

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
DECEMBER 12, 2023

FINAL

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

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

EXCUSED: Commissioner Ryan Holbrook

STAFF PRESENT: Mackenzie Johnson, Planner.

OTHERS PRESENT: Dee Lalliss, resident.

1. PUBLIC COMMENTS

Dee Lalliss, resident, commented that in his opinion he was disappointed that the order was not kept during the last City Council meeting regarding the residents treating it as another public hearing for the Lofts at North Salt Lake Development. He mentioned the footprint of the two new approved buildings, parking, street design, and school drop off/pickup. Mr. Lalliss was supportive of the recommendations and efforts of the Commission.

2. WORK SESSION: DRAFT CODE AMENDMENTS

a. TITLE 10, CHAPTER 3: AMENDMENTS AND REZONES

Staff updated Title 10, Chapter 3: Land Use Regulations & Zoning Map Amendments to remove the procedural process for subdivisions in sections 10-3-2 to 10-3-7. Language was updated for 10-3-1: Authority of the City Council, to reflect the State code language which provided for the City Council to amend the land use ordinances and added the official zoning map. For Section 10-3-2: Procedure for Proposed Amendments the language was updated to reflect removal of the procedures for subdivision review and would now only pertain to code amendments and rezones. It also updated the notices required in accordance with the updated State code. Staff and the Commission reviewed Title 10, Chapters 3 and 7 of the updated draft code amendment.

b. TITLE 10, CHAPTER 7: CONDITIONAL USES

Staff updated Title 10, Chapter 7: Conditional Uses to reflect text that remained after removing subdivisions from the conditional use permit process and associated subdivision regulations contained in sections 10-7-3 to 10-7-8. Section 10-7-1: Purpose and Intent was updated. Section 10-7-2: Conditional Use Permit Process updates included removal of references to subdivisions as conditional use and was updated to outlined the process for application for a conditional use. Existing language regarding revocation of conditional use permits was updated and replaced the City Council with the Planning Commission and provided for an appeal to the Hearing Officer for revocations of Conditional Use Permits. Section 10-7-3: Performance Standards for Conditional Uses remained the same with some grammatical changes. The language related to public hearings was removed as conditional use permits were administrative and not legislative and should not have a public hearing.

Mackenzie Johnson explained that the language pertaining to flag lots was removed from Conditional Uses and the language for regulating existing flag lots needed to be revised. She said it was nearing the end of the draft code amendments review. The timeline included a public hearing and recommendation to the City Council at the January 9, 2024 Planning Commission meeting followed by review and adoption by the City Council on January 16, 2024.

Commissioner Jorgensen mentioned conditional uses and stipulations set by the Planning Commission. He questioned how to require information from subject matter experts on geotechnical, safety, or similar issues. Mackenzie Johnson replied that Title 10 Chapter 11 determined if a use was conditional and needed to be updated so that less uses were considered conditional, and more were permitted with specific requirements. There could be a requirement for reports from experts on safety issues such as Commissioner Jorgensen suggested.

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

Mackenzie Johnson reported that The Lofts at North Salt Lake development was approved during the December 6th City Council meeting. There were citizen comments during the public comment portion of the meeting related to that item including multiple in favor of the development. Concerns were expressed related to parking, the school, and traffic issues on 130 East. She said three councilmembers voted in favor, one councilmember abstained, and one voted in opposition to the development. The development would return to the Planning Commission for site plan review. Ms. Johnson said staff would evaluate 130 East and townhome residents would be allowed to park in the development outside of business hours which may help with parking problems in the area.

Chair Larson asked if this was one of the last remaining Planned (P) Districts. Mackenzie Johnson replied affirmatively and said the only other incomplete developments she could think

of was the Silver Sky Lofts on Highway 89, three apartment buildings near Village Station, and Williamsburg. She said the Clifton Development on 1100 and Redwood was zoned General Commercial but may be rezoned to a Planned District.

Commissioner Jorgensen commented that he had reservations, including parking, on The Lofts at North Salt Lake but said they had taken public comments into consideration. The Commission discussed parking issues in other developments (including along Redwood Road), such as semi or work trucks, public transit (bus rapid transit), and parking studies related to adequate parking.

Mackenzie Johnson said staff were preparing to perform a survey related to the number of vehicles associated with multifamily developments within the Town Center area.

Chair Larson mentioned that one resident from the Towne Plaza townhomes had asked about residents parking overnight at City Hall. Mackenzie Johnson replied that it would be a City Council decision.

The Commission reviewed the 2024 Planning Commission meeting schedule.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of November 28, 2023 were reviewed and approved.

Commissioner Maus moved to approve the Planning Commission minutes for November 28, 2023 with the edits mentioned. Commissioner Ward seconded the motion. The motion was approved by Commissioners Jorgensen, Larson, Maus, Stone, and Ward.

Commissioner Holbrook was excused. Commissioner Tucker abstained from voting.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:57 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, January 9, 2023 by unanimous vote of all members present.



Wendy Page, City Recorder

