

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
OCTOBER 24, 2023

FINAL

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

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

EXCUSED: Commissioner Irene Stone

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson, Planner.

OTHERS PRESENT: Dee Lalliss, resident.

1. PUBLIC COMMENTS

There were no public comments.

2. WORK SESSION: DRAFT CODE AMENDMENTS

a. TITLE 13, CHAPTER 8: GENERAL REQUIREMENTS (SUBDIVISION DESIGN)

Sherrie Pace reported on Title 13, Chapter 8: General Requirements for Subdivision Design including General Standards with existing language from 10-7-3 and updated language to meet State code. Section 13-8-010: General Standards included ownership, landscaping, fencing, and screening, signs and lighting, planting plans for common areas, water/sewer, design to conform to the Capital Facilities Plan (CFP) and adopted maps, conformance to standards/ordinances, preservation of natural terrain, and addressed geologic hazards. Section 13-8-020: Subdivision Layout included new language, conformance to the General Plan for infrastructure and active transportation, preservation of natural environment, trees, and waterways, and adjoining existing streets.

Ms. Pace reported on Section 13-8-030: Lots which includes some existing language from 10-7-7-K-3 and updated language. These standards ensure that new lots are buildable, not impractical due to slope, shape, etc., cannot be divided by City or County line, wedge lots must meet minimum frontage for zone, side lot lines perpendicular to the street, front on a public or private street and meet minimum footage, double frontage lots prohibited unless topographic constraints, and corner lots have an equivalent building area. She spoke on the slope of lots and said that current code defined an unrestricted lot as a lot with 5,000 square feet of buildable area less than 30% slope and she reviewed a visual depiction of this with the Commission. She explained that due to the required setbacks lots under 12,000 sq. ft. could never have a building envelope that would meet that 5,000 sq. ft. requirement. Therefore the language is proposed to be modified to state that all lots less than 12,000 sq. ft. must have no area of slope of 30% or greater. Lots that are over 12,000 sq. ft. can have slopes greater than 30%, but only outside of the building envelope of a minimum 5,000 sq. ft. that is entirely without slopes over 30%. The section also includes a provision to prohibit remnant parcels (all land should be in a lot, common area, or road) and directions for lot numbering by phasing (Phase 1: 101, 102, etc. and Phase 2: 201, 202, etc.)

Sherrie Pace reported on Section 13-8-040: Flag Lots contains existing language from 10-7-8 and said current code did not allow flag lots to be created in existing subdivisions. She asked for feedback from the Commission on whether to continue the provision that did not allow subdivision of a lot. Ms. Pace continued to review the current language including that the flag lot staff be 30 feet in width with a 20 foot drive, two flag lots next to each other can be 25 feet each for a total of 50 feet (same width as a public street) with shared 20 foot drive (30 feet of landscaping). She showed an example of a one acre property and alternatives options to develop the land. Some of the proposals included removing the restriction on subdivided lots and how this would help with housing alternatives, underutilized property, cutting down on maintenance/cost of larger properties, and potential for reduced lawn/lower outdoor water usage.

Ms. Pace commented on the considerations for proposed amendments for discussion related to flag lots including removing restrictions on already subdivided lots, setbacks, and staff width. She explained that currently the code required the same front/rear setbacks for flag lots but revisions could be made to reduce those setbacks or allow the Commission to determine which property line was the front or side.

Commissioner Jorgensen said he had some concerns about allowing development on the backside of an existing home and felt that a new home on a flag lot could cause issues with the existing homes. He said the City allows accessory dwelling units (ADUs) and that those helped to address housing affordability. Sherrie Pace clarified that these would not be low income units but could help with the housing gap for middle income families and stated that she believes there is a need for multiple solutions. She said there could be restrictions for flag lots such as height limitations, deck intrusions, etc.

Commissioner Jorgensen said that allowing flag lots to be subdivided disrupted the character of the neighborhood and could be unexpected for adjacent property owners. Commissioner Holbrook was in agreement with that and asked how many opportunities for flag lots there would be in the City. Sherrie Pace responded that she could further analyze where there would be the opportunity for flag lots in the City as well as flag lot regulations in other cities if the Commission would like her to do that.

Chair Larson asked if the Commission was interested in further reviewing flag lots and it was the consensus of the Commission that flag lots should be prohibited under the new Subdivision ordinance.

Sherrie Pace reported on Section 13-8-050: Blocks which contains existing language from 10-7-7-5-11 with amendments similar to those previously discussed in the Form-Based Code draft, including reducing block length minimum from 400 to 300 feet, potential midblock pedestrian access (through lots), and width of blocks (two tiers of lots). She asked if the midblock pedestrian access was something the Commission would be in favor of and if so then who should maintain the access and suggested 16 foot easements with 8 feet of pavement/concrete. Ms. Pace showed examples of this type of pedestrian access in the City.

Chair Larson commented on the midblock access adjacent to her home and how vehicles had mistaken it for a road on several occasions. She suggested narrowing the access or placing some type of barrier there to discourage vehicle use.

Commissioner Jorgensen said that most blocks were short and asked about the purpose of a midblock access.

Commissioner Tucker mentioned that in his neighborhood there was not a formalized walkway and people cut through yards.

Sherrie Pace said that she would look at language to address midblock and culdesac access, bollards, and maintenance.

Dee Lalliss commented that the access should be at least five feet wide and have sturdy fencing.

Commissioner Holbrook asked how many instances this would occur in the City. Sherrie Pace responded that there were just a few occasions but it would be helpful to address in the ordinance for redevelopment. She said staff would bring back updated language and revisions for the Commission to review.

Sherrie Pace reported on Section 13-8-060: Streets which contains existing language from 10-7-7-K-4. This included updated tables with pavement width rather than curb face width. She asked the Commission if they would like to have private streets meet the same width as public streets

for single family developments. She said then the only advantage of a private road at that point would be a gated exclusive community or because of topography/slope issue.

Commissioners Holbrook and Jorgensen were in agreement that private roads should be the same width as public roads for single family dwellings as proposed.

Sherrie Pace said that the road width standard had been reduced in PUD and Planned (P) Districts and said there would still be a legislative process in place for recommendation by the Commission and approval by the Council for modified standards. The Commission consensus was that private and public streets should have the same minimum width standard for single family developments.

Sherrie Pace continued her report on Section 13-8-060: Streets and reviewed additional standards for dead end streets which are only allowed to address topography or in cluster subdivisions, streets serving 30 or more dwelling units or lots must have a second mean of egress, guidance for street names including no cardinal directions (ex: North County Drive), clarify that private streets meet the same construction standards as public streets, require sidewalks on one side for private streets, and a requirements for a traffic study if necessary. Other suggested revisions included requirements to revegetate/landscape cuts and fills, preserve existing landscape and trees, required landscaping in geohazard areas meet recommendations of approved geohazard study and the water efficient landscaped ordinance, . Additionally, the requirements landscaping on Redwood Road is proposed to be updated to allow for a privacy wall as an option and adding a decorative metal fencing option. It is also proposed to adopt a similar standard for Highway 89 and Town Center, specifically that landscaping be in conformance to the master plan cross section or adopted design guidelines in the future. The proposed language would require pedestrian openings every 150 feet..

Chair Larson said a fence could divert walkers to a safer crossing area instead of crossing anywhere on Redwood Road. Sherrie Pace replied that it depended on where the pedestrian was going and was unsure if this was a problem on Redwood. She did note that there was a similar problem on Hwy 89 with the bus stop south of Eagleridge Dr. and jaywalkers not going to the light to cross. She said the relocation of the bus stop for bus rapid transit (BRT), and development of Williamsburg will address this problem by moving the stop closer to the intersection.

Sherrie Pace reported that the next section contained utilities and easements. This included an update from 7.5 feet public utility easement (PUE) to 8 feet, update front PUE to 10 feet, require underground utilities (even for existing) and provide a method for exemptions from the Council.

Sherrie Pace said that the following sections may be in the wrong area and would speak with the City Engineer to determine the right location. This included Section 13-8-090: Watercourses included new language to require the dedication of stream channels or drainage easements,

Section 13-8-100: Dedication of Streets and Trails with existing code 10-7-7-F, and Section 13-8-110: Solar & Other Energy with existing code 10-8-8-J.

Commissioner Jorgensen asked about the section related to streets and intersections without signage. He questioned if this was a function of the City or who was responsible for traffic control signage. Sherrie Pace replied that there were standards for traffic control signs and there should be a reference noting that the developer is responsible for the installation of traffic control signs and must they meet the standards in the Standards and Specifications manual.

Commissioner Jorgensen also mentioned fencing and trees in sight lines. Sherrie Pace replied that there were other sections of code that regulated this. She said that in the Streets or Landscaping section should specify that trees could not be placed in the clear view or other areas to block traffic control signs.

Mackenzie Johnson spoke on code enforcement as well as staff review of land use permits for fencing, landscaping, and retaining walls.

Commissioner Jorgensen mentioned mailbox and street lamp placement as well. He also asked for clarification on current code language and the term “non-detrimental uses” in 13-8-10 Subsection F. Sherrie Pace replied that the City Attorney would review certain language as it was subjective such as anything deemed “detrimental”.

Commissioner Jorgensen spoke on the design standard for storm drains with a ten year design and if there would be further discussion on this. Sherrie Pace responded that she would review the entire draft with the City Engineer and would address this item specifically.

Commissioner Jorgensen mentioned Section 13-8-10 asked for further discussion on planning around PUE easements particularly to notify property owners of encumbrances such as natural gas pipeline locations. The Commission discussed that gas pipeline easements should not be part of individual building lots and should be contained in open space areas. Sherrie Pace responded that she would add language to the code to include that.

Sherrie Pace commented that the Commission would review Chapter 9: Essential Improvements on November 14th.

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

Sherrie Pace had nothing to report. She said there would likely be a public hearing during the November 14th Commission meeting related to the 130 East project.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of October 10, 2023 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for October 10, 2023 as drafted. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Tucker and Ward. Commissioner Stone was excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 7:43 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, November 14, 2023 by unanimous vote of all members present.



Wendy Page, City Recorder

