



# 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 March 14, 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 an amendment to the Towne Plaza P-District General Development Plan located at 120 East Center and 140 East Center to the Lofts at North Lake General Development Plan to include the following amendments:
  - a. Addition of 1.5 acres of property located at approximately 166 East Center Street and 76 South Orchard Drive to be rezoned from Commercial Shopping (CS) to a Planned District (P);
  - b. Amendment to the approved land use plan consisting of two commercial office buildings and requesting approval of 3 mixed use buildings containing approximately 13,100 sq. ft. of commercial retail space and approximately 280 residential apartments on 3.125 Acres.
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
  - a. 2/28/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:  
Time: March 14, 2023, 06:30 PM Mountain Time (US and Canada)*

*Join Zoom Meeting: <https://us02web.zoom.us/j/82681002045>*

*Meeting ID: 826 8100 2045*

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 March 13, 2023.

Dated this 13<sup>th</sup> day of March, 2023.

  
Wendy Page, City Recorder





# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** March 14, 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

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### **RECOMMENDATION**

The Development Review Committee (DRC) has reviewed the proposed amendment to the General Development Plan and finds it to be generally consistent with the City's General Plan and Town Center Master Plan which recommends the addition of multi-family housing in the Town Center.

The Planning Commission's role is to provide a policy recommendation to the City Council on the implementation of that plan. Therefore, the DRC is requesting a review of the proposal and recommendation from the Planning Commission to the City Council for the proposed General Development Plan (GDP) Amendment to the Towne Plaza P-District. Suggested possible motions are provide at the end of this report.

### **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 concept was reviewed at the last Planning Commission meeting to determine if the project was sufficient to schedule the Public Hearing. Based upon comments received at that meeting the plan has been revised to include commercial in all three buildings and the height of building 3 has been lowered by one story on the side adjacent to Orchard Dr. Reducing the total unit count to approximately 275-280 units, dependent upon final building design.

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 the project. The proposed amendment significantly changes the nature of the project from two office buildings (2 stories) to a project with 3 mixed use

buildings (6 stories). All three buildings are planned to have residential apartments and some ground floor retail. Two of the buildings contain podium parking on the main level. The developer is requesting up to 280 dwelling units (studio, 1 bedroom, & 2 bedroom), 412 parking stalls, and 13,100 sq. ft. of retail space.

The developer is requesting assistance from the City's Redevelopment Agency (RDA) to facilitate the creation of 20 affordable housing units essentially in the form of rent subsidies. Of the proposed income restricted units 16 units would be restricted to 50% AMI and 6 units at 30% AMI. The remainder of the 1 bedroom units are expected to rent at market rate which qualifies as affordable housing at the 80% AMI.

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.

This 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 332 dwelling units (including the existing 52 townhomes) and reduce the commercial area to 13,100 sq. ft. of retail space and 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. The public hearing is required on the zone change to P-District for the additional property which is presently zoned as Commercial Shopping (CS).

### ***P-District Rezone***

The steps for a P-District Rezone are as follows:

1. Application for a General Development Plan/P-District Rezone
2. Staff Review-General Development Plan
3. *Public Hearing/Planning Commission Recommendation-General Development (3/14/2023)*
4. City Council Review-General Development Plan
5. Development Agreement/Site Plan Application
6. Staff Review-Development Agreement/Site Plan
7. Planning Commission Review-Site Plan & Zone Change Recommendation
8. City Council Review-Development Agreement, Site Plan & Zone Change

The building type and heights have been reviewed 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 would modify the future consideration of the subdistrict boundaries from Center & Orchard to Core District. The Planning Commission will need to make a determination and recommendation to amend the drafted subdistrict boundaries. It is important to note that the FBC is only a draft at present and this request is for a P-District.

Principles in the draft Form Based Code call for the following street façade elements:

- 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

The Planning Commission provides recommendation to the City Council on the P-District regulations and development agreement with regard to the following:

1. Building height and number of stories
2. Setbacks and Landscaping
3. Architectural design
4. Building materials, including color
5. Mix of residential and commercial uses, including specific retail uses
6. Number of dwelling units
7. Parking
8. Amenities

### ***Building Type, Mixed Use Matrix, Architecture***

The proposed building type for the project is a mixed use storefront. The following table outlines the land uses within each building.

The proposed Building A (west) contains 7,900 sq. ft. of ground floor retail fronting onto Center Street. Building B (middle) has a proposed 1,000 sq. ft. of ground floor retail on the corner of 130 East and Center. Building C (east) has a proposed 4,200 sq. ft. of ground floor retail fronting Orchard Drive and in-line with the remaining commercial shopping center to the east. The buildings as proposed appear to meet the design criteria for a storefront (mixed use) building type.

The building materials presented on the renderings are stacked stone (grey), stucco (white), fiber board (hardie board, brown wood), glass, and metal awnings (black). The architectural style is a modern design for a mixed use building with increased glass on the main floors where retail is proposed. The addition of building C replaces a portion of the existing commercial structure between Atlas Academy Preschool and the most eastern portion of the building which contains Janet's Sunshine Café and a couple of additional tenant spaces. The area to be removed is essentially the section with brick veneer.

Each of the buildings are six stories in height with buildings B and C containing the first level (basement) as podium parking. Commercial on the main story or street level has been proposed in all 3 buildings. Buildings A & B have retail fronting Center Street with emphasis on the corners. It is proposed for building 3 to have commercial fronting Orchard Drive consistent with the current strip development pattern of the remaining building and businesses. Building B contains project amenities with a pool, spa,

and clubhouse on the main level. Buildings A & C are proposed to provide pet areas. Buildings B & C are currently proposed with rooftop amenities for the residents, with gathering areas including seating, gas fireplaces and bbq grills.

The following table outlines each building:

	Lot Size	Retail (sq. ft.)	Studio Apt.	1 Bdrm Apt.	2 Bdrm Apt.	Total Units	Parking
<b>Building A: 6 Stories (120 East Center)</b> Mixed use: <ul style="list-style-type: none"> <li>• Basement-none</li> <li>• Main Floor Retail</li> <li>• 5 stories Residential</li> </ul>	0.731 Ac.	7,900	25	15	10	50	
<b>Building A-2: 2 Stories</b> Parking Structure							93
<b>Building B: 6 Stories 140 East Center</b> <ul style="list-style-type: none"> <li>• Basement Parking</li> <li>• Main Floor Parking, Retail, Amenities</li> <li>• 4 stories Residential</li> </ul>	0.88 Ac.	1,000	44	40	33	117	112
<b>Building C: 6 stories 166 East Center</b> <ul style="list-style-type: none"> <li>• Basement Parking</li> <li>• Main-Retail &amp; Residential</li> <li>• 4 stories Residential</li> </ul>	1.514 Ac.	4,200	37	41	30	108	67
<b>Building C-1: 2 stories</b> Parking Structure							
<b>Surface Parking Lot</b>							41
<b>Total</b>	3.125 Ac	13,100	106	96	73	275	412

**Parking**

The proposed amendments would be contained on a total of 3.125 acres. A total of 275 dwelling units are proposed with 412 parking spaces. The proposed parking ratio is 1.5 spaces per unit. The General Plan recommends for the Town Center a 35% reduction to current parking code requirements.

A parking study has been prepared by Hales Engineering. The analysis reviewed the standards required in the draft FBC to those listed for expected actual parking demand as listed in the Institute of Transportation Engineers (ITE) Parking Generation (5<sup>th</sup> 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 table below outlines the parking:

<b>Proposed Parking Provided</b>					
		<b>Covered</b>	<b>Un-Covered</b>	<b>Total</b>	
<b>Building A-2 Parking Structure</b>		45	48	<b>93</b>	
<b>Building B-Basement &amp; 2<sup>nd</sup> Story</b>		112		<b>112</b>	
<b>Building C-Basement</b>		67		<b>67</b>	
<b>Building C-2</b>		47	52	<b>99</b>	
<b>Building C-Surface (existing)</b>			41	<b>41</b>	
<b>Total</b>		<b>271</b>	<b>141</b>	<b>412</b>	
<b>Code-Residential Uses</b>					
Bed Count	Units	Standard Req.	Total	Draft FBC	Total
Studio	106	2.25	238.5	1.0	106
1 bedroom	96	2.25	216	1.0	96
2 Bedroom	73	2.25	164.25	1.5	110
	275 d.u.	Total	619	Total	312
<b>Code-Commercial Uses</b>					
	Sq. Ft.	Standard Req.	Total	Draft FBC	Total
Retail/Comm	13,100	5/1,000	66	2/1,000 sq. ft.	27
		Total Combined	<b>685</b>	Total Combined	<b>339</b>
		65% of required	402		
		65% of required	43		
		Total Combined 65%	<b>445</b>	Total Provided	<b>412</b>
On Street Parking					27 Spaces

**Siting & Setbacks**

The proposed General Development Plan provides for the widened cross section on Center Street as recommended by the Town Center Master Plan with a park strip area containing stamped concrete/pavers, street trees, planter boxes, street lighting, 10 foot sidewalks with buildings adjacent to the sidewalk to promote pedestrian traffic in the Town Center. The final landscaped plan will be submitted with the site plan if the General Development Plan is approved by the City Council. The landscaping will be required to meet the City’s water conservation ordinance adopted last year.

**POSSIBLE MOTION**

*The following draft motion has been prepared by staff with the expectation that the Planning Commission will modify the drafted language as appropriate for the policy recommendation to the City Council.*

I move that the Planning Commission recommend to the City Council the approval/denial of the proposed amendment to the Towne Plaza P-District and General Development Plan Amendment for The Lofts at North Lake project with the following findings/conditions/modifications:

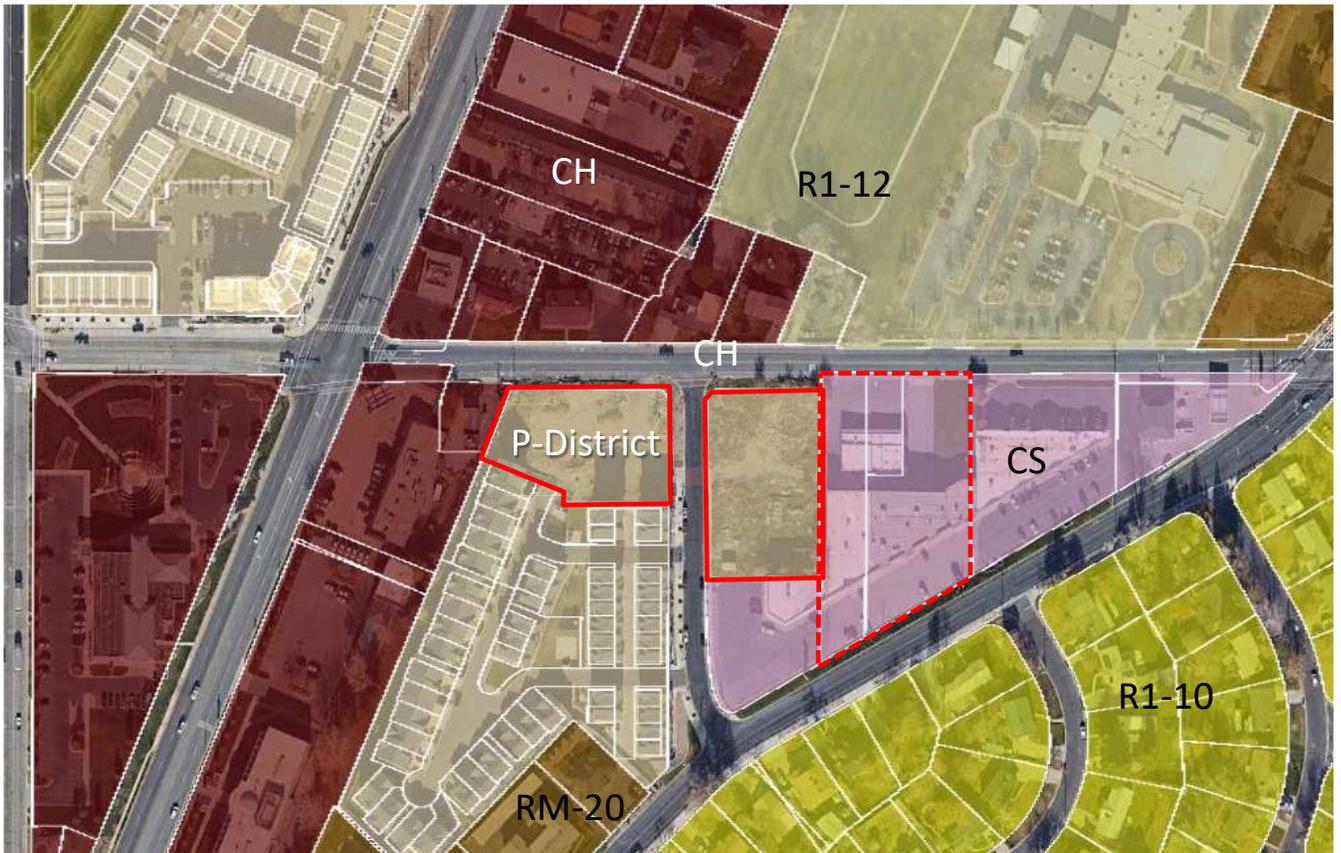
1. Maximum number of stories to be permitted of \_\_\_\_\_;
2. Maximum number of dwelling units to be permitted of \_\_\_\_\_;
3. Minimum parking to be provided of \_\_\_\_\_;
4. Any additional concerns identified by the Commission.

Attachments

- 1) Aerial/Zoning Map
- 2) Town Center Master Plan
- 3) Towne Plaza General Development Plan & Renderings
- 4) Lofts at North Lake Landscape/Site Plan
- 5) Parking Level Plan (Sheet A1 & A2)
- 6) Upper Level Floor Plans/Unit Plan
- 7) Architectural Renderings



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





# Town Center Master Plan





# Towne Plaza General Development Plan





## Towne Plaza General Development Plan East Building



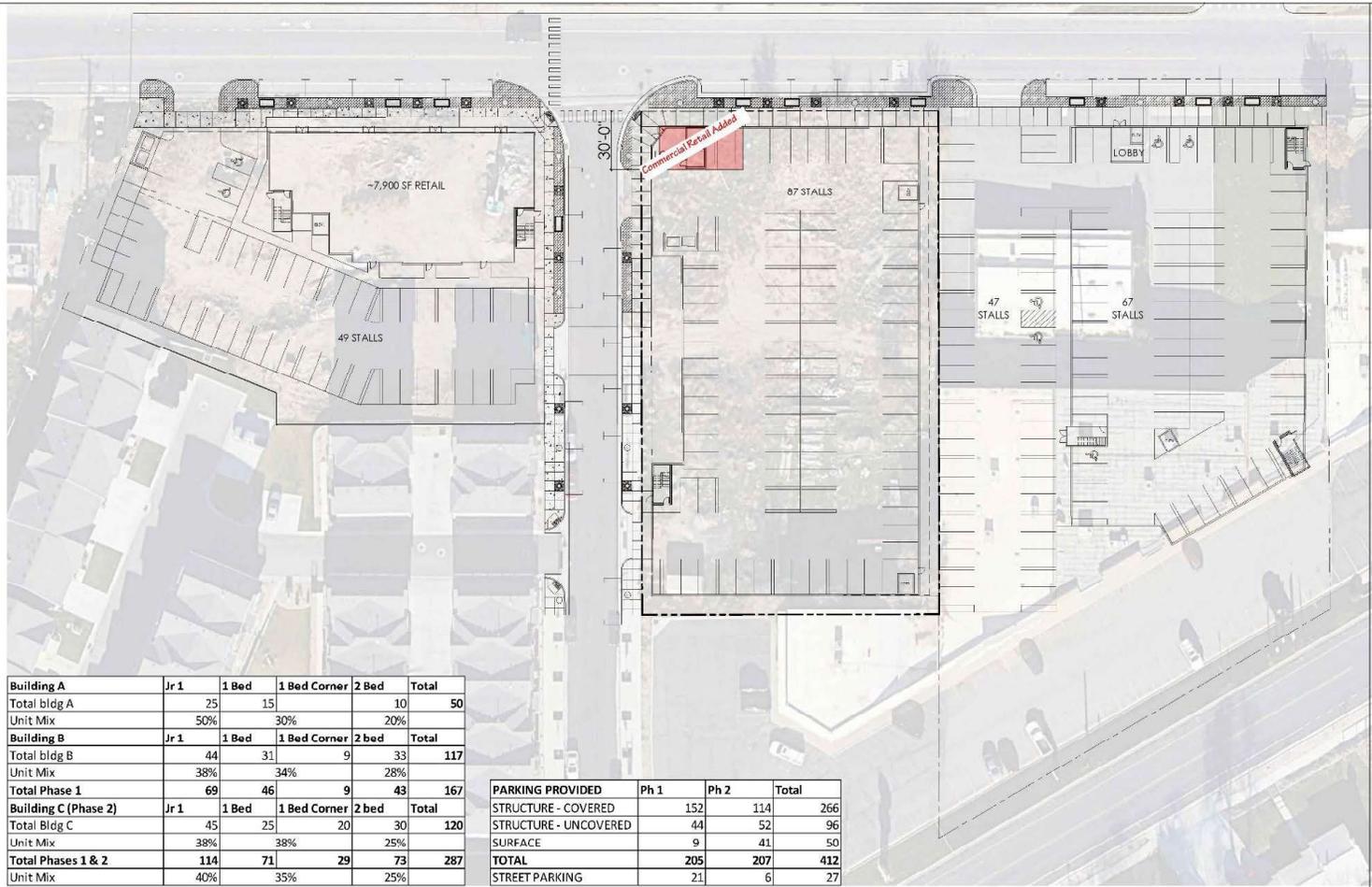


# Towne Plaza General Development Plan West Building





# Lofts at North



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%	
<b>Total Phase 1</b>	<b>69</b>	<b>46</b>	<b>9</b>	<b>43</b>	<b>167</b>
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%	
<b>Total Phases 1 &amp; 2</b>	<b>114</b>	<b>71</b>	<b>29</b>	<b>73</b>	<b>287</b>
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
<b>TOTAL</b>	<b>205</b>	<b>207</b>	<b>412</b>
STREET PARKING	21	6	27

**PARKING LEVEL SITE PLAN**  
NTS



LOFTS NORTH LAKE

PHASE 1 NORTH  
PARKING LEVEL  
DRAWING TITLE  
DATE: 08/14/2018  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
SCALE: AS SHOWN

SHEET A1

# Lofts at North Lake



## MAIN LEVEL SITE PLAN

NTS



LOFTS NORTH LAKE

SHEET A2

# Lofts at North Lake



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	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
Total bldg C	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	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
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
<b>TOTAL</b>	<b>205</b>	<b>207</b>	<b>412</b>
STREET PARKING	21	6	27

**UPPER LEVELS SITE PLAN**



LOFTS NORTH LAKE

DATE: 08/11/17  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]

**SHEET A3**

# Lofts at North Lake



Lofts at North Lake



**E CENTER ST WEST TO EAST VIEW**

Lofts at North Lake



**E CENTER STREET APARTMENT 1 STREET FACADE**

Lofts at North Lake



**E CENTER ST APARTMENT 2 CORNER**

Lofts at North Lake



S 130 E NORTH TO SOUTH VIEW

Lofts at North Lake



S 130 E APARTMENT 2 SOUTHWEST VIEW

Lofts at North Lake



Lofts at North Lake



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 28, 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; Ali Avery, Long Range Planner.  
21

22 OTHERS PRESENT: Dale VanWagoner, Wright Development Group; Dee Lalliss, Jon Marsh,  
23 residents; Brian Carlisle, Jesse Curtis, Russell Platt, JCI Inc.  
24

25 1. PUBLIC COMMENTS  
26

27 There were no public comments.  
28

29 2. WORK SESSION: TOWN CENTER FORM-BASED CODE SECTION 7 (PARKING)  
30

31 Ali Avery reported on Section 7 Parking of the drafted Town Center Form-Based Code. Staff  
32 had reviewed current parking requirements in the existing code and the Institute of  
33 Transportation Engineers (ITE) transportation/parking manual. The drafted requirements were  
34 reduced by 50% in the Core subdistrict and to 65% in the remaining subdistricts. She showed a  
35 table with parking requirements by use and said the uses were general as the purpose of the  
36 Form-Based Code was a focus on the appearance of the building and less on the use. Applicants  
37 would be required to meet the parking standard in the event of new development, improvements  
38 to the existing parking facilities, or a change of use in the building that would require a change in  
39 parking by 10% or more. Any existing structure that was destroyed would require the parking to  
40 be rebuilt in compliance with the new code. In the Core subdistrict, the parking maximum would  
41 be equal to the parking minimum. In the other subdistricts, the maximum was 15% over the  
42 minimum parking requirement which was shown in the table as well. Parking for those with  
43 disabilities was excluded from the maximum parking requirement.

44

45 Ms. Avery shared that the parking requirements for single family residential would remain the  
46 same as the existing code. She said single family was only permitted in the Edge subdistrict. For  
47 multifamily, the parking requirement would be based on bedroom count, similar to how parking  
48 is calculated for multifamily developments zoned as a Planned District. The Craft Industry  
49 category was calculated based off the area used by the public.

50

51 Ali Avery then spoke about the drafted code for shared parking calculations between uses. She  
52 explained the proposed parking credits for residential uses and that they were based on providing  
53 certain amenities such as bike lockers or transit passes, as well as reductions in the number of  
54 stalls for senior or affordable housing. Any reduction would be subject to a deed restriction in  
55 perpetuity. Ms. Avery said that there would be an electric vehicle parking requirement. This  
56 included Level 1 charging which is a standard outlet that provides an 8-12 hour recharge and  
57 Level 2 charging which is a faster charge at about 4-6 hours. The multifamily residential parking  
58 requirement was one Level 1 access for each required covered parking space or at least one  
59 Level 2 electric vehicle charging station providing two charging spaces for every 20 parking  
60 spaces. For non-residential parking requirements, there would be at least one Level Two vehicle  
61 charging station providing two charging spaces for every 20 parking spaces. For developments  
62 requiring less than twenty spaces, no electric vehicle parking was required.

63

64 Commissioner Jorgensen thanked staff and was in agreement with the concept of not over or  
65 under parking. He mentioned the plan for the parking maximum to be equal to the parking  
66 minimum in the Core subdistrict only and not in the other subdistricts and how, if there was not  
67 adequate parking, the problem would spill into the other subdistricts. Commissioner Jorgensen  
68 questioned if the proposed parking requirement would be sufficient, especially in the Core  
69 subdistrict. Ali Avery replied that the Town Center Master Plan recommendation was to reduce  
70 all the Town Center parking to 65%. She said the Core was intended to be denser which meant  
71 parking solutions would need to be more creative. Residential uses were also restricted and only  
72 retail would be allowed on the ground floor in the Core subdistrict, the enhanced bus route would  
73 be on Highway 89 with a station in the Core. There would be on street parking on Center Street  
74 and Hatch Park for overflow. She mentioned that the existing code is over-parked, in general,  
75 and that the reduction to 65% could even function okay city-wide, making the 50% reduction  
76 less severe.

77

78 Commissioner Jorgensen spoke on the parking issues in the newly annexed area and felt it was  
79 better to be overparked than under. Ali Avery said the drafted code could be revised so that the  
80 parking maximum would be 15% above the parking minimum in all of the subdistricts, not just  
81 the Core.

82

83 Commissioner Holbrook asked about the parking count reduction and how staff came to suggest  
84 these percentages. Ali Avery replied that Wasatch Front Regional Council (WFRC) assisted in  
85 the creation of the drafted Form-Based Code and provided a parking study of locations in the

86 City, and surrounding areas, which showed actual usage at about 65% of the existing code  
87 requirements. This suggestion was also made in an effort to increase the intensity to provide  
88 more building/use and less parking in the Core with a goal of making the area more walkable and  
89 less auto-dependent.

90

91 Chair Larson asked about the craft industry parking requirement and the mechanism to park  
92 according to use. Ali Avery replied that it would be the associated public use such as one parking  
93 space per four seats for a coffee roaster with an associated coffee shop, for example.

94

95 Commissioner Maus spoke on the diversity of uses that could fall under craft industry and the  
96 need to calculate parking based on the varying number of employees. Ali Avery responded that  
97 this had been difficult to calculate and suggested that the drafted code could be amended so it  
98 was more like the requirements of standard city code which required some  
99 manufacturing/warehouse uses to provided parking based on the number of employees on  
100 highest shift, in addition to calculating parking separately for the public space or retail area.

101

102 Sherrie Pace said that staff would research the craft industry use and parking needs further.

103

104 Commissioner Stone asked about the parking credits and if they would be determined on a case  
105 by case basis. Ali Avery replied that the development would come before the Planning  
106 Commission for site plan review. Staff could amend the draft to provide an opportunity for the  
107 Planning Commission to allow for more flexibility.

108

109 Commissioner Tucker suggested that any residential parking credits be subject to Planning  
110 Commission approval. He was in favor of applying the 15% maximum above the minimum  
111 parking requirement in all of the subdistricts.

112

113 Commissioner Jorgensen mentioned the on street parking credit and how instances where on  
114 street parking would not be allowed, such as a bike lane or snow event, would be addressed. Ali  
115 Avery responded that the street section of the draft code had cross sections which allowed for on-  
116 street parking on some roads. She said that on street parking would be striped and designated in  
117 the areas where it was approved, but that parking wouldn't be located within a bike lane.

118

119 Commissioner Holbrook requested information about how the parking was calculated for the  
120 City Center townhome/commercial development across from City Hall. He asked if the  
121 development seemed under or over parked. Sherrie Pace responded that the parking there was  
122 per the existing code as the City Center development was started prior to the start of the Form-  
123 Based Code. She said the development was not completed yet so was unable to provide an  
124 answer on the parking.

125

126 Commissioner Maus commented that as an electric vehicle owner, she felt that the requirement  
127 for two Level 2 parking spaces per 20 spaces was too few.

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Ali Avery clarified the requested changes from the Planning Commission to Section 7 Parking included the maximum parking requirement in all subdistricts was 15% over the minimum parking requirement.

Chair Larson suggested taking a straw poll regarding that change.

Commissioner Holbrook did not think there should be a maximum over the minimum. He felt a developer could put as many parking stalls as they felt necessary.

Commissioner Stone said she wanted the requirement to be based on research and data. Commissioner Tucker was in agreement with Commissioner Stone.

Ali Avery commented that the Form-Based Code started from a template provided by WFRC which was based on similar codes in other cities, such as South Salt Lake.

Chair Larson was in favor of the maximum and minimum requirements being the same.

Commissioner Ward agreed with Commissioner Holbrook to avoid specifying a maximum number of stalls but was agreeable to 15% in all districts.

Commissioner Maus advocated for a maximum, as over-parking could be an issue, but was in favor of increasing the maximum to 15% in all subdistricts.

Commissioner Jorgensen was in favor of finding a way to accommodate a developer that may have a legitimate reason for more parking such as for a restaurant, etc. He did not want them to be held back by overly prescriptive legislation. But, he could be supportive of applying the 15% maximum in all subdistricts with more flexibility.

Ali Avery said the other changes to Section 7 included a rework of the craft industry parking requirement including determining parking spaces for employees based on highest shift for warehouse space as well as more flexibility for the Planning Commission on determining parking credits.

Ali Avery asked about utilizing parking credits in the commercial areas. The Commission felt that the parking credits would be difficult to manage for commercial uses.

Commissioner Jorgensen asked for further education and any data that may be useful. Commissioner Stone was also interested in the data that supporting the drafted parking code such as one stall per one-bedroom unit. She elaborated that a one bedroom unit could potentially have two cars.

170 3. PUBLIC HEARING: CONSIDERATION OF A PROPOSED CODE AMENDMENT  
171 REDUCING THE MINIMUM LOT SIZE FROM 10,000 SQUARE FEET TO 7,000  
172 SQUARE FEET FOR TWO FAMILY DWELLINGS IN THE R1-7 AND RM-7  
173 ZONES  
174

175 Sherrie Pace explained that the proposed code amendment was presented and recommended for  
176 approval at the February 15, 2023 Planning Commission meeting. Staff discovered a clerical  
177 error in the notification which only noted the changes proposed to the CH zone and did not  
178 include the proposed changes to the R1-7 and RM-7 zones. The public hearing has been  
179 readvertised to correct this error. She said this amendment would change the minimum lot size  
180 for single family dwellings and two family dwellings (duplexes) to 7,000 square feet in the R1-7  
181 and RM-7 zones. The previous County zoning required a minimum lot size of 9,000 square feet  
182 for both single family and two family dwellings. The current City code required a minimum lot  
183 size of 7,000 square feet for single family and an additional 3,000 square feet for a two family  
184 dwelling but did not have the same requirement for Accessory Dwelling Units (ADU) which  
185 were essentially a two family dwelling with one unit being owner occupied. This proposed  
186 amendment would make those regulations equitable and provide additional opportunities in these  
187 two zones for affordable housing within the City.  
188

189 **Chair Larson opened the public hearing at 7:08 p.m.**  
190

191 Dee Lalliss spoke on the craft industry subdistrict parking requirement and suggested calculating  
192 the maximum number of employees and or customers. He was in favor of reducing the  
193 requirement from 10,000 square feet to 7,000 square feet in the newly annexed area to be  
194 equitable. Mr. Lalliss said that there needed to be a parking review for those lots less than 10,000  
195 square feet that would now be eligible to become a duplex.  
196

197 Mackenzie Johnson commented that there were certain requirements per building code to convert  
198 a single family home into a duplex. Those changes would require a building permit and the need  
199 to have two parking stalls per unit, one of which must be covered.  
200

201 Jon Marsh said he lived in the recently annexed area and was in support of the lot size reduction.  
202

203 **Chair Larson closed the public hearing at 7:14 p.m.**  
204

205 **Commissioner Ward moved that the Planning Commission recommend to the City Council**  
206 **the proposed text amendments to Title 10, Chapter as presented with the following**  
207 **findings:**  
208

209 1) **The proposed amendment is in accord with the comprehensive general plan, goals**  
210 **and policies of the City.**

- 211           **2) Changed or changing conditions make the proposed amendment reasonably**  
212                   **necessary to carry out the "purposes" stated in this title.**  
213           **3) The proposed ordinance will provide an equitable opportunity for the creation of**  
214                   **additional affordable housing in the R1-7 and RM-7 zones in accordance with the**  
215                   **City's Moderate Income Plan.**

216

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

219

220           4. CONSIDERATION OF SITE PLAN APPROVAL FOR WDG NSL FLEX BUILDING  
221                   AT 723 WEST 1100 NORTH, DALE VANWAGONER, WRIGHT DEVELOPMENT  
222                   GROUP, APPLICANT

223

224 Mackenzie Johnson reported that the property located at 723 West 1100 North was vacant, 2.474  
225 acres in size, and zoned Manufacturing Distribution (MD). The property received subdivision  
226 approval in 2022 and this site plan would not be developed until the subdivision plat was  
227 recorded. She shared that the subdivider was diligently working with staff to get the plat  
228 recorded as soon as possible. She showed the location of the property and said it was also  
229 recently rezoned from General Commercial (CG) to MD due to the property being located in the  
230 direct flight path of the Skypark Airport runway. Development, construction, and use of the  
231 property are subject to the approval of the Federal Aviation Administration (FAA). The applicant  
232 had obtained multiple letters from the FAA which identified that the proposed structure and site  
233 improvements would have no adverse effect on the utilization of the airspace.

234

235 The applicant requested exceptions to the street tree ordinance and the requirement that parking  
236 islands be landscaped with trees in an effort to comply with the FAA regulations regarding the  
237 height of structures and other elements in proximity to the active runway. The proposed  
238 landscape plan showed the property being well landscaped with diverse vegetation and 33%  
239 vegetation in the park strip along 1100 North.

240

241 Mackenzie Johnson said the applicant had proposed to create two driveways on the property.  
242 City code 10-6-2 allowed properties with frontages greater than 200 feet up to two driveways.  
243 These driveways could not be wider than 40 feet, must be a minimum of 8 feet from the nearest  
244 side property line, and separated by a minimum of twice the width of the widest driveway. The  
245 site plan proposed two driveways that were each 40 feet wide. Both driveways were more than  
246 eight feet away from the nearest side property line in addition to being spaced more than 80 feet  
247 apart.

248

249 The proposed building met all required setbacks and lot coverage regulations. The building  
250 would have six bay doors facing 1100 North. City code 10-6-16 required adequate screening of  
251 trucks by a six foot high masonry wall that matched the architecture of the structure and any  
252 lighting from the loading spaces must be deflected away from adjacent residential areas. The

253 Development Review Committee (DRC) has identified that the property was not adjacent to any  
254 residential and the six foot wall would not be necessary for screening at this location.  
255 Additionally, the FAA may not allow a six foot wall in front of the building.

256  
257 The building would have 32,000 square feet of warehouse and 5,000 square feet of office space.  
258 The parking requirement based on land use and square footage would be 52 total stalls with 3  
259 required ADA stalls. The applicant proposed 50 stalls, 2 of which were ADA compliant. City  
260 code allowed the Commission to determine the minimum required parking upon advice from the  
261 Community Development Director. The DRC and the Community Development Director  
262 supported approving the site plan with the 50 parking stalls due to the FAA's permitted land use  
263 which required low occupancy of the structure. By reducing the required parking to 50 stalls,  
264 only 2 stalls would be required to be ADA compliant.

265  
266 The proposed building met the building design standards for massing, articulation, parapet  
267 variation, primary building entrance, and materials. The DRC recommended approval of the site  
268 plan with the condition for the completion of all engineering and planner redlines prior to review  
269 by the City Council.

270  
271 Commissioner Maus asked about the number of required ADA parking stalls. Mackenzie  
272 Johnson said that she believed code required 3 ADA stalls for every 51-100 stalls and 2 stalls for  
273 parking areas with 50 stalls or less. Those numbers could be verified with code.

274  
275 Commissioner Holbrook questioned how occupancy was determined including if the space was  
276 leased. Mackenzie Johnson replied that business types and land uses that required a lower  
277 occupancy were permissible by the FAA standards. She clarified that the property owner was  
278 aware of the restrictions and requirements per the FAA for any use of the building. The property  
279 owner or potential occupant would need to work with the FAA directly to ensure compliance  
280 with the FAA standards.

281  
282 **Commissioner Holbrook moved that the Planning Commission recommend approval to the**  
283 **City Council of the site plan for the WDG NSL Flex Building located at 723 West 1100**  
284 **North with the following condition:**

285  
286 **1) Completion of all engineering and planner redlines prior to review by the City**  
287 **Council.**

288  
289 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**  
290 **Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.**

291  
292 **5. CONSIDERATION OF AN AMENDMENT TO THE TOWNE PLAZA GENERAL**  
293 **DEVELOPMENT PLAN FOR THE LOFTS AT NORTH LAKE ON LOTS 153 AND**  
294 **154 OF TOWNE PLAZA TOWNHOMES PHASE 3 SUBDIVISION AT**

295            APPROXIMATELY 130 EAST CENTER STREET AND INCLUSION OF  
296            ADDITIONAL 1.5 ACRES AT APPROXIMATELY 166 EAST CENTER STREET,  
297            JESSE CURTIS, JCI INC, APPLICANT

298  
299            Sherrie Pace explained that during 2022, the developer for the two office buildings in the Towne  
300            Plaza development had proposed changing the use to from office and retail to multifamily  
301            housing in taller structures. The subject property includes two commercial lots at 120 East and  
302            140 East as well as an additional 1.5 acre property east of the project. She clarified that these lots  
303            will be part of the Form-Based Code in the Core and Center & Orchard subdistricts.

304  
305            The City Council entered into a development agreement for the Towne Plaza project located at  
306            130 East Center Street in 2015. The general development plan for the project included 52  
307            townhomes and 2 commercial office/retail buildings. The construction of the townhomes has  
308            since been completed. The remaining commercial property has been transferred to Jesse Curtis,  
309            JCI Inc. and Lofts North Lake LLC for completion of the project. The development agreement  
310            runs with the land and the new LLC assumed the responsibility of fulfilling the terms of the  
311            agreement. The new developer is requesting an amendment to the development agreement,  
312            including the general development plan, and changing the project name for the remainder of the  
313            project to The Lofts at North Lake.

314  
315            The proposed amendment includes rezoning the 1.5 acre piece of land at approximately 166 East  
316            Center Street from Commercial Shopping (CS) to be incorporated in the Towne Plaza P-District.  
317            The proposal is to build a development with 3 multi-story buildings consisting of 287 dwelling  
318            units, 412 parking stalls, and 7,900 square feet of retail space. The dwelling units would be  
319            studio, one bedroom, and two bedroom apartments.

320  
321            Sherrie Pace reported that the developer requested financial assistance from the City's  
322            Redevelopment Agency (RDA) to facilitate the creation of affordable housing units. The City  
323            collects tax increment from properties located within RDA boundaries for reinvestment in the  
324            area to encourage redevelopment. She explained tax increment, how the RDA worked, and  
325            affordable housing based upon the Area Median Income (AMI). She noted that no decision has  
326            been made on the requested RDA investment.

327  
328            Sherrie Pace showed the site plan and the location of the parking structure, buildings, and  
329            amenities. She then presented the proposed architecture including renderings and explained that  
330            upon review by the DRC the applicant was asked to improve the appearance of the back side of  
331            the buildings to be pleasing from any side. The renderings also included the proposed height of  
332            the buildings compared to existing adjacent buildings.

333  
334            Commissioner Stone commented that according to the plan, Atlas Academy and the Sunshine  
335            Café buildings would remain and that they were attached to the structure slated to be demolished

336 for the new building. Sherrie Pace replied affirmatively and elaborated that there were ways to  
337 safely remove building sections that shared walls.

338  
339 Commissioner Holbrook said that the proposed layout seemed awkward and asked if any attempt  
340 had been made to purchase the adjoining properties including the Atlas Academy property.  
341 Sherrie Pace responded that the developer tried to purchase all of the properties but were unable  
342 to do so. She said this was something for the Planning Commission to consider when rezoning.

343  
344 Sherrie Pace then recommended the Planning Commission determine if the subject parcels at 166  
345 East Center Street should be included in the future Core subdistrict of the drafted Form-Based  
346 Code, instead of remaining in the Center & Orchard subdistrict. She explained that the maximum  
347 height in the Core was five and a half stories and stacked flats or mixed use buildings would only  
348 allow residential on the second story or higher with the ground floor as a retail use.

349  
350 Commissioner Holbrook asked about the RDA funds and if they could only be used for  
351 residential. Sherrie Pace said the City received a portion of the tax increment and 10% must be  
352 used to support affordable housing while 85% could be used for property acquisition,  
353 infrastructure, etc. She said some of the RDA funds were already obligated to other projects in  
354 the redevelopment area.

355  
356 Sherrie Pace reviewed the street façade requirements for compliance with the draft Form-Based  
357 Code for the Core subdistrict for mixed use buildings including 65% ground store transparency  
358 and 25% for upper stories, principal entrance location on the front façade, number of entrances,  
359 90% front property line coverage, maximum five foot setback, and rear yard parking. The street  
360 façade requirements for the stacked flat buildings in the draft Form-Base Code for 25% ground  
361 story transparency and 15% for upper stories, the principal entrance location, one entrance for  
362 every 100 feet, 90% front property line coverage, maximum five foot front setback, and rear yard  
363 parking was also met.

364  
365 The proposed amendments would apply to the total 3.125 acre property with a total of 287  
366 dwelling units and 412 parking spaces. The proposed parking ratio would be 1.44 spaces per  
367 unit. Current City code permits a reduction in parking requirements to a level at 65% of the  
368 standards required by ordinance and also allowed the use of shared parking for mixed use  
369 developments. As the Form-Based Code had not yet been adopted, the P-District zone and  
370 development agreement would be the final determinant for required parking. A parking study  
371 was provided and the proposed 412 spaces (not including 27 on street spaces) exceeds the  
372 standards. The analysis reviewed the standards required in the draft Form-Based Code to those  
373 listed for actual parking demand in the Institute of Transportation Engineers (ITE). The ITE  
374 suggested that the parking demand for this type of development would be 279 parking stalls.  
375 Hales recommends providing additional stalls for residential (5%) and retail (10%) for a total  
376 recommended parking of 295 stalls. The study found that the proposed 412 parking stalls would  
377 be sufficient based on the ITE and draft Form-Based Code.

378

379 Ms. Pace also said that the parking study noted that 50% of the units would meet the 80% AMI  
380 standard (based upon an earlier proposal) and the developer now proposed to place deed  
381 restrictions on units in the 50% and 30% AMI levels for 14 and 6 dwelling units respectively.  
382 The DRC requested the Planning Commission review the proposed plan and schedule a public  
383 hearing on the proposed amendments and rezone of the property at 166 East Center Street. It was  
384 requested that the Commission provide feedback on building height, dwelling unit density, and  
385 minimum required parking to staff and the developer.

386

387 Commissioner Jorgensen spoke on some of the concerns including expanding the P District and  
388 removing the area from the Center & Orchard subdistrict as well as impacts to the street and  
389 other infrastructure, because that area is intended to be a buffer between the Core subdistrict and  
390 the existing single family zones.

391

392 Commissioner Tucker commented on the drafted Form-Based Code and his disdain for making  
393 exceptions but was in favor of a new building with moderate income housing. He spoke on how  
394 to meet the requirements of the subdistricts while maintaining the affordable housing element of  
395 the project.

396

397 Commissioner Stone asked about the requested six stories and if this was to accommodate the  
398 low income housing. Jesse Curtis replied that they wanted a viable project and the requested  
399 height and design would allow them to meet the parking requirement. He shared that due to the  
400 topography of the land, the six stories would feel smaller in some areas.

401 Commissioner Holbrook questioned if the slope on buildings B and C would provide daylight to  
402 the units on the ground floor. Brian Carlisle, JCI Inc., replied that due to the slope, there would  
403 be parking with a portion underground and one or two walk out units on the main level of  
404 building B and possibly building C.

405

406 Commissioner Holbrook commented that he would prefer retail rather than walk out residential.  
407 Jesse Curtis clarified that for building B most of the main floor space was the clubhouse house  
408 and other amenities.

409

410 Commissioner Maus asked if the main level must be retail per the drafted Form-Based Code. She  
411 did not want to give up retail on buildings that fronted Center Street. Sherrie Pace replied that  
412 when a building fronted Center Street or Highway 89, residential uses were not permitted on the  
413 main floor level.

414

415 Commissioner Maus questioned if the affordable units would be the first to be eliminated if the  
416 buildings were required to lose units in favor of adding commercial, per the drafted Form-Based  
417 Code requirement. Jesse Curtis said some of the request for RDA funds was to meet the level of  
418 low income units at 30% or 50% AMI. He said 60-70% of the units would meet the 80% AMI  
419 based on market value.

420

421 Jesse Curtis also spoke on the need for a buffer between uses and did not request a change to the  
422 entire Center & Orchard subdistrict but just the parcels included in the scope of this project. He  
423 thought that the redevelopment of the existing rundown buildings would be a benefit to the City.

424

425 Commissioner Stone asked if building C would be constructed if the proposed structure was  
426 limited in height and could not be five and half stories tall. Jesse Curtis replied that the property  
427 acquisition and proposed development on the 1.5 acre property would probably not occur if the  
428 height was limited as the current property owner needed a set price for the property. He said they  
429 would not have enough units in a three story building.

430

431 Chair Larson clarified that the Commission needed to provide feedback on willingness to adjust  
432 the Core subdistrict, height/stories, commercial on the ground level, and density.

433

434 Commissioner Jorgensen opposed adjusting the Core due to not having a buffer/Edge subdistrict  
435 and obstructing the view for existing residents near the property.

436

437 Commissioner Maus asked if the project would be developed if the Core was adjusted and  
438 allowed for five and a half stories but required retail on the main floor of buildings B and C.  
439 Jesse Curtis commented that the Commission had previously had this discussion and had  
440 approved no commercial in building B.

441

442 Chair Larson asked for feedback on potentially adjusting the Core subdistrict in the drafted  
443 Form-Based Code.

444

445 Commissioner Maus was open to adjusting the Core subdistrict but was not open to eliminating  
446 retail. Commissioner Ward said this was being developed as a P District as the Form-Based Code  
447 was not yet adopted and the question should be is this the right development for the land. He had  
448 some reservations about the proposed project. Commissioner Tucker did not support adjusting  
449 the Core subdistrict for this project. Commissioner Stone was not in favor of how the project was  
450 currently being proposed. Commissioner Holbrook appreciated the site layout and parking as a  
451 buffer but challenged the developer to reduce the proposed height to four and a half stories with  
452 the grade for building C. He was open to expanding the Core subdistrict. Chair Larson was  
453 opposed to adjusting the Core subdistrict.

454

455 Sherrie Pace asked for feedback on retail on the main floor of building B. Jesse Curtis  
456 commented that they would be willing to have commercial space on the main floor of building C  
457 facing Orchard.

458

459 Chair Larson asked if building C could only be three and half stories and noted that she did not  
460 want to eliminate any existing commercial there. Jesse Curtis said it took a decade for the current  
461 property owner of the 1.5 acres to lease all of the commercial space in the existing building.

462  
463 Commissioner Maus questioned expanding the Core and how that would require retail on the  
464 main level. Sherrie Pace commented that the Form-Based Code had not been adopted. She said  
465 there would be negotiations for the P District. She shared the drafted Form-Based Code as a  
466 guiding tool before the negotiated terms within the development agreement for on this property,  
467 such as requiring main floor retail.

468  
469 Commissioner Ward did not want to lose retail and asked for a comparison of the amount of  
470 existing commercial to be eliminated versus the amount proposed to be created in the new  
471 buildings. He suggested requiring a percentage of retail for the entire project and the developer  
472 could determine where it fit best. Jesse Curtis commented that this was something they would be  
473 willing to do. He felt they could replace the existing retail in the new buildings.

474  
475 Jesse Curtis asked about exceptions to the five and a half story requirement for building A and B.  
476 He said the proposed structures would technically be six stories above grade on part of the  
477 properties due to the topography. The Commission did not have any reservations as this was the  
478 intent of the five and a half stories.

479  
480 Commissioner Jorgensen commented that it was important to finalize the Form-Base Code and  
481 General Plan update including feedback from the community and a focus on new issues such as  
482 water availability.

483  
484 **Commissioner Ward moved that the Planning Commission schedule a public hearing**  
485 **tentatively set for March 14<sup>th</sup> subject to the applicant's final proposal to consider the**  
486 **amendment to the Towne Plaza P-District and General Development Plan Amendment for**  
487 **The Lofts at North Lake project based upon the feedback given to the developer related to**  
488 **height, stories, the density and the minimum parking requirements. Commissioner**  
489 **Holbrook seconded the motion. The motion was approved by Commissioners Holbrook,**  
490 **Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

491  
492 6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
493 PLANNING COMMISSION

494  
495 Sherrie Pace reported that the Val Verda zoning map was adopted for the annexed area at the  
496 February 21<sup>st</sup> City Council meeting. The City Council denied the change for the Blundell  
497 property to be zoned RM-7 instead of R1-7. If the property owner had a specific development  
498 proposal he could reapply. The CH zone amendments for the height and rear setbacks were also  
499 approved during this meeting.

500  
501 Sherrie Pace said that she had been tasked with re-writing the drafted sections of the Form-Based  
502 Code to make the adoption and implementation of the code easier. She felt that the timeline

503 previously discussed for the adoption of the Form-Based Code would not change as a result of  
504 those edits by more than 2 weeks.

505  
506 Mackenzie Johnson elaborated that the most current version of the Form-Based Code needed to  
507 be revised to make it easier to implement as a code instead of acting as a guiding tool similar to a  
508 General Plan.

509  
510 Mackenzie Johnson reminded the Commission that they must complete a minimum of 4 hours of  
511 annual training, per State statute. She asked that the Commission complete their required  
512 trainings prior to April. Commissioners Tucker and Jorgensen had already completed the  
513 required training hours.

514  
515 7. APPROVAL OF MINUTES

516  
517 The Planning Commission meeting minutes of February 15, 2023 were reviewed and approved.

518  
519 **Commissioner Jorgensen moved to approve the minutes as drafted for the February 15,**  
520 **2023 Planning Commission meeting. Commissioner Maus seconded the motion. The motion**  
521 **was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker and**  
522 **Ward.**

523  
524 8. ADJOURN

525  
526 Commission Chair Larson adjourned the meeting at 9:03 p.m.

527  
528 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
529 *Tuesday, March 14, 2023 by unanimous vote of all members present.*

530  
531  
532  
533 

---

*Wendy Page, City Recorder*

**From:** [Tom Johnson](#)  
**To:** [Planning Commission](#)  
**Subject:** Tuesday Meeting  
**Date:** Monday, March 13, 2023 1:14:23 PM

---

BreAnna:

Good morning, I do not believe we have had the pleasure of meeting. In the past I have been fairly active with your predecessor on a few subjects. It has come to my attention that tomorrow's meeting will be discussing the Town Plaza proposed zoning change from commercial to Planned. I have some grave concerns about this. I hope to attend the meeting, but I recently had back fusion surgery, and am not able to stand or sit upright for extended periods. Will this be at the beginning of the meeting? Or would you be able to express my concerns in my stead?

The biggest issue I see in this is the change in what I had believed was the city's Master Plan to have developed a downtown commercial area seems to have been completely abandoned. I know this was several years ago, and we all had an input. Has that Master Plan been completely abandoned? Is now your focus on high density housing. I know you are not an elected official. (at one point I was approached about a position on the Planning Commission) And ultimately this goes before the Council. But your recommendation always carries a lot of weight.

I moved here in 2001 and was the very first occupant up here in the Eagleridge development. In the past several years we have seen an abundance of high-density housing (look at the bottom of Eagleridge Dr, and go through that circle in the am! ) in NSL. On the west side along Redwood Road it's getting even worse. Our infrastructure is not keeping up with the "growth" you have allowed already. Adding 280 apartments next to a school seems ludicrous. Parking alone will be a huge issue.

I'm saddened to see what our community is becoming. We were promised a commercial area, where we could shop and eat locally. When we had met and talked with council to assist in developing this Master Plan, I was excited for our city. Instead, all we get is more high-priced rentals and condo's. Would these new units be priced at or below current levels? If we are creating new high-density housing, will it at least be affordable for low-income renters?

Please stand up for us, do not succumb to the greedy developers. We want our city back. We long for a district that we can shop and eat within our city limits. Please let me know if you can have my comments put in the record, or let me know a good time to show up where I can be there for no more than 30 minutes. I believe there will be a strong showing of descent.

Thank you,

Tom Johnson  
623 E Ridgetop Cir.  
NSL  
562.777.4870

**From:** [Karen Albrand](#)  
**To:** [Sherrie Pace](#)  
**Subject:** Re: Planning Mtg.  
**Date:** Tuesday, March 14, 2023 10:35:20 AM

---

Hi Sherrie –

Please add these comments to the public comments for the meeting tonight.

After reading the agenda, staff report, and reviewing the exhibits on the city website I feel that this will be an eye sore and presents the city with more problems than benefits.

Before approving this massive “mixed-use” housing project, the Planning Commission needs to address where all these new tenants, who will be taking public transport, will do their grocery shopping? The closest grocery store is two miles away and would take 39 minutes to walk there and 25 minutes on public transportation. If the city of North Salt Lake wants to become a walking/public transport community then they should plan accordingly before approving this project.

Thanks.  
Karen Albrand

On Tue, Mar 14, 2023 at 7:29 AM Sherrie Pace <[sherriep@nslcity.org](mailto:sherriep@nslcity.org)> wrote:

No worries, I am checking both places. I will add your email to the public comments. Thank you for taking the time to provide feedback. Have a great day.

*Thank you,*

*Sherrie*



**From:** Karen Albrand <[reg.kid@gmail.com](mailto:reg.kid@gmail.com)>  
**Sent:** Monday, March 13, 2023 11:39 PM  
**To:** Sherrie Pace <[sherriep@nslcity.org](mailto:sherriep@nslcity.org)>  
**Subject:** Planning Mtg.

Sherrie -

I did reply to your email but I replied to the [planning@nslcity.org](mailto:planning@nslcity.org) - I forgot to send it to you directly.

Thanks again for getting back to me.

Karen Albrand

**From:** [Tucker, Brandon J.](#)  
**To:** [Sherrie Pace](#); [Mackenzie Johnson](#)  
**Subject:** FW: Proposed Apartments south of Or hand Elementary school  
**Date:** Tuesday, March 14, 2023 12:38:21 PM

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FYI...

-----Original Message-----

From: Ron Jibson <[ron.jibson@gmail.com](mailto:ron.jibson@gmail.com)>  
Sent: Tuesday, March 14, 2023 12:21 PM  
To: [ronald.shan.jorgensen@gmail.com](mailto:ronald.shan.jorgensen@gmail.com); [ryanholbrook@gmail.com](mailto:ryanholbrook@gmail.com); [breannardh@hotmail.com](mailto:breannardh@hotmail.com); [lisa.baskin@nslcity.org](mailto:lisa.baskin@nslcity.org); [Natalie.gordon@nslcity.org](mailto:Natalie.gordon@nslcity.org); [Ted.knowlton@nslcity.org](mailto:Ted.knowlton@nslcity.org); [stan.porter@nslcity.org](mailto:stan.porter@nslcity.org); [Alisa.vanlangeveld@nslcity.org](mailto:Alisa.vanlangeveld@nslcity.org); Tucker, Brandon J. <[Brandon.Tucker@wsp.com](mailto:Brandon.Tucker@wsp.com)>; [billward@billwardlaw.com](mailto:billward@billwardlaw.com); [irenejoycekim@gmail.com](mailto:irenejoycekim@gmail.com); [maus.katherine@gmail.com](mailto:maus.katherine@gmail.com)  
Subject: Proposed Apartments south of Or hand Elementary school

Dear Planning Commission and City Council.

We would like to respond to the proposed building of more apartment buildings in the center of NSL. We realize the need for apartments in regards to the difficulties of young couples to buy homes. However, it seems that NSL has already built more than our share of apartments among Davis County communities. The proposed area seems to be very suited to additional commercial development which we seem to have a need for and creates a stronger tax base. We would urge the members of the planning commission to recommend a higher percentage of commercial property and limited apartment housing in the proposed area of development. Thank you for your service and what you do for our city.

Ron and Janet Jibson

Sent from my iPhone

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-LAEmHhHzdJzBITWfa4Hgs7pbK1

**From:** [Lorin Steel Coatings](#)  
**To:** [Planning Commission](#)  
**Subject:** Lofts at North Lake  
**Date:** Tuesday, March 14, 2023 12:59:01 PM

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As a resident who has lived in this area for over 13 years and in NSL my whole life I am disgusted, infuriated and livid with this proposal. I'll sum up some of my thoughts- 1. The current parking for the original 52 townhomes is terrible. They park on a narrow street making two lane travel impossible. This will only be worse. 2. Where are all of these kids going to go to school? Schools will be overcrowded and understaffed. 3. Where can I buy groceries in North Salt Lake? I have to drive down to Lee's (and wait for the trains on Center Street! Why no overpass there?) Or I have to buy groceries in Bountiful. Our city is so poorly planned and we have no stores or restaurants. And this is not a solution to that, it is only adding more and more residents without these facilities. 4. Does North Salt Lake have a public library? No? That's a shame! How about a Rec. Center? No again? What a great job planning on that! How about using this space for either or both of those facilities that every other town in America have? 5. Affordable housing in this area. That will drive down home values for the rest of us! Why not build these apartments by Redwood Road where traffic flow and property is more available? How many on the City Council live in this area? More than likely they live on the hill and enjoy their quiet neighborhoods and will have the rest of us "slumming" down by Orchard deal with this. 6. Selfishly, these 5 or 6 story buildings will destroy my view of the valley and Antelope Island. We have enjoyed thousands of sunsets and watching storms roll into town. Now we will get to see people hanging laundry on their balcony. Please deny this project! IT is not beneficial to our neighborhood, to our community and this city. This mass influx of housing is making me consider leaving this city. I'll let you know when we're selling and you can design a 6 story high rise for our lot!

--

**Lorin Lewis**  
Cell #801-755-7138

**From:** [susanlynn48@comcast.net](mailto:susanlynn48@comcast.net)  
**To:** [Planning Commission](#)  
**Subject:** Request to Change Amendment to the Lofts at North Lake  
**Date:** Tuesday, March 14, 2023 2:41:59 PM

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To Whom It May Concern,

This email is to express my strong opposition to changing the amendment for the lots on Center Street and Orchard Dr, called Lofts at North Lake. The City of North Salt Lake has built so many apartment complexes in these past years and I feel that more would only cause greater headaches with traffic, water usage and parking.

It is my understanding that the original agreement of June 16, 2015 included 52 townhomes and 2 commercial office/retail buildings. To change the agreement allowing 280 residential apartments seems very excessive and I am opposed to it. With so many apartments as it is already built, North Salt Lake is changing from a lovely residential area with homes and commercial buildings to multiple high-rise apartments and I feel that more apartments will only cause to detract from our beautiful, small town feel area. Also, the fact that it is so close to an elementary school, the added traffic would be of great concern.

Thank you,  
Susan Bendig  
232 Eagle Way  
North Salt Lake, UT 84054



# Planning Commission Meeting

March 14, 2023  
6:30 PM

# CITIZEN COMMENT

Public Hearing  
General Development Plan  
Amendment  
Towne Plaza to  
The Lofts at North Lake  
166 East Center Street  
Jesse Curtis, JCI Inc.

## ***P-District Rezone***

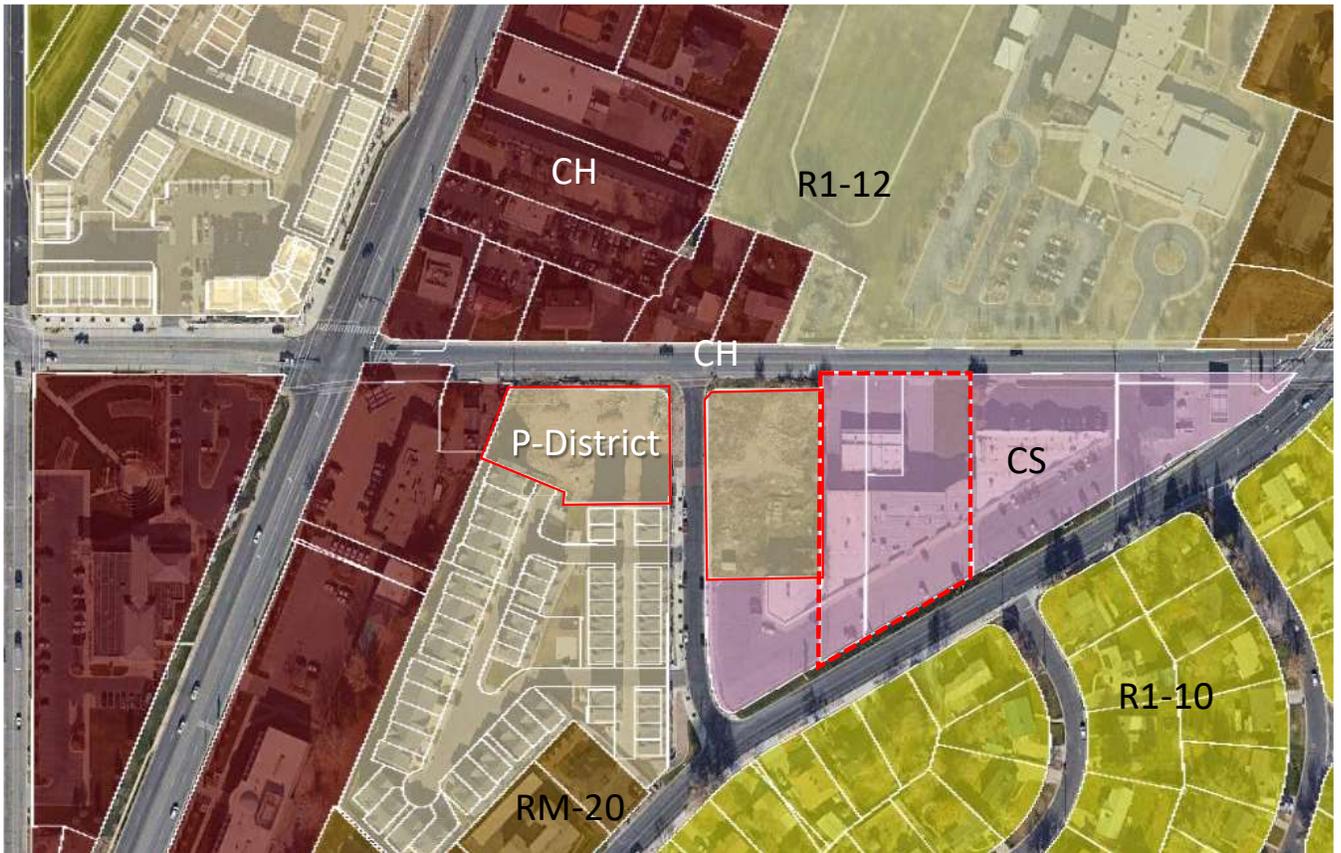
The steps for a P-District Rezone are as follows:

1. Application for a General Development Plan (concept)/P-District Rezone
2. Staff Review-Application & General Development Plan (concept)
3. *Public Hearing/Planning Commission Recommendation-General Development Plan (3/14/2023)*
4. City Council Review-General Development Plan (concept)
5. Development Agreement/Site Plan Application
6. Staff Review-Development Agreement/Site Plan
7. Planning Commission Review-Site Plan & Zone Change Recommendation
8. City Council Review-Development Agreement, Site Plan & Zone Change

CITY COUNCIL MAKES THE FINAL DECISION



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



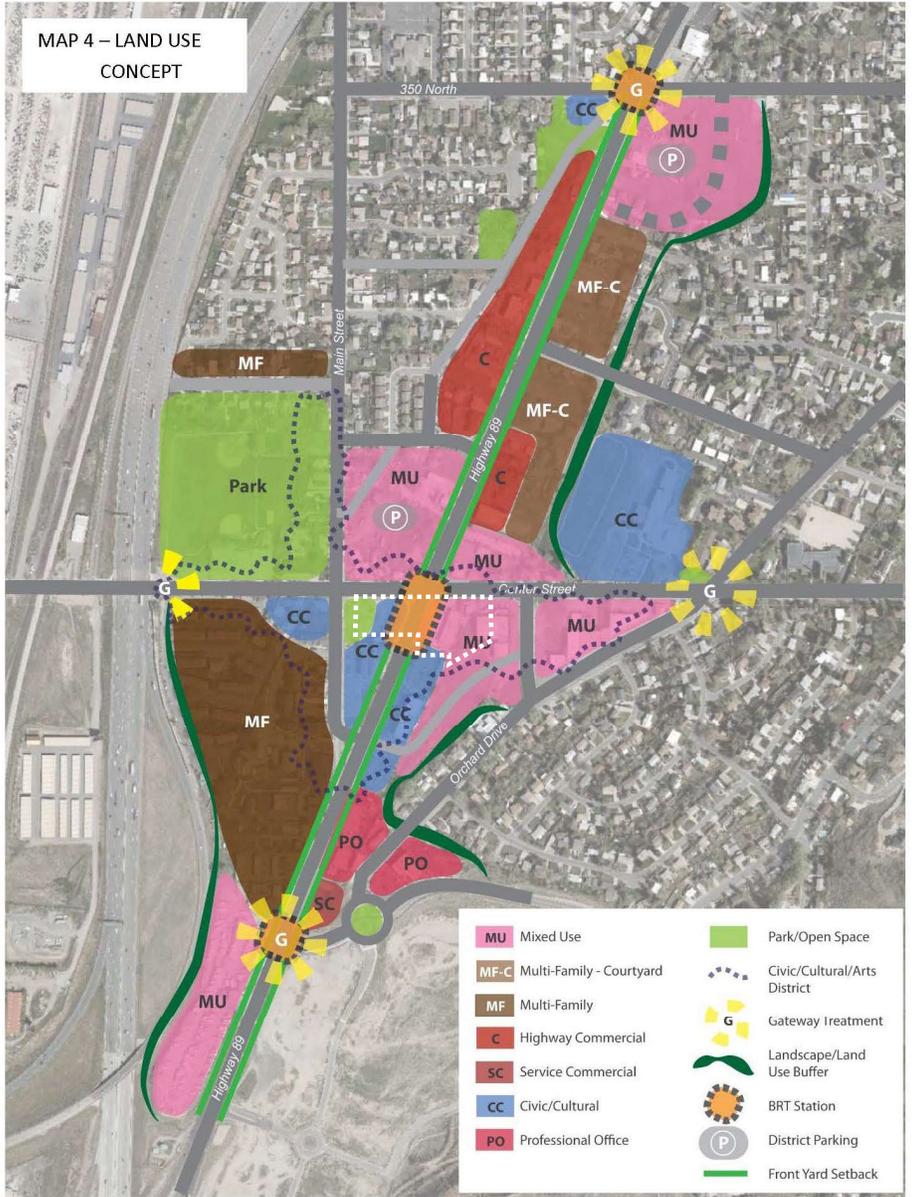


Janet's Sunshine Cafe

Atlas Academy Preschool



# Town Center Master Plan





# Towne Plaza General Development Plan





## Towne Plaza General Development Plan East Building



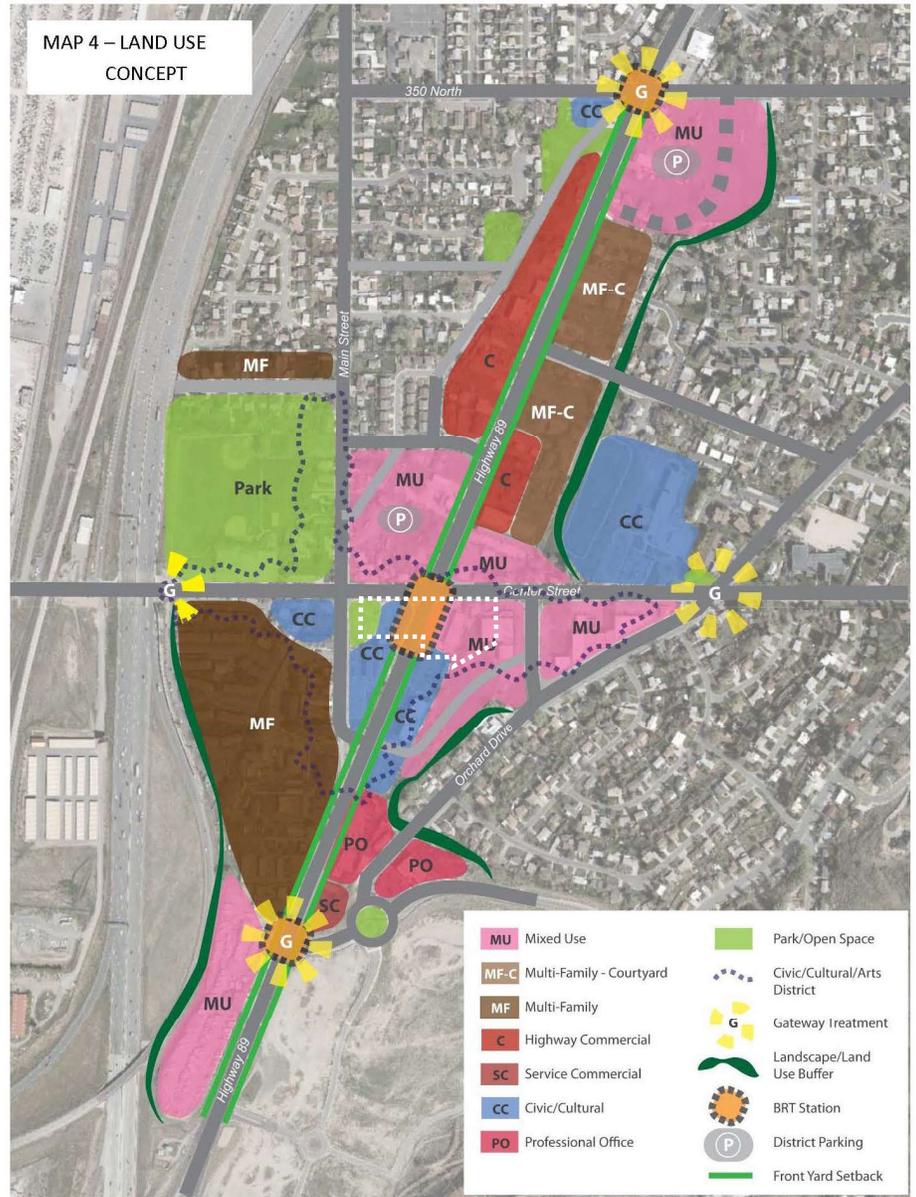


# Towne Plaza General Development Plan West Building



### Planning Commission Recommendation

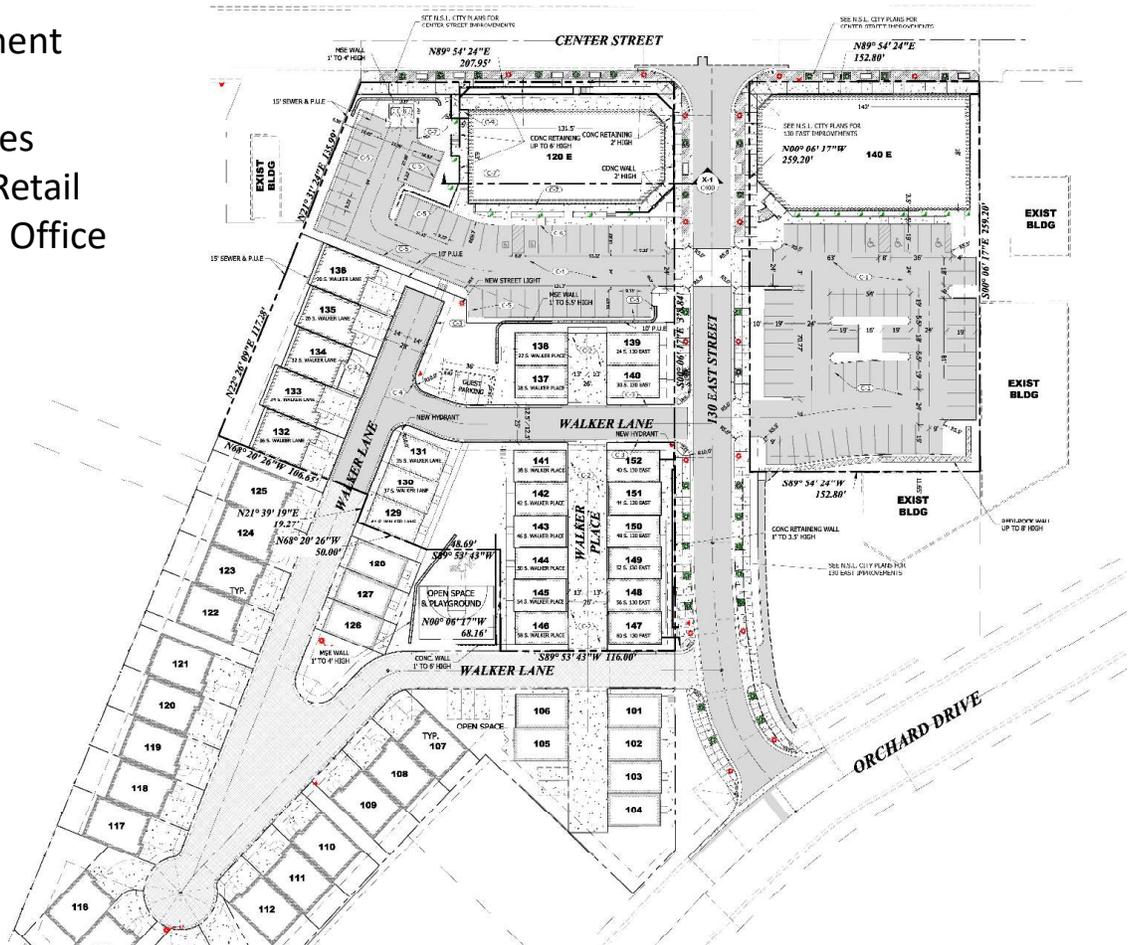
- General Plan/Town Center Master Plan Conformance
- Building height and # of stories
- Setbacks and Landscaping
- Architectural design
- Building materials, including color
- Mix of residential and commercial uses, including specific retail uses
- Number of dwelling units
- Parking
- Amenities



## Towne Plaza General Development Plan

### Existing Entitlement

- 5 Acres
- 52 Townhomes
- 8,300 sq. ft. Retail
- 30,300 sq. ft. Office



# Lofts at North Lake-Site Plan/Landscape Plan



## ***P-District Rezone***

The steps for a P-District Rezone are as follows:

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2. Staff Review-Application & General Development Plan (concept)
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8. City Council Review-Development Agreement, Site Plan & Zone Change

**CITY COUNCIL MAKES THE FINAL DECISION**

### Proposed Design Principles for the Town Center Core

- 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



E CENTER ST WEST TO EAST VIEW

Lofts at North Lake



Lofts at North Lake  
BLDG. B-Amenities



Lofts at North Lake  
Unit Floor Plans

Jr./Studio 106  
1 Bedroom 96  
2 Bedroom 73



UNIT A  
1 BED 1 BATH  
700 SF.



UNIT B  
2 BED 2 BATH  
1,000 SF.



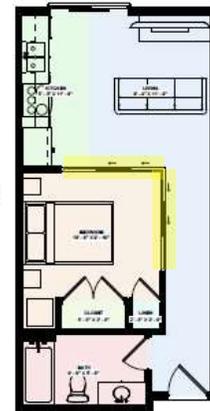
UNIT C  
1 BED 1 BATH  
700 SF.



UNIT D  
1 BED 1 BATH  
900 SF.



UNIT E  
1 BED 1 BATH  
900 SF.



STUDIO  
1 JR. BED 1 BATH  
450 SF.

Room Legend

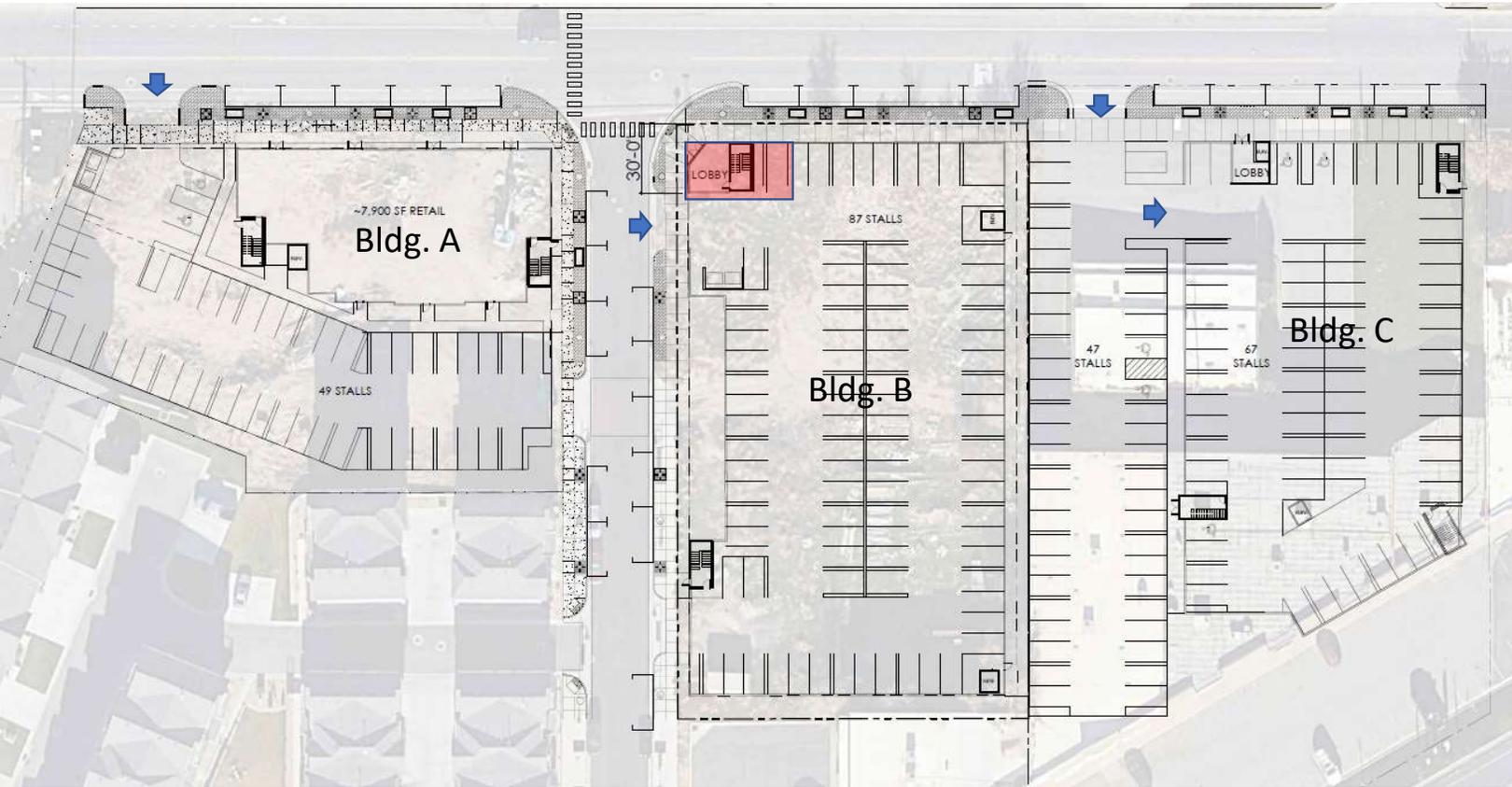
- BATH
- BEDROOM
- CLO
- CLOSET
- KITCHEN
- LAUNDRY
- LINEN
- LIVING
- MECH
- PANTRY
- W.I.C.

Jr./Studio

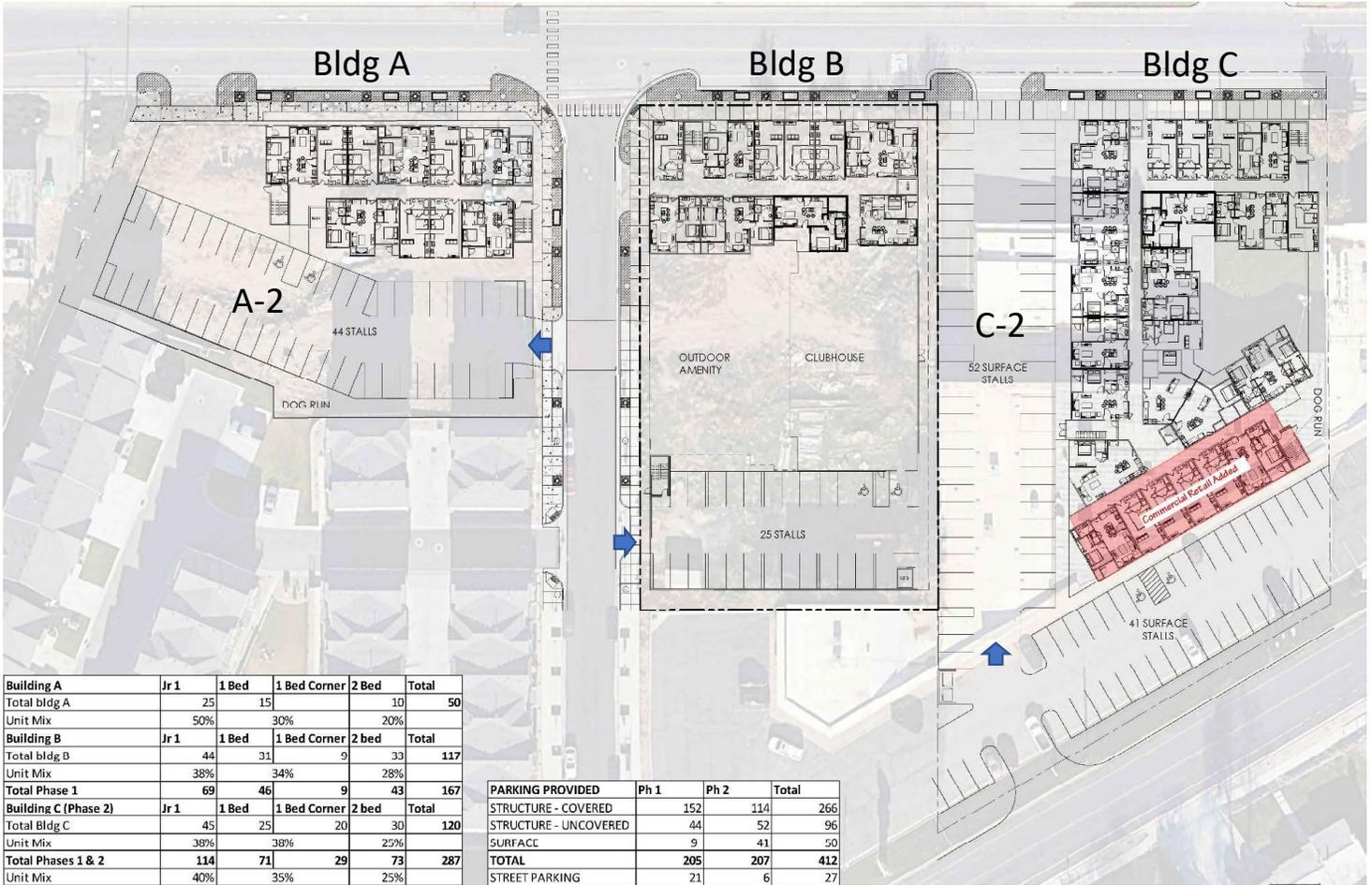
MARKETING PLANS  
1/4" = 1'-0"

	Lot Size	Retail (sq. ft.)	Studio Apt.	1 Bdrm Apt.	2 Bdrm Apt	Total Units	Parking
<b>Building A: 6 Stories</b> (120 East Center) Mixed use: <ul style="list-style-type: none"> <li>• Basement-none</li> <li>• Main Floor Retail</li> <li>• 5 stories Residential</li> </ul>	0.731 Ac.	7,900	25	15	10	50	
<b>Building A-2: 2 Stories</b> Parking Structure							93
<b>Building B: 6 Stories 140</b> East Center <ul style="list-style-type: none"> <li>• Basement Parking</li> <li>• Main Floor Parking, Retail, Amenities</li> <li>• 4 stories Residential</li> </ul>	0.88 Ac.	1,000	44	40	33	117	112
<b>Building C: 6 stories 166</b> East Center <ul style="list-style-type: none"> <li>• Basement Parking</li> <li>• Main-Retail &amp; Residential</li> <li>• 4 stories Residential</li> </ul>	1.514 Ac.	4,200	37	41	30	108	67
<b>Building C-1: 2 stories</b> Parking Structure							
<b>Surface Parking Lot</b>							41
<b>Total</b>	3.125 Ac	13,100	106	96	73	275	412

# Lofts at North Lake Center Street Level



# Lofts at North Lake Orchard Drive Level



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	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	Jr 1	1 Bed	1 Bed Corner	2 bed	Total
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
<b>TOTAL</b>	<b>205</b>	<b>207</b>	<b>412</b>
STREET PARKING	21	6	27

○ NTS **MAIN LEVEL SITE PLAN**



Lofts at North Lake  
Upper Levels



Proposed Parking Provided					
		Covered	Un-Covered	Total	
Building A-2 Parking Structure		45	48	93	
Building B-Basement & 2 <sup>nd</sup> Story		112		112	
Building C-Basement		67		67	
Building C-2		47	52	99	
Building C-Surface (existing)			41	41	
<b>Total</b>		<b>271</b>	<b>141</b>	<b>412</b>	
Code-Residential Uses					
Bed Count	Units	Standard Req.	Total	Draft FBC	Total
Studio	106	2.25	238.5	1.0	106
1 bedroom	96	2.25	216	1.0	96
2 Bedroom	73	2.25	164.25	1.5	110
	275 d.u.	Total	619	Total	312
Code-Commercial Uses					
	Sq. Ft.	Standard Req.	Total	Draft FBC	Total
Retail/Comm	13,100	5/1,000	66	2/1,000 sq. ft.	27
		Total Combined	685	Total Combined	339
		65% of required	402		
		65% of required	43		
		Total Combined 65%	445	Total Provided	412
On Street Parking					27 Spaces

# Lofts at North Lake-Site Plan/Landscape Plan



Lofts at North Lake



**E CENTER STREET APARTMENT 1 STREET FACADE**

Lofts at North Lake



**E CENTER ST APARTMENT 2 CORNER**

Lofts at North Lake



Lofts at North Lake



S 130 E NORTH TO SOUTH VIEW

Lofts at North Lake



S 130 E APARTMENT 2 SOUTHWEST VIEW

Lofts at North Lake



Lofts at North Lake



Lofts at North Lake



Lofts at North Lake



# PUBLIC HEARING



**E CENTER ST WEST TO EAST VIEW**

# ACTION UPDATE

City Council 03/07/2023

- R1-7 & RM-7 Minimum Lot Size for Duplex (approved)

# PC Training

- **Planning Commission Training (July 1, 2022 - June 30, 2023)**
  - 4 Hours Required – 1 hr. on General Powers and Duties, plus 3 hr. of applicable training.
  - Chair Larson and Commissioners Tucker, Jorgensen, & Holbrook have completed the 3 hr. requirement.
  - Commissioners Tucker and Jorgensen have completed the 1 hr. on General Powers and Duties requirement.

# MINUTES

ADJOURN