



## CITY OF NORTH SALT LAKE

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

### **CITY COUNCIL & PLANNING COMMISSION JOINT WORK SESSION**

**NOTICE & AGENDA  
September 12, 2023  
6:00 p.m.**

Notice is given of a public meeting of the North Salt Lake City Council and Planning Commission to be held on the above noted date and time at City Hall located at 10 East Center Street. The joint work meeting will be held in the Council Chambers on the 2<sup>nd</sup> Floor. Some members may participate electronically. The agenda will be as follows:

- 1) Welcome and Introduction
- 2) Discussion: Proposed amendment to the General Development Plan for Lofts at North Salt Lake (Towne Plaza) located at 120 and 140 East Center St. The proposal is to amend the plan to include a mixed use project consisting of 2 buildings (3 stories) with 8,900 sq. ft. of commercial space and 86 residential apartments, Brian Carlisle, HMS Development, applicant
- 3) Adjourn

**PLANNING COMMISSION  
NOTICE & AGENDA  
September 12, 2023  
7:00 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 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 a proposed plat amendment vacating and relocating a public utility easement and combining lots 1603, 1604, and 1605 of the Eaglepointe Estates Phase 16 Subdivision at 283 East Parkway Circle, Rob Law, CMT Technical Services, applicant
  - 4) Review of draft subdivision ordinance amendment and timeline
  - 5) Report on City Council actions on items recommended by Planning Commission
  - 6) Approval of minutes:
    - a. 8/8/2023
- Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:  
Time: September 12, 2023, 6:00 PM Mountain Time (US and Canada)*

*Join Zoom Meeting: <https://us02web.zoom.us/j/83514923002?pwd=NE0yWIN0dW1TL0RBZllxUkNKWmRDUT09>*

*Meeting ID: 835 1492 3002*

The public is invited to attend all public meetings. If you need special accommodations to participate in the City Council / Planning Commission meetings, 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 City Council and Planning Commission meetings to be held September 12, 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 Street, North Salt Lake.**

**Dated this 7th day of September, 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  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Planning Commission, City Council, & Mayor  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** September 12, 2023  
**SUBJECT:** Joint Work Session-Lofts at North Salt Lake

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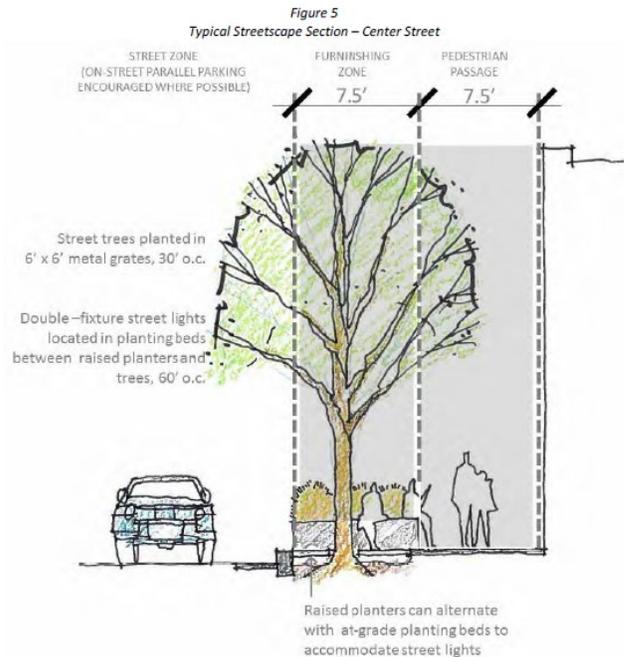
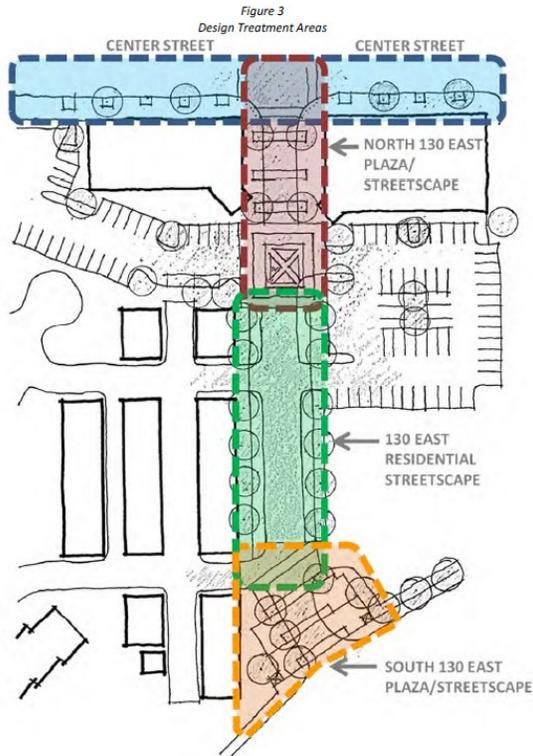
### **BACKGROUND**

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.

#### *Existing Development Agreement:*

The 2015 development agreement had the purpose of implementing the urban design elements contained in the Town Center Master Plan to create a walkable town center with urban type residential development near the center. A partnership between the City, the RDA, and the developer established the street cross section for 130 East and Center St. to install redesigned street and pedestrian improvements. The reduced street width was specifically designed to discourage the use of 130 East as a through street and instead create a street that was to be utilized for the residential access to the townhomes and the commercial buildings. Exhibit F of the development agreement details the following principles:

- A mix of residential and commercial uses that support walking and creation of “destination” within the town center
- A more traditional feel with sense of history and timelessness
- On street parallel parking
- 15’ sidewalk with 10’ adjacent to the buildings for pedestrian activities and 5’ adjacent to the curb with stamped concrete, street lights, street trees with grates, seating, planter boxes, etc.
- The figures below are included in the development agreement and were excerpted from the Town Center Master Plan



#### Recent Property Status:

The remaining commercial property has been transferred to Lofts North Lake, LLC which is a partnership of the developers Jesse Curtis, JCI Inc. and Brian Carlisle, HMS Development. 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 Salt Lake.

The Planning Commission reviewed a requested amendment to the plan on March 14, 2023, which was denied. The concept plan that was denied contained additional property to the east in the Orchard Plaza commercial development with 280 residential units and 6 story buildings.

The applicant then submitted a new concept plan for consideration which reduced the height to 3 stories, contained 98 residential units and 7,900 sq. ft. of commercial space and did not include the additional property. The Planning Commission held a public hearing on June 13, 2023 and tabled action on their decision to give the developer the opportunity to rework the design. The Commission provided feedback to the developer regarding the following issues:

1. Parking distribution: The proposed plan had the majority of the proposed parking adjacent to the west building and the majority of the residential units in the east building which would create issues of convenience for the residents and the necessity to cross the street.
2. Shared parking: There are concerns regarding potential conflicts between the retail uses for customers and employees and the residents and the developer was asked to address solutions/analysis.

3. Deliveries/Moving Vans: There is no designated parking for loading/unloading or delivery drivers, potentially creating a double parking issue on city streets.
4. Open space/landscaping/gathering areas: The percentage of landscaping or open space for gathering space or amenities is low for the number of residential units compared to other projects in the Town Center.

*Current Request:*

The developer met with city staff to discuss recent revisions to their proposal and expressed interest in attending a work session with the City Council. On February 15, 2022, Jesse Curtis attended a work session with the Council to determine if the City Council would be supportive of a project that would add affordable housing units to the site and the Council had expressed general support of the idea which then contained 103 studio apartments over commercial on the main floor of at least one of the two buildings. The developer desires to know if the City Council believe the proposed project, as revised is something that can be supported and requested a work session with the Council. Given the current Council agenda schedule resulting from the primary election and work load it was suggested that a joint work session with the Planning Commission would be more advantageous for all. Please note that a new public hearing before the Planning Commission will have to be scheduled on the proposed amendment before a recommendation can be made to the City Council.

The following is a summary of proposed project:

- Total unit count of 86 apartments, 70-one bedroom units, 16-two bedroom units
  - Previously the developer was seeking participation from the RDA for funds to support affordable housing in the 30% and 50% AMI income range. The current proposal is not requesting the use of any housing funds.
  - The developer’s market rent study indicates that the market rent for the 1 bedroom units will be equal to those rents that are affordable that the 80% AMI income range without any subsidies from the city.
  - The 70 one-bedroom units consist of units referred to as Jr. one bedroom units and have an open floor plan like a studio but with movable dividers that the tenant can choose to have open or closed creating a separate bedroom area from the rest of the flat. There are 3 true 1 bedroom corner units in the project.
- Density
  - The developer has asked for a comparison of the density of the project, including parking, to other town center development approvals that considers the bedroom count as opposed to the total unit count density. Attached is a spreadsheet that includes that full analysis and table below is a summary:

	Unit Density (du/ac)	Bedroom Density (bedroom/ac)	Parking Ratio (per du)	Parking Ratio (per bedroom)
Williamsburg	41.6	66.5	1.89	1.19
Village Station	33.1	59.1	1.66	0.93
Eaglewood Lofts Ph. 1	23.8	40.3	2.07	1.23
Eaglewood Lofts Ph. 2	13.6	24.4	2.23	1.24
Mirella	23.4	46.8	2.25	1.13
Proposed Lofts at NSL	53.4	63.3	1.65	1.39

- Total parking 142 stalls, 87 covered/carport, 55 surface stalls
  - Proposed parking structure on the west building has been reduced to half the size providing covered parking for 19 of 47 stalls on the main level accessed from Center Street and 19 stalls on the second level accessed from 130 East St. with 9 of those stalls covered by carports. This is a total of 66 stalls (28 covered) on the west property for the 8,900 sq. ft. of commercial and 26 dwelling units.
  - Proposed parking for the east building has 46 stalls accessed from Center St. with 9 stalls covered by the second story of the apartment building and 12 stalls covered by the upper story parking structure at the rear of the building. The parking structure at the rear of the building accessed from 130 East St. has 30 stalls all covered by carports. This is a total of 76 stalls (51 covered) on the east property for 60 dwelling units.
- Proposed addition of 9 on-street parking stalls on Center Street, the 5 stalls adjacent to the west building is proposed for 2 hour daytime parking for commercial use, and the 2 stalls adjacent to the east building is proposed as a 15 minute loading zone for delivery parking and moving vehicles
- Off street loading areas have been designated in both the west and east parking areas.
- Amenities:
  - An outdoor/rooftop gathering area has been designated on the third floor of the east building overlooking the intersection of 130 East and Center St.
  - The area between the parking area of the west building and the townhomes to the south has been designated as a dog run and is approximately 10 feet wide and 138 feet long.
  - A fitness center is proposed on the second floor of the east building for the use of the tenants.
- Landscaping has been provided at a minimum with approximately 10,000 sq. ft. (including the dog run). This total does not include the on-street landscaping of street trees and planter boxes which are designated in the original development agreement and street cross section. The developer and the City's Redevelopment Agency have existing agreements in place for the installation of the streetscape amenities. The minimal landscaping will need to meet the standards for the water efficient landscape ordinance limit of 5,000 sq. ft. of sod, but does not provide much open space for the project which will have a more urban feel.
- Commercial:
  - The west building contains approximately 8,900 sq. ft. of retail space (increased 1,000 sq. ft.)
  - The ground floor story of the building is stepped in story height to allow street level pedestrian entrances to the businesses. It is estimated that 4-5 commercial tenants could be accommodated.
- Architecture:
  - The proposed buildings are 3 stories in height and are a mix of modern and traditional styles
  - The roof line of the structure is intended to mimic the roof lines of the existing townhomes to the south with peaked roof structures at key locations of the building. These peaked roofs will allow vaulted ceilings for several units on the third floor.
- Height
  - The visual impact of the height of the proposed buildings is mitigated by the site's natural slope. From the location of the closest townhome on 130 East the fall from south to north is approximately 8 feet. There is an additional fall in slope from east to west as well.

- The height of the closest townhome is approx. 36 feet from street level to roof peak. The height of the west building at the corner of 130 East is approximately 41 feet to the peak of the roof structures. Thus, with the fall in elevation of approximately 8 feet the finished roof height of the proposed building would be approximately the same with no added visual impact related to height over the current townhomes. See the following diagram.



## **RECOMMENDATION**

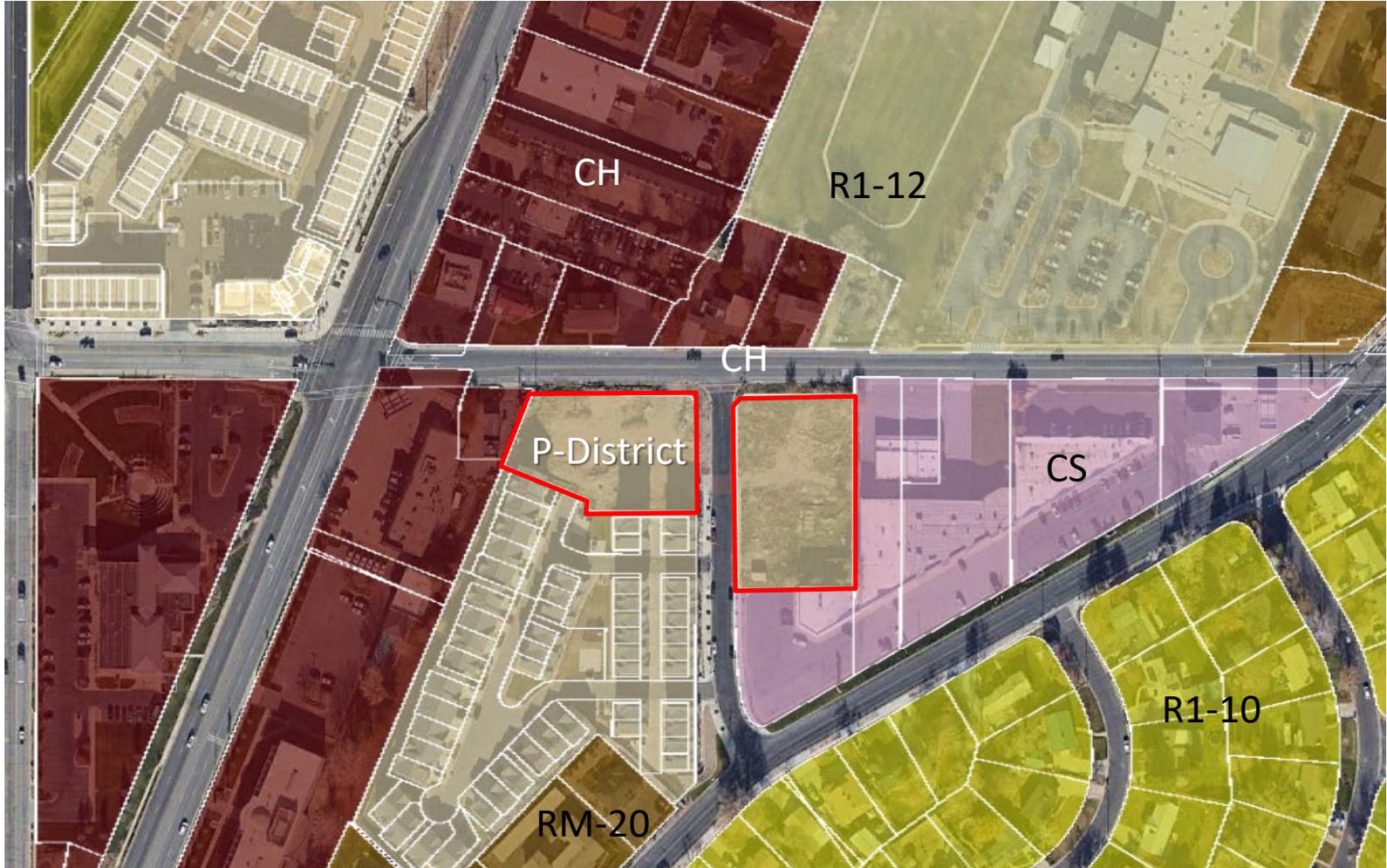
No Development Review Committee recommendation is provided at this time. The developer has requested this work session to discuss the proposed revisions to the plan and requests feedback from the Planning Commission and City Council. Upon receiving feedback it is expected that the developer will modify the proposal, as directed, and submit for consideration and public hearing before the Planning Commission and request a favorable recommendation to the City Council.

## Attachments

- 1) Aerial/Zoning Map
- 2) Town Center Master Plan-Land Use Map
- 3) Original General Development Plan/Site Plan
- 4) Proposed Site Plan
- 5) Floor Plan
- 6) Elevations
- 7) Summary of proposed changes from developer
- 8) Development Stats Table



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





# Town Center Master Plan

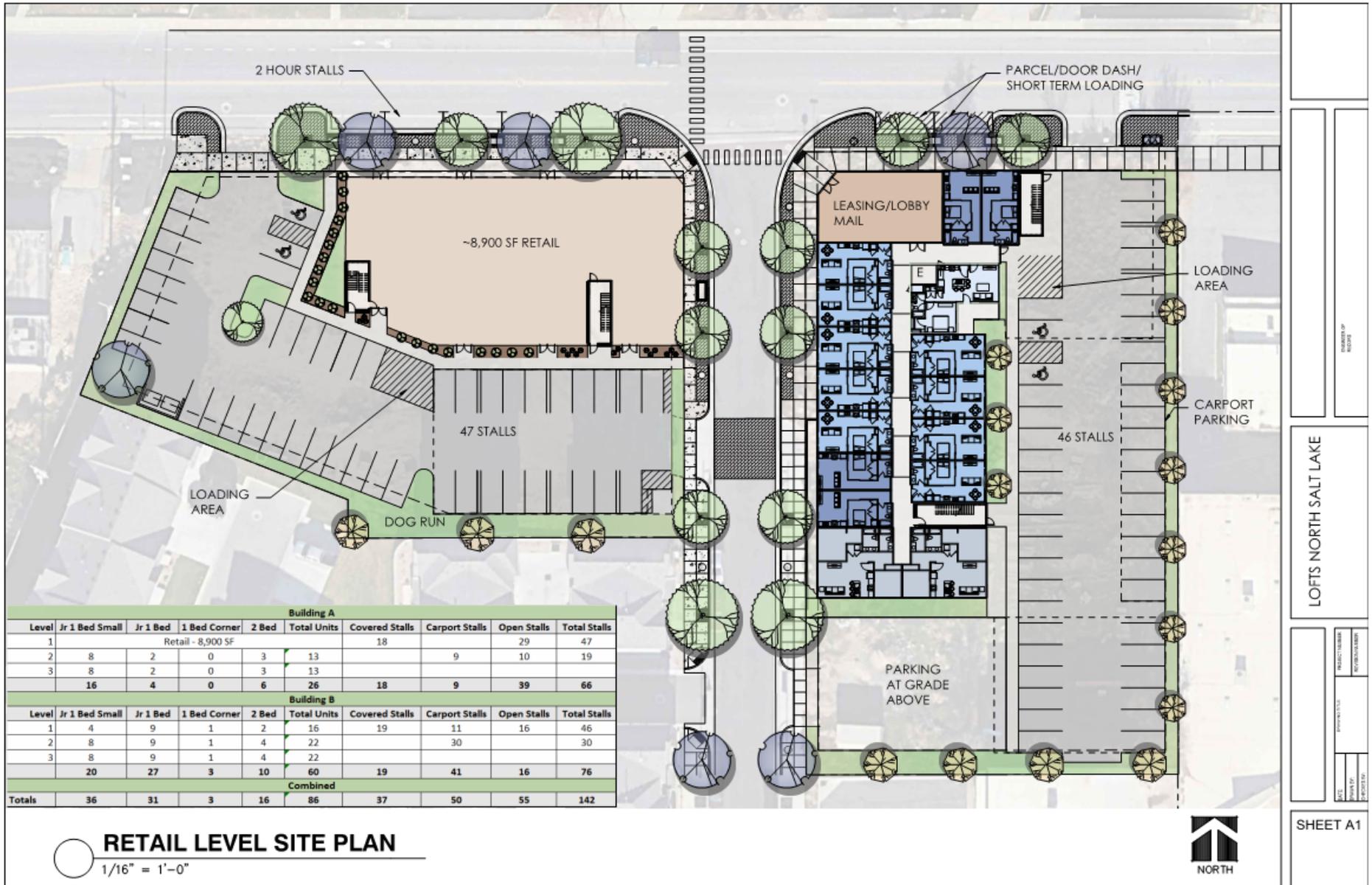
MAP 4 – LAND USE CONCEPT





# Lofts at North Salt Lake-Site Plan

## 1<sup>st</sup> Story/Center Street Level



### RETAIL LEVEL SITE PLAN

1/16" = 1'-0"



LOFTS NORTH SALT LAKE

SHEET A1

# Lofts at North Salt Lake

## 2<sup>nd</sup> Story



**LEVEL 2 SITE PLAN**

1/16" = 1'-0"



LOFTS NORTH SALT LAKE

SHEET A2

# Lofts at North Salt Lake

## 3<sup>rd</sup> Story



**LEVEL 3 SITE PLAN**  
 1/16" = 1'-0"



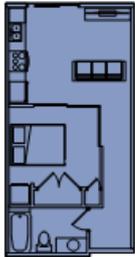
LOFTS NORTH SALT LAKE

SHEET A3

DATE: \_\_\_\_\_ PROJECT NUMBER: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_ CHECKED BY: \_\_\_\_\_  
 NUMBER OF REVISIONS: \_\_\_\_\_

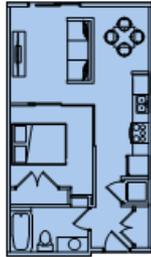
# Lofts at North Salt Lake Unit Floor Plans

477 SF



JR 1B

539 SF



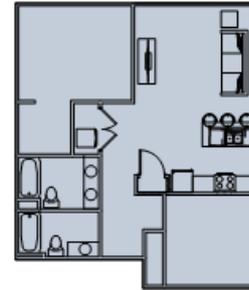
JR 1B LG

814 SF



1B CORNER

971 SF



2B

**UNIT TYPES**  
NTS



LOFTS NORTH SALT LAKE

DATE: \_\_\_\_\_  
DRAWN BY: \_\_\_\_\_  
PROJECT NUMBER: \_\_\_\_\_  
REVISED NUMBER: \_\_\_\_\_

SHEET A5

# 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



## Lofts at North Salt Lake Summary of Proposed Changes

Below are revisions since our latest 98 unit submittal:

- We allocated more parking to the eastern parcel so it was more evenly distributed to reduce resident road crossing. We provided minimum 1 covered stall per residential unit on each parcel.
- Unit count reduced from 98 units to 86 units. Bedroom count is 102 bedrooms.
- Unit count per acre is 53.75
- Bedroom count per acre is 63.75 (very similar to Williamsburg and Village Station)
- Parking stall count per unit increased (142 total stalls).
- Parking structures reduced.
- Placed rooftop/outdoor amenity on 3<sup>rd</sup> floor instead of rooftop.
- Added loading areas for residents in each parking area as well as drop off/door dash parking in front of eastern building.
- Retail footprint grew 1,000 SF to 8,900 SF on west parcel





# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Johnson, Planner  
**DATE:** September 12, 2023  
**SUBJECT:** Consideration of a plat amendment to Lots 1603, 1604, and 1605 of the Eaglepointe Estates Phase 16 Subdivision located at 283 East Parkway Circle

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### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the plat amendment for Eaglepointe Estates Phase 16, vacating and relocating a public utility easement and combining lots 1603, 1604, and 1605, located at 283 East Parkway Circle with the following condition:

1. Correction of engineering and planner redlines.

### **BACKGROUND**

Lots 1603, 1604, and 1605 of the Eaglepointe Estates Phase 16 Subdivision are owned by the Price family. This plat amendment will combine the three lots into one, join the building envelopes together, and vacate the existing 16 foot public utility easement that divides Lots 1603 and 1604 and relocate it to the side property line of Lot 1603 (adjacent to Lot 1602). This plat amendment will not modify the existing Questar Gas Easement on Lot 1605.

There is a single family home situated between Lots 1604 and 1605. Lot 1603 is used primarily for landscaping and a retaining wall. This plat amendment allows the property owners to use and enjoy this property more fully as a single buildable lot with a joined buildable area. There are a few minor planning and engineering redlines left to be corrected.

### **POSSIBLE MOTION**

I move that the Planning Commission recommend approval to the City Council of the plat amendment for Eaglepointe Estates Phase 16, vacating and relocating a public utility easement and combining lots 1603, 1604, and 1605, located at 283 East Parkway Circle with the following condition:

1. Correction of engineering and planner redlines.

### **Attachments:**

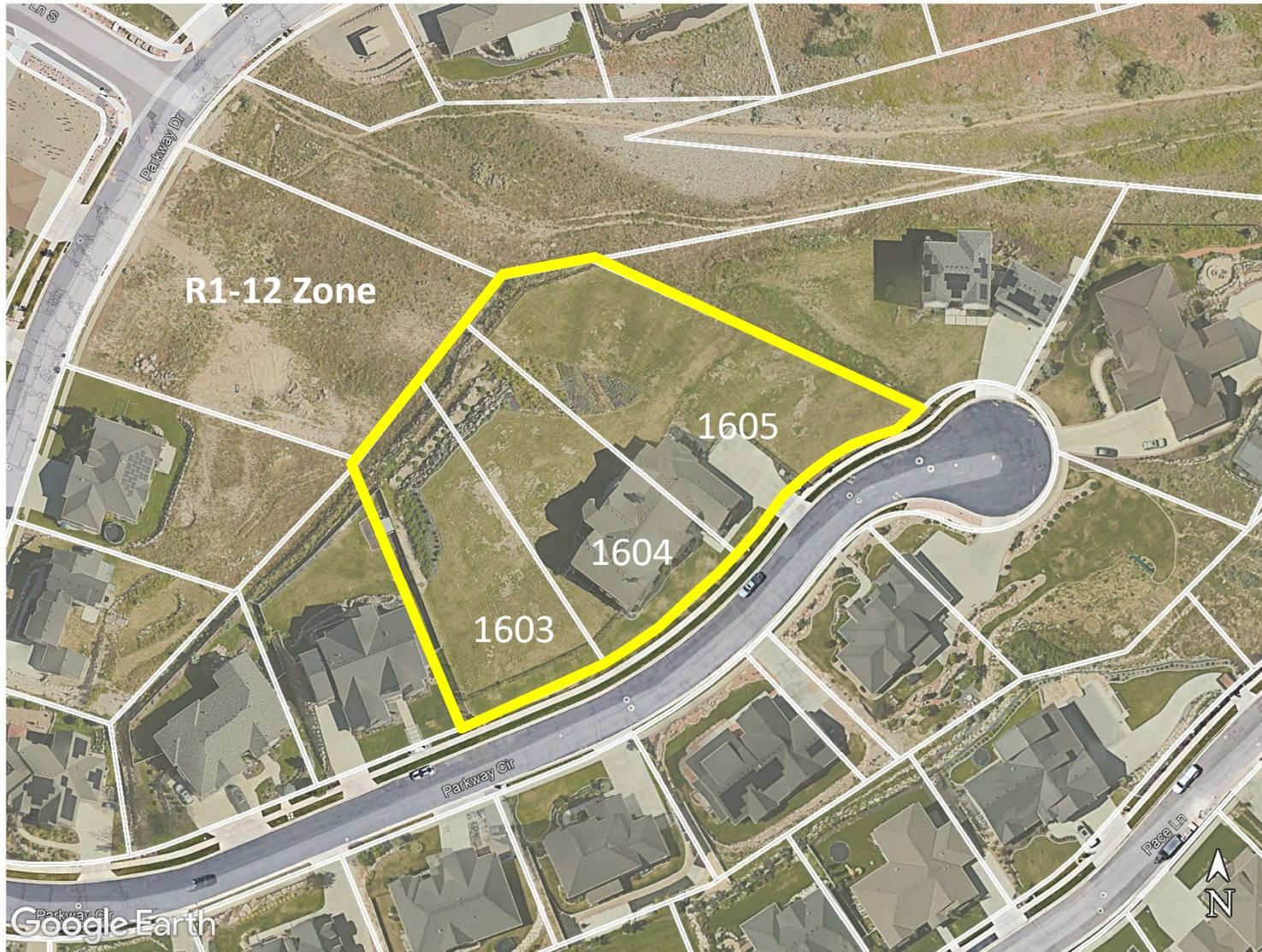
- 1) Zoning/Aerial Map
- 2) Plat



# Plat Amendment

## Eaglepointe Estates Ph. 16, Lots 1603, 1604, & 1605

### Aerial/Zoning

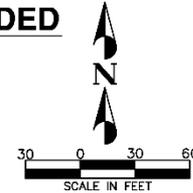


# EAGLEPOINTE ESTATES PHASE 16 - LOTS 1603, 1604 AND 1605 AMENDED

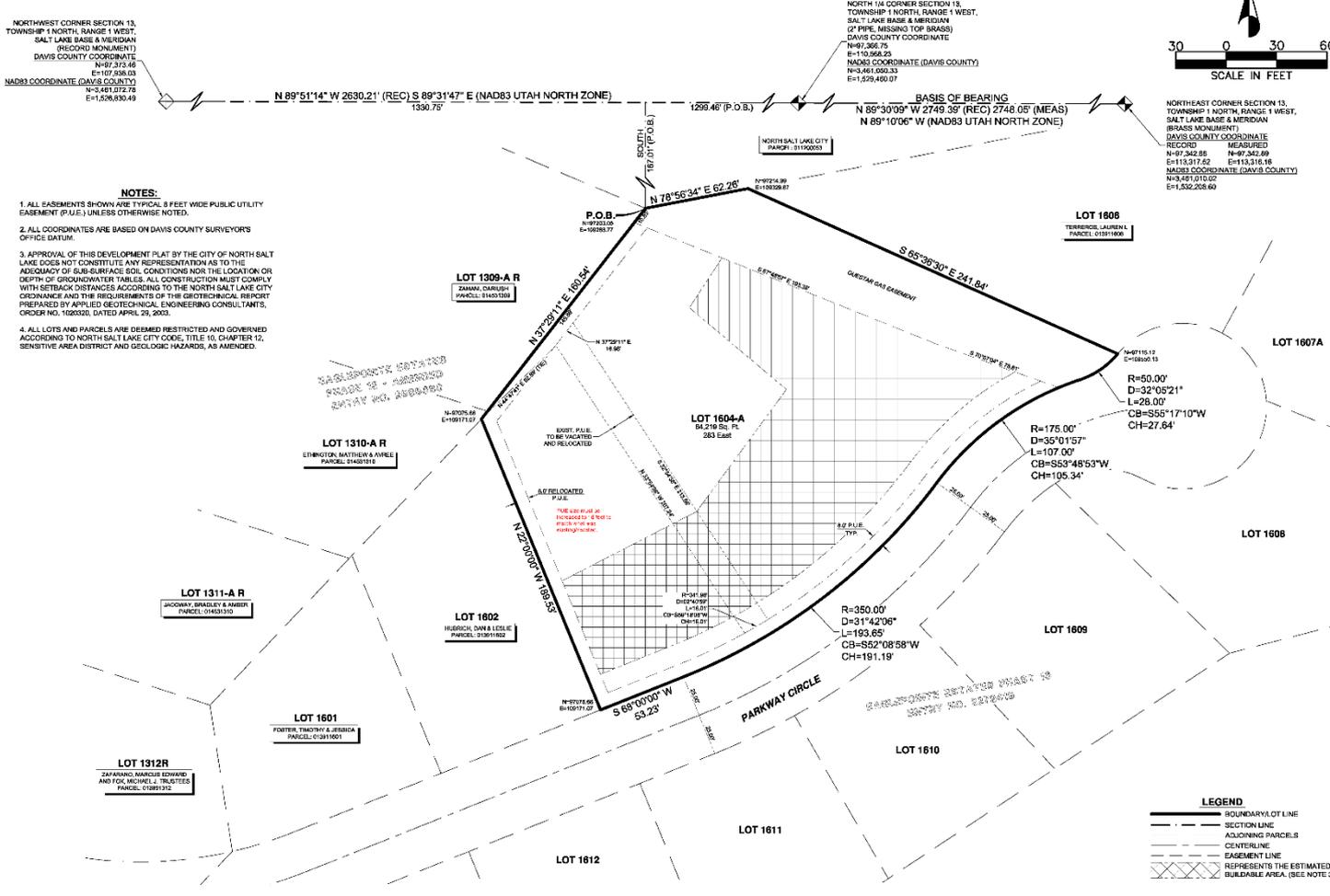
CONSOLIDATING LOT 1603, LOT 1604 AND LOT 1605 OF THE EAGLEPOINTE ESTATES PHASE 16, ENTRY NO. 2272419 - BOOK: 4287 PAGE: 1115  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH  
 SEPTEMBER 2023

NORTHWEST CORNER SECTION 13,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST,  
 SALT LAKE BASE & MERIDIAN  
 (ROUND MONUMENT)  
 DAVIS COUNTY COORDINATE  
 N=97,372.46  
 E=107,598.03  
 NAD83 COORDINATE (DAVIS COUNTY)  
 N=97,447.7278  
 E=108,639.49

NORTH 1/4 CORNER SECTION 13  
 TOWNSHIP 1 NORTH, RANGE 1 WEST,  
 SALT LAKE BASE & MERIDIAN  
 (2" PIPE MISSING TOP BRASS)  
 DAVIS COUNTY COORDINATE  
 N=97,266.76  
 E=110,968.25  
 NAD83 COORDINATE (DAVIS COUNTY)  
 N=97,461,000.33  
 E=112,975,490.07



- NOTES:**
1. ALL EASEMENTS SHOWN ARE TYPICAL 8 FEET WIDE PUBLIC UTILITY EASEMENT (P.U.E.) UNLESS OTHERWISE NOTED.
  2. ALL COORDINATES ARE BASED ON DAVIS COUNTY SURVEYORS OFFICE DATUM.
  3. APPROVAL OF THIS DEVELOPMENT PLAN BY THE CITY OF NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES. ALL CONSTRUCTION MUST COMPLY WITH SETBACK DISTANCES ACCORDING TO THE NORTH SALT LAKE CITY ORDINANCES AND THE REQUIREMENTS OF THE GEOTECHNICAL REPORT PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, ORDER NO. 1020321, DATED APRIL 25, 2023.
  4. ALL LOTS AND PARCELS ARE DEEMED RESTRICTED AND GOVERNED ACCORDING TO NORTH SALT LAKE CITY CODE, TITLE 10, CHAPTER 12, SENSITIVE AREA DISTRICT AND GEOLOGIC HAZARDS, AS AMENDED.



**SURVEYOR'S CERTIFICATE**  
 I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 98798 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 36, CHAPTER 2, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY BY MY SIGNATURE ON THIS INSTRUMENT THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 12-21-17 AND HAVE REVISITED ALL MONUMENTS, AND HAVE SURELY GIVEN EACH TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS, TO BE HEREAFTER KNOWN AS EAGLEPOINTE ESTATES PHASE 16 - LOTS 1603, 1604 AND 1605 AMENDED, AND THE SAME SHALL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAN, AND THAT THIS PLAN IS TRUE AND CORRECT.

ROBERT LAW  
 DATE: 09-25-2023

**BOUNDARY DESCRIPTION**  
 ALL OF LOTS 1603, 1604 AND 1605 OF THE EAGLEPOINTE ESTATES PHASE 16, ENTRY NO. 2272419, IN BOOK 4287, PAGE 1115 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTRY NO. 2272419, IN BOOK 4287, PAGE 1115 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID POINT BEING NORTH 89°11'14" W 2630.21' (REC) S 89°31'47" E (NAD83 UTAH NORTH ZONE) 1300.75' BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE NORTHWEST CORNER OF FORMER LOT 1605 OF THE EAGLEPOINTE ESTATES PHASE 16, ACCORDING TO THE OFFICIAL PLAT THEREOF RECORDED AS ENTRY NO. 2272419, IN BOOK 4287, PAGE 1115 IN THE OFFICE OF THE DAVIS COUNTY RECORDER; SAID POINT BEING NORTH 89°11'14" W 2630.21' ALONG THE SECTION 13N, 1299.46' FEET AND SOUTH 167.01' FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST; SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 77°50'54" EAST, 62.26 FEET; THENCE SOUTH 89°09'01" EAST, 248.84 FEET TO A NON-TANGENT 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 28.00 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°02'17" CLOCKWISE BEARS SOUTH 57°17'49" WEST, 254.21 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 107.90 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37°01'57" COUNTER BEARS SOUTH 32°06'38" WEST, 191.19 FEET; THENCE SOUTH 89°09'01" WEST, 53.28 FEET; THENCE NORTH 22°00'00" WEST, 181.51 FEET TO THE NORTHWEST CORNER OF FORMER LOT 1603 OF SAID EAGLEPOINTE ESTATES PHASE 16; THENCE NORTH 77°01'14" EAST, 166.64 FEET TO THE POINT OF BEGINNING.  
 CONTAINS: 44,219 Sq. Ft. (OR 1.47 ACRES)  
 1 LOT  
 (ROTATE THIS DESCRIPTION CLOCKWISE 0°20'01" TO MATCH THE NAD83 UTAH STATE PLANE COORDINATE SYSTEM, NORTH ZONE. SEE BASIS OF BEARING)

**OWNER'S DEDICATION**  
 KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, THE OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY CAUSE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE HEREINAFTER KNOWN AS  
**EAGLEPOINTE ESTATES PHASE 16 - LOTS 1603, 1604 AND 1605 AMENDED**  
 AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAN FOR PUBLIC USE AND DO WARRANT AND DEFEND AND SAVE THE CITY (UNLESS AGAINST ANY EASEMENT OR OTHER ADJACENT OWNER OR IF DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE STREETS.  
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

RONALD D. PRICE                      JENNIFER B. PRICE

**NOTARY ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF DAVIS }  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_ IN THE YEAR 20\_\_, PERSONALLY APPEARED BEFORE ME, RONALD D. PRICE, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME HE/SHE EXECUTED THE SAME.  
 NOTARY PUBLIC                      COMMISSION NUMBER \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT**  
 STATE OF UTAH } S.S.  
 COUNTY OF DAVIS }  
 ON THIS \_\_\_\_ DAY OF \_\_\_\_ IN THE YEAR 20\_\_, PERSONALLY APPEARED BEFORE ME, JENNIFER B. PRICE, THE SIGNER OF THE FOREGOING INSTRUMENT, WHO DULY ACKNOWLEDGED TO ME HE/SHE EXECUTED THE SAME.  
 NOTARY PUBLIC                      COMMISSION NUMBER \_\_\_\_\_  
 MY COMMISSION EXPIRES \_\_\_\_\_

**EAGLEPOINTE ESTATES PHASE 16 LOTS 1603, 1064 AND 1605 AMENDED**  
 CONSOLIDATING LOT 1603, LOT 1604 AND LOT 1605 OF THE EAGLEPOINTE ESTATES PHASE 16, ENTRY NO. 2272419 - BOOK: 4287 PAGE: 1115  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

PREPARED BY:  
**CMT TECHNICAL SERVICES**  
 9270 SOUTH 300 WEST • SANDY, UT 84070  
 PHONE: (801) 562-2521 • FAX: (801) 562-2551  
 DATE: AUGUST 25, 2023      FILE: 1607.241000W/PM AT-AMEND

**NORTH SALT LAKE CITY ENGINEER**  
 RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

CITY ENGINEER

**NORTH SALT LAKE CITY ATTORNEY**  
 RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

CITY ATTORNEY

**NORTH SALT LAKE CITY COUNCIL**  
 APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

MAYOR  
 CITY RECORDER AT/TST

**NORTH SALT LAKE CITY PLANNING COMMISSION**  
 RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

CHAIR

**DAVIS COUNTY RECORDER**  
 RECORDED # \_\_\_\_\_  
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REQUEST OF: \_\_\_\_\_  
 DATE: \_\_\_\_ TEMP: \_\_\_\_ BOOK: \_\_\_\_ PAGE: \_\_\_\_ FEE: \_\_\_\_

DAVIS COUNTY RECORDER

1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 ANCHOR LOCATION: CITY HALL  
4 10 EAST CENTER STREET, NORTH SALT LAKE  
5 AUGUST 8, 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 Brandon Tucker  
16 Commissioner William Ward  
17

18 EXCUSED: Commissioner Irene Stone  
19

20 STAFF PRESENT: Mackenzie Johnson, Planner.  
21

22 OTHERS PRESENT: Dee Lalliss, resident; Cal Johnson, Legend Engineering; Via Zoom:  
23 Jeremy Jensen, Mike Warren, Union Court Subdivision.  
24

25 1. PUBLIC COMMENTS  
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27 There were no public comments.  
28

29 2. CONSIDERATION OF PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR A  
30 TWO LOT SUBDIVISION CALLED UNION COURT LOCATED AT 25 AND 95  
31 EAST UNION AVENUE, CAL JOHNSON, LEGEND ENGINEERING, APPLICANT  
32

33 Mackenzie Johnson showed an aerial view of the property including parcels 25 and 29 on East  
34 Union Avenue. She explained that these two parcels were separately owned and had been in  
35 existence for decades. The owners of these parcels had applied for a minor subdivision that  
36 would allow Lot 2 (the 95 East parcel) to acquire the back 1.41 acres of land from Lot 1 (the 25  
37 East parcel). These two parcels zoned Manufacturing Distribution (MD) complied with City code  
38 on lot size as they were both greater than the required 2 acres and frontage. She said the 1.41  
39 acres on Lot 1 was currently used for onsite drainage for both Lots 1 and 2. The owners of Lot 2  
40 planned to grade and install gravel on the newly acquired land for more parking/outdoor storage  
41 for their business, Ferrell Gas LP (DBA Warren Energy Group Inc).  
42

43 Mackenzie Johnson said that as these properties were developed decades ago, they were not  
44 compliant with today's stormwater retention and detention requirements and standards. Due to  
45 the known future land use the applicant was required to submit civil drawings to be constructed  
46 addressing drainage concerns. These drawings were to be approved by the City Engineer prior to  
47 the plat being finalized and recorded. The plan was to create a shared retention basin on Lot 2  
48 behind the existing building on Lot 1. The applicant also planned to create a new retention basin  
49 on the front of Lot 2 adjacent to Union Avenue that would not be shared. She showed a site plan  
50 of the properties with the proposed property lines.

51  
52 Staff recommended approval of the preliminary design plan and final plat with the correction of  
53 all redlines on the plat and construction drawings.

54  
55 Commissioner Jorgensen asked about the proposed use for the gravel area of Lot 2. Mackenzie  
56 Johnson replied that the existing business was Ferrell Gas LP and they had existing outdoor  
57 operations and the expectation was to expand the area for more outdoor storage. She explained  
58 that the applicant would need to return for site plan approval when they surfaced the area as it  
59 was over 5,000 square feet.

60  
61 Jeremy Jensen, who was the Lot 1 property owner, replied that it would be consistent with what  
62 was there now, which was vehicle parking.

63  
64 Mackenzie Johnson commented that the City Engineer did not have concerns about the proposed  
65 use as the property was not in the drinking water wellhead protection zone.

66  
67 Commissioner Jorgensen mentioned that his concern was more related to flammable material  
68 near the rail corridor. He asked about the regulatory process due to the existing LP business.  
69 Jeremy Jensen confirmed that the property owner, Mike Warren, said there would not be  
70 additional storage of propane and that the proposed area would be used for parking.

71  
72 **Commissioner Holbrook moved that the Planning Commission recommend approval to the**  
73 **City Council of the Preliminary Design Plan and Final Plat for a two lot subdivision called**  
74 **Union Court located at 25 and 95 East Union Avenue with the following condition:**

75  
76 **1) Correction of all redlines on the plat and construction drawings.**

77  
78 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**  
79 **Holbrook, Jorgensen, Larson, Maus, Tucker, and Ward. Commissioner Stone was excused.**

80  
81 **3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**  
82 **PLANNING COMMISSION**

83  
84 Mackenzie Johnson had nothing to report on the City Council meeting.

85

86 4. APPROVAL OF MINUTES

87

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

89

90 **Commissioner Jorgensen moved to approve the meeting minutes as drafted for the July 25,**  
91 **2023 meeting. Commissioner Maus seconded the motion. The motion was approved by**  
92 **Commissioners Holbrook, Jorgensen, Larson, Maus, Tucker, and Ward. Commissioner**  
93 **Stone was excused.**

94

95 5. ADJOURN

96

97 Commission Chair Larson adjourned the meeting at 6:40 p.m.

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99 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
100 *Tuesday, August 22, 2023 by unanimous vote of all members present.*

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*Wendy Page, City Recorder*