

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
ANCHOR LOCATION: CITY HALL  
10 EAST CENTER STREET, NORTH SALT LAKE  
MAY 9, 2023

**FINAL**

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

PRESENT: Commission Chair BreAnna Larson  
Commissioner Ryan Holbrook  
Commissioner Ron Jorgensen  
Commissioner Katherine Maus  
Commissioner Irene Stone  
Commissioner Brandon Tucker  
Commissioner William Ward

STAFF PRESENT: Sherrie Pace, Community Development Director; Meredith Covey, Planning Intern.

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

1. PUBLIC COMMENTS

There were no public comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Maus said she was in favor of trees and would not be able to recommend otherwise. She spoke on the need for specifications, requirements, and care for trees. Commissioner Maus asked if irrigation modification was a requirement for the Flip Your Strip rebate. Sherrie Pace replied that it was a requirement and staff had attended the Flip Your Strip class which taught park strip design, xeriscape, and irrigation. She spoke on the City street tree ordinance and how the City was divided into three zones based on location with information for appropriate trees in certain soils and park strip size. This information was available on the City's website and was provided to developers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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.*

  
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Wendy Page, City Recorder