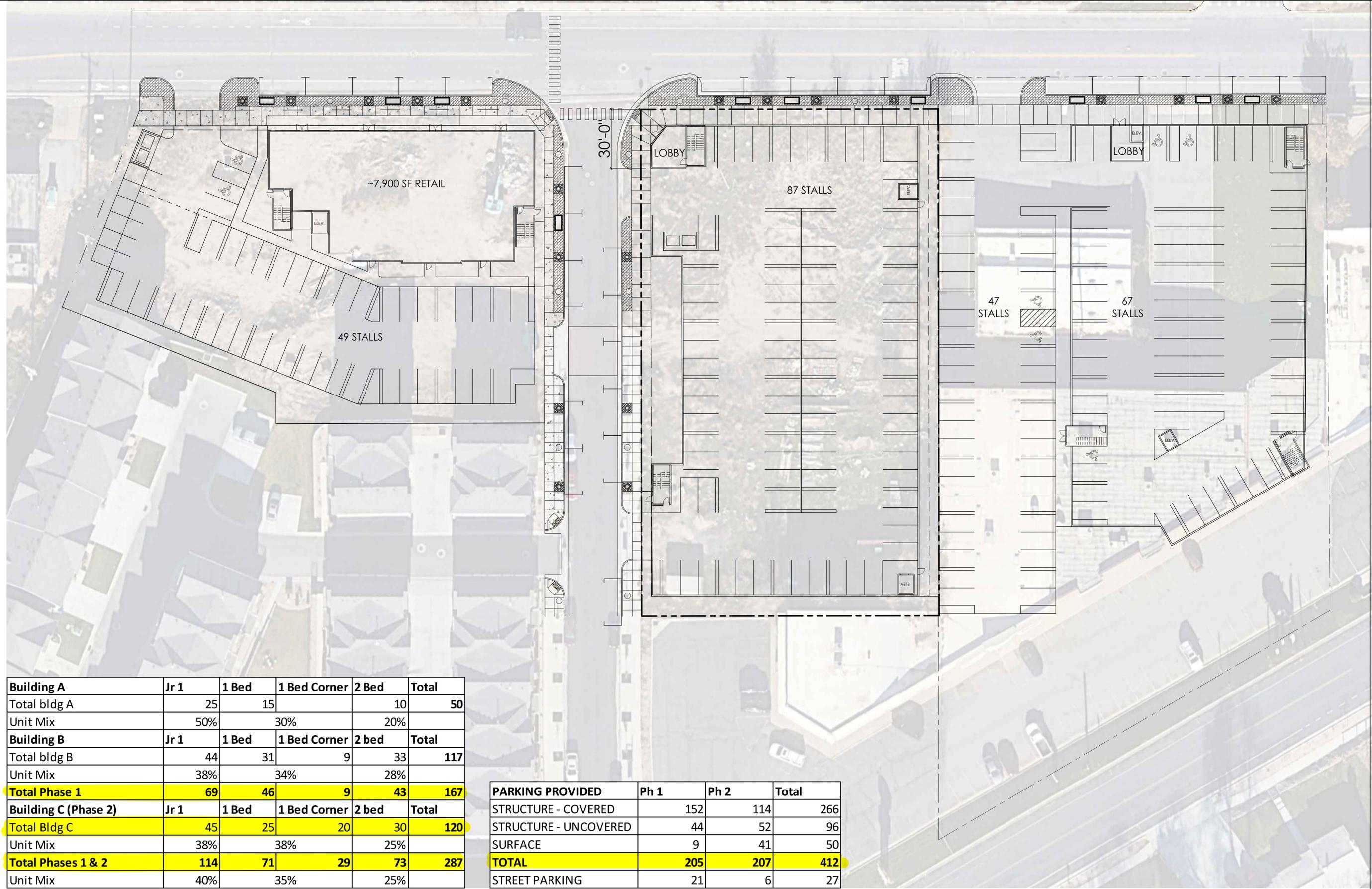
The key findings of this study are as follows:

- The proposed site plan includes 412 stalls
- The City of North Salt Lake would require 686 stalls per municipal code
- The draft Town Center form-based code would require 340 stalls.
- The ITE 85th percentile parking demand rates with an added 5% added to the residential parking supply and 10% added to the retail and office supply would result in a needed 295 stalls.
- Hales Engineering has identified that the planned 412 stalls will be sufficient to accommodate the anticipated parking demand at the project site based on ITE and draft Town Center retail and residential rates.
 - The success of the project will be based on a great parking management strategy enforced by the project owner / developer. Additional incentives can be added as needed to keep the parking demand for the project within the parking supply.
- There will be on-street parking in the form of 27 stalls located near the project site that can alleviate parking needs during a peak period, that have not been included within these analyses or calculations.

If you have any questions regarding this memorandum, please contact us at 801.766.4343.

APPENDIX A

Site Plan



Building A	Jr 1	1 Bed	1 Bed Corner	2 Bed	Total
Total bldg A	25	15		10	50
Unit Mix	50%		30%	20%	
Building B	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total bldg B	44	31	9	33	117
Unit Mix	38%		34%	28%	
Total Phase 1	69	46	9	43	167
Building C (Phase 2)	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total Bldg C	45	25	20	30	120
Unit Mix	38%		38%	25%	
Total Phases 1 & 2	114	71	29	73	287
Unit Mix	40%		35%	25%	

PARKING PROVIDED	Ph 1	Ph 2	Total
STRUCTURE - COVERED	152	114	266
STRUCTURE - UNCOVERED	44	52	96
SURFACE	9	41	50
TOTAL	205	207	412
STREET PARKING	21	6	27

ENGINEER OF RECORD

LOFTS NORTH LAKE

DATE:	PROJECT NUMBER:
DRAWN BY:	REVISION NUMBER:
CHECKED BY:	



PARKING LEVEL SITE PLAN

NTS



SHEET A1

CHAPTER 24 TOWN CENTER ZONE

SECTION 7: PARKING

10-24-701: General Requirements

10-24-702: Parking Requirements

10-24-703: Electric Vehicle Parking Standards

10-24-704: Parking Design Standards

10-24-701: GENERAL REQUIREMENTS

A. Intent.

The following section establishes parking requirements to ensure an appropriate level of vehicle parking is provided to support land uses associated in the North Salt Lake Town Center.

B. Applicability.

This section shall apply to all new development and changes in use or intensity of use for existing development.

1. Change in Use or Intensity of Use. The following circumstances shall constitute a change in use or change in intensity of use for the purposes of this Section:
 - (a) Development of all new parking facilities, loading facilities, and driveways.
 - (b) Improvements to existing parking facilities, loading facilities, and driveways, including: reconfiguration, enlargement, or the addition of curbs, walkways, fencing, or landscape installation.
 - (c) Change in use requiring an increase or decrease in the amount of parking by 10% or more.
2. Damage or Destruction. When a structure has been damaged or destroyed by fire, collapse, explosion, or other cause is re-built, any associated off-street parking spaces or loading facilities shall be rebuilt in compliance with the requirements of this section.
3. Site Plan Approval Required. Parking quantities and parking design and layout shall be approved through the Site Plan Review process.

10-24-702: PARKING REQUIREMENTS

A. Required Vehicular Parking.

Table 7.2 (1) outlines the required vehicular parking requirements.

1. Organized by Use. The parking requirements are organized by use, as further explained in the Use Table in 10-24-4 .
 - (a) Parking rates are provided for general use categories; these numbers are applicable for all of the uses listed within these categories, unless otherwise specified.
2. Parking for Persons with Disabilities. In all subdistricts, parking for persons with disabilities shall comply with 10-6-4 of the City of North Salt Lake Code. Parking for persons with disabilities shall be excluded from parking maximums.
3. Maximum Allowable Vehicular Spaces. In the Core, the parking maximum shall be equal to the parking minimum. In all other subdistricts, the maximum number of parking stalls shall be 15% over the minimum parking requirement.
4. Fractions. When computation of the number of required off-street parking spaces results in a fractional number, any result of 0.5 or more shall be rounded up to the next consecutive whole number. Any fractional result of less than 0.5 may be rounded down to the previous consecutive whole number.

Table 7.2 (1). Required Off-Street Vehicular Parking.

Use	Required Vehicular Spaces					
	Subdistricts					
	Core	Arts	Center & Orchard	Boulevard	North 89	Edge
Residential						
Residential: Multi-Family (Studio - 1 Bedroom)	1 stall per unit	1 stall per unit + .25 spaces per unit for guest parking				
Residential: Multi-Family (2 Bedrooms)	1.5 stalls per unit	1.5 stalls per unit + .25 spaces per unit for guest parking				
Residential: Multi-Family (3 or 3+ Bedrooms)	2 stalls per unit	2 stalls per unit + .25 spaces per unit for guest parking				
Residential: Single-Family	See City Code 10-6	See City Code 10-6				
Lodging (Hotel & Inn)	1 stall per room	1 stall per room				
Residential Care Facilities	0.5 stalls/living unit	0.5 stalls/living unit				
All residential units shall provide 1 covered stall per unit, in compliance with section 10-6-5F of the City of North Salt Lake Code						
Commercial						
Civic	2 stalls per 1,000 sq ft gross floor area	3 stalls per 1,000 sq ft gross floor area				
Craft Industry	Parking calculation shall be based on the use associated with the portion of the building open to the public.	Parking calculation shall be based on the use associated with the portion of the building open to the public.				
Entertainment/Recreation	1.5 stalls per 1,000 sq ft gross floor area	2 stalls per 1,000 sq ft gross floor area				
Office & Industry	2 stalls per 1,000 sq ft gross floor area	3 stalls per 1,000 sq ft gross floor area				
Restaurant / Cafe	1 space per 4 Seats	1 stall per 3 seats				

Retail & Service	2 stalls per 1,000 sq ft gross floor area	3 stalls per 1,000 sq ft gross floor area
------------------	---	---

B. Multiple Use Reductions.

The following reductions may be taken for multiple non-residential uses located directly adjacent to each other which utilize the same off-street parking facility.

1. Shared Vehicular Parking. An arrangement in which two or more uses with different peak parking demands use the same off-street parking spaces to meet their off-street parking requirements.
 - (a) General Provisions. Through review of the site plan, the Planning Commission may permit up to 100% of the parking required for a daytime use to be supplied by the off-street parking spaces provided during a different time period or weekday/weekend use.
 - (b) Shared vehicular parking shall be permitted in accordance with the following:
 - (i) For each applicable land use category, calculate the number of spaces required as if it were the only use, as described in **Table 7.2 (1)**.
 - (ii) Use the figures for each individual land use to calculate the number of spaces required for that use for each time period specified in **Table 7.2 (2)**. This table establishes six time periods per use.
 - (iii) For each time period, add the number of spaces required for all applicable land uses to obtain a grand total for each of the six time periods.
 - (iv) Select the time period with the highest total parking requirement and use that as the total number of parking spaces required for the site on a shared parking basis.
 - (v) A shared parking agreement between the two property owners shall be executed and recorded against the properties prior to occupancy.

Table 7.2 (2). Shared Vehicular Parking.

Use Category	Weekdays			Weekends		
	Midnight - 8:00 am	8:00 am- 6:00 pm	6:00 pm- Midnight	Midnight- 9:00 am	9:00 am- 6:00 pm	6:00 pm- Midnight
Civic	0%	30%	50%	0%	100%	75%
Entertainment/ Recreation	5%	20%	100%	5%	50%	100%
Hotel	100%	65%	100%	100%	65%	100%
Office	5%	100%	5%	0%	5%	0%
Residential Guest	100%	50%	80%	100%	75%	75%
Restaurant	25%	80%	100%	35%	70%	100%
Retail, Service & Craft Industry	0%	100%	80%	0%	100%	60%

B. Residential Parking Credits.

Vehicular parking standards in **Table 7.2 (3)** may be reduced by utilizing one or more of the following credits. The maximum reduction allowed is one-half stall per unit. Residential parking credits will be subject to a deed restriction recorded with Davis County requiring that the parking credit requirements will be maintained in perpetuity.

1. Secure Bike Lockers / Indoor Bike Storage.
2. Development Supplied Transit Passes (100% subsidized) and/or Development Discounted Transit Passes.
3. Senior Housing.
4. On-Street Parking Credit. For all non-residential uses, on-street parking spaces that meet the following shall be credited one for one against the parking requirement.
 - (a) Spaces shall be designated on-street parking available 24 hours of every day, except during snow events.
 - (b) On-street space shall be located adjacent to the property line of the lot.
6. Other Parking Reductions. Additional reductions may be approved by the Planning Commission with the submittal of a parking study illustrating justification for the reduction.

Table 7.2 (3). Residential Parking Rate Reductions in Stalls per Unit.

Amenity	Reduction to Stalls per Unit
Secure Bike Lockers / Indoor Storage	.15
Development Supplied Transit Passes	.5
Development Discounted Transit Passes	.25
Senior Housing (55+)/Affordable Housing (max. 50% AMI)	.25
Maximum Reduction Possible	.5

10-24-703: ELECTRIC VEHICLE PARKING STANDARDS

A. Electric Vehicle Parking Definitions.

1. LEVEL 1 CHARGING: Level 1 equipment provides charging through a 120 volt (V), alternating-current (AC) plug and requires a dedicated circuit. Level 1 charging does not require the installation of specialized charging equipment. Level 1 charging generally takes 8 to 12 hours to completely charge a fully depleted battery.
2. LEVEL 2 CHARGING: Level 2 equipment offers charging through a 240V, AC plug and requires installation of charging equipment. These units require a dedicated 40-amp circuit. Level 2 charging generally takes 4 to 6 hours to completely charge a fully depleted battery.

B. Electric Vehicle Parking Requirements.

1. General electric vehicle parking requirements.
 - (a) Electric vehicle parking spaces shall count toward the required number of parking spaces for a site.
 - (b) Electric vehicle parking spaces will be signed in a clear manner, such as special pavement marking or signage.
2. Multi-family residential electric vehicular parking requirements.
 - (a) Level 1 (outlet charging) access for each required covered parking space
OR
 - (b) At least one Level 2 electric vehicle charging station providing two charging spaces shall be provided for every twenty parking spaces.
3. Electric vehicle parking requirements for non-residential uses.
 - (a) At least one Level 2 electric vehicle charging station providing two charging spaces shall be provided for every twenty parking spaces. For developments requiring less than twenty parking spaces, no electric vehicle parking is required.

- (b) Electric vehicle parking will be located in the same parking lot as parking for the principal use. If utilizing shared parking reductions, electric vehicle parking will be situated in a location accessible by both uses.

10-24-704: PARKING DESIGN STANDARDS

A. Standards.

1. Garages. The primary purpose of garages is parking. Garages shall not be used solely for storage.
2. Refer to Title 10 Chapter 6 of the City of North Salt Lake Code for Parking Design Elements, Location Requirements, and Off-Street Loading Spaces.

DRAFT

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 FEBRUARY 15, 2023
6

7 **DRAFT**
8

9 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m.
10

11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Katherine Maus
15 Commissioner Irene Stone
16 Commissioner Brandon Tucker
17 Commissioner William Ward
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner.
21

22 OTHERS PRESENT: Brent Blundell, Carolyn Blundell, Rosann Miller, Janice Twede, Chris
23 Moss, Steve Beazer, Elaine Christensen, Shane Dean, Bryan Devries, Dee Lalliss, Cheryl
24 Bohner, Laura Call, Richard Miller, Thomas Call, Jeff Scroger, Harold Gulso, Lee Workman,
25 Travis Bradford, residents; Chase Leyba, Renew Appliances, LLC.
26

27 1. PUBLIC COMMENTS
28

29 There were no public comments.
30

31 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR RENEW
32 APPLIANCES, LLC AT 25 NORTH 400 WEST, UNIT #5, DOUG LARSON,
33 APPLICANT
34

35 Mackenzie Johnson reported that this was a conditional use permit for Renew Appliances, LLC
36 to be located at 25 North 400 West Unit 6. This property was zoned manufacturing distribution
37 (MD). The business purchased used appliances such as dishwashers, microwaves, washers,
38 dryers, ovens, ranges, and cooktops from homeowners and businesses and then refurbished and
39 cleaned them for resale. Renew Appliances would not purchase, refurbish, or sell refrigerators or
40 freezers. Typically, the company would sell products online with customer pickup from the
41 warehouse by appointment. The business also offered delivery services to Salt Lake and Davis
42 County residents. The business has been classified as “used merchandise store” and “appliance
43 repair and maintenance”, both of which are conditional uses in the MD zone. The property has

44 one existing building with six units and approximately 73 total parking stalls. Renew Appliances
45 would occupy unit #6 which was 2,950 square feet with 364 square feet to be used as
46 office/reception, 1,000 square feet to refurbish/clean products, and 1,586 square feet for
47 warehouse space. The parking requirement would be seven stalls and the applicant indicated that
48 they would have three guaranteed parking stalls and 55 additional shared stalls. There would not
49 be a retail floor or walk-in customers as most customers would have a scheduled appointment
50 time.

51
52 The business would employ three people with hours of operation between 8 a.m. and 3 p.m.
53 Monday through Friday with the occasional Saturday to accommodate customers by
54 appointment. The business has one cargo van that would be parked in a stall during the day when
55 not in use and in the warehouse during nights/weekends. The business anticipated one delivery to
56 the warehouse and one to two deliveries from the warehouse per day to be transported by the
57 company van. There would be no outdoor storage at this location and all business activities
58 would occur within the occupied unit. The Development Review Committee (DRC)
59 recommended approval of the conditional use permit for Renew Appliances, LLC with no
60 conditions.

61
62 Commissioner Jorgensen asked if there would be a significant volume of waste that would
63 require an additional dumpster or metal recycling. Chase Leyba, Renew Appliances, LLC,
64 explained that they would have a daily trip to the landfill for metal and plastic with everyday
65 waste to be placed into the dumpster onsite.

66
67 Commissioner Stone mentioned the cargo van and if there would be larger vehicles such as semi
68 trucks on the property. Mackenzie Johnson replied that there would not be a larger vehicle
69 utilized for this business. She was unsure about the use of larger vehicles for the existing
70 businesses on the site.

71
72 **Commissioner Jorgensen moved that the Planning Commission approve the conditional**
73 **use permit for Renew Appliances, LLC located at 25 North 400 West, Unit #6 with no**
74 **conditions. Commissioner Ward seconded. The motion was approved by Commissioners**
75 **Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

76
77 3. PUBLIC HEARING: CONSIDERATION OF A ZONING MAP AMENDMENT FOR
78 THE PROPERTY LOCATED AT 3943 SOUTH 850 WEST. THE PROPERTY
79 OWNER HAS REQUESTED THE PROPERTY BE CONSIDERED FOR RM-7
80 ZONING (PREVIOUSLY BEING CONSIDERED FOR R1-7 ZONING)

81
82
83 Chair Larson explained that the next three agenda items would be related and pertained to the
84 Val Verda annexation area.

85

86 Sherrie Pace reported that the Planning Commission held a public hearing on January 24, 2023
87 regarding the proposed zoning for the Val Verda area. At the hearing, there were several issues
88 raised related to regulations in the R1-7, RM-7, and CH zones as well as a request from a
89 property owner that their property be considered for RM-7 zoning instead of the proposed R1-7.
90 The Commission directed staff to advertise the requested changes to the zoning map and the
91 code text for consideration at the continued public hearing on February 15, 2023. Notices were
92 mailed and posted in accordance with the required statutes.

93
94 Sherrie Pace reviewed the proposed text amendments to the R1-7 and RM-7 zones which
95 included a change to Chapter 10 Residential and Multiple Residential Districts. Within the R1-7
96 and RM-7 zones the minimum lot size for single family dwellings and two family dwellings
97 (duplexes) would be 7,000 square feet. The previous county zoning required a minimum lot size
98 of 9,000 square feet for both single family and two family dwellings. The current City code
99 requires a minimum lot size of 7,000 square feet for a single family dwelling and an additional
100 3,000 square feet for a two family dwelling. The same requirement would apply for accessory
101 dwelling units which were essentially a two family dwelling with one unit being owner occupied.
102 This proposed amendment would make those regulations equitable and provide additional
103 opportunities throughout these two zones to provide another avenue for affordable housing in the
104 City.

105
106 The proposed text amendments to the CH zone would affect City code Chapter 25 Highway
107 Commercial Zoning District. The proposed amendment would create a graduated height
108 allowance in the zone based on the setback distance from the property line shared with a single
109 family home. The current code allows structures in the CH zone to be a maximum height of 60
110 feet, four stories, and a zero rear setback. The proposed change would require a minimum ten
111 foot rear setback, a maximum height of 30 feet, and two stories without a conditional use permit
112 to exceed the height limit. The height could be approved to 35 feet with a 20 foot setback, 45 feet
113 in height and three stories with a 40 foot setback, and 55 feet and four stories with a 60 foot
114 setback. The proposed height and setback standard would match the proposal in the draft Town
115 Center Form-Based Code.

116
117 Chair Larson asked for clarification on the previous County zoning requirements. Sherrie Pace
118 responded that the County requirements were a ten foot setback and a maximum height of 30
119 feet.

120
121 Sherrie Pace spoke on the proposed zoning request for the 0.89 acre (38,795 square foot)
122 Blundell property at 3943 South 850 West. The property currently contains one single family
123 home and is bordered on the north by single family homes (proposed zoning of R1-7) and to the
124 south and east by the Sycamore Grove PUD (zoned RM-7). Sycamore Grove PUD is a
125 development of two family dwellings which are owner occupied condo units. The development
126 has 18 units on 2.49 acres (7.2 dwelling units per acre). She explained that if Sycamore Grove
127 had been approved by the City under the RM-7 zoning in effect today the development would

128 have only been allowed 16 units. If Mr. Blundell’s property was zoned RM-7 then approximately
129 six dwelling units could be allowed on the property. Those units could be twin homes or an
130 attached 6-plex structure. Under the R1-7 zone, the same density would be allowed but would be
131 three twin home structures. Staff received public comments in opposition to the proposed change
132 which were attached to the packet.

133
134 Ms. Pace reviewed the original public hearing from January 24th and showed the Davis County
135 zoning of R1, R2, R3, and the C2 zone compared to the proposed zoning. She explained that the
136 public hearings for the three agenda items related to the Val Verda area were advertised as
137 separate hearings but could be handled in one agenda item. She said approval or denial of these
138 agenda items should be done in separate motions.

139
140 Commissioner Stone asked about the RM-7 zone and required parking. Sherrie Pace responded
141 that a single family home or each unit of a multifamily dwelling was required to have two spaces
142 per unit on the property.

143
144 Mackenzie Johnson commented that developments with more than 4 dwelling units would be
145 required to provide an additional 0.25 parking spaces per unit for guest parking. Sherrie Pace
146 explained that this could be separate guest parking stalls or provided with driveways of the units.

147
148 Commissioner Jorgensen asked about the proposed language for the CH zone in Chapter 25 and
149 the Town Center Master Plan. Sherrie Pace replied that the Val Verda area was outside of the
150 Town Center Master Plan area so anything north of 3800 South could not be over 2 stories and
151 30 feet in height.

152
153 Mackenzie Johnson clarified that this was a stopgap until the Town Center Form-Based Code
154 was adopted and the existing CH area was rezoned. This would allow a developer or property
155 owner to build anything south of 3800 South in conformance with the Form-Based Code. Sherrie
156 Pace commented that redevelopment north of 1000 North (near R&R BBQ) would allow for CH
157 heights, as well.

158
159 Commissioner Maus asked what was currently allowed at the 3943 South property per the
160 County zoning. Sherrie Pace replied that it would have been R-2 zoning which allowed duplexes
161 on 9,000 square foot lots.

162
163 **Chair Larson opened the public hearing at 6:54 p.m.**

164
165 Mackenzie Johnson reported that staff received an email from Kirk Stratton, resident, on
166 Tuesday, February 14th. She then read the email into the record, “My name is Kirk Stratton and I
167 am one of the residents that was recently annexed into North Salt Lake. I was surprised to see the
168 rezoning issue is being considered for the property located at 3943 S 850 W by the Planning
169 Commission. You may recall the open house that was held last October for the unincorporated

170 area, and was sponsored by North Salt Lake. During that meeting, on more than one occasion, I
171 was reassured that the annexed area would remain the same. That there was a “buffer” dedicated
172 around the area. This was one of the reasons I supported annexation, and this is why I’m
173 surprised the proposal is even under consideration. I could name a dozen reasons why a multi-
174 unit complex shouldn’t be built, but I’ll name just one. We were promised! I’m perfectly fine
175 with another single-family home, or even a duplex, in fact I would welcome it because the
176 property is in such disrepair, but I strongly oppose anything more than that. So please honor the
177 commitments made.”.

178
179 Janice Twede, 3917 South 850 West, commented that she lived next door to the Blundell
180 property and would like to see the lot cleaned up but did not want multifamily there. She said
181 there were already 90 townhomes, 9 twin homes, 15 fourplexes, 6 duplexes, 1 triplex, and 6
182 basement apartments, and the care center in her area. Ms. Twede mentioned the traffic problems
183 on 850 West and the public comment letter submitted by Jo Ellen Ashworth. She felt that
184 multifamily housing brought negative things to the neighborhood. She said she was not opposed
185 to people living in apartments but not at this location. She mentioned resources, such as water, in
186 relation to multifamily housing.

187
188 Chris Moss, 3552 South 800 West, felt the community was against the proposed zoning for the
189 Blundell property. He said it would not help the community and asked for the City to consider
190 natural resources, places for seniors, and more parks. Mr. Moss asked if the property was even
191 large enough for six units. He asked why this proposal was even being considered.

192
193 Chair Larson commented that the property was large enough for six units under the proposed
194 City zoning of R1-7 and RM-7. She explained the zoning would not change the allowed density
195 but how the buildings were formatted. Chair Larson said that all citizens were part of the
196 community and this would help to meet the needs of the community including the housing
197 shortage. She mentioned that there was state legislation that required the City to meet certain
198 housing needs. Sherrie Pace responded to Mr. Moss’s question that any property owner has the
199 right to request a rezone on the property and due process requires a public hearing from the
200 Planning Commission and review by the City Council for approval or denial.

201
202 Steve Beazer, 3882 South 850 West, spoke on the assimilation of the Val Verda area into the
203 City. He said there was high growth, a housing shortage, and a need to balance quality of life. He
204 asked about the City’s Master Plan and if it included the Val Verda area. Sherrie Pace replied
205 that there would be a General Plan update this summer which will include the subject area.

206
207 Steve Beazer commented that there would be a chance for public comment during the General
208 Plan update. He said there was a lot of confusion and uncertainty due to the annexation and
209 rezone and the unique growth in the area.

210

211 Elaine Christensen, 3552 South 800 West, said she was against more multifamily in the area. She
212 spoke on issues in the area including speeding, street parking, and drought/water.

213
214 Shane Dean, 831 West 3900 South, said he lived adjacent to the Blundell property. He explained
215 that there are no sidewalks in the area, homes are already too close together, and there is too
216 much traffic. Mr. Dean mentioned that Mr. Blundell already owns an apartment in the area which
217 was an eyesore and he was not in favor of permitting him additional units. He mentioned that if
218 this is allowed he would sell his home.

219
220 Bryan Devries, 839 West 3900 South, echoed Mr. Dean's sentiments and said that if this was
221 allowed he would also move. He did not want the City to become a transient suburb of high
222 density.

223
224 Dee Lalliss, 74 East 300 North, said while he did not live in the subject area, he had observed the
225 Blundell property could have either three buildings with two units each or one building with six
226 units. He spoke on the proposed CH zone amendments which he was in favor of.

227
228 Lee Workman, 245 North Glendwood Way, requested that the City consider the infrastructure in
229 the area before increasing the density. He said 850 West is a narrow road with no sidewalks or
230 street lights and this should be considered before approving a rezone.

231
232 Cheryl Bohner, 372 East Sycamore Grove Lane, also said 850 West is narrow, without street
233 lights or sidewalks, and parking was difficult. She felt the density for the Blundell property
234 should be no more than a duplex.

235
236 Laura Call, 828 West 3900 South, asked about the approval of the Sycamore Grove
237 development. Chair Larson replied that the development was approved through the County and
238 then annexed into the City.

239
240 Laura Call said that the Sycamore Grove area residents were told that street would be level on
241 both sides of the property but it ended up with the street being level with the six foot fences. She
242 asked if this would be considered when additional homes were built. Chair Larson replied that
243 the grade for any project would be part of the application to the City. She said the heights of
244 buildings for setbacks and grades were based on where the grade was and would be mindful of
245 the felt height versus the actual height.

246
247 Sherrie Pace commented that the discussion of possible development on Mr. Blundell's property
248 is hypothetical at this time, so she was unsure of the design. She said the City would try to be
249 sensitive to the grade and height of the buildings. Ms. Pace also mentioned that a review of the
250 annexation area by City staff showed that there were only two street lights in the entire area. She
251 said there has been staff discussion about street lights and sidewalks in this area which could be
252 part of the General Plan update.

253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294

Sherrie Pace also said that the red curb on 3800 South was painted by Davis County as they owned the road up to the Chesham Village prior to the annexation. The City is planning to remove sections of the red curbing in front of Chesham Village and has been actively researching solutions.

Richard Miller, 3942 South 850 West, said he lived across the street from the Blundell property. He said 850 West was too narrow and street parking was a big issue.

Thomas Call, 828 West 3900 South, felt the property should stay zoned R1-7 to only allow duplexes and retain the feel of the area. He did not think there was a solution to the parking issue on the street. Mr. Call said the building heights were too tall for the Sycamore Grove area.

Commissioner Holbrook asked about the parking requirement differences between the R1-7 and RM-7 zoning. Sherrie Pace replied that the only difference was the ability to require guest parking for developments with more than 4 multi-family units as permitted in the RM-7 zone.

Chair Larson closed the public hearing at 7:33 p.m.

Commissioner Stone asked about the R1-7 zone and if it would limit the property to only duplexes. Sherrie Pace explained how density calculations are determined by first calculating the area to be used for infrastructure (road) and then based upon the remaining acreage the density is calculated. So if the property owner wanted to build more than one duplex , a subdivision or site plan would need to be approved with the construction of a new road for access to the additional dwelling units regardless of the zone. The R1-7 or RM-7 zoning both allow for an estimated maximum six dwelling units on the property, depending on how much area is used for the road or other infrastructure. In the R1-7 only two-family structures would be allowed and in the RM-7 zone the number of dwelling units in a single building was not limited. In the hypothetical development mentioned earlier, if the property allowed 6 dwelling units, the developer could proposed 3 two-family structures (duplexes), 2 triplex structures, 1 duplex and a 4plex, or a single 6-plex structure, or any other combination of dwelling units.

The Commission thanked the residents who attended and shared their comments.

Commissioner Jorgensen commented that safety was a legitimate concern here. He spoke on how he used to live in the Val Verda area and that one of his neighbors had been killed in the street. Commissioner Jorgensen said the Commission was trying to find the best zoning to fit the area and felt good feedback had been received.

Commissioner Holbrook said that the City respected the rights of private property ownership while balancing City regulation of that land. He said the land could be developed into six dwelling units under either zoning.

295

296 Commissioner Maus asked about height differences and setbacks in the RM-7 and R1-7 zones.
297 Sherrie Pace replied that the height limit was 35 feet for both zones, the front setbacks for both
298 zones is 25 feet, side and rear setbacks for both zones were 12 feet and 8 feet respectively. The
299 backyard setbacks were 25 feet for R1-7 and 20 feet for RM-7.

300

301 Commissioner Maus said that the City's R1-7 is the most similar to the Davis County zoning for
302 the Blundell property. She commented that the Planning Commission and staff had focused on
303 finding the most similar City zoning to the County zoning for each part of the annexed area.

304

305 Commissioner Maus mentioned the requirement for a road for the R1-7 zoning with three twin
306 homes and if there would be the potential for on street parking. Sherrie Pace responded that it
307 would depend on the width of the road . She said the fire department would not allow parking on
308 both sides of the street for any road less than 27 feet in width. Ms. Pace also said if there was an
309 HOA for the property that they could prohibit on street parking on the private street.

310

311 Commissioner Jorgensen commented that he was sympathetic to the residents in the area.
312 Commissioner Maus said that the Commission and City had tried to minimize change in the
313 annexed area as it was something that was discussed prior to the annexation and should be
314 honored.

315

316 Commissioner Ward mentioned that R1-7 zone was the closest zone to County zoning but said a
317 property owner had the right to request a change. He said there was some conflict and the zoning
318 should be the best option for the area which was R1-7.

319

320 Chair Larson said the RM-7 zoning would allow the City a little more control regarding the
321 requirement of guest parking. She said that RM-7 and R1-7 would both allow six units.

322

323 Commissioner Stone asked about multifamily units and water usage. Sherrie Pace replied that
324 City's conservation landscape ordinance would require limited sod for any type of development.

325

326 Commissioner Holbrook said multifamily housing may utilize less water due to less lawn.

327

328 Commissioner Jorgensen stated that he did not feel that the Planning Commission should make a
329 determination based on speculation and hypotheticals.

330

331 Commissioner Stone asked if the property owner could ask for RM-7 in the future if they did not
332 receive approval now. Sherrie Pace replied that she believed that the code allowed the property
333 owner to reapply in one year, unless the application is substantially different from the request
334 today.

335 Commissioner Jorgensen asked if the Commission wanted to start making motions to the City
336 Council in order of the agenda items including the zoning code text amendments before the 3943
337 South 850 West zone amendment. Chair Larson offered her support of entertaining a motion.

338
339 4. PUBLIC HEARING: CONSIDERATION OF A PROPOSED CODE AMENDMENT
340 RELATED TO THE REAR SETBACK TO REQUIRE A MINIMUM OF TEN (10')
341 FEET AND TO REDUCE THE MAXIMUM HEIGHT FROM SIXTY (60') FEET TO
342 THIRTY (30') FEET IN THE COMMERCIAL HIGHWAY (CH) ZONE

343
344 **Commissioner Jorgensen moved that the Planning Commission recommend to the City**
345 **Council the proposed text amendments to Title 10, Chapter 10 and Chapter 25 as**
346 **presented (as amended) with the following findings:**

- 347
348 1) **The proposed amendment is in accord with the comprehensive general plan, goals**
349 **and policies of the City.**
350 2) **Changed or changing conditions make the proposed amendment reasonably**
351 **necessary to carry out the "purposes" stated in this title.**
352 3) **The proposed ordinance will provide an equitable opportunity for the creation of**
353 **additional affordable housing in the R1-7 and RM-7 zones in accordance with the**
354 **City's Moderate Income Plan.**
355 4) **The proposed amendment will mitigate the impact of commercial property heights**
356 **when adjacent to single family residences.**

357
358 **Commissioner Holbrook seconded the motion. The motion was approved by**
359 **Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

360
361 5. PUBLIC HEARING (CONTINUED): CONSIDERATION OF A ZONING MAP
362 AMENDMENT FOR THE PROPERTY LOCATED AT 3943 SOUTH 850 WEST. THE
363 PROPERTY OWNER HAS REQUESTED THE PROPERTY BE CONSIDERED FOR
364 RM-7 ZONING (PREVIOUSLY BEING CONSIDERED FOR R1-7 ZONING)

365
366
367 **Commissioner Holbrook moved that the Planning Commission recommend to the City**
368 **Council the proposed zoning map amendment at 3943 South 850 West to RM-7 with the**
369 **following findings:**

- 370
371 1) **The proposed amendment is in accord with the comprehensive general plan, goals**
372 **and policies of the City.**
373 2) **Changed or changing conditions make the proposed amendment reasonably**
374 **necessary to carry out the "purposes" stated in this title.**
375 3) **The proposed RM-7 Zone is adjacent to an existing RM-7 zone and is similar in**
376 **character of the neighboring development pattern.**

377
378 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
379 **Holbrook, Larson, Tucker and Ward. Commissioners Jorgensen, Maus, and Stone voted in**
380 **opposition to the motion.**

381
382 6. PUBLIC HEARING (CONTINUED FROM 1/24/2023): CONSIDERATION OF THE
383 PROPOSED ZONING MAP AMENDMENT FOR THE VAL VERDA ANNEXATION
384 AREA. THE PROPOSED AMENDMENT WILL MODIFY THE ZONING FROM
385 DAVIS COUNTY TO NORTH SALT LAKE ZONING DESIGNATIONS

386
387 Commissioner Maus asked about the implications of the last motion on the zoning map. Sherrie
388 Pace replied that the map would be as amended with the Blundell property being recommended
389 as RM-7 zone.

390
391 Commissioner Maus wanted it noted that she was in favor of the overall zoning map amendment
392 with the exception of the Blundell property rezone.

393
394 **Commissioner Ward moved that the Planning Commission recommend to the City Council**
395 **the proposed zoning map amendment for the Val Verda Annexation Area with the**
396 **following findings:**

- 397
398 1) **The proposed amendment is in accord with the comprehensive general plan, goals**
399 **and policies of the City.**
400 2) **Changed or changing conditions make the proposed amendment reasonably**
401 **necessary to carry out the "purposes" stated in this title.**
402 3) **The proposed zoning for the area is similar in character of the neighborhood**
403 **development pattern.**
404 4) **The proposed zoning for the area will provide the property owners with zoning that**
405 **is equal to or greater than the rights and uses enjoyed under the previous County**
406 **zoning prior to annexation.**

407
408 **Commissioner Holbrook seconded the motion. The motion was approved by**
409 **Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

410
411 Commissioner Maus and Jorgensen mentioned that they were in favor of the zoning map but
412 objected to the previous recommendation for the zoning to RM-7 of the Blundell property.

413
414 Sherrie Pace reported that this item would be presented to the City Council on February 21,
415 2023.

416
417 7. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
418 PLANNING COMMISSION

419
420 Sherrie Pace reported that the Lime Scooters Memorandum of Understanding was approved on
421 February 7th by the City Council. She also said the parking code was updated by the City Council
422 including that all vehicles parked on a public street must be licensed and registered. This
423 measure, along with working with Bountiful City, and code enforcement on business licenses,
424 would help with the issues with the car dealership on 850 West.

425
426 Sherrie Pace said the Health and Wellness Committee would attend a March Planning
427 Commission meeting to provide an update on their activities and offer any assistance the
428 Commission may need. Chair Larson requested a mission statement or information on the
429 purview of the Health and Wellness Committee be sent to the Commission prior to that meeting.

430
431 Ms. Pace also reported that during the work session on March 7th the City Council planned to
432 discuss the Active Transportation Plan including bike lanes, for those interested in attending. She
433 shared that the planning intern would start on February 22nd.

434
435 8. APPROVAL OF MINUTES

436
437 The Planning Commission meeting minutes of January 24, 2023 were reviewed and approved.

438
439 **Commissioner Jorgensen moved to approve the minutes as drafted for the January 24,**
440 **2023 Planning Commission meeting. Commissioner Tucker seconded the motion. The**
441 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone,**
442 **Tucker and Ward.**

443
444 9. ADJOURN

445
446 Commission Chair Larson adjourned the meeting at 8:05 p.m.

447
448 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
449 *Tuesday, February 28, 2023 by unanimous vote of all members present.*

450
451
452 _____
Wendy Page, City Recorder