



# 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 May 23, 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 General Development Plan & P-District Rezone for Cutler Lofts, located at 805 North Redwood Road, Brighton Homes Utah, LLC, Sam Pugsley, applicant
- 4) Public Hearing: Consideration of a code amendments to Title 10, related to animal control
- 5) Consideration of a site plan amendment for Eaglewood Plaza, LLC, for the construction of 2 commercial retail structures at 290 South Orchard Dr., Michael, Macfarlane, applicant
- 6) Consideration of a conditional use permit for S Link Plus LLC for a general warehousing and distribution business, located at 95 North Foxboro Dr. #100, Sean Clark, applicant
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes: 5/9/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:  
Time: May 23, 2023, 06:30 PM Mountain Time (US and Canada)*

*Join Zoom Meeting: <https://bit.ly/41KvbT0>*

*Meeting ID: 875 7371 3538*

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) 335-8709. 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, certify that copies of the agenda for the Planning Commission meeting to be held May 23, 2023 were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Dated Posted: May 18, 2023

  
Wendy Page, City Recorder





# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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10 East Center Street, North Salt Lake, Utah 84054  
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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** May 23, 2023  
**SUBJECT:** General Development Plan and Rezone request from General Commercial (CG) to Planned District (P) for Cutler Lofts at approximately 805 North Redwood Road

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### RECOMMENDATION

The Development Review Committee (DRC) has identified several concerns regarding the proposed plan. The developer has requested the Planning Commission hold a public hearing and review the proposed General Development Plan for Cutler Lofts located at 805 North Redwood Road and determine the density and parking ratios that would be acceptable to the Planning Commission on the site. The concerns identified by the DRC are as follows:

1. The proposed density is greater than has previously been approved in this area of the city;
2. The proposed parking ratio is lower than has been previously approved in this area;
3. The proposed side and rear setbacks are smaller than those previously approved for a structure of this height in the area;

Note: No recommendation for P-District Rezone is required at this step in the process, see below.

### BACKGROUND

P-District Rezones and General Development Plans are regulated within Chapter 13 of the City's Land Use Ordinance. The code requires that both applications be filed together, however, the recommendation on each application occurs separately. Step 1 requires the Planning Commission to hold a public hearing on the rezone request prior to the recommendation of the General Development Plan (concept plan) to the City Council. Step 2 occurs after City Council approval of the General Development Plan and includes recommendation of the rezone and development agreement with a final site plan or preliminary subdivision plat. Therefore, no recommendation will be made on the zone change, only the General Development Plan at this time.

The proposed general development plan is located on property that has been used as a trucking business for more than 20 years. The original property was bisected in 2020 by the City with the completion of Cutler Drive. The western half of the property was developed as Wellington Place PUD with 24 single family homes. During the approval of Wellington, soil contamination was found on that site that required remediation. Contamination of the eastern half was expected and has been completed

by the applicant. The developer had initially hoped to develop the site with a for-sale townhome project, but do to the extent and costs associated with remediation is unable to pursue that type of development. The proposed building site contains contamination on the rear half of the property that was only gravel. Thus the proposed General Development Plan includes a single structure on the eastern portion of the lot near Redwood Road, with parking on the west with access from Cutler Drive. The environmental report states the following:

“Using some conservative assumptions and subcontractor rates per ton, I estimate that if the impacts at Proposed [site] is remediated by soil excavation and groundwater extraction (with no additional sampling to limit the active remediation area) the cost range would likely range from \$900K to \$1.3 Million to remediate. This assumes that approximately 13,065 tons of impacted soil would be excavated and disposed off-site, and that approximately 5,000 gallons of groundwater would be extracted and disposed of off-site. Approximately 4,400 tons of clean overburden would also be removed and then reused as backfill at the site. Also, this price would include the backfill and compaction of the excavation. This site is mostly clay which does not lend itself to quick remediation through in-situ treatments.”

The property is 2.3 Acres is bounded by Redwood Road on the east, Cutler Drive on the west, Hampton Place Apartments on the north, and Mirella Apartments on the south. The property is currently zoned CG, General Commercial.

**REVIEW**

The proposed general development plan consists of a single L-shaped 4-story building containing 83 apartments and 161 parking spaces. The proposed density is 36 dwelling units (du) per acre. The proposed parking ratio is 1.94 spaces/unit. For reference the two neighboring apartments were approved at 20 du/ac for Hampton Place and 23.4 du/ac for Mirella, both with a parking ratio of 2.25 as the standard parking ratio from city code. The plan proposes 161 parking spaces consisting of 9 garage spaces (tuck under garages) and 80 carport spaces. The minimum one covered parking space per unit has been met by the proposal. The developer has provided a letter regarding their request for a reduced parking requirement, which has been attached to this report.

<b>Unit Type</b>	<b>#</b>	<b>Standard Rate 2/du + 0.25/du guest</b>	<b>Proposed Parking Rate 1.94</b>
Studio	3	6	
1 bedroom	36	72	
2 bedroom	41	82	
3 bedroom	3	6	
Guest		21	
<b>Total</b>	<b>83</b>	<b>187</b>	<b>161</b>

The siting of the building is approximately 10 feet from the front property line and 30’ from the curb on Redwood Road. City code requires that the 24 feet behind the curb be landscaped with street trees and an 8 foot meandering trail. The side setbacks are approximately 6 feet on the north and 10 feet on

the south. Pedestrian access has been provided from the parking lot via a walkway between the carports and on the south side building and swimming pool. The proposed plan has residential amenities consisting of a pool, gym, locker rooms, and dog park area. Landscaping is proposed for 14% of the site with no more than 5,000 sq. ft. of turf grass.

The proposed architecture is a modern style flat roofed structure incorporates masonry brick, stucco, metal accents, and fiber cement board. Final details regarding materials and architectural will be defined during step 2 of the P-District Rezone process with the draft development agreement. No fencing is proposed along Redwood Road and the building will have direct pedestrian access to the trail. The building height is 48 feet. The neighboring apartments are more traditional walk-up style with a pitched roof. Estimated height of the neighboring apartments is 43 feet from the ground to the roof peak.

### **POSSIBLE MOTION**

I move that the Planning Commission recommends approval to the City Council of the General Development Plan for Cutler Lofts located at 805 North Redwood Road with the following conditions:

1. The approved number of units is limited to \_\_\_\_\_;
2. The approved parking ratio is \_\_\_\_\_;
3. The approved side and rear setbacks are \_\_\_\_\_ and \_\_\_\_\_ respectively; and

Subject to:

4. Submittal of a required development agreement and full site plan submittal.

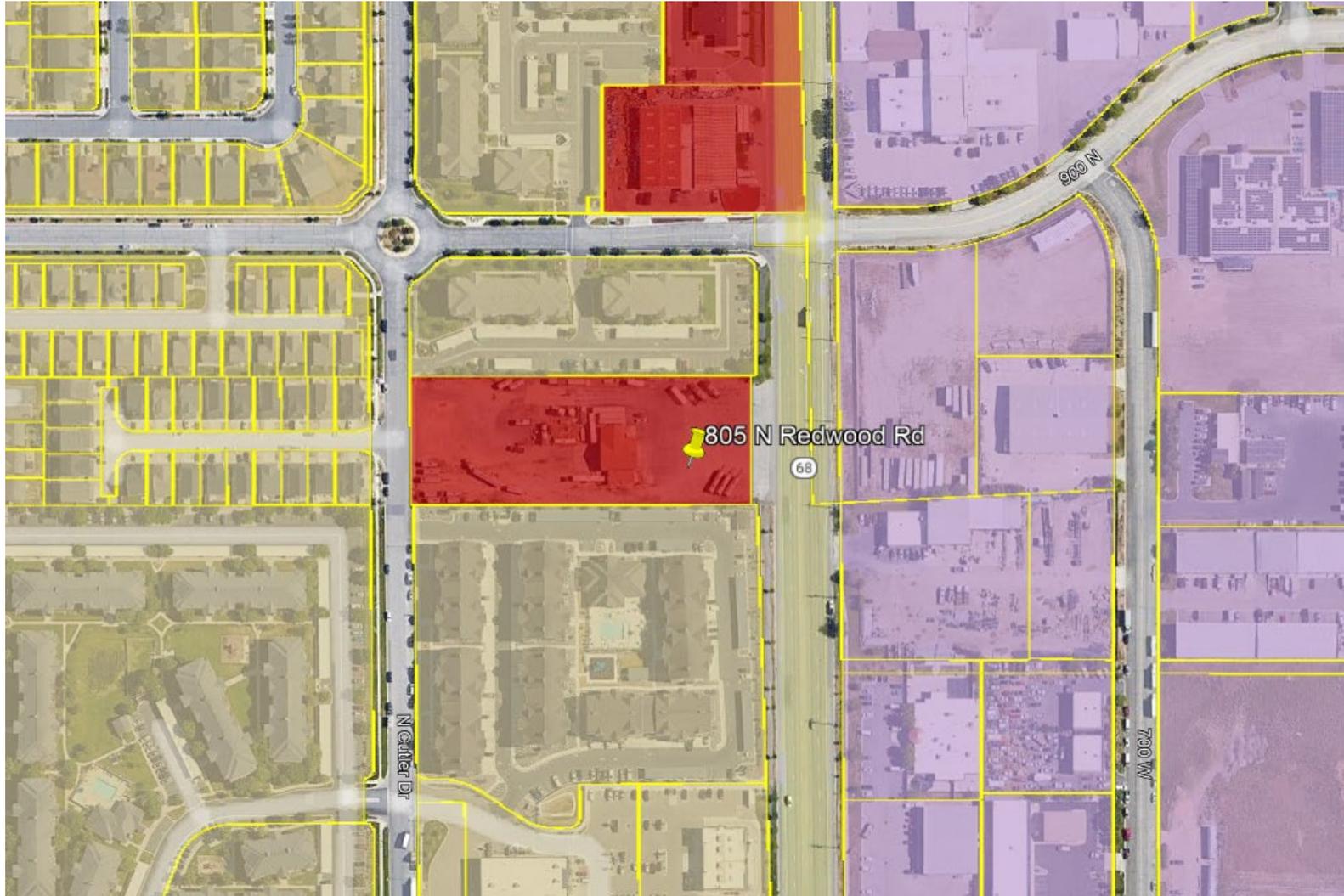
Attachments

- 1) Aerial/Zoning Map
- 2) Proposed General Development Plan (concept site plan)
- 3) Architectural Elevations
- 4) Developer letter regarding parking



# Aerial/Zoning

## Cutler Lofts-805 North Redwood Road



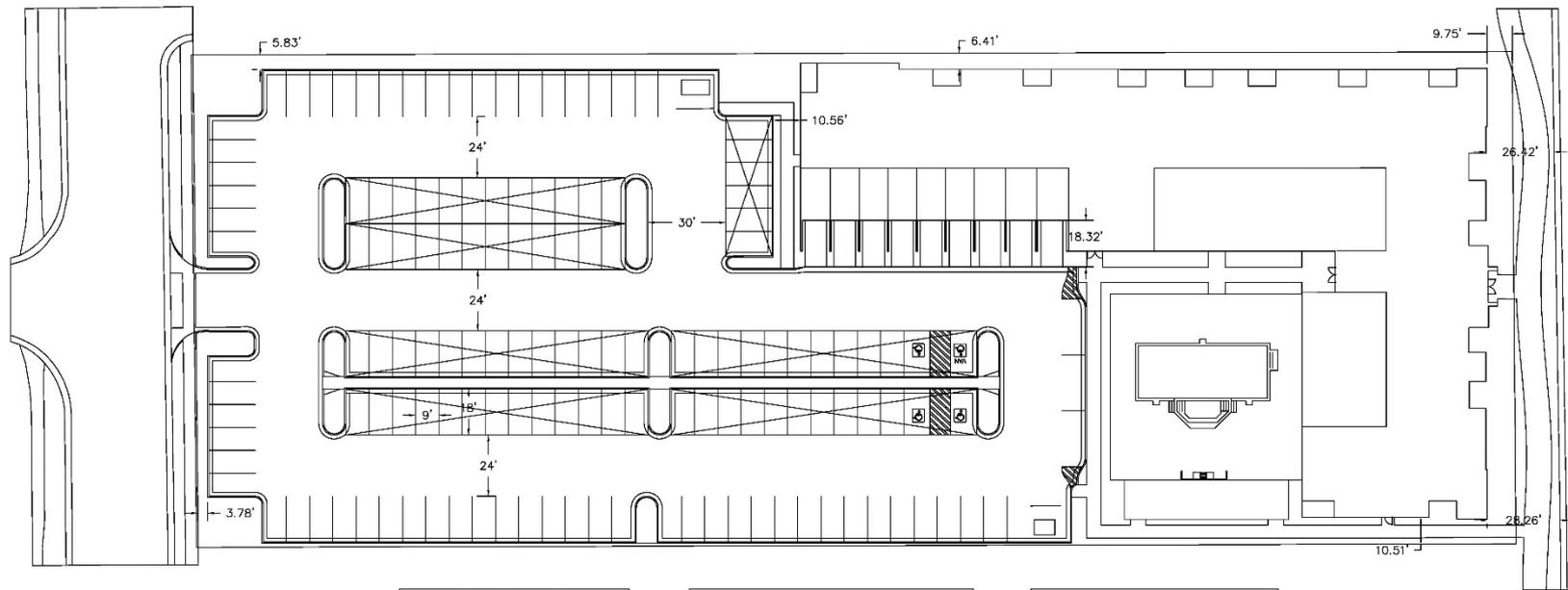
# CUTLER LOFTS

APARTMENTS - NORTH SALT LAKE

Hampton Place Apartments



Mirella at Foxboro Apartments



**LANDSCAPING**  
 14% Landscaping  
 \*no more than  
 5000 SF of turf

**PARKING CALCS**  
 161 Total Stalls  
 80 Carport Stalls  
 9 Garage Stalls  
 72 Uncovered Stalls  
 1.94 parking ratio

**UNIT BREAKDOWN**  
 83 Units Total  
 3 - Studio units  
 36 - 1 Bed Units  
 41 - 2 Bed Units  
 3 - 3 Bed Units

East Elevation (Redwood Road)



West Elevation (Cutler Drive)



North Elevation



South Elevation





May 18, 2023

Cutler Lofts – Parking

North Salt Lake City,

We firmly believe that the parking we are providing for the Cutler Lofts project is sufficient to meet the needs of the residents.

While neighboring properties may have a required parking ratio of 2.25 stalls per unit, Cutler Lofts currently offers 1.94 stalls per unit. However, if you look at a stalls-per-bedroom ratio our project has a ratio of 1.238 stalls per bedroom. This ratio exceeds that of Mirella at Foxboro (1.125 stalls per bedroom) and aligns closely with Hampton Place (1.251 stalls per bedroom). Neither of those projects have parking issues.

In addition to this, it is crucial to remember the additional costs associated with trying to develop this site due to the environmental issues, and we need a higher unit count to offset those higher costs.

We kindly request that you take into account the careful considerations we have made to provide sufficient parking while ensuring efficient land use. Thank you for your attention, and we look forward to a favorable resolution.

Sincerely,

Brighton Homes, Utah



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** May 23, 2023  
**SUBJECT:** Consideration of an amendment to City code 10-1-47, 10-10-3 and 10-11-3 related to animal control

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed code amendments with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

### BACKGROUND

The City of North Salt Lake contracts with Davis County for Animal Control Services. The County provides the services countywide and has had difficulty in providing the services to the various communities with each city having different rules related to household pets and more specifically the number of pets allowed. Each City pays a service fee for animal control to the County. The cities and the county have agreed to adopt the County regulations uniformly and collect property taxes for the service directly rather than having each city pay a yearly service fee. Each city will reduce their property tax assessments equal to the yearly service fee and the county will increase their portion of the property tax in the same amount for the services county wide.

### REVIEW

The DRC has reviewed the proposed amendment and supports amending the code to facilitate the change with Davis County Animal Control. The proposed amendments include changes to Title 5, Chapter 4, Animal Control and changes to Title 10. The Planning Commission is not required to review or recommend changes to city code outside of Title 10, Land Use and Subdivision Codes. Amendments to Title 5, Chapter 4 have been included here for context.

Title 5, Ch. 4 currently provides regulations for dog licensing, prohibit acts related to animals, dangerous animals, rabies, bites and attacks, etc. The items currently included in this code section will be replaced entirely by the Davis County Animal Control Ordinance. However, the county regulations do not address

the specific lands uses associated with animals, like animal hospitals or domestic farm animals. Therefore a provision will remain in code allowing the city to seek civil enforcement of our animal ordinances by our staff and hearing officer.

The county ordinance specifies that household pets are limited to 3 cats or dogs, or combination therein and provides for a special permit for a fourth dog or cat. The current city ordinance allows residents to have 2 dogs and requires a kennel license for 3 or more dogs. The county ordinance defines a kennel as a commercial endeavor and there has been a lot of confusion surrounding the enforcement of that particular provision. Thus the definition of a kennel in city code is required.

Adoption of these changes will mean that residents will now be able to have 3 household pets and may be permitted to have a 4<sup>th</sup> pet with a special permit. The special permit will be approved based upon the specifics of each application, such as size of pet, ability of the owner to care for 4 pets, previous animal control citations, etc. The City ordinance related to domestic farm animals will remain unchanged and provisions of that ordinance will be enforced by the City with the assistance of the County in the event nuisance animals have to be removed from a residential property.

#### **POSSIBLE MOTION**

I move that the Planning Commission recommend for approval the proposed code amendments with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

#### Attachments

- 1) Draft Amended Ordinance

Title 5, Chapter 4 is repealed in its entirety and replaced herein below:

**TITLE 5: PUBLIC SAFETY**

**CHAPTER 4: ANIMAL CONTROL**

**SECTION:**

**5-4-1: Davis County Animal Control Ordinance Adopted**

**5-4-2: Regulations of Animals**

**5-4-3: Penalties**

**5-4-1: Davis County Animal Control Ordinance Adopted**

The Davis County Animal Control Ordinance, as adopted by Davis County, and as amended or superseded from time to time, is hereby adopted by reference and made part of this code as if fully set out at length herein. All laws, rules and regulation contained therein, where applicable and within the jurisdictional authority of the City of North Salt Lake, shall be in full force and effect within the limits of the city, except as hereinafter specified.

**5-4-2: Land Use Regulations of Animals in Effect**

Adoption of the Davis County Animal Control Ordinance shall not supersede regulations outlined within Title 10, Land Use and Subdivision Ordinances. Davis County Animal Control shall be responsible for the enforcement of animal related regulations within the City, with the advise and assistance of the Community Development Department and Code Enforcement Specialist.

**5-4-3: Penalties**

Unless otherwise provided in any section of this chapter, any person violating any provision of the Davis County Animal Control Ordinance, shall be subject to civil or criminal penalty as outlined in said ordinance. Nothing therein shall prohibit the City from pursuing separate civil enforcement action of violation of said ordinance, this chapter, or Title 10 Land Use and Subdivision Ordinances, in accordance with Title 12, Administrative Code Enforcement Hearing Program.

Title 10 is hereby amended as follows:

**10-1-47: DEFINITIONS:**

ANIMAL KENNEL, <u>Commercial</u> :	Land or buildings used in the keeping, <u>care, or boarding</u> of <u>more than</u> three (3) <del>or more</del> dogs, <u>cats, or other household pets, four (4) months or older</u> as a commercial endeavor.
HOUSEHOLD PETS:	Animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats and canaries, but not normally dangerous animals, such as lions or tigers. <del>This definition shall not include a sufficient number of dogs as to constitute an "animal kennel", as defined in this section.</del> Purebred miniature Vietnamese potbelly pigs and other similar purebred miniature pigs, not exceeding one hundred twenty five (125) pounds and twenty two inches (22") in height at the shoulder, limited to no more than two (2) miniature potbelly pigs per residence.

**10-10-3: USE REGULATIONS:**

	Zone				
	R1-12	R1-10	R1-7	RM-7	RM-20
Domestic farm animals.	P	P	P	P	P
Household pets. <u>Subject to Davis Control Animal Control Ordinance</u>	P	P	P	P	P

**10-11-3: USE REGULATIONS:**

	Zone			
	C-S	C-G	M-D	M-G
<b>Professional, Scientific And Technical Services:</b>				
Veterinary services	C	P	P	N
<b>Miscellaneous Store Retailers:</b>				
Pet and pet supplies stores	P	P	P	N
<b>Personal Services:</b>				
Pet care (except veterinary) services	C	P	P	N
<u>Animal Kennel, Commercial (subject to Davis County Animal Control Ordinance)</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>N</u>



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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** May 23, 2023  
**SUBJECT:** Eaglewood Plaza Office Building, 290 South Orchard Drive

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for Village Station (Eaglewood Plaza) Office Building at 290 South Orchard Drive with the following conditions:

1. The site plan be reviewed by a traffic engineer for interior circulation;
2. Add a crosswalk from the trail along the north boundary to the building;
3. Submittal of full civil engineering prior to building permit approval.

### BACKGROUND

In November 2020 a site plan was approved for Eaglewood Plaza Office Building. Since that time, construction costs have increased dramatically and the need for office space have decreased as well. The property owners are no longer able to pursue the construction of the previously approved office building. The property owners have submitted an alternative site and development for the parcel located at 290 South Orchard Dr.

The use is subject to the revised development agreement with Brighton Development and has been evaluated for compliance with the site plan application requirements found in 10-20-3 of the City Code. The site plan complies with requirements for parking, circulation, & traffic, as well as health, safety & noise. Landscaping and lighting also comply with the minimum requirements of city code.

### REVIEW

The new plan consists of two fast food service buildings. The first has a confirmed tenant (Starbucks Coffee) with 2,226 sq. ft. and the second proposed building with 5,000 sq. ft. is a double drive thru building that will have 2 separate businesses. The second building design and final layout have not been finalized, as the applicant wants to have an agreement with a tenant prior to design. Examples given of the types of fast food are Twisted Sugar and Little Caesars Pizza or Jersey Mikes.

The site is zoned P-District. Permitted uses in the development agreement include General Retail and Restaurants. There is no prohibition of drive-thru facilities or fast-food type restaurants. The site plan

includes a 10' wide bike path trail connection from Orchard Drive to the Hwy 89 trail along the north boundary of the property. A crosswalk will need to be added for access from that trail connection to the building across the drive aisle stacking area. The Starbucks building provides a patio area for outdoor seating on the west side of the building adjacent to the drive thru lane with a landscape buffer.

The Starbucks drive thru lane is located ~58 feet from the curb on Hwy 89 and 5 feet from the water line easement on the property. The drive thru lanes on the second building has one lane within the water line easement and is located ~43 from the curb on Hwy 89.

Based upon the proposed sq. ft. of the buildings parking required is 1/75 sq. ft. or 96 spaces. The project has an agreement to share 62 spaces with Village Station Building 5 for after business hours shared parking. The site provides 100 spaces and 4 ADA spaces.

The site has 18,754 sq. ft. (21%) of landscaping, the minimum required landscaping under the development agreement is 25%. There is a stipulation that the PC can reduce the required landscaping to 20% with the improvement and maintenance of the right of way along Highway 89. The landscaping consists of lawn, trees and shrubs. The total lawn permitted will be limited to 5,000 sq. ft. Additional improvements to the site include a five-foot sidewalk and park strip along Orchard Drive. A lighting plan has not been submitted and will be required as part of the building permit package.

At this time no signage has been proposed. All signage must conform to the development agreement.

**ARCHITECTURAL REVIEW**

The Development Agreement sets forth the architectural guidelines for the development. The building design standards aim to improve the quality of construction and architectural aesthetics in entry to the city and within the Town Center area.

The building design concept includes each level of the 3-story building being twisted relative to each other and each level having its own material expression. The design creates visual interest in the building. will be constructed of concrete tilt up panels. Three shades of gray will be used to give variety to the building façade and will be similar in finish to phase 1 which was constructed to the north.

The following table outlines the required design standards:

Element	Requirement	Provided
Transparency (Ground story)	65%	38%
Transparency (Upper stories)	25%	NA
Horizontal and Vertical Division	Required vertical/horizontal	Meets design guideline
Entrances	Covered or recessed	Meets design guideline
Roof	2' variation in spans longer than 60'	Meets design guideline
Materials	High quality primary materials	Meets design guideline: Brick
Colors	As approved by Planning Commission	The proposed colors are shades of grey, white, black and red brick.

The proposed structures does not meet the minimum standard for ground floor transparency (glass). The City Council previously approved an exception to the transparency requirement and with the change in building type staff has no objections. Other concerns raised by the DRC with the applicant response are as follows:

1. The DRC was concerned with the internal circulation and asked for review by a traffic engineer. The developer responded that their civil engineer had reviewed the plan and it was their opinion that the rate of cars entering and exiting will average 1 car per minute. The varied options provided and the widened drive thru lanes will allow traffic to self regulate through the project. However, they will have a traffic engineer review the plan.

2. The DRC wanted to know if 3 dumpsters were necessary and the developer stated that they actually need 4 dumpsters (double for Starbucks) but found the site difficult to find the best location as the lot is double fronted. The developer has requested the Planning Commission determine if the dumpsters could be located closer to Orchard Dr. to eliminate the locations inside the parking area.

The previous site plan was a recommendation to the City Council because the office building was greater than 30,000 sq. ft. This site plan contains approximately 7,500 sq. ft. and requires only approval from the Planning Commission. Staff will update the Council regarding the change to the site, upon approval by the Planning Commission.

#### **POSSIBLE MOTION**

I move that the Planning Commission recommend to the City Council the approval of the site plan for Village Station Office Building at 290 South Orchard Drive with the following conditions:

1. The site plan be reviewed by a traffic engineer for interior circulation;
2. Add a crosswalk from the trail along the north boundary to the building;
3. Submittal of full civil engineering prior to building permit approval.

#### Attachments

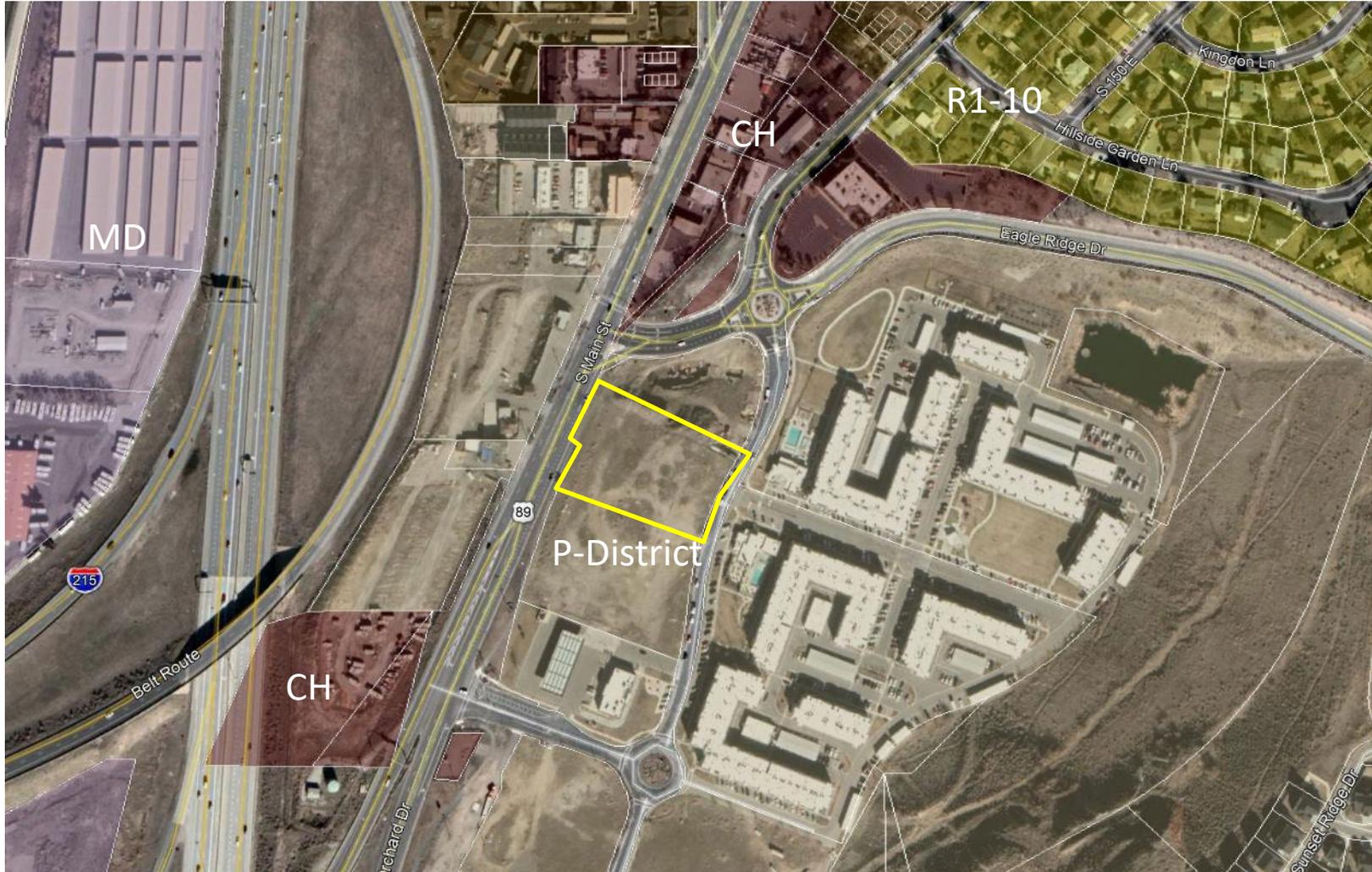
- 1) Aerial/Zoning Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Elevations



# Site Plan

## 290 South Orchard Drive

### Eaglewood Plaza



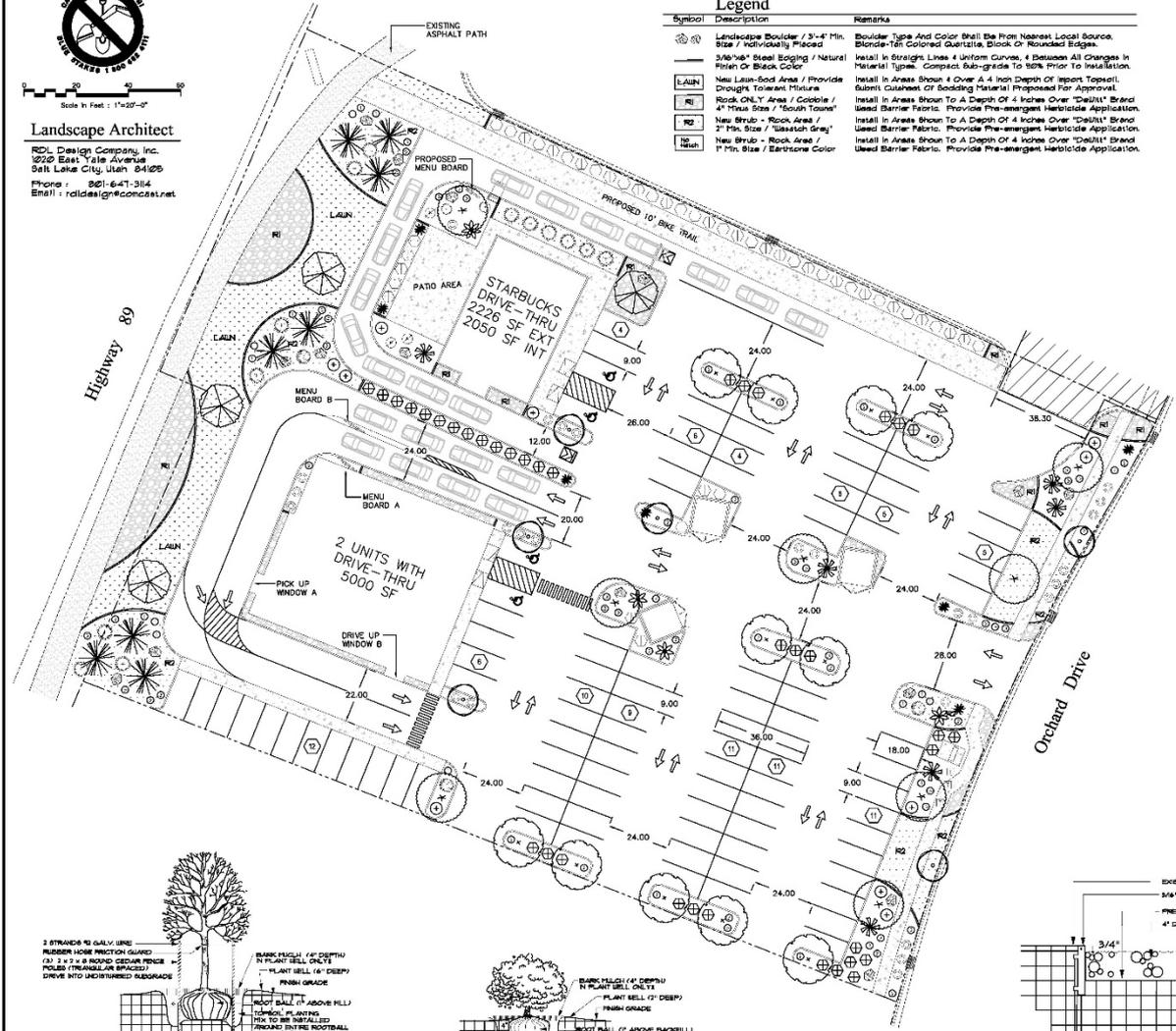




**Landscape Architect**  
 RCL Design Company, Inc.  
 3220 East Yale Avenue  
 Salt Lake City, Utah 84105  
 Phone : 801-641-314  
 Email : rclides@rclcompany.com

**Legend**

Symbol	Description	Remarks
(Symbol)	Landscape Boulder / 3'-4' Min. Size / Individually Placed	Boulder Type And Color Shall Be From Nearest Local Source. Blended-Tan Colored Quartzite, Block Or Rounded Edges.
(Symbol)	3/8" x 3/8" Steel Edging / Natural Finish Or Block Color	Install In Straight Lines & Uniform Curves, & Between All Changes In Material Types. Compact Sub-grade To 10% Prior To Installation.
(Symbol)	New Lawn-Seed Area / Provide Drought Tolerant Mixture	Install In Areas Shown & Over A 4 Inch Depth Of Import Topsoil. Submit Cultivar Or Seeding Material Proposed For Approval.
(Symbol)	Road-ONLY Area / Cobble / 4" Min Size / "South Towner"	Install In Areas Shown To A Depth Of 4 Inches Over "Dishit" Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.
(Symbol)	New Shrub - Rock Area / 2" Min. Size / "Sageston Grey"	Install In Areas Shown To A Depth Of 4 Inches Over "Dishit" Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.
(Symbol)	New Shrub - Rock Area / 1" Min. Size / Earthtone Color	Install In Areas Shown To A Depth Of 4 Inches Over "Dishit" Brand Used Barrier Fabric. Provide Pre-emergent Herbicide Application.



**Plant List (TREES)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
4	(Symbol)	<i>Crataegus crug-galli</i>	Goldspire Hawthorn	2' Caliper 8'-10' Height	Full Height Crown 8" High Trunk
11	(Symbol)	<i>Gleditsia triacanthos 'Skyline'</i>	Skyline Honeylocust	2' Caliper 10'-12' Height	Full Height Crown Straight Trunk
8	(Symbol)	<i>Koelerutaria p. 'Golden Sentinel'</i>	Golden Rain Tree	2' Caliper 10'-12' Height	Full Height Crown Straight Trunk
8	(Symbol)	<i>Pinus laeocarpa 'Hawthorn'</i>	Dwarf Boston Pine	6'-8' Height 4" @ 3'	Full Throughout Specimen
1	(Symbol)	<i>Zalovoa aureata 'Hawaiian'</i>	Hawaiian Zalovoa	2' Caliper 10'-12' Height	Full Height Crown Straight Trunk

**Plant List (SHRUBS)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
3	(Symbol)	<i>Berberis thunb. 'Crimson Pygmy'</i>	Crimson Pygmy Barberry	5 Gallon	5'-18" Height
4	(Symbol)	<i>Physocarpus o. 'Bumper Unit'</i>	Bumper Unit Ninebark	5 Gallon	24"-36" Height
13	(Symbol)	<i>Rosa 'Iceberg'</i>	Iceberg Rose	5 Gallon	30"-34" Spread
6	(Symbol)	<i>Rhus typhina 'Talliger'</i>	Tiger Eye's Sumac	5 Gallon	24"-36" Height
3	(Symbol)	<i>Rosa 'Knock Out Red'</i>	Knock Out Red Rose	5 Gallon	30"-24" Height
2	(Symbol)	<i>Spiraea 'Bumalda Goldmound'</i>	Goldmound Spiraea	5 Gallon	30"-36" Height
10	(Symbol)	<i>Spiraea 'Japanese Neon Pearl'</i>	Neon Pearl Spiraea	5 Gallon	30"-36" Height
1	(Symbol)	<i>Yucca filif. 'Golden Sword'</i>	Golden Sword Yucca	5 Gallon	30"-18" Height

**Plant List (ORNAMENTAL GRASSES)**

Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
36	(Symbol)	<i>Calamagrostis a. 'Avalanche'</i>	Avalanche Feather Grass	5 Gallon	24"-36" Height
45	(Symbol)	<i>Calamagrostis a. 'Fountain'</i>	Fountain Feather Grass	5 Gallon	24"-36" Height
26	(Symbol)	<i>Panicum ssp. 'Nanah'</i>	Nanah Fountain Grass	5 Gallon	30"-18" Height

**Plant List (PERENNIALS)**

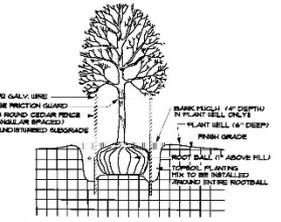
Quan.	Symbol	Botanical Name	Common Name	Size	Remarks
15	(Symbol)	<i>Hemerocallis 'Stella d'Oro'</i>	Stella d'Oro Day Lily	1 Gallon	Full Can
25	(Symbol)	<i>Lavandula 'Hidcote Blue'</i>	Blue Lavender	1 Gallon	Full Can
33	(Symbol)	<i>Salvia 'Elate Primrose'</i>	East Primrose Sage	1 Gallon	Full Can

**Planting Notes**

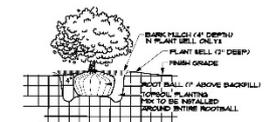
- All shrub areas shall receive a 4 inch depth of topsoil, lawn areas a 4 inch depth. If topsoil is not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement area shall be loosened by scarifying the soil to a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- All plant material shall be dug using the diameter of the rootball and 6 inches deeper. Excess soil material shall be removed from the site.
- Plant backfill mixture shall be composed of 3 parts topsoil to 1 part humus additive (Bor-Pon) per acre, and shall be tamped once prior to installation.
- Plant fertilizer shall be "Agriform" brand 2 gram tablets used as per manufacturers recommendations.
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of standard bark mulch mixture as a cover. The overall shrub back themselves (beyond plant wells) shall receive a 4" depth of decorative stone mulch over 3/8" weed barrier fabric.
- In decorative stone beds, cut the fabric from around the outer wall of each plant, then apply the ground bark inside water well. The remainder of the planter bed shall receive the depth of decorative stone.
- Landscape maintenance shall be required for a period during the second mowing of the lawn (30 day minimum) and shall include weeding, pruning and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall that period be less than two years following the date of completion and final acceptance.

**General Notes**

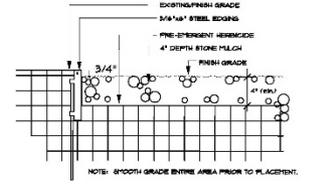
- All bidding landscape contractors shall have a minimum of 9 years experience in the installation of commercial landscapes and irrigation projects, and be able to supply the necessary staff to perform all tasks described with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified soils.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate his work with the project manager and all other contractors working on the site.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall place all plants per the planting details, whenever as shown. The top of the rootballs shall be planted flush with the finish grade.



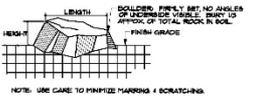
**1 Tree Planting**  
N.T.S.



**2 Shrub Planting**  
N.T.S.



**3 Steel Edging / Mulch**  
N.T.S.



**4 Decorative Boulder**  
N.T.S.



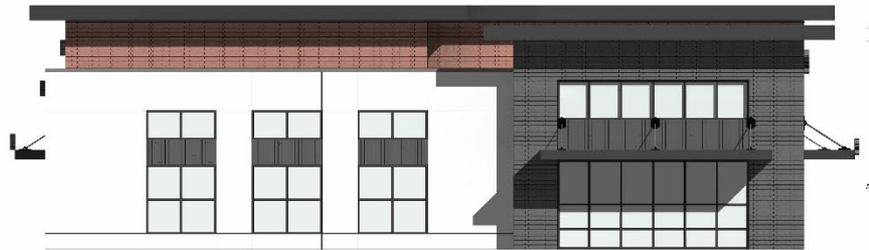
**B1 ELEVATION - EAST**  
3/3 - 1/2"



**B3 ELEVATION - NORTH**  
3/3 - 1/2"



**A1 ELEVATION - WEST**  
3/3 - 1/2"



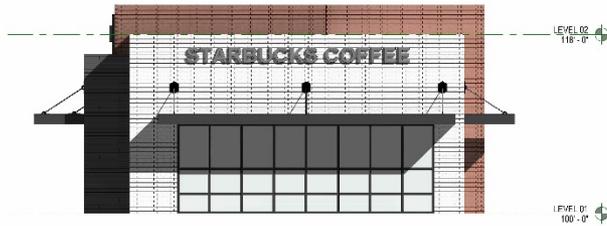
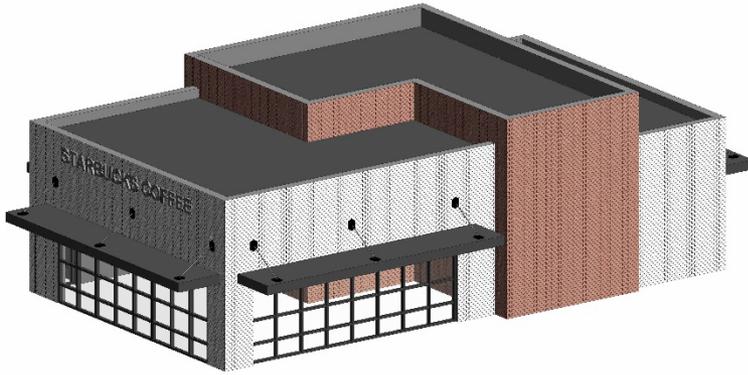
**A3 ELEVATION - SOUTH**  
3/3 - 1/2"

**NORTH SALT LAKE OFFICES**  
290 S ORCHARD, DR. NORTH SALT LAKE, 84054  
NOT FOR CONSTRUCTION

JOB NUMBER:	Project Number	
OWNER:	Client	
DATE:	Issue Date	
REV	DATE	DESCRIPTION

EXTERIOR  
ELEVATION

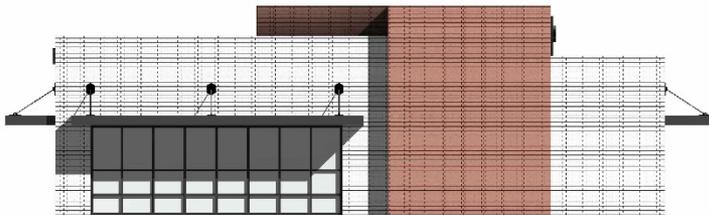
**A201**



**B1** BUILDING ELEVATION - EAST  
375'-11"



**B3** BUILDING ELEVATION - WEST  
290'-11"



**A1** BUILDING ELEVATION - NORTH  
375'-11"



**A3** BUILDING ELEVATION - SOUTH  
290'-11"

NORTH SALT LAKE OFFICES  
290 S ORCHARD, DR. NORTH SALT LAKE, 84054  
NOT FOR CONSTRUCTION

JOB NUMBER: Project Number  
OWNER: Owner  
DATE: Issue Date

REV. DATE DESCRIPTION

EXTERIOR  
ELEVATION

**A202**



uncommon  
architects

SALT LAKE CITY, UTAH

phone: (801) 333-0000  
email: info@uncommonarch.com  
web: www.uncommonarch.com



**EAGLEWOOD RETAIL**  
JOHN MACFARLANE + RYAN FORSYTH  
NORTH SALT LAKE, UT  
APRIL 05, 2023

RENDER

A101

**1** RENDER 1  
SCALE NTS



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**JOHN MACFARLANE + RYAN FORSYTH**  
NORTH SALT LAKE, UT  
APRIL 05, 2023

RENDER

A101

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SCALE NTS



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RENDER

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NORTH SALT LAKE, UT  
APRIL 05, 2023

RENDER

A101

**1** RENDER 1  
SCALE NTS



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

---

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

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Meredith Covey, Planning Intern  
**DATE:** May 23, 2023  
**SUBJECT:** Conditional Use Permit for SLink Plus Warehouse located at 95 Foxboro Dr. #100

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for SLink Plus Warehouse located at 95 Foxboro Dr. #100 with no conditions.

### BACKGROUND

A company called "SLink Plus/Link Plus Auctions" has submitted a business license application for the location of 95 Foxboro Drive #100. That address is zoned General Commercial (CG) where "general warehousing and storage facilities" is a conditional use. The location was previously being used by Harvest Right which was operating as "miscellaneous manufacturing". This business "Link Plus" purchases miscellaneous items from surplus truckloads or through liquidation to sort and resell. This location will serve as the warehousing and distribution center for this business. Daily operations include receiving of pallets, sorting of goods, and distribution to their retail locations on-line or store location in Bountiful. No in store retail sales happen at this location. The products stored and sold include mostly office supplies, household items, clothing, and furniture. The warehouse will also store an electronic forklift, pallets, shipping supplies, and office equipment.

The business has 4 employees at this location. The maximum number of employees on the highest shift will be 4. Hours of operation are 9:00 AM to 5:00 PM, Monday-Friday. The applicant indicates that they will have 10 parking stalls dedicated to their business. They have 1 box truck and 2 company vehicles that will be stored on site. The entire building at 95 Foxboro Drive is approximately 57,000 sq. ft. in size. and was designed with enough parking for the entire warehouse. The applicant has indicated that they will use about half of the warehouse space and will require about 10 parking stalls. The DRC has no concerns about parking at this location

Caselle has no record of an active business license at the subject address aside from Harvest Right which will be leaving, so other tenants are not a concern.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-D), 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**

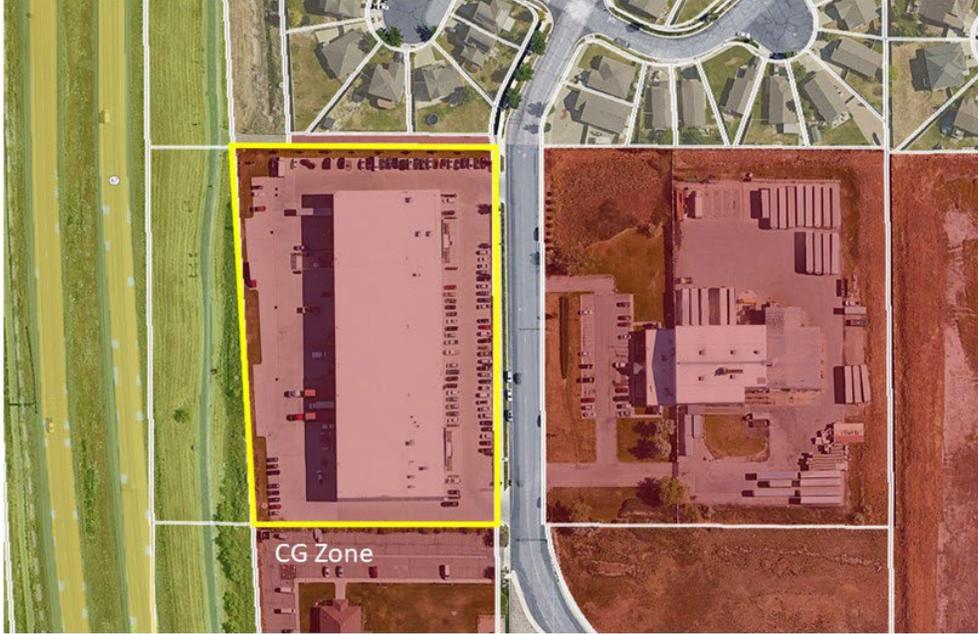
I move that the Planning Commission approve the conditional use permit for SLink Plus Warehouse located at 95 Foxboro Dr. #100 with no conditions.

Attachments

- 1) Zoning/Aerial Map



Conditional Use Permit  
SLink Plus Warehouse 95 Foxboro Dr.  
Aerial/Zoning



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 ANCHOR LOCATION: CITY HALL  
4 10 EAST CENTER STREET, NORTH SALT LAKE  
5 MAY 9, 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; Meredith Covey, Planning  
20 Intern.  
21

22 OTHERS PRESENT: Brian Carlisle, HMS Development; Matt S.; Dee Lalliss, resident.  
23

24 1. PUBLIC COMMENTS  
25

26 There were no public comments.  
27

28 2. PUBLIC HEARING-CONSIDERATION OF A GENERAL PLAN UPDATE-WATER  
29 USE & PRESERVATION ELEMENT (CHAPTER 11)  
30

31 Sherrie Pace reported that the City hired a consulting firm, Bowen Collins & Associates to  
32 update the Water Master Plan, Storm Drain Master Plan, and Water Conservation Plan. The State  
33 Legislature has recently required that a Water Use & Preservation element be part of the City's  
34 General Plan and must include the effect of permitted development or patterns of development  
35 on water demand and water infrastructure, methods of reducing water demand and per capita  
36 consumption for future development, methods of reducing water demand and per capita  
37 consumption for existing development, and opportunities for the City to modify operations to  
38 eliminate practices or conditions that waste water. As the Bowen Collins study included  
39 restricted information pertaining to the City's water source and systems staff gleaned from the  
40 study the content that could be included in the General Plan.  
41

42 Staff explained that there are nine requirements from the State statute for consideration by the  
43 Planning Commission in drafting the water element. These requirements included considering

44 applicable regional water conservation goals recommended by the Division of Water Resources,  
45 considering the City’s water conservation plan, recommendation for water conservation policies  
46 to be determined by the City, recommendation for landscaping options within a public street for  
47 current and future development that do not require lawn in park strip, review and  
48 recommendations on City’s land use ordinances that promote inefficient use of water, consider  
49 principles of sustainable landscaping, consult with public water systems or systems serving the  
50 City with drinking water regarding how implementation of the land use element and water use  
51 and preservation element may affect water supply and distribution planning, recommendations  
52 for additional water demand reduction strategies, and recommendations for low water use  
53 landscaping standards for new development.

54  
55 Ms. Pace spoke on the first requirement for consideration when drafting the Water Element for  
56 the General Plan included reviewing applicable regional water conservation goals recommended  
57 by the Division of Water Resources. The Water Master Plan specifically addressed the regional  
58 conservation goals established by the Weber Basin Water Conservancy District (WBWCD) and  
59 the City’s intention to meet those goals. She shared a table that included the year, the  
60 conservation goal, the water use per capita in the City, and the City’s reduction goal amount. The  
61 second requirement was to consider the City’s water conservation plan. The conservation plan  
62 goals have been incorporated into the elements and include conservation public awareness  
63 practices such as the development of a water shortage and drought plan within the next year,  
64 assigning or hiring a staff member as a public outreach coordinator, updating the City website to  
65 include water conservation education materials, generating and distributing print materials  
66 regarding water wise landscaping, coordinating with WBWCD in hosting water conservation  
67 classes, developing water conservation social media campaign, becoming actively involved in  
68 Water Week and Earth Day forums, and updating the Water Conservation Plan at minimum every  
69 five years.

70  
71 The third requirement was recommendations for water conservation policies to be determined by  
72 the City including participation in the Locascapes program and offering cash rewards for  
73 property owners that removed turf in favor of waterwise landscaping and/or participation in the  
74 Flip Your Strip program which reimburses property owners for removal of turf in the park strip  
75 in favor of waterwise landscaping. The fourth requirement was for recommendations for  
76 landscaping options within a public street for current and future development that did not require  
77 lawn in the park strip. The plan recommended that turf be prohibited in park strips, only allow  
78 water conserving plants, and overhead spray irrigation not be utilized. The fifth requirement  
79 included review and recommendations on any City’s land use ordinances that promoted  
80 inefficient use of water. These changes to the ordinance included restrictions for residential  
81 developments to limit landscaped open space areas which use overhead spray irrigation to a  
82 maximum of 25% of the lot or 6,500 square feet, whichever was less. That areas less than eight  
83 feet in width be prohibited for turf. That commercial, industrial, and institutional properties be  
84 limited to the use of turf to 5% of the total lot or 5,000 square feet, whichever was less. Mixed

85 use or multifamily projects be limited to turf use of 10% of the lot or 5,000 square feet,  
86 whichever was less.

87  
88 Requirement six included considering principles of sustainable landscaping such as reduction or  
89 limitation of lawn or turf, promotion of site specific landscape design that decreased stormwater  
90 runoff or runoff of irrigation water, preservation and use of healthy trees that have a reasonable  
91 water requirement or were resistant to dry soil conditions, elimination or regulation of ponds,  
92 pools, and other features that promote unnecessary water evaporation, reduction of yard waste,  
93 and the use of an irrigation system, including drip irrigation, best adapted to provide the optimal  
94 amount of water to the plants being irrigated. The seventh requirement was consulting with the  
95 public water system or systems serving the City with drinking water regarding how  
96 implementation of the land use element and water use and preservation element may affect the  
97 water supply and distribution planning. Requirement eight included recommendations for  
98 additional water demand reduction strategies such as creating a water budget associated with a  
99 particular type of development, adopting new or modified lot size, configuration, and  
100 landscaping standards for new single family homes, providing one or more water reduction  
101 incentives for existing development, discouraging incentives for economic development  
102 activities that did not adequately account for water use, and adopting water concurrency  
103 standards requiring that adequate water supplies and facilities were in place for new  
104 development. The ninth requirement included a recommendation for low water use landscaping  
105 standards for new commercial, industrial, institutional development as well as common interest  
106 community, and multifamily housing projects.

107  
108 Utah State code 10-9a-404 requires a public hearing before the Planning Commission on any  
109 proposed General Plan or amendment prior to making a recommendation to the City Council.  
110 The proposed draft amendment has been recommended by staff for consideration by the  
111 Commission.

112  
113 **Chair Larson opened the public hearing at 6:48 p.m.**

114  
115 Dee Lalliss said the purposes of park strips were to provide a separation from the sidewalk from  
116 vehicles and as a location for plows to place snow. He spoke on how a four foot wide park strip  
117 could not accommodate any trees of value and that larger trees had roots that lifted up sidewalks,  
118 different soil types in the City, drip irrigation, park strip landscaping, etc. Mr. Lalliss suggested  
119 discouraging trees in park strips unless they would be properly trimmed and encouraging  
120 residents to plant shade trees in their yards instead.

121  
122 **Chair Larson closed the public hearing at 7:01 p.m.**

123  
124 Commissioner Jorgensen thanked Mr. Lalliss for his comments. He spoke on how public utilities  
125 were often located in the park strip and the need for resilient landscaping there in the event of

126 maintenance, etc. Commissioner Jorgensen mentioned that the City Council had approved an  
127 ordinance requiring street trees and 33% vegetative cover in the park strip.

128  
129 Commissioner Ward asked if there was an opportunity to revisit that ordinance requirement for  
130 vegetation in the park strip. Sherrie Pace responded that at the May 16<sup>th</sup> City Council meeting  
131 she would be presenting on City code related to xeriscaping. This would include trees and  
132 vegetation in the park strip, xeriscaping percentages, and artificial turf.

133  
134 Commissioner Maus said she was in favor of trees and would not be able to recommend  
135 otherwise. She spoke on the need for specifications, requirements, and care for trees.

136 Commissioner Maus asked if irrigation modification was a requirement for the Flip Your Strip  
137 rebate. Sherrie Pace replied that it was a requirement and staff had attended the Flip Your Strip  
138 class which taught park strip design, xeriscape, and irrigation. She spoke on the City street tree  
139 ordinance and how the City was divided into three zones based on location with information for  
140 appropriate trees in certain soils and park strip size. This information was available on the City's  
141 website and was provided to developers.

142  
143 Commissioner Maus asked if Davis County allowed for residential collection of rainwater.  
144 Sherrie Pace replied that she would review County ordinances related to water collection.

145  
146 Commissioner Jorgensen asked if the Weber Basin Water Conservancy District lawn exchange  
147 program was funded and functional. Sherrie Pace responded that she believed there was funding  
148 but it was not yet functional.

149  
150 Commissioner Maus mentioned drought, detention and flooding. She questioned if there was a  
151 need for any of this to be addressed in an ordinance. Sherrie Pace said that the City did not have  
152 any rivers or major runoff issues. She spoke on how flooding events in the City were typically  
153 related to heavy rainstorms and the reassurance from the City Engineer that the City was in good  
154 shape.

155  
156 Commissioner Jorgensen mentioned growth projections, housing, and water use/supply and how  
157 this would be evaluated in the context of a plan. Sherrie Pace said that this was something the  
158 City's engineering department should be prepared for. She explained that conservation measures  
159 be implemented now and the City should plan for future growth.

160  
161 Commissioner Holbrook spoke on a planning conference seminar related to water use and  
162 quarter acre lots. He said single family homes used more water than multifamily on the same lot  
163 size.

164  
165 Commissioner Jorgensen mentioned industrial and commercial water use particularly related to  
166 the water usage data provided in the study. Sherrie Pace commented that the City carefully  
167 reviewed applications for companies looking to relocate to the industrial areas in the City that

168 may be high water users. She said the refinery was the one high water user in the City and staff  
169 was careful not to encourage other businesses that used a lot of water.

170  
171 Commissioner Holbrook spoke on water usage over time and demand. He said there would be a  
172 need to expand the water supply and feasible options. Sherrie Pace replied that water supply  
173 would come from Weber Basin, secondary water systems, and detention ponds. She said the City  
174 Engineer could provide a presentation to the Commission.

175  
176 Chair Larson mentioned turf and the Stonehaven properties in Foxboro. Sherrie Pace clarified  
177 that turf would be prohibited in events of rehabilitation or new areas.

178  
179 Commissioner Maus spoke on the proposed draft and if it would become part of the General  
180 Plan. Sherrie Pace replied affirmatively.

181  
182 **Commissioner Maus moved that the Planning Commission recommend for approval the**  
183 **proposed draft to the General Plan, adopting a Water Preservation and Use element with**  
184 **the following findings:**

- 185  
186 **1) The State Legislature has determined that cities must include a Water Use &**  
187 **Preservation Element in the General Plan prior to December 31, 2025; and**  
188 **2) The proposed draft meets the requirements of the State code for the Water Use and**  
189 **Preservation Element.**

190  
191 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**  
192 **Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.**

193  
194 **3. DISCUSSION ITEM-LOFTS AT NORTH LAKE (130 EAST CENTER ST.)**  
195 **REQUESTED FEEDBACK REGARDING POSSIBLE FUTURE APPLICATION**

196  
197 Sherrie Pace reported the developer of Lofts at North Lake had requested to be on the agenda for  
198 a discussion of the project that was denied on March 14, 2023. They have requested feedback  
199 from the Planning Commission with regard to a possible new application for development on  
200 two parcels at the corner of 130 East and Center excluding the redevelopment parcel from the  
201 shopping center. The new proposal included five story buildings with 7,900 square feet of retail  
202 on the west side building and 2,000 square feet of retail on the east side building. There would be  
203 underground parking from Center Street and also 130 East. She showed renderings of the  
204 proposed buildings and pool location from multiple street views and the relation to the existing  
205 strip mall and neighborhood.

206  
207 Brian Carlisle, HMS Development, commented that they were no longer pursuing development  
208 of the eastern parcel after feedback from the community. The height of the building as also  
209 reduced from six stories to five stories to help preserve views. He said there would be

210 approximately 10,000 square feet of retail space and they would no longer be pursuing a rezone  
211 on the adjacent property and only a modification of the development agreement for the existing  
212 two parcels. The current development agreement allowed for 8,300 square feet of retail and  
213 19,300 square feet of office space. They would also be completing a traffic study to address the  
214 concerns mentioned during the last meeting. The proposed housing density would be reduced  
215 from 280 units to 128 units with a higher parking ratio of 200 stalls or a 1.5 parking ratio. The  
216 majority would be studio units so they did not anticipate an extra burden on the schools. Mr.  
217 Carlisle said that there was not a demand for office space at this time. He asked for feedback on  
218 the proposed development.

219  
220 Chair Larson asked if any of the units would be subsidized for lower income individuals. Brian  
221 Carlisle replied that they had not determined that yet. He said that was a lot easier to offer when  
222 there were more units. At least 60 of the proposed units were one bedroom and would be 80%  
223 Area Median Income (AMI).

224  
225 Chair Larson questioned if the developer would still be seeking RDA funding. Brian Carlisle  
226 responded that they would pursue funding for their parking structures.

227  
228 Commissioner Jorgensen mentioned the resident's concerns with traffic, safety, and a multistory  
229 buildings. He asked why the three story buildings could not work. Brian Carlisle replied that the  
230 product was not really viable at three stories with amenities or commercial versus the density and  
231 value of the land.

232  
233 Commissioner Jorgensen commented that this was a unique space in the Town Center and lost  
234 opportunities. He mentioned the desire for a neighborhood center that was more accessible and a  
235 better fit for the area. Brian Carlisle said the majority of their 1.6 acre property on Center Street  
236 would be retail.

237  
238 Commissioners Holbrook and Maus spoke on public feedback. Commissioner Maus suggested  
239 sharing the information from a traffic study. She also spoke on considering the need for green  
240 space.

241  
242 Chair Larson asked about the density per acre for the proposed project. Brian Carlisle replied that  
243 it was 1.6 acres and 128 units for a total of 80 units per acre. This density was due to the smaller  
244 unit types with a majority being one bedroom units.

245  
246 Commissioner Holbrook felt that the location warranted no more than three stories and said there  
247 would be negative feedback from residents.

248  
249 Commission Tucker spoke on the City's upcoming Form-Based Code where this parcel would be  
250 located. He said this project would go against the plan for the Town Center as it was too tall and  
251 too dense.

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Commissioner Stone said while she appreciated the changes that had been made, she did not think the public would embrace this project as proposed.

Chair Larson commented that this plan did not match the existing area and was outside what had been envisioned for the property with the proposed high density housing. Brian Carlisle replied that the parcel would most likely remain vacant if the plan was not approved. He asked if two stories of residential above one story of retail would be the preferred plan.

Commissioner Jorgensen mentioned that a neighborhood center with small scale retail would be a better fit for the area.

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

Sherrie Pace introduced the new planning intern, Meredith Covey, who would assist with the General Plan update. She spoke on the May 2<sup>nd</sup> City Council meeting and said the Eaglewood Cove amendment to Lots 1317 and 1318 were adopted. A code amendment to Title 9 related to retaining walls was approved and included the provision that a land use permit was required to build a retaining wall.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 25, 2023 were reviewed and approved.

**Commissioner Jorgensen moved to approve the April 25, 2023 Planning Commission meeting minutes as drafted. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.**

6. ADJOURN

Commission Chair Larson adjourned the meeting at 8:12 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, May 23, 2023 by unanimous vote of all members present.*

---

Wendy Page, City Recorder