



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 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) Consideration of a conditional use permit for a total combined driveway width of 40 feet at 14 East 250 North, Mike Robinson, applicant.
- 4) Health & Wellness Committee Presentation
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 3/14/2023

Adjourn

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

Join Zoom Meeting: <https://us02web.zoom.us/j/88062730671>

Meeting ID: 880 6273 0671

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 23, 2023.

Dated this 23 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: Mackenzie Johnson, Planner
DATE: March 28, 2023
SUBJECT: Conditional Use Permit for a total combined driveway width of 40 feet at 14 East 250 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for a total combined driveway width of 40 feet at 14 East 250 North with the following conditions:

1. The property may only be used as duplex and each unit may only be rented or used by a single-family or no more than four unrelated individuals at any given time, as defined by code 10-1-47;
2. An engineered site plan be prepared to ensure accuracy of the property lines and location of site improvements prior to the issuance of an excavation permit or building permit for the accessory structures.

BACKGROUND

The property at 14 East 250 North is zoned R1-7 and has an established two-family dwelling (duplex). It's a corner lot with frontage on both Main Street and 250 North. The existing structure faces 250 North, has two units (one above the other), a two car carport, and a one car garage. There is one existing drive approach on 250 North which measures 25 feet wide at the back of the sidewalk.

The property owner, Mike Robinson, had desired to convert the garage and carport to a third dwelling unit and was informed by city staff that only two dwelling units could be approved in this zone. Therefore he is now proposing to remodel the structure by turning the carport and garage into additional living space for the lower unit of the duplex. According to the floor plan submitted by the applicant, the plan is to convert the existing kitchen and laundry room in that unit into a bedroom, make the carport into a family room with a new kitchen, bathroom, mudroom, and laundry room, and convert the garage into three additional bedrooms. This change would increase the bedroom count in the unit from two to six. The proposed remodel eliminates the existing required covered parking and necessitates the addition of two covered spaces elsewhere on the property.

The R1-7 zones permits single-family and two-family (duplex) dwellings. Three-family dwellings (triplex) are specifically prohibited in the zone. The City does not limit the number of bedrooms in a dwelling unit but occupancy is governed by code. City code defines a Dwelling Unit as, "one or more rooms in a dwelling, apartment complex, hotel or motel, providing complete, independent living facilities for a single person or family, including permanent provisions for living, sleeping, eating, cooking and sanitation" and defines Family as, "one individual, or two (2) or more persons related by blood, marriage

or adoption, living together in a single dwelling unit and maintaining a common household. A family may include four (4), but not more than four (4), nonrelated persons living with the residing family. The term “family” shall not be construed to mean a group of nonrelated individuals, a fraternity, club or institutional group”. Knowing that the original intent of the owner was to add a third unit to the property and to avoid any future misunderstanding with regard to approved use on the property, the DRC is recommending that the Planning Commission place a clear condition on the approval that the property may only be used as a duplex and each unit may only be rented or used by a single-family or no more than four unrelated individuals at any given time, as defined by code.

Code 10-6-5 requires that properties with two to four dwelling units provide a minimum of two parking stalls per unit with a minimum of one covered per unit. For the proposed remodel to be permitted, the applicant must create new covered parking to meet code. They have proposed to construct a 432 sq. ft. carport on the east side of the existing structure and a 162 sq. ft. carport on the south side of the existing structure. To adequately access these carports, the applicant has requested a conditional use permit to allow the property a total driveway width of 40 feet. They are proposing to widen the existing approach on 250 North to 30 feet and create a new 9-foot wide drive approach on Main Street. The applicant could increase the drive approach width on Main Street to 10 feet and remain in compliance with code which is why the conditional use permit request is for 40 feet, instead of 39 feet.

City code 10-6-2 allows residential lots with a frontage greater than 100 feet to be permitted up to two access driveways. The property is allowed a total maximum driveway width of 30 feet, or as established by a conditional use permit not to exceed 40 feet. Additionally, code regulates that a driveway be a minimum of three feet from the nearest side property line, a minimum of 50 feet from an intersection, and it cannot be built over an existing water meter. Both the existing and proposed approach are compliant with code.

Staff is also recommending a condition that an engineered site plan be prepared to ensure accuracy of the property lines and site improvements prior to the issuance of an excavation permit or building permit for the accessory structures. There appears to be a discrepancy or overlap of property lines in the legal descriptions of this property and the property to the south, likely attributable to the two legal descriptions beginning from two different monuments. The final determination on the exact property line location is a civil matter between the two property owners which may be resolved by a boundary line agreement or additional survey work.

This conditional use permit is subject to the requirements of the City’s Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for a total combined driveway width of 40 feet at 14 East 250 North with the following conditions:

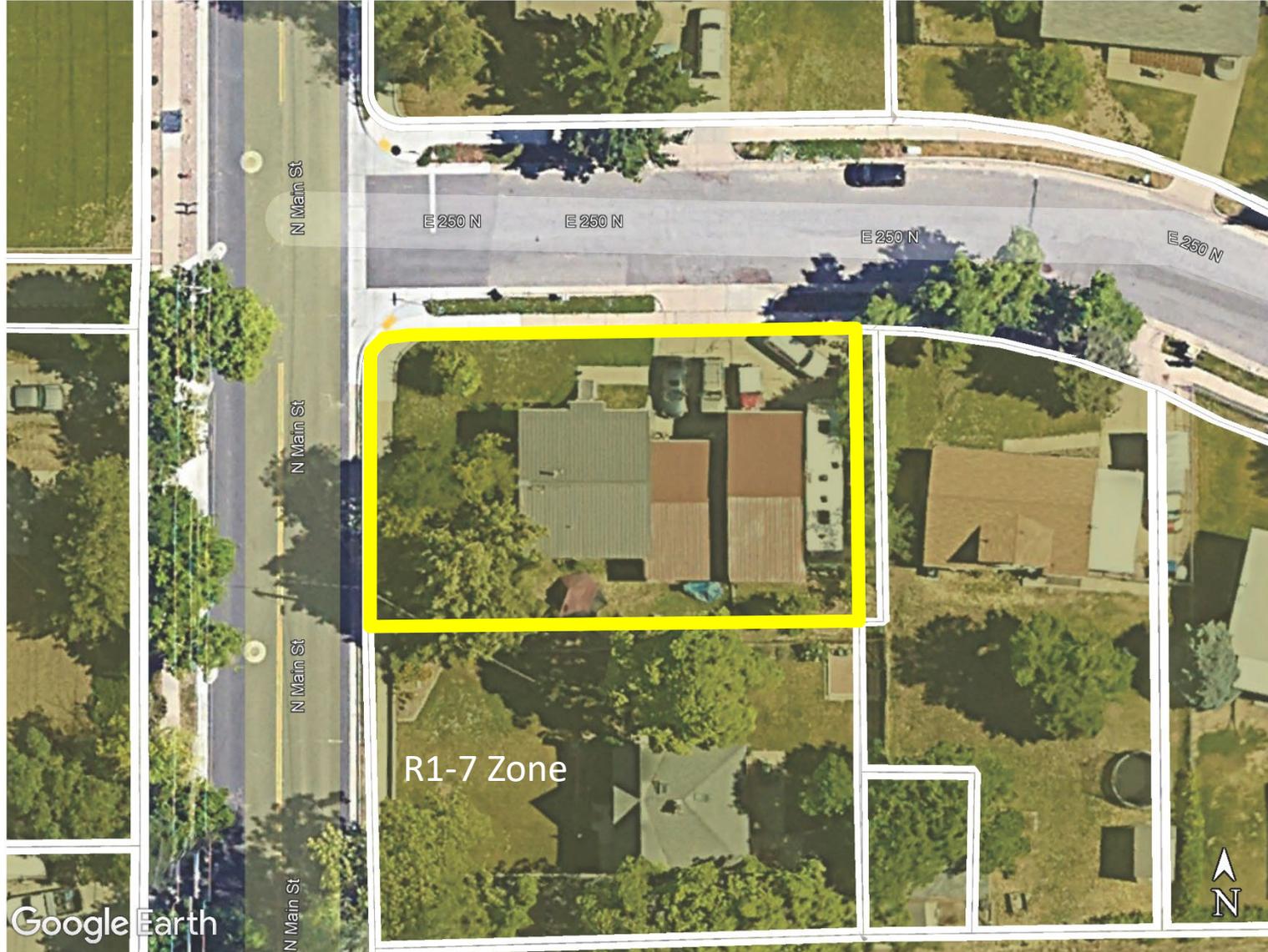
1. The property may only be used as duplex and each unit may only be rented or used by a single-family or no more than four unrelated individuals at any given time, as defined by code 10-1-47;
2. An engineered site plan be prepared to ensure accuracy of the property lines and location of site improvements prior to the issuance of an excavation permit or building permit for the accessory structures.

Attachments

- 1) Aerial/Zone Map
- 2) Site Plan
- 3) Floor Plan



Conditional Use Permit 40 Feet of Driveway at 14 East 250 North Aerial/Zoning



MAIN STREET

250 NORTH

14 & 16 E 250 NORTH

NEW CARPORT
12' X 36'

NEW CARPORT
9' X 18'

ROOF MUST DRAIN
ON TO PROPERTY

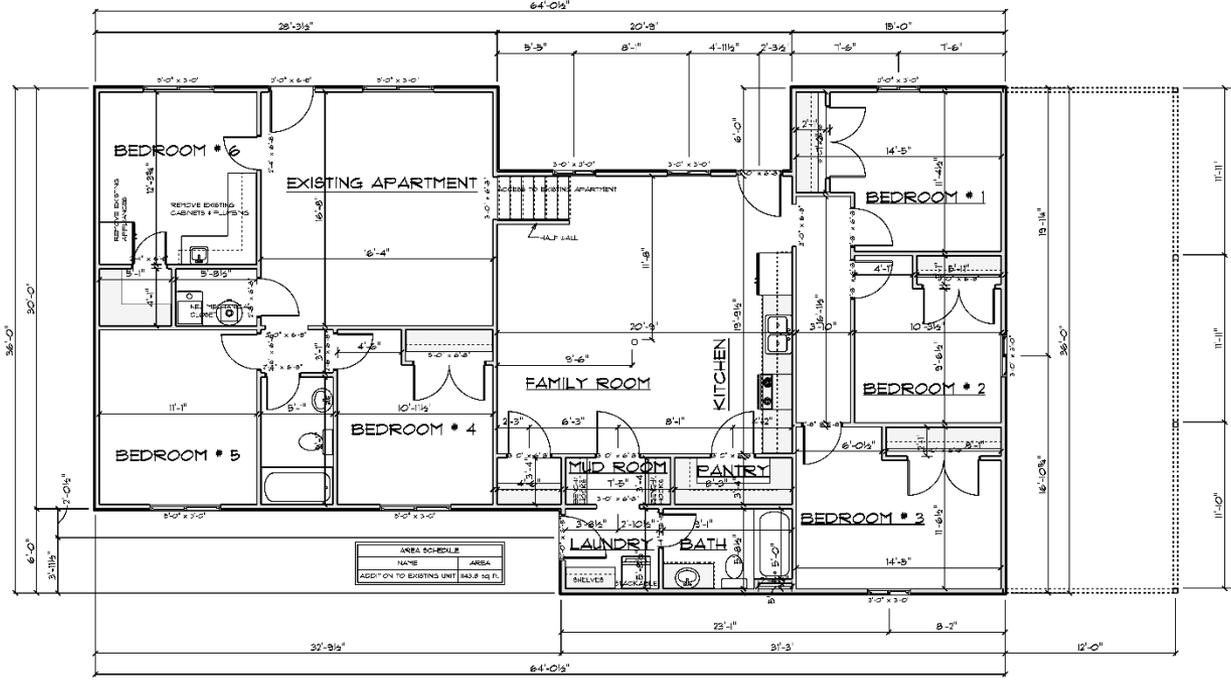
NEW DRIVEWAY

SITE PLAN

SCALE: 1" = 10'-0"



Robinson Duplex		LURADIANCE DESIGN AND CONSTRUCTION SERVICES		Robinson Duplex	
16 E 250 NORTH North Salt Lake UT 84054		dave@luradiance.com PHONE: 801.860.4687		PAGE: 2/4 Site Plan	
		SCALE: 1" = 10'-0"		DATE: 3/16/2023	



MAIN
SCALE: 1/8" = 1'-0"

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 MARCH 14, 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 via Zoom
14 Commissioner Katherine Maus via Zoom
15 Commissioner Irene Stone
16 Commissioner Brandon Tucker
17 Commissioner William Ward
18

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

22 OTHERS PRESENT: Brian Horrocks, Lisa Baskin, Alisa Van Langeveld, Sherrelyn Larsen,
23 Lare Finklea, Tammy Finklea, Shane Huntsman, Debra Holdaway, Jennifer Butte, Kathryn
24 Westerman, Sarah Sorensen, Christina Isan, Cam Hawkins, Austin Hawkins, Caleb Falch, Linda
25 Tolman, Clyde Tolman, Bridger Dopp, Pam Corry, Craig Corry, Ashley Cannon, Susan Bendiz,
26 Elaine Galloway, Neil Galloway, Carlos Pena Foentes, Jenalyn M., Jaycee Brown, Erik Cheney,
27 , Rachel Beall, Benton Beall, Mary Gay Jones, Melissa (Missy) White, Paul Barron, Dee Lalliss,
28 Barry Bryson, Shawna Bagslow, Bill Salisbury, Dee Salisbury, Matt Dennis, Brooke Dennis,
29 Lucene Hougaard, Charlene Gibbs, Shane Gibbs, Kerry Gibbs, Lorin Lewis, Krissy Lewis, Robb
30 Beall, Mark Melville, Chris Jones, Kelly Jones, Alex Salina, Jill Dyson, Adam Dyson, Laura
31 Chandler, Jason Jensen, Felicia Jensen, Tammy Clayton, Lawrence Knight, Joan Hewitson,
32 Forrest Cordova, Collette Twitchell, Dean Twitchell, Lisa Midgley, Mariah Nesbit, Michael
33 Larsen, Zachary Nesbit, Louise Kearl, Lyle Nelson, Daniel Shaffer, David Hansen, Mara
34 Hansen, Thorald Wardle, Conrad Jacobson, Mark Lee, JaNae Rawlings, Kelsey Helm, Brooke
35 Muir, Scot Mathews, Bryan Lin, Tori Curtis, Camille Thorpe, Jake Salgado, Nicole Mathews,
36 Jon Kramer, Larry Clark, Sherry Brooks, Douglas Jackson, Bryce Johnson, Rita Auva'a,
37 Ephraim Burke, Charlotte Maxwell, Sineli Tupou, Luisa Tupou, Chris Jones, Mackenzie
38 Townsend, David Finkley, Jennalynn Meldrum, Michelle Fairbanks, residents; Torrey Copfer,
39 Woods Cross; Alisha Copfer, Davis Journal; Jesse Curtis & Brian Carlisle, JCI, Inc. Via Zoom:
40 Karen Albrand, Adam Ginny, Glorious84054, L Jacobson, Marianne Leavitt, Peter Strohmeyer,
41 Ruth Ann Wardle, Schanz family, Shawn Johnson, Sherry Bronson, Amy Duke, Brandy Stubbs,
42 Johnson, Chase, L, Brittney, James Johnson, Aubrey Hansen, Alex Helm, Sarah Sorensen (was
43 in person but left early and logged in on zoom), Wayne, Trisha B.

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1. PUBLIC COMMENTS

There were no public comments.

2. 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 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND APPROXIMATELY 280 RESIDENTIAL APARTMENTS ON 3.125 ACRES

Chair Larson explained that this was the part of the development review process where residents could provide input. The process included the right for an individual to make an application for development which staff would review. The Planning Commission would then review the application and how it pertained to City code to make a recommendation to the City Council. The City Council could then approve or deny the application.

Sherrie Pace reported on the steps required for a Planned (P) District rezone which included an application for a General Development Plan (concept) and P District rezone, staff review of the application and General Development Plan, public hearing and Planning Commission review/recommendation and City Council review of the General Development Plan. Followed by City Council approval of the General Development Plan would be the development agreement/site plan application with staff review followed by Planning Commission review of the site plan and zone change recommendation. The City Council could then review the development agreement, site plan, and zone change and approve or deny.

Sherrie Pace showed a zoning map of the area which included the existing Towne Plaza P District, with already constructed townhomes and two vacant commercial lots, and the proposed addition which included 1.5 acres of adjacent land presently zoned Commercial Shopping (CS). The Development Review Committee (DRC) reviewed the proposed amendment to the General Development Plan and found it to be generally consistent with the City's General Plan and Town Center Master Plan and recommended it for review by the Planning Commission. She then showed an aerial map outlining the locations of the proposed Buildings A, B, and C. The map

86 also showed the existing Atlas Academy Preschool and the building containing Janet’s Sunshine
87 Café which would remain. Ms. Pace showed the Town Center Master Plan map with the
88 designated land use for the area being mixed use.

89
90 Sherrie Pace reported on what was already entitled on the property zoned as the Towne Plaza P
91 District. On June 16, 2015, the City Council entered into a development agreement with David
92 Curtis and National Commercial Properties for the Towne Plaza project located at 130 East
93 Center Street. The General Development Plan for the project contained 52 townhomes and two
94 commercial office/retail buildings with 8,300 square feet of retail and 30,300 square feet of
95 office space. The townhomes have been constructed. She showed renderings of the two
96 commercial buildings approved to be built at 120 East and 140 East Center Street. This included
97 the east office building with approximately 20,000 square feet of office space and the west
98 building with 8,300 square feet of commercial retail on the main floor and 8,300 square feet of
99 office space on the second story.

100
101 Ms. Pace said that the Towne Plaza commercial lots were transferred to Jesse Curtis with JCI
102 Inc. and The Lofts North Lake LLC for completion of the project. The development agreement
103 runs with the land and the new property owners would assume the responsibility of fulfilling the
104 terms of the agreement. The new developer requested an amendment to the development
105 agreement including the General Development Plan and changing the project name for the
106 remainder of the project to The Lofts at North Lake. The concept plan was reviewed at the
107 February 28, 2023 Planning Commission meeting to determine if the project was ready to
108 schedule the public hearing. Based upon comments received at that meeting the plan was revised
109 to include commercial in all three buildings and the height of Building 3 being lowered by one
110 story on the side adjacent to Orchard Drive. This reduced the total unit count to approximately
111 275-280 units dependent upon final building design.

112
113 The proposed amendment included the two commercial lots (120 East and 140 East Center
114 Street) and a proposal to add 1.5 acres directly east and adjacent to the project. The proposed
115 amendment would significantly change the nature of the project from two office buildings (two
116 stories) to a project with three mixed use buildings (six stories). All three buildings would have
117 residential apartments and some ground floor retail. Two of the buildings contained podium
118 parking on the main or basement level. The developer is requesting up to 280 dwelling units
119 (studio, one bedroom, and two bedroom) with 412 parking stalls, and 13,100 square feet of retail
120 space.

121
122 The proposed design principles from the drafted Town Center Core Subdistrict includes 65%
123 transparency (glass) on the ground story and 25% transparency for the upper stories, the
124 principal entrance be located on the front façade, one entrance every 75 feet of horizontal
125 building width, 90% front property line coverage, maximum five foot front setbacks, and rear
126 yard parking.

127

128 Sherrie Pace showed a rendering of the proposed Buildings A-C with the existing environment
129 and neighboring buildings. The total project would be 3.125 acres with 280 dwelling units and
130 13,100 square feet of retail space. She explained that a public hearing was required for the zone
131 change to a P District for the property presently zoned as Commercial Shopping (CS) and for the
132 amendment to the General Development Plan. Per the drafted Town Center Form-Based Code,
133 the buildings would be in the Core Subdistrict and the building types would be considered
134 “storefront” which required retail on the main floor.

135
136 Ms. Pace showed renderings of the proposed buildings and said Building A would contain 7,900
137 square feet of ground floor retail fronting onto Center Street. Building B would have 1,000
138 square feet of ground floor retail on the corner of 130 East and Center Street. Building C
139 contained 4,200 square feet of ground floor retail fronting Orchard Drive and in line with the
140 commercial shopping center to the east. The building materials proposed are stacked stone,
141 stucco, cement fiber board/hardie board, glass, and black metal awnings. Building C would
142 replace a portion of the existing building between Atlas Academy and the remainder of the strip
143 mall. Each building would be six stories in height with Buildings B and C to contain podium
144 parking on the basement level. Commercial use is proposed for the street level of each building
145 fronting Center Street and Orchard Drive with an emphasis on the corner of 130 East Center
146 Street. Building B would contain amenities with a pool, spa, and clubhouse. Buildings A and C
147 would have pet areas, rooftop amenities such as gathering spaces with seating, gas fireplaces,
148 and BBQ grills. She showed the proposed floor plans of the unit types which included 106
149 studio/jr units, 96 one bedroom units, and 73 two bedroom units.

150
151 Sherrie Pace reiterated that Building A on 0.731 acres would have 7,900 square feet of retail with
152 25 studio apartments, 15 one bedroom apartments, and 10 two bedroom apartments for a total of
153 50 units. Building A at 120 East Center would not have a basement, the main floor would be
154 retail, and it would have five stories of residential for a total of six stories. Building A would
155 have a separate two story parking structure with 93 parking stalls. Building B would be on 0.88
156 acres with 1,000 square feet of retail containing 44 studio units, 40 one bedroom units, 33 two
157 bedroom units for a total of 117 units and 112 parking stalls. Building B located at 140 East
158 Center Street would be six stories including basement parking, some main floor parking with
159 retail and amenities, and four stories of residential. Building C on 1.514 acres would have 4,200
160 square feet of retail, 37 studio units, 41 one bedroom units, 30 two bedroom units for a total of
161 108 units and 67 parking stalls on the basement level. Building C would also have a separate two
162 story parking structure with 99 parking stalls as well as a surface parking lot with 44 stalls.
163 Building C would be located at 166 East Center Street with basement parking, main floor retail
164 and residential, and four stories of residential for a total of six stories. The total project contains
165 3.125 acres with 13,100 square feet of retail, 106 studio units, 96 one bedroom units, 73 two
166 bedroom units, and a total of 412 parking stalls.

167
168 Sherrie Pace showed renderings of the three buildings on Center Street including the location of
169 the buildings, parking stalls, and entrance/exit for parking. She explained that six units were

170 removed from Building C and 4,200 square feet of commercial space was added per feedback
171 from the Planning Commission. The applicant proposes 412 parking spaces for the 275 dwellings
172 units, a ratio of 1.5 spaces per unit. The General Plan recommended a 35% reduction to the
173 current parking code requirements for the Town Center area. She explained that the parking table
174 contained within the staff report which compares the standard parking requirement, the parking
175 reduction recommended by the Town Center Master Plan of 65% of the standard, and the
176 proposed standard within the draft Form Based Code. The standard requirement would be 2.25
177 stalls per residential unit is 619 stalls and 66 stalls for the retail/commercial uses, totaling 685
178 stalls. The recommended reduction in the Town Center Master Plan would require 445 stalls.
179 The draft Form-Based Code requirement would be 312 residential parking stalls and 27
180 retail/commercial stalls totaling 412 spaces. The 27 on street parking spaces were not counted
181 towards required parking counts and were for informational purposes only.

182
183 Ms. Pace reported that a parking study has been prepared by Hales Engineering. The analysis
184 reviewed the standards required in code, the draft Form-Based Code, and to those listed for
185 expected actual parking demand as listed in the Institute of Transportation Engineers (ITE)
186 manual. The ITE recommendation for parking demand of this type of development would be 279
187 parking stalls. The Hales report recommends providing additional stalls for residential (5%) and
188 retail (10%) for a total recommended parking of 295 stalls. The study makes a finding that the
189 proposed 412 parking stalls would be sufficient based on the ITE manual and the draft Form-
190 Based Code. The study notes that project success would be dependent upon good parking
191 management strategies for leasing to tenants with one vehicle or less per apartment and as the
192 property is close to transit lines it is expected that a great deal of the residents would utilize
193 transit options. The study also notes that 50% of the units would meet the 80% AMI standard,
194 based upon an initial concept plan. She explained that the scope of the project has changed and
195 that the developer is proposing instead to place deed restrictions on 14 units at the 50% AMI and
196 six units at the 30% AMI levels, as the development is expected to meet the 80% AMI rental
197 rates without deed restriction based upon the developers market rate study.

198
199 Sherrie Pace said the proposed General Development Plan proposes a widened cross section on
200 Center Street as recommended by the Town Center Master Plan with parallel parking, a park
201 strip area containing stamped concrete/pavers, street trees, planter boxes, street lighting, and ten
202 foot sidewalks adjacent to the buildings to promote pedestrian traffic in the Town Center. The
203 final landscape plan would be submitted with the site plan application if the General
204 Development Plan was approved by the City Council. The landscaping would be required to
205 meet the City's water conservation ordinance which was adopted last year. She then presented
206 renderings and aerial images of each building with views from different locations including
207 Center Street and 130 East, overhead, and perspectives with a relationship to existing buildings.

208

209 **Chair Larson opened the public hearing at 7:11 p.m.**

210

211 Mackenzie Johnson read the public comments received via email into the public record. The first
212 email was from Tom Johnson, 623 Ridgetop Circle, who was against additional high density
213 housing in this area. He was concerned about parking and infrastructure. He elaborated on the
214 City's Master Plan which called for a downtown commercial area with restaurants and shopping.
215

216 The next email was from Karen Albrand who felt the proposed project was an eyesore and
217 presented more problems than benefits. She asked where the new tenants of the mixed use
218 housing project would shop for groceries as the closest store was 25 minutes away via public
219 transit. Ms. Albrand suggested that if the City wanted to be a walking/public transport
220 community then it should be planned for before approving this project.
221

222 The third email was from Ron and Janet Jibson who stated that the City had already built more
223 than their share of apartments in Davis County. They said the proposed area seemed more suited
224 to additional commercial development which was needed. They urged the Commission to
225 recommend a higher percentage of commercial property and limited apartment housing in the
226 proposed area of development.
227

228 The fourth email was from Lorin Lewis who opposed the project and said the parking for the
229 existing 52 townhomes was terrible as they parked on a narrow street and made two lane travel
230 impossible. They mentioned overcrowding of schools, lack of grocery and other retail nearby,
231 lack of a library or recreation center, affordable housing driving down property values, and the
232 proposed structures blocking views.
233

234 The final email was from Susan Bendig, 232 Eagle Way, who was opposed to amending the plan
235 to allow for additional apartment units. She felt that it would cause headaches with traffic
236 (particularly by the school), water usage, and parking. Ms. Bending said that the City was
237 changing from a lovely residential area to multiple high rise apartments that would detract from
238 the small town feel.
239

240 Lawrence Knight, 157 South 300 East, said the parking, especially the underground parking,
241 would not work due there not being enough elevation change on the property. He also said the
242 parking on Building A would be located over the required storm water retention pond. Mr.
243 Knight mentioned that other five story buildings in the City had to meet earthquake requirements
244 and asked if that would be required with this development. He spoke on other similar proposed
245 developments that residents did not approve of.
246

247 Sarah Sorensen, 413 East 100 North, commented that the developer had purchased an agreement
248 that they did not want to fulfill. She said this project was not appropriate for what they had
249 proposed due to infrastructure and the neighboring school already being at max capacity. She
250 spoke on how the elementary school would be overwhelmed by additional students, the issues
251 with drop off and pick up, and lack of safe school walking routes. She believed that the
252 community desired commercial space in the area.

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Tammy Finklea, 265 East 50 South, asked about the 20 units that were proposed to be affordable housing and asked for the definition of affordable housing and what those units would go for. She then asked what the other apartments would go for including a breakdown of each unit type (one bedroom, two bedroom, etc.). Sherrie Pace replied that there were three levels of affordable housing based on the area median income (AMI) at 80%, 50%, or 30% AMI. Those AMIs are a sliding scale based on household size and income. The figures she shared were based on a one person household size. The developer provided a market analysis which showed that the current market rental rate for a one bedroom apartment in the city was approximately \$1,225 a month (excluding utilities). Affordable housing costs including utilities equated to \$1,407 a month at 80% AMI, \$880 a month at 50% AMI, and \$528 per month at 30% AMI. She noted that the developer has requested assistance from the City's Redevelopment Agency (RDA) to facilitate the creation of the 20 affordable housing units in the form of rent subsidies. The proposal is that 14 units would be restricted to 50% AMI and 6 units at 30% AMI. The remainder of one bedroom units were expected to rent at market rate which qualified as affordable housing at the 80% AMI.

Tammy Finklea, 265 East 50 South, questioned who would want multiple six story buildings in their neighborhood. She felt most people would not want to see those types of buildings from their homes. She proposed this plan be built at the golf course instead. Ms. Finklea urged the Planning Commission and City Council to vote no on this proposed plan.

Bill Salisbury, 142 Mason Lane, urged the Commission not to approve this project. He spoke on issues with water, snow removal, and school safety.

Mary Gay Jones, 18 North Foxhill Road, compared the proposed development to the City Creek development and said this development was not well planned like City Creek. She suggested that the City require more stringent parking requirements. Ms. Jones said this development did not provide open space, a grocery store or other necessities, or other retail such as a movie theater. She felt the development would overwhelm the schools and current public transportation.

Christina Isan, 25 East Center Street, urged that the proposed amendment not be approved and the new developer be held to the existing development agreement that had already been approved. She said the proposed development would significantly change the feel of the area.

Chris Jones, 107 Orchard Drive, said the City had some leverage in the situation to negotiate for something better in this area. He wanted to see more owner occupied condos in this development instead of apartments. Mr. Jones also mentioned issues with parking, height of the buildings, and the need for a traffic study. He suggested requiring the developer to improve the exterior of the adjoining buildings such as the Sunshine Cafe.

294 Shane Gibbs, 113 Mason Lane, said this development was too large for this area of the City. He
295 said the congestion around the elementary school was already unsafe. Mr. Gibbs suggested
296 building affordable homes under \$450,000 and providing those residents with a down payment
297 through the new Senate Bill 240 for affordable housing.

298
299 JaNae Rawlings, 23 Walker Place, said she lived in the Towne Plaza townhomes which was part
300 of the original project and spoke on the issues there including parking, rental/owner ratio,
301 property management, and quality.

302
303 Mara Hansen, 69 South Mason Lane, spoke on issues in the area including parking, traffic,
304 height of the proposed buildings, and safety of school children. She recommended doing away
305 with on street parking on 130 East or at least restricting parking to one side. She suggested
306 designing parking stalls and garages so that large vehicles such as trucks could safely park.

307
308 David Hansen, 69 South Mason Lane, was concerned about the school, traffic, snow on 130 East
309 with parking on both sides of the street, and height of the buildings. He also mentioned that the
310 length of the proposed buildings was too long.

311
312 Kelly Jones, 107 Osborn Circle, urged against approving the rezone and the proposed
313 development. She felt the six story buildings were too tall and set a negative precedent. Ms.
314 Jones said the resident parking at one car per unit was too low and asked how this would be
315 enforced. She also mentioned issues with the five foot setbacks, street parking, and affordable
316 housing. She suggested improvement of the attached strip mall and condominiums instead of
317 apartments.

318
319 Bryce Johnson, 278 East Ellen Lane, was concerned with six story buildings in this area and
320 parking. He recommended providing more green space, space for pets, and opportunities for first
321 time homebuyers.

322
323 Caleb Falch, 30 South 130 East, commented that he lives in the Towne Plaza townhomes and the
324 garage in his building was too small. He spoke on other parking issues and the safety of the 130
325 East.

326
327 Zachary Nesbit, 158 East 175 South, said that with the transfer of the property and the request to
328 amend the already approved development, if approved, would set a precedent for other
329 developers. He spoke on the danger of walking/driving around Orchard Elementary. Mr. Nesbitt
330 said six stories was too high and did not fit the area.

331
332 Mariah Nesbit, 158 East 175 South, said the developer was required to fulfill their original
333 agreement. She spoke on the dangers of 130 East with no school zone markings, other traffic
334 problems, and how the six story buildings would change the feel of the area to a downtown
335 similar to Salt Lake. Ms. Nesbitt was in favor of affordable housing including the previously

336 suggested idea for subsidized single family homes. She asked that the application be sent back to
337 the developer and the city make them fulfill their promises.

338
339 Debra Holdaway, 51 South 130 East, owned Atlas Academy and lives in the City. She said she
340 purchased her property based on the City's Master Plan. Ms. Holdaway mentioned that that there
341 was not an easement with Atlas Academy for through traffic. She mentioned other issues
342 including parking, vandalism, and the need for that cross access easement.

343
344 Brooke Muir, 1021 Parkway Drive, echoed the concerns about traffic and safety. She suggested a
345 requirement in the City code for green space in future developments and asked for a safe
346 walkway for the traffic circle in this area.

347
348 Cameron Hawkins, 75 South Orchard Drive, voiced opposition to the development as he lived
349 across the street. He had concerns with the impact the development would have on the character
350 of the neighborhood, the height of the buildings, parking for commercial, traffic, and pet waste.

351
352 Conrad Jacobson, 10 South Oakwood Drive, commented that he served on the Planning
353 Commission for five years and ten years on the City Council. He spoke on the original proposal
354 for townhomes and two office buildings from who they thought was an honest developer. The
355 new developer was offering less than half of the commercial space. Mr. Jacobson said the
356 Planning Commission did not have to approve the rezone to a P District or accept six story
357 apartment buildings.

358
359 Brian Horrocks, 100 North Eaglewood Drive, said that he had also served on the Planning
360 Commission and City Council. He said in hindsight more parking should have been added to
361 almost every development. He mentioned how the cost of housing today requires roommates
362 which equals more cars. Mr. Horrocks said he was on the City Council in 2015 when the Towne
363 Plaza development was approved and at that time he asked the developer, Mr. Curtis, if the
364 commercial/office buildings would be built. Dave Curtis promised to locate his own office in the
365 building. Mr. Horrocks said most developments did change but there was a vision for this area
366 and he did not believe this proposal followed in that plan to create a walkable downtown with
367 retail.

368
369 Rita Auva'a, 77 South Orchard Drive, was in agreement with those that had spoken before and
370 was in awe of the love the residents had for the City. She asked the Commission to stop the
371 developers from just making money off the City. Ms. Auva'a expressed concern with kids
372 walking across the busy street and the height of the buildings/view.

373
374 Bridger Dopp, 55 South Mason Lane, expressed concern with changing the feel of the area,
375 parking, traffic congestion, and a safe walk to school. He spoke on the impact that apartments
376 could have and how they only benefitted the developer/owner. Mr. Dopp said the development of
377 this land was an opportunity to make the community better.

378

379 Mackenzie Townsend, 55 South Mason Lane, echoed previous statements regarding parking, the
380 height of the proposed buildings, infrastructure, and the impact on schools. She shared that in the
381 past, she lived in apartments similar to those being proposed. She expressed gratitude for having
382 a home with a yard and a view in the City. She asked if the proposal would be adding things that
383 would benefit the community or just benefit the developer. Ms. Townsend wanted local
384 businesses to come to the City.

385

386 Neil Galloway, 109 South Orchard Drive, said the proposal for the apartment complex was not
387 feasible with the additional traffic and the safety of the school children. He was against the
388 proposed development.

389

390 David Finkley, 265 East 50 South, said that most residents wanted a quiet, peaceful place to live
391 with neighbors that cared about the City. He was happy to see the Mayor Brian Horrocks, voice
392 his concern about the project. Mr. Finkley stated that he was opposed to the zone change and felt
393 this was an area for retail and a gathering place for residents.

394

395 Missy White, 1019 Foxhill Road, said she understood the need for affordable housing but was
396 concerned about losing the existing commercial, including the already lost bowling alley and the
397 Winegars grocery store. She spoke on overcrowding in schools and additional traffic with more
398 high density housing. She shared opposition to this development and scale of the proposed
399 project.

400

401 Rob Beall, 57 South Orchard Drive, asked staff for a rendering showing Building C from the east
402 side of Orchard Drive to the west. He then expressed the same concerns with traffic/congestion,
403 large high density development, the proposed height, parking, and pet waste in his yard.

404

405 Charlotte Maxwell, 300 East 81 South, spoke on how the proposed buildings were too tall for
406 this area and suggested allowing the residents to vote on what they wanted for the property. Ms.
407 Maxwell proposed that tiny houses on the property would be a better fit.

408

409 JennaLynn Meldrum, 44 South Main Street, said she had lived in multiple apartments in other
410 cities for the last 14 years and asked about garbage collection at the proposed development. She
411 said that her current apartment building, Ridgeview, had garbage pickup at the door and then the
412 waste was mismanaged so it was unpleasant as a resident. She asked if there would be space
413 allotted for u-hauls and storage pods to park when people moved in and out. Ms. Meldrum
414 suggested locations in the parking garages for cars to turnaround.

415

416 Matthew Dennis, 66 Mason Lane, said residents did not want high density at any level in this
417 area. He asked for community buildings in this area and things that would benefit residents. He
418 asked if another public hearing would be held if the developer brought forward another proposal.
419 Chair Larson replied that if the developer decided to build the original two office/commercial

420 buildings that there would not be another hearing. If the developer asked for any other
421 accommodations such as a zone change or height allowance, there would be another public
422 hearing.

423
424 Michelle Fairbanks, 856 West 3600 South, said this development would be an eyesore. She was
425 opposed to the development and spoke on street parking issues and how this would make the
426 area like downtown Salt Lake.

427
428 Tammy Clayton, 524 East Sider Drive, said these buildings did not belong in this area. She
429 spoke on issues with garbage, emergency service access, and a lack of nearby retail such as a
430 grocery store. Ms. Clayton asked that the Commission and the developer listen to the residents.

431
432 Forrest Cordova, 73 Kingdon Lane, spoke on the issues of traffic, infrastructure, high density
433 housing, and the feel of the City.

434
435 Scot Mathews, 640 Park View Drive, mentioned the original Master Plan with good
436 retail/commercial development. He said the City was now known for high density and used car
437 lots and the community lacked a sense of identity. Mr. Mathews was concerned with future
438 development in the City and the implementation of the Master Plan.

439
440 Lyle Nelson, 83 South Orchard Drive, said his primary concerns were traffic and parking
441 including emergency and garbage pickup services. He encouraged the Commission to drive by
442 130 East around school pickup time. He mentioned potential problems with visitor parking and
443 asked the Commission to not approve the proposed development.

444
445 Lisa Midgley, 26 South Walker Lane, spoke on the lack of sense of community due to there not
446 being places to shop, eat, or meet with neighbors. She said this development would change the
447 community, traffic, walkability, and the potential for what could be.

448
449 Rachel Beall said that this project did not fit in the community. She spoke about the amount of
450 people and cars that this development could bring. She also spoke on the legacy of the
451 Commission and Council and the need to deny this project.

452
453 Daniel Shaffer, 189 East 175 South, said that this development was not for the City or Davis
454 County. He spoke on the issues of water and building height.

455
456 **Chair Larsen closed the public hearing at 8:57 p.m.**

457
458 Commissioner Holbrook asked if Buildings A and B were already part of a P District and in the
459 Core subdistrict. He asked about the current building height allowed in the Core. Sherrie Pace
460 replied that buildings A & B are in the drafted Form-Based Code Core Subdistrict and the
461 proposed code for the Core was five and a half stories. Commissioner Holbrook then asked if

462 Building C would be considered in the Edge subdistrict and for the allowable height there. Ms.
463 Pace replied that Building C would be in the drafted Center and Orchard subdistrict which would
464 allow for three and a half stories. Commissioner Holbrook asked if a developer could come in
465 and develop the land with 5.5 stories where building A and B are and 3.5 stories where building
466 C is without a public hearing. Ms. Pace said no because the property was zoned as a P District
467 and Commercial Shopping (CS) and the drafted Form-Based Code had not been adopted. She
468 elaborated that the two office and retail buildings which were already entitled were currently part
469 of a P District and the rezone was for the additional property currently zoned Commercial
470 Shopping (CS).

471
472 Chair Larson asked the Commissioners for input on the zone change from CS to P District.

473
474 Commissioner Jorgensen reiterated that nothing he heard in the public hearing swayed him for a
475 zone change. He had concerns with the multistory buildings and the lack of retail and was not
476 convinced this was the right development for the property. He was not in favor of advancing the
477 zone change.

478
479 Commissioner Stone was not in favor of approving the zone change. Commissioner Tucker
480 commented that he was still against the zone change as well.

481
482 Commissioner Ward thanked the public and said they reflected a lot of the same concerns he
483 had. He said the height and scope did not match the character of the neighborhood. He would not
484 be recommending approval. Commissioner Tucker said he was concerned with the height and
485 traffic. He said that the commercial buildings would not impact the traffic the same way as the
486 proposed development would. He stated that this was not the right place for this development.

487
488 Commissioner Holbrook said the public opinion influenced his opinion. He had been excited
489 about some aspects of the development including the main floor retail concept and affordable
490 housing promised by the project. He spoke on the need for gathering spaces and restaurants. He
491 said this project did not match what was intended for the City Core.

492
493 Chair Larson asked about the next step if the Planning Commission did not recommend the zone
494 change. Sherrie Pace explained that the Commission had several options: vote to deny the zone
495 change and general development plan amendment; table action and direct the developer to make
496 specific changes for future consideration; or craft a motion to recommend approval with
497 amendments to the plan, which could exclude the additional property, recommend fewer
498 stories/residential units, more retail space, or parking, etc.

499
500 Commissioner Maus commented that she was grateful for the public comments and was in
501 agreement with the remarks made by the other Planning Commissioners. She had issues with the
502 proposed height as well and would not be in favor of moving forward with a recommendation of
503 approval.

504
505 **Commissioner Ward moved that the Planning Commission recommend to the City Council**
506 **the denial of the proposed amendment to the Towne Plaza P-District and General**
507 **Development Plan Amendment for The Lofts at North Lake project. Commissioner**
508 **Jorgensen seconded the motion. The motion was approved by Commissioners Holbrook,**
509 **Jorgensen, Larson, Maus, Stone, Tucker and Ward.**

510
511 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
512 PLANNING COMMISSION

513
514 Sherrie Pace reported that at the City Council meeting on March 7, 2023, the City Council
515 approved the code amendment to the R1-7 and RM-7 zone related to the minimum lot size for
516 two family dwellings (duplexes).

517
518 Mackenzie Johnson reminded the Planning Commission of the required training for the fiscal
519 year.

520
521 4. APPROVAL OF MINUTES

522
523 The Planning Commission meeting minutes of February 28, 2023 were reviewed and approved.

524
525 **Commissioner Tucker moved to approve the meeting minutes for the Planning**
526 **Commission February 28, 2023 meeting as written. Commissioner Stone seconded the**
527 **motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus,**
528 **Stone, Tucker and Ward.**

529
530 5. ADJOURN

531
532 Commission Chair Larson adjourned the meeting at 9:20 p.m.

533
534 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
535 *Tuesday, March 28, 2023 by unanimous vote of all members present.*

536
537
538
539

Wendy Page, City Recorder