

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
APRIL 25, 2023

FINAL

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook via Zoom
Commissioner Ron Jorgensen
Commissioner Katherine Maus
Commissioner Brandon Tucker

EXCUSED: Commissioner Irene Stone
Commissioner William Ward

STAFF PRESENT: Sherrie Pace, Community Development Director.

OTHERS PRESENT: Eric Beard, Beard Construction; Dee Lalliss, resident.

1. PUBLIC COMMENTS

Sherrie Pace read a public comment received from Camille Thorpe which said “Dear Planning Commission, thank you for your time and service. I wanted to add my comment to those I heard when I attended the meeting two weeks ago when the 5-6 story apartment or Curtis-project was reviewed. This is between Janet's Cafe and the Preschool. When I heard such strong opposition about how what has been proposed would adversely change the identity and feel of NSL, I would agree. But I also thought I began hearing comments from our citizens that "3-stories" might not be so bad. Or, "no more than 3-stories, please". I think the idea of another block with a 3-story complex is unthinkable! And I would concur with all the reasons expressed not to have such a project there; safety, overuse, and culture. Sitting there, my fear was that those closest to it might be shifting their perspectives to think a compromise of 3-stories would be okay. But a 3-story building will still not resolve the long list of concerns. I invite you all to visit Center Street and Main Street to see what a full block of 3-story structures looks like in one of our midtown neighborhoods. The extreme proposal of a 6-story apartment complex there is unthinkable. My fear is that the idea of an unwitting compromise of yet another 3-story complex in an established neighborhood may become palatable and inevitable.”

2. PUBLIC HEARING: CONSIDERATION OF A PROPOSED PLAT AMENDMENT VACATING A PUBLIC UTILITY EASEMENT, AMENDING A BUILDING ENVELOPE, AND COMBINING LOTS 1317 AND 1318 OF THE EAGLEWOOD COVE PHASE 13 SUBDIVISION AT 1363 EAST WOOD OAKS LOOP, ERIC BEARD, BEARD CONSTRUCTION, APPLICANT

Sherrie Pace showed an aerial of the location and reported that these properties are in the R1-12 zone. The property owner has requested to combine lots 1317 and 1318 into one single building lot. Lot 1318 was platted as a flag lot with an existing public utility easement along the shared property line between the two lots. The amended lot relocates the public utility easement to the side property line. Notification has been sent to the affected entities and one public comment was received from the Sewer District who had no concerns regarding the proposed vacation.

The proposed building envelope excludes the lot area over 30% in slope on the upper portion of the lot and additionally preserves the existing scrub oak on the hillside. A review of the geotechnical study, the new building envelope, and the proposed site plan and final grading plan for the home have been completed by the City Engineer and City Geotechnical consultant and have been found to be in accordance with the approved study.

The amended lot 1317A is subject to the same requirements and plat notes from the original plat, as well as the recorded covenants for the subdivision. All minor engineering corrections related to the legal description will be verified by the City Engineer prior to recordation. This includes corrections related to the outline numbering of the plat notes.

Chair Larson opened the public hearing at 6:35 p.m.

There were no public comments.

Chair Larson closed the public hearing at 6:36 p.m.

Commissioner Tucker moved that the Planning Commission recommend to the City Council approval of the plat amendment combining Eaglewood Cove Subdivision, Phase 13, lots 1317 and 1318 and vacating a public utility easement on the property located at 1363 East Wood Oaks Loop with the following condition:

- 1) **Correction of engineering and planner redlines.**

Commissioner Jorgensen seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, and Tucker. Commissioners Stone and Ward were excused.

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

Sherrie Pace had nothing to report as the April 18th City Council meeting was canceled.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of March 28, 2023 were reviewed and approved.

Commissioner Jorgensen moved to approve the minutes as drafted for the March 28, 2023 Planning Commission meeting. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, and Tucker. Commissioners Stone and Ward were excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:39 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, May 9, 2023 by unanimous vote of all members present.



Wendy Page, City Recorder

