



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 June 13, 2023 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council Chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Welcome and Introduction
- 2) Public comments
- 3) Public Hearing: Consideration of an Amendment to the General Development Plan for Lofts at North Salt Lake (fka Towne Plaza) located at 120 and 140 East Center St. The proposed amendment is for the approval of mixed use project consisting of 2 buildings with 7,900 sq. ft. of commercial space and 98 residential apartments with a maximum height of 3 stories, Brian Carlisle, Applicant
- 4) Consideration of a Conditional Use Permit for Commercial Tire, Inc. at 55 North 400 West for a tire re-tread manufacture, Ron Ruggles, applicant
- 5) Consideration of a Conditional Use Permit for Alloy Fabrication, LLC. at 101 North 700 West for the fabrication of metal railings and artistic metal work, Landon Scheeler, applicant
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 5/23/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: June 13, 2023, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting: <https://bit.ly/3MSO1I9>

Meeting ID: 828 7508 0351

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 copies the agenda for the Planning Commission meeting to be held June 13, 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 East Center St., North Salt Lake.

Dated this 16th day of June, 2023


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: June 13, 2023
SUBJECT: Amendment to the Towne Plaza General Development Plan for The Lofts at North Salt Lake on lots 153 and 154 of Towne Plaza Townhomes Phase 3 Subdivision at 120 & 140 East Center Street

RECOMMENDATION

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

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

BACKGROUND

The City Council entered into a development agreement with David Curtis and National Commercial Properties on June 16, 2015 for the Towne Plaza project located at 130 East Center Street. The general development plan for the project included 52 townhomes and 2 commercial office/retail buildings (2 stories). The construction of the townhomes has been completed.

The remaining commercial property has been transferred to the developers Jesse Curtis, JCI Inc. and Lofts North Lake LLC for completion of the project. The development agreement runs with the land and the new LLC assumes the responsibility of fulfilling the terms of the agreement. The new developer has requested an amendment to the development agreement, including the general development plan, and changing the project name for the remainder of the project to The Lofts at North Lake.

The Planning Commission reviewed a requested amendment to the plan on March 14, 2023, which was denied. The previous denied concept contained additional property, 280 residential units and proposed 6 story buildings. The applicant has submitted a new concept plan for consideration which limits the height to 3 stories, contains 98 residential units and 7,900 sq. ft. of commercial space and does not include the additional property. The proposal residential count and parking is detailed in the following table:

Building A (West)	Sq. ft. or #Units	Standard Ratio	Standard Parking	Proposed Ratio	Proposed Parking Standard	Parking Provided
Commercial 1 st story	7,900	3-5 per 1,000 sq. ft.	24-40	1/1,000	8	
Jr. 1 bed units 2 nd & 3 rd Story	28	2.25	63	1.25	35	
Bldg. A Totals	7,900 sq. ft. 28 units		87-103		43	92
Building B (east)						
Jr. 1 bed units	55	2.25	124	1.25	69	
Reg. 1 bed units	3	2.25	7	1.5	5	
2 bed units	12	2.25	27	1.75	21	
Bldg. B Totals	70 units		158		95	48
Commercial	7,900	3-5	24-40	1/1000	8	
Total Residential	98	2.25	221		130	
Combined Totals			242-261		138	140

REVIEW

The original Towne Plaza project was approved on approximately 5 acres with 52 residential units, 8,300 sq. ft. of commercial space, and 30,300 sq. ft. of office space. The proposed amendment increases the height of the buildings from 2 stories to 3 stories, eliminates the office space, includes 7,900 sq. ft. of retail space on the first story of Building A, and adds 98 residential units. The majority of the units (86) are 1 bedroom with 12 units being 2 bedroom units.

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

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

Parking

Parking is proposed with a 2 story parking garage behind Building A containing 92 spaces and a surface lot behind Building B with 48 spaces. A total of 98 dwelling units are proposed with 140 parking spaces and assumes shared daytime use for the Building A retail. The proposed parking ratio is based upon bedroom count with 1 bedroom jr. units at 1.25 spaces per unit, 1 bedroom units at 1.5 and 2 bedroom

units at 1.75. (note: proposed parking ratios are the same ratios approved for Village Station, the ratio for Williamsburg was 1.5/1 bed, 2/2-3 bed, and 0.25/unit guest) The standard parking ratio is 2.25 spaces/unit and would require 221 spaces for the residential component. The General Plan recommends for the Town Center a 35% reduction to current parking code requirements which would equate to 144 spaces for the residential component.

Shared Use/Peak Usage Table (City Code)			
	7 am-6 pm	6 pm-12 am	12 am-6 am
Residential (130)	75% (98)	80% (104)	100% (130)
Commercial (8)	100% (8)	80% (7)	0% (0)
Parking Demand	106	111	130
Proposed Parking	Surface Stalls	Garage Stalls	Total Proposed
	101	39	140 spaces

A parking study was prepared by Hales Engineering with the initial proposed amendment which included 104 single bedroom units. The analysis reviewed the standards required in the draft FBC to those listed for expected actual parking demand as listed in the Institute of Transportation Engineers (ITE) Parking Generation (5th Edition, 2019). Hales conducted a study of local (NSL, Woods Cross, & Centerville) multi-family developments which counted the parking demand (actual cars overnight in the lot) and found the average parking demand to be 1.76 spaces/unit. The study was not able to account for bedroom count only unit count. The study would need to be updated for a recommendation relative to the project as now proposed, however the study recommended that 151 spaces be provided for 104 units, 10,000 sq. ft. office, and 5,000 sq. ft. of retail. An additional ten (10) spaces of on street parking will be added Center Street. The DRC is recommending that on street parking along Center Street be limited to 2 hour parking during daytime/business hours.

Building Type, Mixed Use Matrix, Architecture

The proposed building type for the project is a mixed use storefront for Building A and a stacked flats for Building B. The proposed Building A (west) contains 7,900 sq. ft. of ground floor retail fronting onto Center Street. Building B (east) contains only residential units and leasing office/lobby. The roof line of the proposed buildings is designed to be similar and cohesive with the roof lines of the existing townhomes within the development as built.

The building materials presented on the renderings are stacked stone (grey), stucco (white), fiber board (hardie board, brown wood), glass, and metal awnings (black). The architectural style is a modern design for a mixed use building with increased glass on the main floor where retail is proposed. Each of the buildings are three (3) stories in height Commercial on the main story or street level has been proposed in building A only and the story height has been adjusted so that each commercial unit will be finished at curb height entry. Building B contains a proposed rooftop amenity/gathering space.

Siting & Setbacks

The proposed General Development Plan provides for the widened cross section on Center Street as recommended by the Town Center Master Plan with a park strip area containing stamped concrete/pavers, street trees, planter boxes, street lighting, 10 foot sidewalks with buildings adjacent to the sidewalk to promote pedestrian traffic in the Town Center. The final landscaped plan will be

submitted with the site plan if the General Development Plan is approved by the City Council. The landscaping will be required to meet the City's water conservation ordinance adopted last year.

POSSIBLE MOTION

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

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

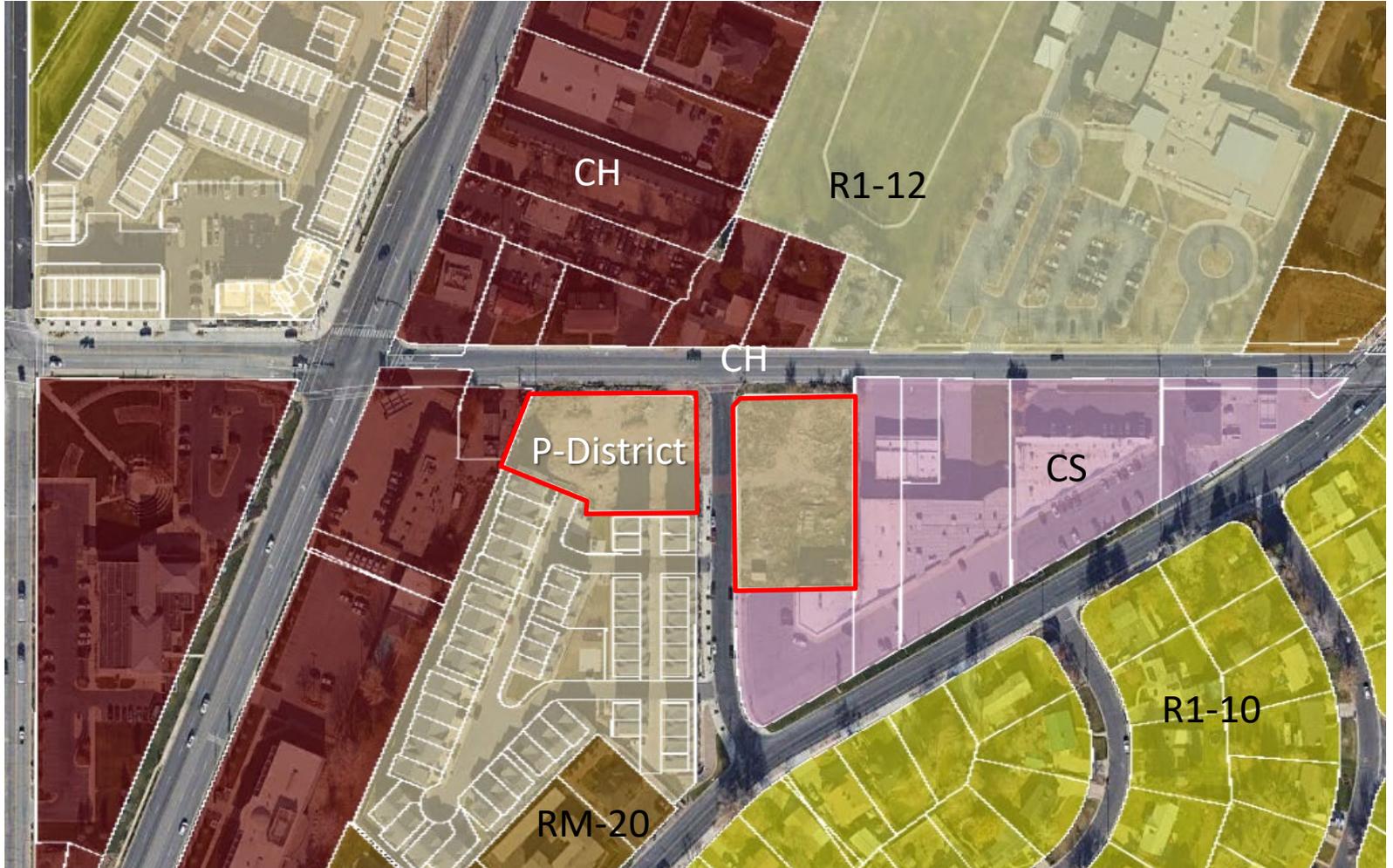
1. Maximum number of stories to be permitted of _____;
2. Maximum number of dwelling units to be permitted of _____;
3. Minimum parking to be provided of _____;
4. Any additional concerns identified by the Commission.

Attachments

- 1) Aerial/Zoning Map
- 2) Town Center Master Plan
- 3) Towne Plaza General Development Plan & Renderings
- 4) Lofts at North Salt Lake Site Plan/Floor Plans
- 5) Unit Plan
- 6) Architectural Renderings



General Development Plan Amendment
Towne Plaza (Ph.2)-Lofts at North Salt Lake
120 & 140 East Center
Aerial/Zoning





Town Center Master Plan

MAP 4 – LAND USE CONCEPT





Towne Plaza General Development Plan



Lofts at North Salt Lake-Site Plan

1st Story/Center Street Level



Bedroom Count	Parking Standard	Parking Requirements					Total
		Jr 1 Bedroom	1 Bedroom	2 Bedroom	Retail		
Jr 1 Bedroom	1.25	Ratio	1.25/unit	1.50/unit	1.75/unit	1/1000 SF	
1 Bedroom	1.5	Unit Counts	83	3	12	7,900 SF	
2 Bedroom	1.75	Stalls Required	103.8	4.5	21	7.9	137.2
Retail/Comm.	1/1,000 sq. ft						

Building A							
Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	Total Units	Covered Stalls	Open Stalls	Total Stalls
1		Retail - 7,900 SF				39	9
2	9	5	0	0			44
3	9	5	0	0			
	18	10	0	28		39	53
							92

Building B							
Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	Total Units	Covered Stalls	Open Stalls	Total Stalls
1	10	7	1	4		0	
2	12	7	1	4		0	48
3	12	7	1	4			
	34	21	3	12	70	0	48
							48

Combined							
Totals	52	31	3	12	98	39	101
							140

RETAIL LEVEL SITE PLAN

1/16" = 1'-0"



Lofts at North Salt Lake

2nd Story



Bedroom Count	Parking Standard	Parking Requirements				
		Jr 1 Bedroom	1 Bedroom	2 Bedroom	Retail	Total
Jr 1 Bedroom	1.25					
1 Bedroom	1.5	Ratio	1.25/unit	1.50/unit	1.75/unit	1/1000 SF
2 Bedroom	1.75	Unit Counts	83	3	12	7,900 SF
Retail/Comm.	1/1,000 sq. ft	Stalls Required	103.8	4.5	21	7.9
						137.2

Building A								
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	Total Units	Covered Stalls	Open Stalls	Total Stalls
1	Retail - 7,900 SF					39	9	
2	9	5	0	0			44	
3	9	5	0	0			0	
	18	10	0	0	28	39	53	92

Building B								
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	Total Units	Covered Stalls	Open Stalls	Total Stalls
1	10	7	1	4		0		
2	12	7	1	4		0	48	
3	12	7	1	4				
	34	21	3	12	70	0	48	48

Combined								
Totals	52	31	3	12	98	39	101	140



LEVEL 2 SITE PLAN

1/16" = 1'-0"



Lofts at North Salt Lake

3rd Story



Bedroom Count	Parking Standard	Parking Requirements					Total
		Jr 1 Bedroom	1 Bedroom	2 Bedroom	Retail		
Jr 1 Bedroom	1.25						
1 Bedroom	1.5	Ratio 1.25/unit	1.50/unit	1.75/unit	1/1000 SF		
2 Bedroom	1.75	Unit Counts 83	3	12	7,900 SF		
Retail/Comm.	1/1,000 sq. ft.	Stalls Required 103.8	4.5	21	7.9	137.2	

Building A								
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	Total Units	Covered Stalls	Open Stalls	Total Stalls
1						39	9	
Retail - 7,900 SF								
2	9	5	0	0				44
3	9	5	0	0				
	18	10	0	0	28	39	53	92

Building B								
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	Total Units	Covered Stalls	Open Stalls	Total Stalls
1	10	7	1	4		0		
2	12	7	1	4		0	48	
3	12	7	1	4				
	34	21	3	12	70	0	48	48

Combined								
Totals								
	52	31	3	12	98	39	101	140

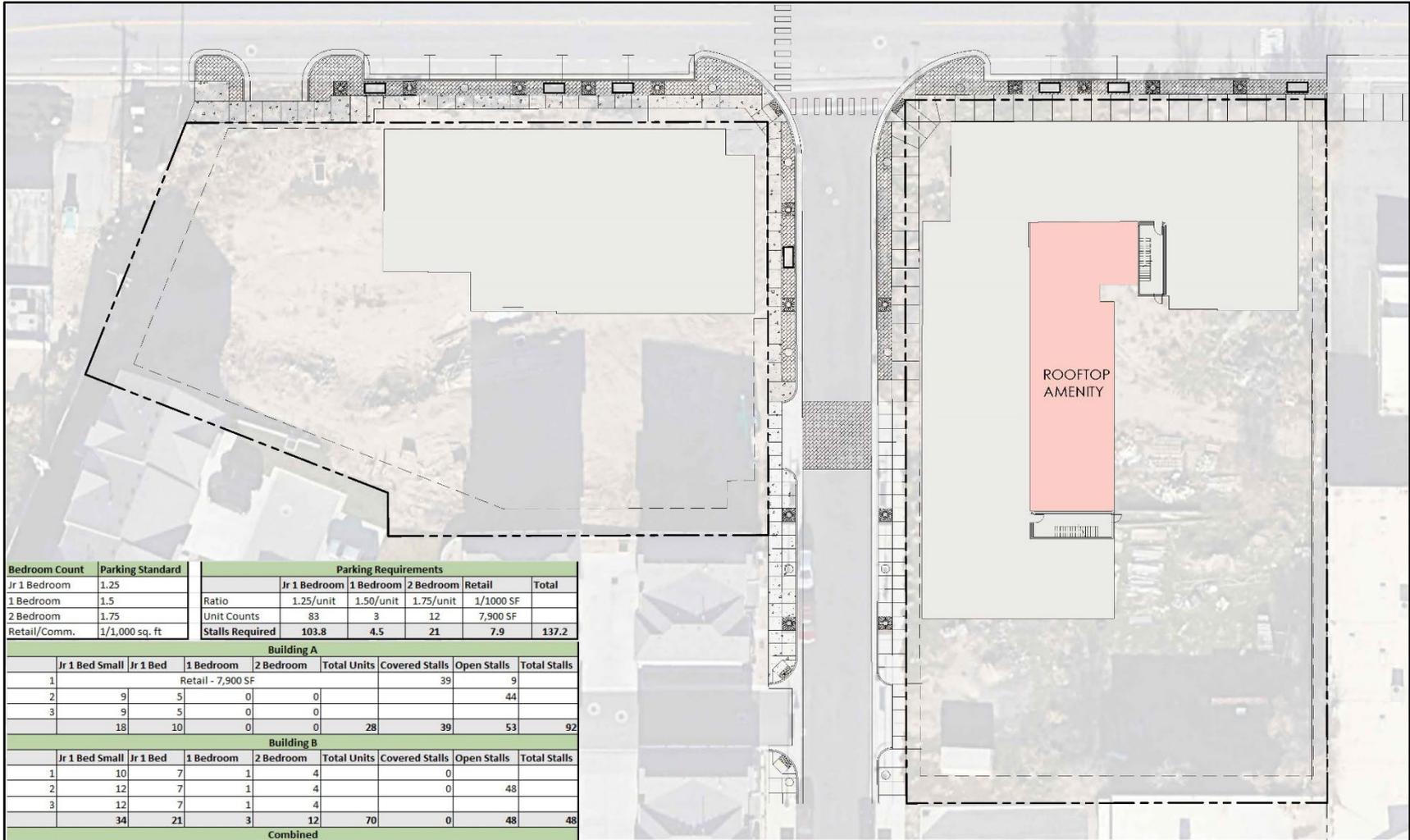


LEVEL 3 SITE PLAN

1/16" = 1'-0"



Lofts at North Salt Lake Rooftop



Bedroom Count	Parking Standard	Parking Requirements					Total
		Jr 1 Bedroom	1 Bedroom	2 Bedroom	Retail		
Jr 1 Bedroom	1.25						
1 Bedroom	1.5	Ratio	1.25/unit	1.50/unit	1.75/unit	1/1000 SF	
2 Bedroom	1.75	Unit Counts	83	3	12	7,900 SF	
Retail/Comm.	1/1,000 sq. ft	Stalls Required	103.8	4.5	21	7.9	137.2

Building A								
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	Total Units	Covered Stalls	Open Stalls	Total Stalls
1			Retail - 7,900 SF			39	9	
2	9	5	0	0			44	
3	9	5	0	0				
	18	10	0	0	28	39	53	92

Building B								
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	Total Units	Covered Stalls	Open Stalls	Total Stalls
1	10	7	1	4		0		
2	12	7	1	4		0	48	
3	12	7	1	4				
	34	21	3	12	70	0	48	48

Combined								
Totals	52	31	3	12	98	39	101	140



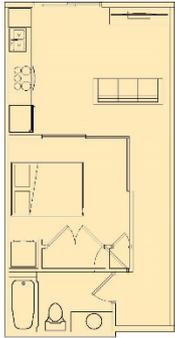
ROOFTOP AMENITY

1/16" = 1'-0"



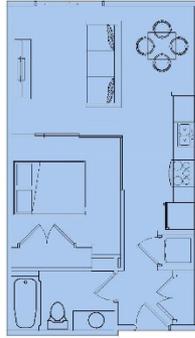
Lofts at North Salt Lake
Unit Floor Plans

477 SF



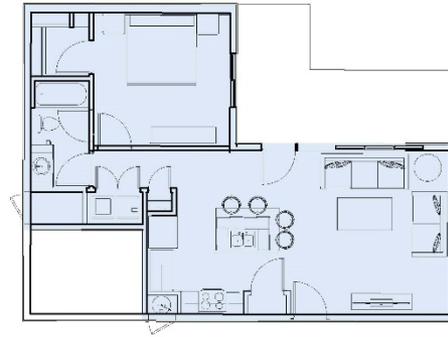
JR 1B

539 SF



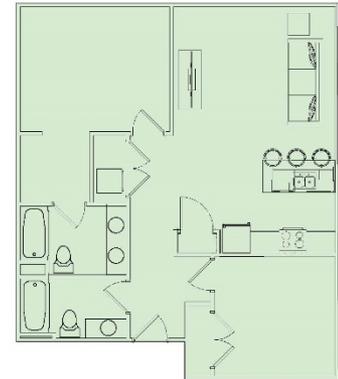
JR 1B LG

814 SF



1B CORNER

971 SF



2B

Lofts at North Salt Lake Buildings A & B



Lofts at North Salt Lake Building A



Lofts at North Salt Lake Building B



Lofts at North Salt Lake Aerial Rendering



Lofts at North Salt Lake Aerial Rendering



Lofts at North Salt Lake Aerial Rendering





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MEMORANDUM

TO: Planning Commission
FROM: Meredith Covey, Planning Intern
DATE: June 13th, 2023
SUBJECT: Conditional Use Permit for Commercial Tire at 55 N 400 W

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Commercial Tire at 55 N 400 W with no conditions

BACKGROUND

A company called "Commercial Tire" has applied for a business license at 55 N 400 W. That address is zoned Manufacturing Distribution District (MD) where the use "Plastics and rubber products manufacturing" is conditional. This location will serve as the tire retreading location, there are no retail sales at this location. The applicant has indicated that there will be no potential disruptive impacts or health hazards.

The business will occupy the entirety of the building, which is 25,000 square feet. There will be a maximum of 10 employees on shift at one time and there are 13 parking spaces dedicated to this business. Hours of operation are Monday through Friday 6am to 4pm. All tires will be stored indoors.

The City has no record of an active business license at the subject address 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 Commercial Tire at 55 N 400 W with no conditions.

Attachments

- 1) Zoning/Aerial Map



Commercial Tire
55 N 400 W
Aerial/Zoning





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MEMORANDUM

TO: Planning Commission
FROM: Meredith Covey, Planning Intern
DATE: June 13th, 2023
SUBJECT: Conditional Use Permit for Alloy Fabrication at 101 N 700 W

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Alloy Fabrication at 101 N 700 W with no conditions.

BACKGROUND

A company called "Alloy Fabrication" has applied for a business license at 101 N 700 W. That address is zoned Manufacturing Distribution District (MD) where the use "Fabricated metal product manufacturing" is a conditional use. Day to day business operations include cutting, deburring, assembling, and welding mild steel to produce railings and guardrails. The applicant has noted there will be minimal noise from hand tools and metal cutting bandsaw. There will not be any disposal of chemicals or hazardous waste. All business activities will take place inside.

The applicant will occupy 2,450 square feet of shop space with a 150 square foot office. The hours of operation are Monday-Friday 9 am to 6 pm. There is one employee as well as the owner of the business. The maximum number of employees on shift is 1. The applicant has noted that they have 2 parking stalls dedicated to their business on the east side of the property. They indicated that it is a rare occurrence for a non-employee to visit the business location. The business has one 20-foot flatbed trailer that will be stored in one of the dedicated parking stalls for the business.

The City has no record of an active business license at the subject address 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 Alloy Fabrication at 101 N 700 W with no conditions

Attachments

- 1) Zoning/Aerial Map



Alloy Fabrication
101 N 700 W
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 23, 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 Irene Stone
15 Commissioner Brandon Tucker
16 Commissioner William Ward
17

18 EXCUSED: Commissioner Katherine Maus
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director; Meredith Covey, Planning
21 Intern.
22

23 OTHERS PRESENT: Sam Pugsley, Brighton Homes; John Macfarlane; Dee Lalliss, resident;
24 Sean Clark.
25

26 1. PUBLIC COMMENTS
27

28 There were no public comments.
29

30 2. PUBLIC HEARING: CONSIDERATION OF GENERAL DEVELOPMENT PLAN & P-
31 DISTRICT REZONE FOR CUTLER LOFTS, LOCATED AT 805 NORTH REDWOOD
32 ROAD, BRIGHTON HOMES, LLC, SAM PUGSLEY, APPLICANT
33

34 Sherrie Pace reported that the property, located at 805 North Redwood Road, was previously the
35 Leo Thurston Trucking site and currently zoned General Commercial (CG) with Planned (P)
36 District on three sides. City code requires that rezones and General Development plans be filed
37 together and then separate recommendations occur. The Planning Commission would review and
38 hold a public hearing on the rezone request prior to the recommendation of the General
39 Development Plan and include recommendation to the City Council. The City Council would
40 approval the General Development Plan with recommendation of the rezone and development
41 agreement with final site plan or preliminary subdivision plat. She explained that a
42 recommendation on the General Development Plan would be made at this time but not on the
43 zone change.

44 In 2020 this property was bisected by the City with the completion of Cutler Drive. The western
45 half of the property was developed as Wellington Place PUD with 24 single family homes. Soil
46 contamination was found on the site during the approval of Wellington Place that required
47 remediation. Contamination on the eastern half was expected and testing has been completed by
48 the applicant. The developer initially hoped to develop the site as a for sale townhome project but
49 would now be pursuing a different development due to the extent and costs associated with
50 remediation. As the estimated cost for remediation was between \$900,000 and \$1.3 million the
51 developer has proposed P District rezone for an apartment building. The proposed site contains
52 contamination on the rear half of the property.

53
54 The 2.3 acre property is bounded by Redwood Road on the east, Cutler Drive on the west, the
55 Hampton Place Apartments on the north, and the Mirella Apartments on the south. The proposed
56 General Development Plan consists of an L-shaped four story building containing 83 apartments
57 with 161 parking stalls. The proposed density would be 36 dwelling units per acre with a parking
58 ratio of 1.94 spaces per unit. The two neighboring apartments have 20 to 23.4 units per acre with
59 a parking ratio of 2.25 spaces per unit. The 161 parking stalls include nine garage
60 spaces/driveways and 80 carport spaces. Proposed are 3 studio apartments, 36 one bedroom
61 apartments, 41 two bedroom apartments, and 3 three bedroom apartments. The standard parking
62 rate of 2.25 stalls per unit would require 187 stalls and the proposed amount is 161 spaces.

63
64 The building is proposed to be approximately 10 feet from the front property line and 30 feet
65 from the curb on Redwood Road. City code requires that the 24 feet behind the curb be
66 landscaped with street trees and an 8 foot meandering trail. The side setbacks are proposed to be
67 approximately 6 feet on the north and 10 feet on the south. Pedestrian access has been provided
68 from the parking lot via a walkway between the carports and on the south side building and
69 swimming pool. The proposed amenities include a pool, gym, locker rooms, and dog park area.
70 The proposed landscaping is 14% of the site with no more than 5,000 square feet of turf/grass.

71
72 Sherrie Pace showed renderings of the proposed architecture which was a modern style flat roof
73 structure incorporating masonry brick, stucco, metal accents, and fiber cement board. The final
74 details regarding material and architecture would be defined during the P District rezone process
75 with the draft development agreement. No fencing was proposed along Redwood Road and the
76 building would have direct pedestrian access to the trail and Redwood Road. The proposed
77 building height was 48 feet compared to the neighboring apartments that are more traditional
78 with a pitched roof and an approximate height of 43 feet from the ground floor to the roof peak.

79
80 The Development Review Committee (DRC) identified several concerns regarding the proposed
81 plan including the proposed density which is greater than what has been previously approved in
82 the area, the proposed parking ratio is lower than previously approved, and the proposed side and
83 rear setbacks are smaller than previously approved for a structure of that height in the area. The
84 developer has requested the Planning Commission hold a public hearing and review the proposed

85 General Development Plan for Cutler Lofts to determine the density and parking ratios that
86 would be acceptable to the Planning Commission for the site.

87
88 Commissioner Stone asked for a reminder on the number of units in the neighboring apartment
89 buildings. Sherrie Pace replied that the property to the north had 20 units per acre and the
90 property to the south had 24 units per acre. Those buildings were three story walk-up apartments
91 while this building would be a four story with interior elevator access apartments.

92
93 Commissioner Stone also asked about the P District zoning and height allowance. Sherrie Pace
94 responded that the height is site specific and approved in the General Development Plan.

95
96 Chair Larson mentioned that the P District would be replaced in the future and what other types
97 of existing zoning could be used for this property. Sherrie Pace explained that P-District zoning
98 has been used throughout the city, not just in the town center. She noted that Foxboro , the Ridge
99 and the Views at Eaglewood are all examples of P-Districts. She said another available zoning
100 would be the RM-20 which allowed for 20 units per acre.

101
102 Commissioner Jorgensen asked if the site was currently contaminated and who regulated this.
103 Sherrie Pace replied that the site was still contaminated and this was regulated by the Utah State
104 Department of Environmental Quality (DEQ). She said the use of the site would dictate what the
105 remediation would be. She said the contamination on this site was soil and ground water due to
106 oil and diesel spills on the property.

107
108 Commissioner Stone asked if there was parking on the street with the existing neighboring
109 apartments. Sherrie Pace replied that she was unaware of a parking problem in this area.

110
111 Sam Pugsley, Brighton Homes, spoke on the contamination testing and cleanup for residential,
112 parking lots, and commercial through the Department of Environmental Quality (DEQ). He
113 mentioned the parking ratio and said they had more studio and one bedroom units than the
114 neighboring apartments and how their parking proposal would be comparable.

115
116 Commissioner Tucker asked regarding the layout of the building on the site. Sam Pugsley
117 showed how the building would be laid out on the site with apartments on levels two through
118 four with the ground floor consisting of the leasing office, gym, and tuck under garages.

119
120 Chair Larson opened the public hearing 6:56 p.m.

121
122 Sherrie Pace read an email that had been received from Jeremy Stevens who lived in the
123 Wellington Place subdivision which read “My wife and I are residents of Wellington Avenue in
124 North Salt Lake. We received the notice of public hearing dated May 11, 2023 for the
125 development at 805 North Redwood Road. Unfortunately we will be out of town on the date of
126 the hearing; however, we still wanted to briefly voice our opinion on this project. As young first

127 time homebuyers we have a couple of concerns about the proposal by Brighton Homes. 1) One
128 the area could potentially be developed into a City park, recreation center, gym, outdoor pool, or
129 public facility that would benefit the residents in the area and improve home values. 2) A four
130 story building would completely block the view of the mountains from our street, Wellington
131 Avenue. 3) I'm not entirely sure what the proposal entails but we would be strongly against this
132 project if it is targeting low income individuals simply because it will have a significant impact
133 on our long term home values. As first time home buyers this is very important to our long term
134 financial stability. Putting these concerns aside, if the project is a nicer apartment building, it
135 would be better than what is currently on this lot. It would also be better than a low income
136 housing project. It just wouldn't be as good as any of the things I mentioned in number one
137 above. If the project moves forward the least Brighton Homes could do is to grant residents
138 access to Wellington Avenue and Wellington Place access to the pool as we are not part of the
139 Foxboro HOA and currently have no pool access. Thank you for your time. Jeremy Stevens.”
140

141 Dee Lalliss commented that he had been a resident of the City for 50 years and said the property
142 was previously storage for explosives and ammunition. He said the apartments on the north and
143 south were three stories and consideration should be given for how high the four story building
144 would be. Mr. Lalliss spoke on the contamination and remediation on the site and the safety of
145 residents.
146

147 **Chair Larson closed the public hearing at 7:01 p.m.**
148

149 Commissioner Holbrook asked about documented issues with parking ratios for the neighboring
150 apartments. Sherrie Pace replied that she had not received any recent complaints since Cutler
151 Drive had been completed.
152

153 Commissioner Jorgensen mentioned parking complaints and the size of the parking spaces that
154 could not accommodate larger vehicles, like pickup trucks.
155

156 Sherrie Pace spoke on Uber Eats and where delivery parking would be. She said the developer
157 put in three spaces near the pool for the leasing office and delivery drop-off.
158

159 Commissioner Stone said 1.94 stalls per unit seemed efficient for the project. She asked for
160 Chair Larson's feedback on Cutler Drive as she lived in the area. Chair Larson said parking was
161 an issue on Cutler Drive particularly with school pickup/drop-off at Spectrum Academy. She
162 stated that when cars are parked at the curb and the Spectrum elementary pickup line was cued, it
163 is cued in the travel lane because of the on street parking. She also spoke on the general issue of
164 under parking in the area.
165

166 Commissioner Ward said the two scenarios were being under parked or over parked and was in
167 favor of imposing additionally parking requirements and having unused stalls. He was in favor of
168 imposing the 2.25 parking stalls per unit ratio.

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Commissioner Tucker felt that a three story building would fit the proposed parking.

Chair Larson asked if the building was three stories in height if the configuration would remain the same. Sam Pugsley replied that they would need to reconfigure the entire plan. He said there were about 25 units per floor with the proposed plan.

Sherrie Pace suggested that the applicant could work to obtain the density needed by shortening part of the L-shape. She asked if the concern was the proposed height or the density.

Chair Larson asked for input on the proposed setbacks.

Commissioner Tucker, Jorgensen, and Stone were not concerned with the setbacks particularly on Redwood Road. Chair Larson said that she was more concerned with density and parking and that the project fit the property and neighborhood than the proposed setback accommodations.

Commissioner Jorgensen spoke on site contamination and obtaining a letter from the DEQ specific to the project and cleanup. Sherrie Pace replied that the developer would make a proposal on the cleanup to the DEQ and would then be required to obtain permits from the State. She said a condition could be made that the cleanup must happen and the City required verification of the approved plans and inspections.

Commissioner Holbrook commented that he did not have an issue with the height of four stories if it was five to ten feet higher than the adjacent but was in favor of a 2.25 parking ratio.

Sherrie Pace asked if the density needed to be reduced until the property could meet the 2.25 parking ratio. Commissioner Ward suggested a two story parking structure could be built as well. He said if the Commission imposed a ratio then the developer could determine how to meet that.

Commissioner Tucker said he did have an issue with the height, and while it was a good use of the property, he did not want this project to be higher than the neighboring apartment buildings.

Chair Larson spoke on the proposed density and said she would like to see the parking work and then accommodating the density to a point. She was in favor of matching the density of the neighboring apartment buildings around 20-23 units per acre. Sherrie Pace commented that at 161 spaces with a 2.25 parking ratio that would be 71 residential units or 30.86 units per acre.

Chair Larson spoke on the expectations placed on the neighboring developments and the contamination cleanup but said that it was not the responsibility of the City or the residents to bear that cost. She said the residents would have to deal with the density for 50+ years and felt that apartments would be a revenue generator for the property owner.

211 Sherrie Pace mentioned the three options including recommendation to the City Council with
212 conditions, recommendation for denial, or table and ask the developer to provide a revised
213 proposal.

214
215 Commissioner Ward asked the applicant what option they would prefer. Sam Pugsley replied that
216 they could review the project but were in favor of the four story building to have residents away
217 from the ground floor and any contamination. He asked about height or density restrictions. He
218 stated he would rather have the item tabled and return with a revised plan.

219
220 Chair Larson asked for feedback on a parking ratio at 2.25 stalls per units which was the City
221 standard per Code.

222
223 Sam Pugsley asked about Spectrum Academy's overflow parking. Sherrie Pace said one of the
224 issues with Spectrum was that the City had limited jurisdiction. She said any issues with safety
225 could be addressed with the City's Safety Committee.

226
227 Chair Larson asked for feedback on a proposed motion with the approved number of units
228 limited to 23 units per acre, a parking ratio of 2.25 stalls per unit, and setbacks variable within
229 reasonable conformity with the neighboring properties. All the Commissioners were in favor of
230 this proposed motion with an increase to 25 units per acre.

231
232 Commissioner Jorgensen mentioned parking requirements and the oversized vehicle issue and
233 potential code amendment in the future.

234
235 Sam Pugsley asked about the restriction on units per acre and whether it was density or building
236 height/four story. Chair Larson said the role of the Planning Commission was to administer the
237 code and having conformity with the P District to similar developments to ensure fairness.

238
239 **Commissioner Ward moved that the Planning Commission table the General Development**
240 **Plan for Cutler Lofts located at 805 North Redwood Road. Commissioner Jorgensen**
241 **seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen,**
242 **Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.**

243
244 3. PUBLIC HEARING: CONSIDERATION OF CODE AMENDMENTS TO TITLE 10,
245 RELATED TO ANIMAL CONTROL

246
247 Sherrie Pace reported on amending Title 10 in the City code related to Animal Control. The
248 proposed amendments included changes to Title 5 and Title 10. The Planning Commission was
249 not required to review or recommend changes to City code outside of Title 10, Land Use and
250 Subdivision Codes so the amendments to Title 5, Chapter 4 were only included for context. Title
251 5, Chapter 4 currently provides regulations for dog licensing, prohibits acts related to animals,
252 and dangerous animals, rabies, bites and attacks, etc. The items currently included in this

253 code section would be replaced entirely by the Davis County Animal Control Ordinance.
254 However, the county regulations do not address the specific land uses associated with animals,
255 like animal hospitals or domestic farm animals. Therefore, a provision would remain in the code
256 allowing the city to seek civil enforcement of our animal ordinances by City staff and the hearing
257 officer.

258
259 Ms. Pace explained that the County ordinance specified that household pets were limited to three
260 cats or dogs or a combination therein and provided for a special permit for a fourth dog or cat.
261 Current City ordinances allow residents to have two dogs and required a kennel license for three
262 or more dogs. As the City contracts with the County for animal services and the County
263 ordinance defines a kennel as a commercial endeavor this has caused confusion surrounding
264 enforcement of that provision. Thus would require an updated definition of a kennel in the City
265 code. She explained that each city paid a service fee for animal control services to the County.
266 The cities and the County have agreed to adopt the County regulations uniformly and the county
267 will collect property tax for the service directly rather than each city paying a yearly service fee.
268 Each city would reduce their property tax assessment equally to the yearly service fee and the
269 County would increase their portion of the property tax in the same amount for the services
270 countywide.

271
272 Sherrie Pace said the adoption of these changes would mean that residents would now be able to
273 have three household pets and may be permitted a fourth pet with a special permit. The special
274 permit would be approved based upon specifics of each application such as the size of the pet,
275 ability of the owner to care for four pets, previous animal control citations, etc. The City
276 ordinance related to domestic farm animals would remain unchanged with a provision in the
277 ordinance to be enforced by the City with assistance of the County in the event of nuisance
278 animals that may need to be removed from a residential property. She explained that a public
279 hearing was required for the changes to Title 10 and the DRC had reviewed and supported the
280 proposed amendments.

281
282 **Chair Larson opened the public hearing at 7:49 p.m. There were no comments and she**
283 **closed the public hearing at 7:58 p.m.**

284
285 Commissioner Jorgensen spoke on the definitions and the ambiguity for dangerous animals. He
286 asked if there was an issue with the existing language and exotic or dangerous pets. Sherrie Pace
287 said the County ordinance had more detail related to dangerous animals.

288
289 Commissioner Jorgensen said that the City code did not have a specification for the number of
290 animals allowed and if it should be updated to reference the County ordinance. Sherrie Pace
291 suggested that the wording of the City code could be revised to say subject to Davis County code
292 and the number allowed and the City website could include a link to the County ordinance.

293

294 **Commissioner Ward moved that the Planning Commission recommend for approval the**
295 **proposed code amendments with the following findings:**

- 296
- 297 **1) The proposed amendment is in accord with the comprehensive general plan, goals,**
298 **and policies of the City.**
 - 299 **2) Changed or changing conditions make the proposed amendment reasonably**
300 **necessary to carry out the “purposes” stated in this title.**
 - 301 **3) One amendment to the Code “subject to Davis County Animal Control ordinances**
302 **including a potential limit on the number.”**
- 303

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

306

307 **4. CONSIDERATION OF A SITE PLAN AMENDMENT FOR EAGLEWOOD PLAZA,**
308 **LLC, FOR THE CONSTRUCTION OF 2 COMMERCIAL RETAIL STRUCTURES AT**
309 **290 SOUTH ORCHARD DR., MICHAEL MACFARLANE, APPLICANT**

310

311 Sherrie Pace reported that this was for a site plan amendment for Eaglewood Plaza located at 290
312 South Orchard Drive. The Planning Commission previously approved the site plan for the
313 Eaglewood Plaza office building in 2020. Since that time construction costs have increased
314 dramatically and the need for office space has decreased. The property owners have submitted an
315 alternative site and development plan for the parcel. The new plan consisted of two fast food
316 service buildings. The first building has a confirmed tenant (Starbucks) with 2,226 square feet
317 and the second building would be 5,000 square feet with a double drive thru for two separate
318 businesses.

319

320 The site was zoned P District and permitted uses in the development agreement include general
321 retail and restaurants. There is no prohibition of drive thru facilities or fast food restaurants. The
322 site plan includes a ten foot wide bike path trail connection from Orchard Drive to the Highway
323 89 trail along the north boundary of the property. A crosswalk would need to be added for access
324 from the trail connection to the building across the drive aisle stacking area. The Starbucks
325 building would provide a patio area for outdoor seating on the west side of the building adjacent
326 to the drive thru lane with a landscape buffer. The Starbucks drive thru lane would be located 58
327 feet from the curb on Highway 89 and 5 feet from the water line easement on the property. The
328 drive thru lanes on the second building would have one lane within the water line easement and
329 would be located 43 feet from the curb on Highway 89.

330

331 Sherrie Pace said based upon the proposed square footage of the building the parking required
332 would be 96 spaces. The project has an agreement to share 62 of those spaces with Village
333 Station Building 5 after business hours. The site would provide 100 spaces and 4 ADA spaces.
334 The site has 18,754 square feet or 21% landscaping with the minimum required landscaping
335 under the development agreement of 25%. The Planning Commission could reduce the required

336 landscaping to 20% with the improvements and maintenance of the right of way along Highway
337 89. The proposed landscaping included lawn, trees, and shrubs. The total lawn permitted would
338 be limited to 5,000 square feet with additional improvements to the site including a five foot
339 sidewalk and park strip along Orchard Drive. A lighting plan has not yet been submitted and
340 would be required as part of the building permit package. All signage must conform to the
341 development agreement.

342
343 Sherrie Pace explained that there were three dumpster sites and City regulations prohibited
344 dumpster sites adjacent to the street property line. The property has two street frontages so the
345 developer has asked that the dumpster sites be allowed along the Orchard Drive side because the
346 proposed location on the plan is in the middle of the parking area. The DRC does not have an
347 issue with the requires and recommended the dumpster enclosures be of high quality materials
348 with landscaping around the enclosure if adjacent to the street.

349
350 Sherrie Pace said the development agreement set forth the architectural guidelines for the
351 development. The building design standards aimed to improve the quality of construction and
352 architectural aesthetics in entry to the City and within the Town Center area. The building design
353 uses similar materials to the Village Station Building 5 and had varied roof heights to address the
354 height different in the businesses and the planned apartment building to the south. She shared
355 several renderings and aerial views of the proposed buildings and noted that there would not be
356 the same amount of lawn as shown in the images.

357
358 Other concerns raised by the DRC included internal circulation with a review by a traffic
359 engineer and if the number of dumpsters were necessary. The applicant responded that their civil
360 engineer reviewed the plan and determined that the rate of cars entering and exiting would be an
361 average of one car per minute. The varied options provided and the widened drive thru lanes
362 would allow traffic to self regulate through the project. The developer would also have a traffic
363 engineer review the plan. The developer would like four dumpsters but found the site difficult to
364 determine the best location as the lot was double fronted. The developer has asked if the
365 Commission would allow the dumpsters to be located closer to Orchard Drive.

366
367 Sherrie Pace said the previous site plan was a recommendation to the City Council for approval
368 as the office building was greater than 30,000 square feet. The proposed site plan contained
369 approximately 7,500 square feet and required only approval from the Planning Commission. The
370 DRC recommended approval with three conditions related to site plan review by a traffic
371 engineer, addition of a crosswalk, and submittal of full civil engineering prior to building permit
372 approval.

373
374 Commissioner Tucker asked about the pedestrian access and asked if any vehicles would access
375 Highway 89 from the site. Sherrie Pace replied that no vehicles would access Highway 89 from
376 the site and said staff had asked the developer for less vehicle crossings for the trail location. She

377 said the developer would need to work with Brighton on building a portion of the access for the
378 third exit and should be added as a condition of approval.

379
380 Commissioner Holbrook said previously the commercial buildings on the site were conditioned
381 on the apartment buildings being built. He asked about on street parking along Orchard Drive.
382 Sherrie Pace clarified that the commercial buildings had to be constructed first before the
383 building 5 was allowed to begin construction. She said there would not be designated on street
384 parking along Orchard Drive. Staff would be reviewing the parking issue along Orchard Drive
385 particularly related to Eaglewood Lofts.

386
387 Commissioner Jorgensen commented on potential safety issues with cars accessing Starbucks
388 and the need for a turn signal/traffic light at Eaglegate. Sherrie Pace replied that staff met with
389 UDOT and were working on a memorandum of understanding and cross section agreement for
390 Highway 89 from Eaglegate to 350 North, including a traffic light at Eaglegate.

391
392 Commissioner Holbrook asked about the two drive thru proposal. John Macfarlane replied that
393 the company had developed multiple properties with two drive thru concept.

394
395 Chair Larson asked about traffic indicator or how the double drive thru worked. John Macfarlane
396 said there would be arrows to indicate.

397
398 Commissioner Stone asked for more information on the double drive thru. Sherrie Pace
399 illustrated how this would work.

400
401 John Macfarlane commented that his partners confirmed there would be a curb separating the
402 double drive thru.

403
404 Chair Larson asked if there was anything to obtain low flow drive thru tenants for the site. John
405 Macfarlane said that nothing was setup to prohibit a higher flow tenant but he did not see a
406 restaurant like a Chickfil-a moving to this location.

407
408 Commissioner Stone asked about the patio area and if there would be tables. John Macfarlane
409 said Starbucks did not want the patio on Highway 89 and preferred to have it on the front of the
410 building. Sherrie Pace said that if the Commission was amenable to having the patio in the front
411 that they push the building towards Highway 89.

412
413 Commissioner Holbrook asked about the flexibility of removing the dual drive thru. John
414 Macfarlane said they would be open to this if a long term tenant did not want a drive thru.

415
416 The Commission discussed moving the dumpsters and did not have an objection to moving it by
417 Orchard Drive.

418 **Commissioner Holbrook moved that the Planning Commission approve the site plan for**
419 **Village Station office building at 290 South Orchard Drive with the following conditions:**

- 420
- 421 **1) The site plan be reviewed by a traffic engineer for interior circulation;**
 - 422 **2) Add a crosswalk from the trail along the north boundary to the building;**
 - 423 **3) Submittal of full civil engineering prior to building permit approval;**
 - 424 **4) Incorporation of the third access onto the south side be completed as part of the**
425 **construction of building two;**
 - 426 **5) Dumpster locations moved towards Orchard Drive;**
 - 427 **6) With patio location of the tentative Starbucks to be moved to the east side of the**
428 **building with the building moving towards west of the drive thru location.**

429
430 **Commissioner Jorgensen seconded the motion.**

431
432 Commissioner Jorgensen suggested amending condition five to include “visual mitigation”.

433
434 **Commissioner Holbrook amended his motion for condition five to include “visual**
435 **mitigation” Commissioner Ward seconded the amended motion. The motion was approved**
436 **by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner**
437 **Maus was excused.**

438
439 Commissioner Jorgensen commented on the parking issues along Orchard Drive. Sherrie Pace
440 replied that she would raise the issue with the City’s Safety Committee.

441
442 **5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR S LINK PLUS LLC,**
443 **FOR A GENERAL WAREHOUSING AND DISTRIBUTION BUSINESS LOCATED**
444 **AT 95 NORTH FOXBORO DR. #100, SEAN CLARK, APPLICANT**

445
446 Sean Clark spoke on the logistics of his business.

447
448 Meredith Covey reported that Slink Plus/Link Plus Auctions had submitted a business license
449 application for the location of 95 Foxboro Drive #100. This property was zoned General
450 Commercial (CG) and general warehousing and storage facilities would be a conditional use.
451 The location was previously used by Harvest Right, who operated as miscellaneous
452 manufacturing. This business purchased miscellaneous items from surplus truckloads or
453 liquidation to sort and resell. This location would serve as a warehouse and distribution center for
454 the business. Daily operations included receiving pallets, sorting goods, and as a distribution
455 center.

456
457 There would be a maximum of four employees at this location. Hours of operation would be 9
458 a.m. to 5 p.m. Monday through Friday. The applicant indicated that there would be ten dedicated
459 parking stalls. One box truck and two company vehicles would be stored on site. The entire

460 building was approximately 57,000 square feet and the applicant would use half of the
461 warehouse space. The DRC recommended approval with no conditions.

462
463 Sean Clark commented that employees would work on Saturdays and they would not be open to
464 the public at this time.

465
466 **Commissioner Jorgensen moved that the Planning Commission approve the conditional use**
467 **permit for Slink Plus Warehouse located at 95 Foxboro Drive #100 with no conditions.**
468 **Commissioner Stone seconded the motion. The motion was approved by Commissioners**
469 **Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.**

470
471 6. REPORT ON CITY COUNCIL ITEMS RECOMMENDED BY PLANNING
472 COMMISSION

473
474 Sherrie Pace replied that the City had signed a contract for the Town Center market study with
475 the Leland Group. There would be a kick-off with interview of stakeholders, business owners,
476 staff, etc. She said the General Plan update for water and preservation element was adopted by
477 the City Council. Ms. Pace said there was also a work session related to water conservation and
478 efficiency standards. These changes would come before the Commission for review.

479
480 Sherrie Pace said the General Plan update would begin in July and provide direction for the
481 Form-Based Code. She said Ali Avery had obtained a grant for the City from UDOT for the
482 General Plan update.

483
484 7. APPROVAL OF MINUTES

485
486 The Planning Commission meeting minutes of May 9, 2023 were reviewed and approved.

487
488 **Commissioner Jorgensen moved to approve the meeting minutes for the May 9th meeting as**
489 **drafted. Commissioner Holbrook seconded the motion. The motion was approved by**
490 **Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner**
491 **Maus was excused.**

492
493 8. ADJOURN

494
495 Commission Chair Larson adjourned the meeting at 8:46 p.m.

496
497 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
498 *Tuesday, June 13, 2023 by unanimous vote of all members present.*

499
500
501

502 *Wendy Page, City Recorder*