



CITY OF NORTH SALT LAKE

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 2nd 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

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

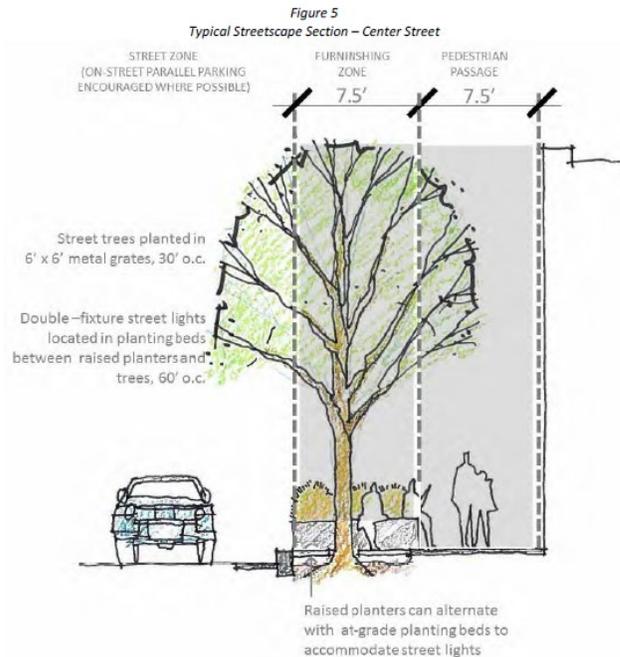
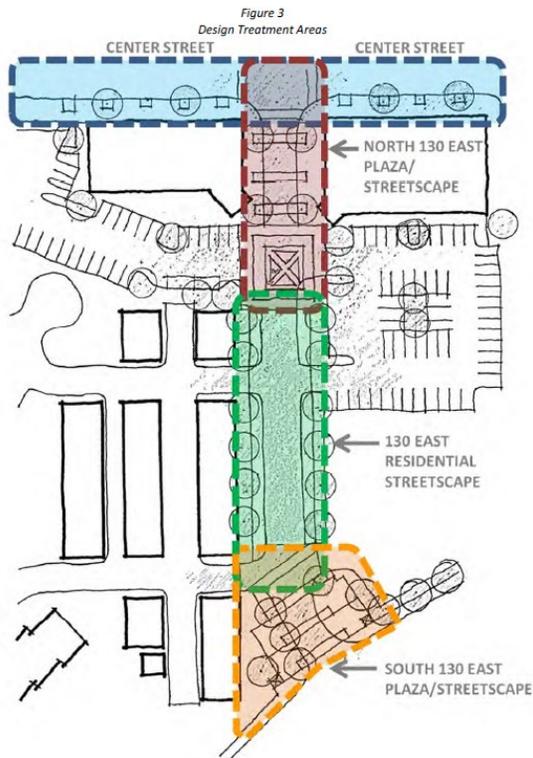
BACKGROUND

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

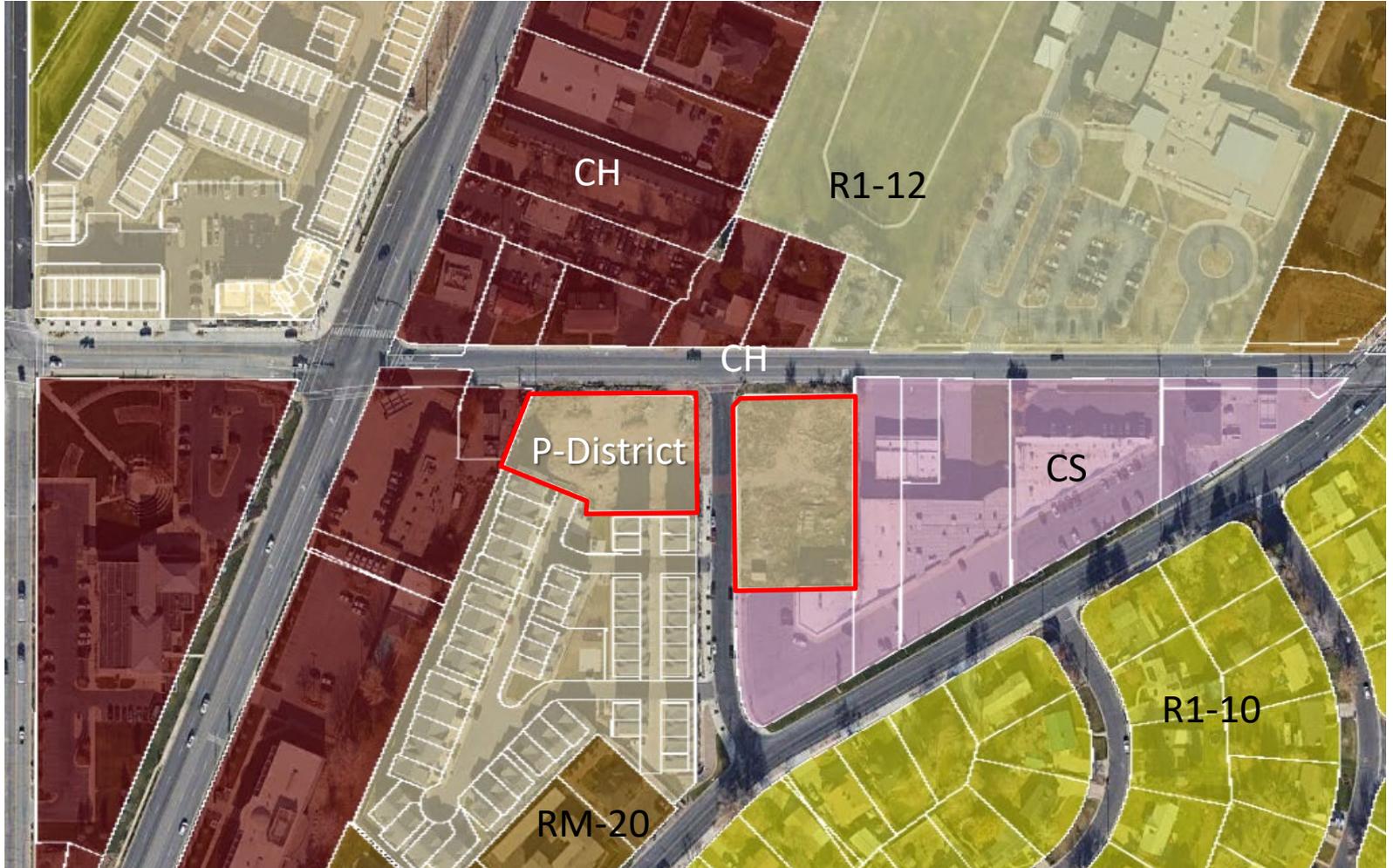
No Development Review Committee recommendation is provided at this time. The developer has requested this work session to discuss the proposed revisions to the plan and requests feedback from the Planning Commission and City Council. Upon receiving feedback it is expected that the developer will modify 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





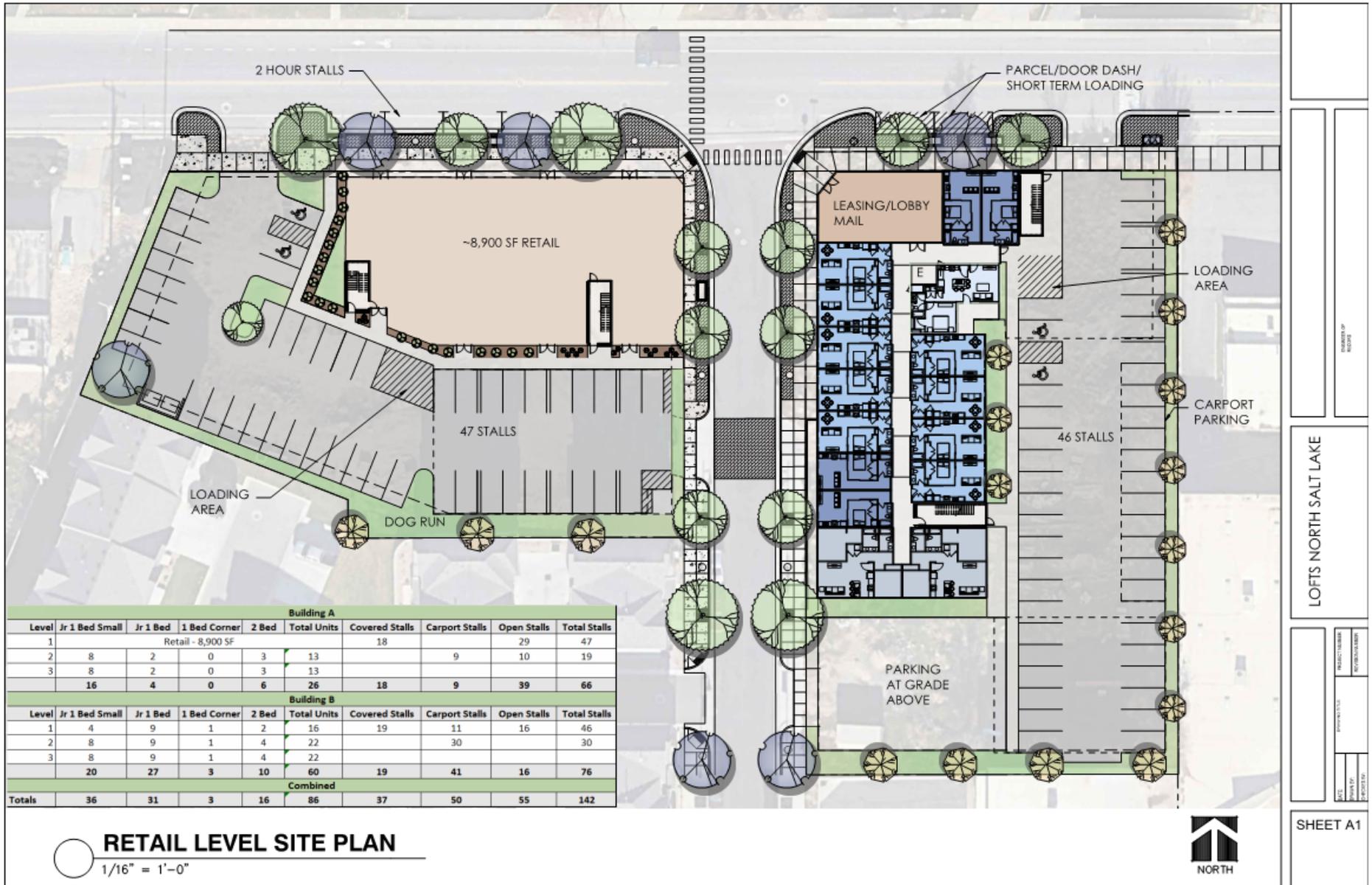
Town Center Master Plan

MAP 4 – LAND USE CONCEPT



Lofts at North Salt Lake-Site Plan

1st Story/Center Street Level



RETAIL LEVEL SITE PLAN

1/16" = 1'-0"

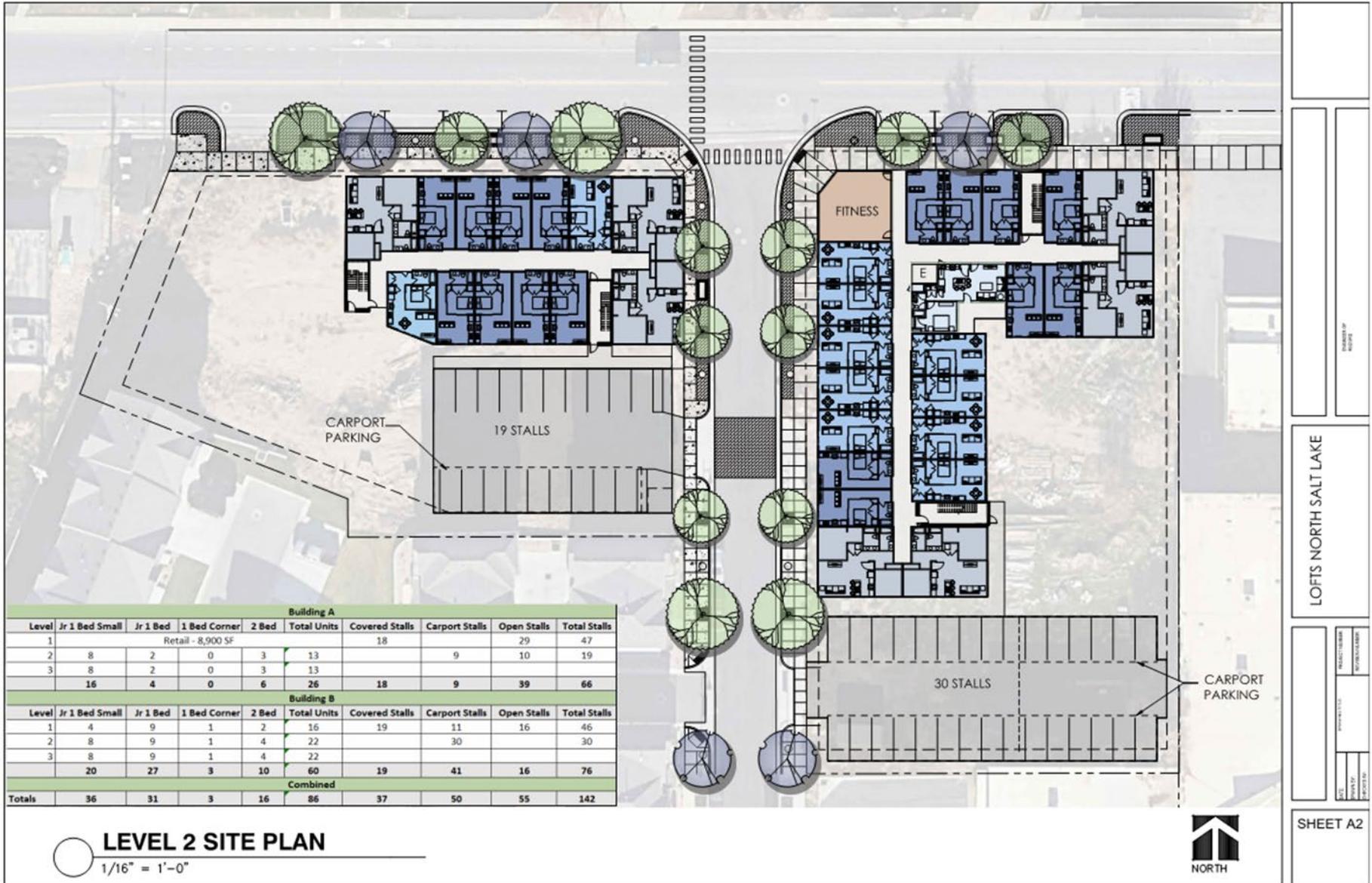


LOFTS NORTH SALT LAKE

SHEET A1

Lofts at North Salt Lake

2nd Story



LEVEL 2 SITE PLAN
 $1/16" = 1'-0"$



LOFTS NORTH SALT LAKE

SHEET A2

Lofts at North Salt Lake

3rd Story



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



LOFTS NORTH SALT LAKE

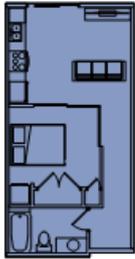
SHEET A3

DATE: _____
 DRAWN BY: _____
 PROJECT NUMBER: _____
 SHEET NUMBER: _____

NUMBER OF
 SHEETS

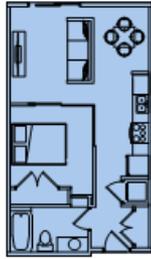
Lofts at North Salt Lake Unit Floor Plans

477 SF



JR 1B

539 SF



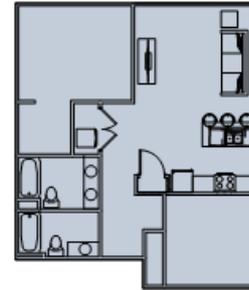
JR 1B LG

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 3rd 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

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

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:

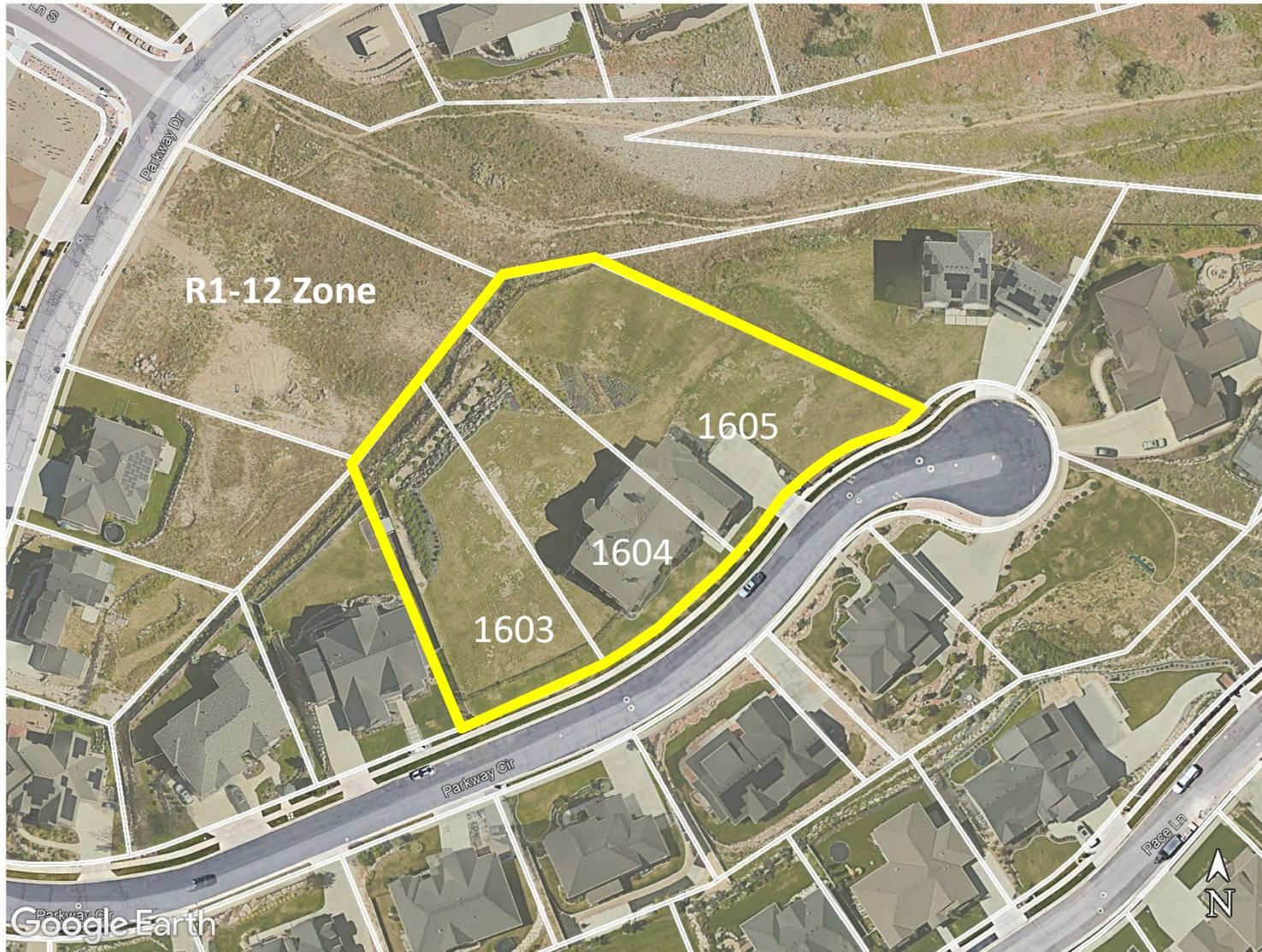
- 1) Zoning/Aerial Map
- 2) Plat



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
 (RECORD MONUMENT)
 DAVIS COUNTY COORDINATE
 N=97,272.40
 E=107,558.03
 NAD83 COORDINATE (DAVIS COUNTY)
 N=95,451.7219
 E=1,238,930.49

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=97,262.75
 E=107,568.25
 NAD83 COORDINATE (DAVIS COUNTY)
 N=95,461,650.33
 E=1,525,490.07



SURVEYOR'S CERTIFICATE
 I, ROBERT LAW, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NO. 967898 AS DESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 26, CHAPTER 22, PROFESSIONAL LAND SURVEYORS LICENSING ACT. I URGE THIS CITY BY ALL TO BEYOND OF THIS MONUMENT, THAT I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW IN ACCORDANCE WITH SECTION 17-21-17 AND HAVE RECORDED ALL MEASUREMENTS AND HAVE SUBMITTED SAID 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 HAS, OR WILL BE CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

ROBERT LAW
 ROBERT LAW
 P-23-03
 09-25-2023
 DATE

- NOTES:**
1. ALL EASEMENTS SHOWN ARE TYPICAL 5 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 PLAT 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. 102930, DATED APRIL 23, 2020.
 4. ALL LOTS AND PARCELS ARE DEEMED RESTRICTED AND MONUMENTED ACCORDING TO NORTH SALT LAKE CITY CODE, TITLE 10, CHAPTER 12, SENSITIVE AREA DISTRICT AND GEOLOGIC HAZARDS, AS AMENDED.

BOUNDARY DESCRIPTION
 ALL OF LOTS 1603, 1604 AND 1605 OF THE EAGLEPOINTE ESTATES PHASE 16, IN COMBINE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, ENTRY NO. 2272419, IN BOOK: 4287 PAGE: 1115, 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; SAIL POINT BEING MEASURED 114.14' ALONG THE SECTION LINE, 129.46 FEET AND SOUTH 167.81 FEET FROM THE NORTH QUARTER CORNER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE NORTH 78°04'41" EAST, 62.26 FEET; THENCE SOUTH 89°11'47" WEST, 284.84 FEET TO A NON-CURVED 50.00 FOOT RADIUS CURVE TO THE RIGHT; THENCE 28.80 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 120°01'00" (CHORD BEARS SOUTH 50°17'00" WEST, 224.30 FEET) TO A POINT ON 125.00 FOOT RADIUS CURVE TO THE LEFT; THENCE 60' ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 120°01'00" (CHORD BEARS SOUTH 12°58'00" WEST, 191.19 FEET); THENCE SOUTH 69°00'00" WEST, 53.25 FEET; THENCE NORTH 69°00'00" WEST, 183.53 FEET TO THE NORTHWEST CORNER OF FORMER LOT 1603 OF SAID EAGLEPOINTE ESTATES PHASE 16, BEING NORTH 77°01'11" EAST, 165.54 FEET TO THE POINT OF BEGINNING.
 CONTAINS: 44,219.54; PL. (OR 1.47 ACRES)
 (NOTE: THIS DESCRIPTION CLOCKWISE 60°28'00" TO MATCH THE NAD83 UTAH STATE PLANE COORDINATE SYSTEM, NORTH ZONE; SEE BASIS OF BEARING.)

OWNER'S DEDICATION
 I, AND IF ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED AS THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, DO HEREBY GIVE THE SAME TO BE DIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AS SET FORTH, TO BE KNOWN AS **EAGLEPOINTE ESTATES PHASE 16 - LOTS 1603, 1604 AND 1605 AMENDED** AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PORTIONS OF LAND SHOWN ON THIS PLAT FOR PUBLIC USE AND DO WARRANT AND GUARANTEE AND SAVE THE CITY HARMLESS AGAINST ANY CLAIMANTS OR OTHERS IN THE FUTURE WHO MAY CLAIM THAT STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, MAINTENANCE AND OPERATION OF THE SAME.
 IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20__.

RECALLED BY PRICE _____
 DENIED BY 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/SHES EXECUTED THE SAME.

NOTARY PUBLIC: _____
 MY COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 NOTARY ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF DAYBE }
 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/SHES EXECUTED THE SAME.

NOTARY PUBLIC: _____
 MY COMMISSION NUMBER: _____
 MY COMMISSION EXPIRES: _____
 NOTARY ACKNOWLEDGMENT
 STATE OF UTAH } S.S.
 COUNTY OF DAYBE }
 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/SHES EXECUTED THE SAME.

**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
 8270 SOUTH 300 WEST • SANDY, UT 84070
 PHONE: (801) 562-2521 • FAX: (801) 562-2551
 DATE: AUGUST 18, 2023 FILE: 182-2102000000001-000000

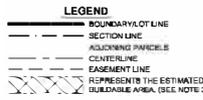
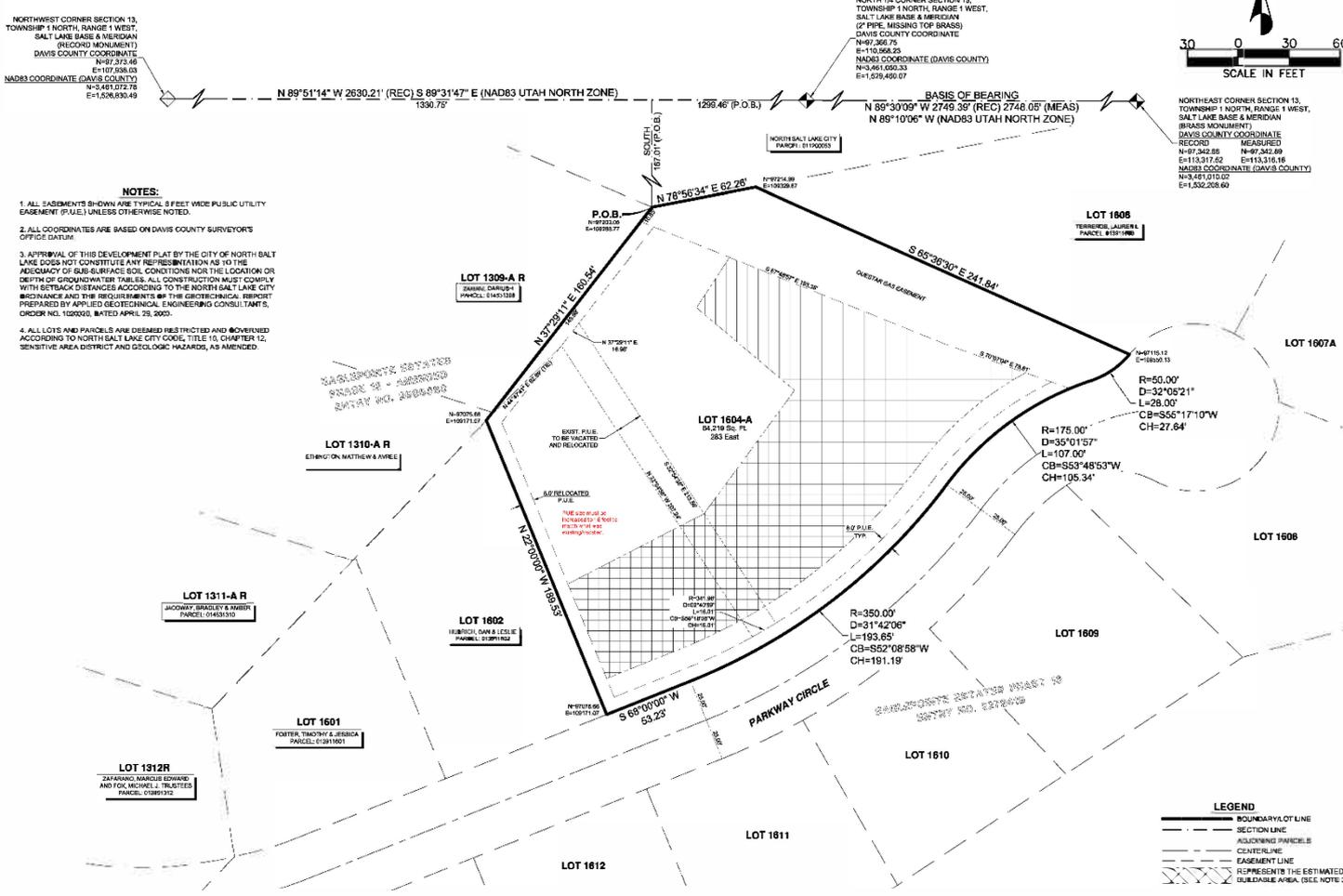
NORTH SALT LAKE CITY ENGINEER
 RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20____

NORTH SALT LAKE CITY ATTORNEY
 RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20____

NORTH SALT LAKE CITY COUNCIL
 APPROVED THIS _____ DAY OF _____, 20____
 MAYOR _____
 CITY RECORDER AT TEST _____

NORTH SALT LAKE CITY PLANNING COMMISSION
 RECOMMENDED FOR APPROVAL ON THIS _____ DAY OF _____, 20____
 CHAIR _____

DAVIS COUNTY RECORDER
 RECORDED AS
 STATE OF UTAH, COUNTY OF DAVIS, RECORDED AND FILED AT THE REGISTER
 DATE: _____ TIME: _____ ROOM: _____ PAGE: _____



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
26

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.

98

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.*

101

102

103

104 _____
Wendy Page, City Recorder