



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 February 13, 2024 6:30 p.m.

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the 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 a plat amendment to combine lot 1817 of the Eaglepointe Estates Phase 18 Subdivision with parcel number 01-120-0084 and to vacate the public utility easements at 935 South Silvertree Lane, Deb Killpack & Matt Russell, Build Utah, applicant (Administrative)
- 4) Consideration of site plan approval for NSL Senergy at 480 West 900 North, Jim Ames, South Fork Property Management, applicant (Administrative)
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 01/23/2024

Adjourn

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings are also broadcast live through the City's website www.nslcity.org and YouTube channel: <https://www.youtube.com/@nslutah4909/streams>

Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **February 13, 2024** 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 E. Center St. North Salt Lake.

Date Posted: February 12, 2024


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
FROM: Mackenzie Johnson, Planner
DATE: February 13, 2024
SUBJECT: Consideration of a plat amendment that vacates public utility easements and combines lot 1817 of Eaglepointe Estates Phase 18 Subdivision with parcel number 01-120-0084 located at 935 South Silvertree Lane

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment to combine lot 1817 of the Eaglepointe Estates Phase 18 Subdivision with parcel number 01-120-0084 and to vacate the public utility easements located along the rear and side yard (south) lot lines at 935 South Silvertree Lane with the following condition:

1. Correction of engineering redlines.

BACKGROUND

The owner of lot 1817 of the Eaglepointe Estates Phase 18 subdivision located at 935 South Silvertree Lane purchased 0.0273 acres of adjacent property from Davis County School District that is now parcel number 01-120-0084. This plat amendment combines the existing lot with that parcel. There are plans to construct a pool house, pool, and retaining walls in the rear yard which has prompted the request to vacate the 7.5 foot south side yard setback and 10 foot rear yard setback that are part of the existing lot. There is one minor engineering redline on the plat related to a missing note.

City ordinances require public utility easements to be located along rear property lines and every other side yard property line to provide utility access that may be necessary in the future but are unknown at the time of subdivision. The subject lot and the adjacent lots have been constructed and no use of the easements were necessary by the utility companies servicing the area. The City Engineer has reviewed the development in this area and has determined that the easements are not likely to be needed in the future by adjacent properties and has recommended approval of the vacation. Staff provided notice to utility companies servicing the area and have not received any responses in opposition of the proposed vacation.

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the plat amendment to combine lot 1817 of the Eaglepointe Estates Phase 18 Subdivision with parcel number 01-120-0084 and to vacate the public utility easements located along the rear and side yard (south) lot lines at 935 South Silvertree Lane with the following condition:

1. Correction of engineering redlines.

Attachments:

- 1) Zoning/Aerial Map
- 2) Plat



Plat Amendment
935 South Silvertree Lane
Aerial/Zoning

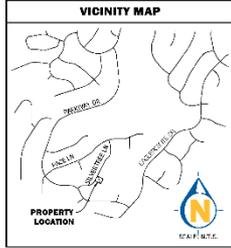


R1-12 Zone

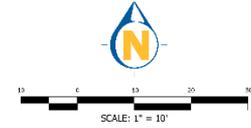
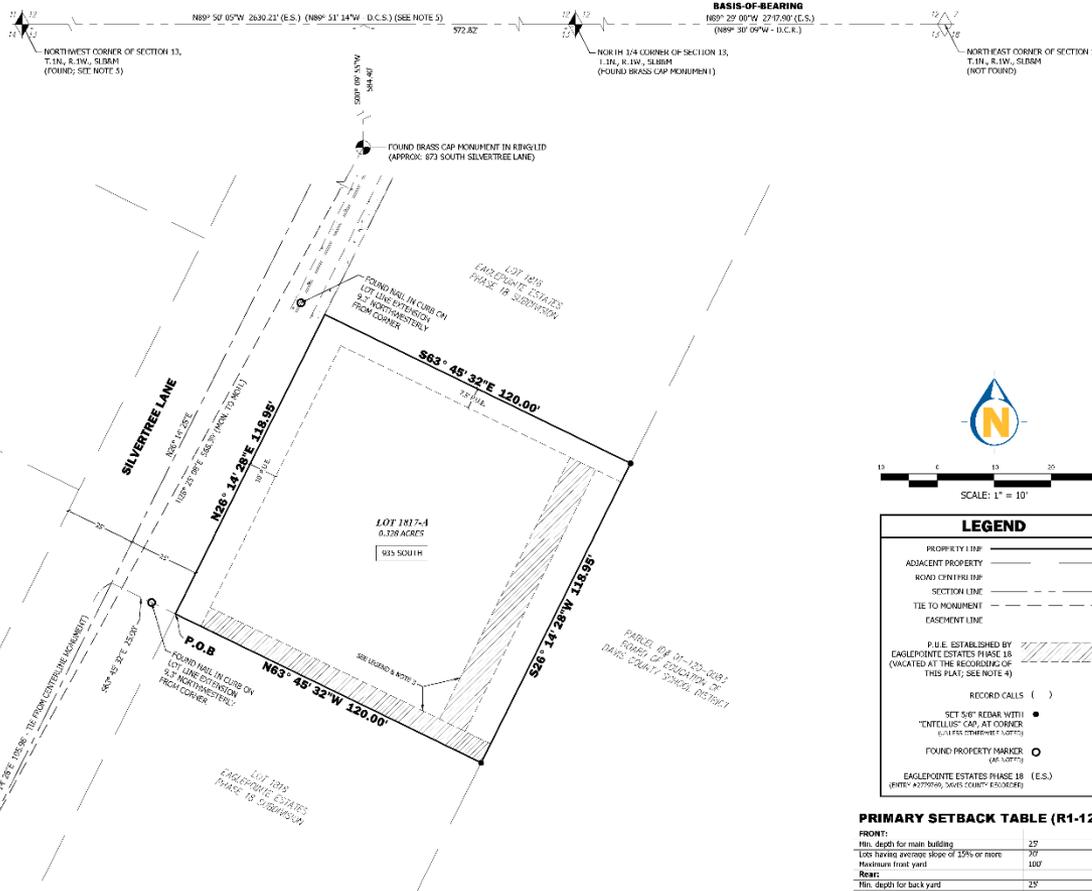
Google Earth

Image © 2024 Airbus





EAGLEPOINTE ESTATES PHASE 18 LOT 1817 AMENDED
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN,
 CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
 FEBRUARY 2024



LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY	---
ROW OF CENTER LINE	---
TIE TO MONUMENT	---
EASEMENT LINE	---
P.U.E. ESTABLISHED BY EAGLEPOINTE ESTATES PHASE 18 (VACATED AT THE RECORDING OF THIS PLAT; SEE NOTE 4)	▨
RECORDED CALLS ()	()
SET 5\"/>	
FOUND PROPERTY MARKER (6\"/>	

PRIMARY SETBACK TABLE (R1-12)

FROM:	TO:
Min. depth for main building	25'
Lot's existing average slope of 25% or more	20'
Maximum front yard	100'
Front	
Min. depth for back yard	25'
Side Yard:	
Min. side yard for any dwelling	8'
Total width of the two required side yards	20'

SURVEYOR'S CERTIFICATE

I, AARON L. TRAMBIT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD LICENSE NO. 9897117-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 25, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONALS LAW AND HAVING PROMISE TO SUPPORT THE PUBLIC INTEREST, THAT I HAVE CONDUCTED THE PROPERTY DESCRIBED HEREON AS REFERENCED, IN ACCORDANCE WITH UTAH CODE SECTION 17-21-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE COURSE, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO A LOT HEREINAFTER TO BE KNOWN AS EAGLEPOINTE ESTATES PHASE 18 LOT 1817 AMENDED.



AARON L. TRAMBIT, P.L.S. UT #9897117-2201

BOUNDARY DESCRIPTION

PART OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DAVIS COUNTY, UTAH FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1818 OF EAGLEPOINTE ESTATES PHASE 18, A SUBDIVISION RECORDED AS ENTRY #2779769 IN THE OFFICE OF THE DAVIS COUNTY RECORDER, SAID CORNER IS NORTH 26° 15' 20\"/>

CONTAINING 0.738 ACRES.

(NOTATE THE ABOVE DESCRIPTION 00° 00' 00\"/>

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO A LOT TO BE KNOWN AS EAGLEPOINTE ESTATES PHASE 18 LOT 1817 AMENDED, DO HEREBY DEDICATE FOR THE PUBLIC USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREBY DEDICATED.

IN WITNESS WHEREOF WE HAVE HERETO SET OUR HANDS THIS _____ DAY OF _____, 20____.

JAROM JOHNSON CHRISTINA JOHNSON

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THESE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, JAROM JOHNSON AND CHRISTINA JOHNSON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN INTENDED.

NOTARY PUBLIC:

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

NOTES

- APPROVAL OF THIS SUBDIVISION PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS OVER THE LOCATION OR DEPTH OF GROUND WATER TABLE.
- NOTES FROM EAGLEPOINTE ESTATES PHASE 18 (ENTRY #2779769, DAVIS COUNTY RECORDS) ARE APPLICABLE TO THIS PLAT.
- THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE THE LOT AND THE ADDITIONAL 10.0-FOOT TRACT (TAX ID 01-120-0087) AND VACATE THE HATCHED PUBLIC UTILITY EASEMENTS (P.U.E.), THE ORIGINAL PLATS INCLOSED ARE VACATED AT THE RECORDING OF THIS PLAT.
- THIS SUBDIVISION IS BASED ON A RECORDED SURVEY FILED AS 42412 IN THE OFFICE OF THE DAVIS COUNTY SURVEYOR.
- THE BRASS CAP MONUMENT AT THE NORTHWEST CORNER OF SECTION 13 WAS FOUND IN A DAMAGED, UNRELIABLE CONDITION. THE SECTION LINE BEARING SHOWN HEREON IS THE RECORD BEARING FROM THE EAGLEPOINTE ESTATES PHASE 18 PLAT.

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF THE CITY OF NORTH SALT LAKE, UTAH, ON THIS _____ DAY OF _____, 20____, AT _____, WHEREBY THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST:
 MAYOR: _____

RECOMMENDED FOR APPROVAL

RECOMMENDED THIS _____ DAY OF _____, 20____.

CITY OF NORTH SALT LAKE ENGINEER

RECOMMENDED FOR APPROVAL

RECOMMENDED THIS _____ DAY OF _____, 20____.

CHAIR:
 PLANNING COMMISSION CHAIR: THE CITY OF NORTH SALT LAKE.

RECOMMENDED FOR APPROVAL

RECOMMENDED THIS _____ DAY OF _____, 20____.

CITY OF NORTH SALT LAKE ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORD: THIS _____ DAY OF _____, 20____.
 AT _____ IN BOOK _____ OF _____
 COUNTY RECORDER:
 BY: _____ DEPUTY

1470 South 600 West
 Woods Cross, UT 84010
 Phone 801.298.2226
 www.Entellus.com
 HDS&C #21992 012272200 JK 2024/02/04, 743



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
FROM: Mackenzie Johnson, Planner
DATE: February 13, 2024
SUBJECT: Site Plan for NSL Senergy, 480 West 900 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for NSL Senergy located at 480 West 900 North with the following conditions:

1. Correct South Davis Metro Fire District's redlines.

BACKGROUND

The subject 8.16 acre property is zoned Manufacturing-Distribution (MD) and has one existing 12,000 sq. ft. office building with a service and wash bay. According to the applicant, two businesses operate out of this location for a common enterprise. Teton Transportation specializes in the transportation of petroleum products (delivery of gas and diesel fuel to customers such as gas stations). Senergy supplies lubricants and fuels to industrial businesses throughout the intermountain area. They currently have a terminal in Provo, UT and Black Foot, ID.

This site plan adds a new 19,200 sq. ft. warehouse building to be used by Senergy for the storage and distribution of lubricants. General warehousing/storage facilities and local freight trucking are permitted uses in the MD zone.

City code 10-20-5 requires that site plan applications for properties that are 5 acres or more in size must be reviewed by the Planning Commission and City Council.

REVIEW

There are two existing drive approaches along the 630 feet of frontage that are 45 and 32 feet in width. The site plan indicates that these drive approaches will not be modified regarding location and size. The existing parking lot is asphalt that will remain and only a small section will be disturbed as part of this construction. The parking lot striping must be added in accordance with the site plan prior to receiving a Certificate of Occupancy on the proposed structure. The parking breakdown, based on land use and square footage is as follows:

Use	Code 10-6-5	Existing Sq. Ft.	Proposed Sq. Ft.	Total Sq. Ft.	Min Req.
General office	1 stall per 250 square feet for the first 20,000 square feet, 1 per 300 square feet thereafter, plus 1 stall per company owned vehicle	800	100	900	4
Warehouse with freight movement	1 space per 1,000 square feet of gross floor area or 1 stall per employee on highest employment shift, whichever is greater	11,200	19,100	30,300	31
Total Required					35
Total Proposed					74
ADA Required					3
ADA Proposed					3

There will be a maximum of 8 employees on highest shift at this location. The number of stalls and the parking layout are compliant with code except for the required landscaped islands at the end of each parking row and every 20 stalls. The Planning Commission may waive that requirement due to the existing conditions and use of the property. This is not a property that will be regularly visited by guests and does not have a retail component. Additionally, there is not an irrigation system currently in place that could serve those islands and adding one would require more of the existing asphalt to be removed and replaced.

There is an existing chain link fence setback approximately 35 feet from the street. The area between the street and the fence is approximately 22,000 sq. ft. of trees, grass, and weeds, equaling about 6% of the property being landscaped. The minimum required landscape percentage is 15%, except where reduced by the Planning Commission in support of water conservation efforts and when enhanced landscaping is concentrated within the front setback. No more than 5% of the lot or 5,000 sq. ft., whichever is less, may be landscaped with sod/lawn. The applicant is proposing to install a rock mulch product with a drip system to support the existing trees. An updated landscape plan will be required prior to review by the City Council.

Building: The proposed building meets all required setbacks and lot coverage regulations in the MD zone. The building has two bay doors facing 900 North. City code 10-6-16 requires adequate screening of trucks by a masonry wall not less than six feet (6') in height that matches the architecture of the structure. The Planning Commission may grant an exception to this requirement due to the proposed structure being setback approximately 175 feet from the front property line and the landscape elements that naturally screen the bay doors.

ARCHITECTURAL REVIEW

The City's non-residential building design standards aim to improve the quality of construction and architectural aesthetics in non-residential areas of the City. The standards require all buildings that are visible from a public right of way comply with the standards. The proposed structures meet architectural design guidelines and is compliant with code.

Massing

- Horizontal Articulation every 100 feet-*Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height-*max height 45 feet (meets standard)*
- Parapet Variation every 60 linear feet-*All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. (meets standard)*
- *Primary Building Entrance: Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. (meets standard)*

Materials

- High quality materials-factory finished, integrally colored, or otherwise suitably treated- **(meets standard)**
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%)- **(meets standard)**
- Metal roofs & doors permitted **(meets standard)**

POSSIBLE MOTION

I move that the Planning Commission recommends approval of the site plan for NSL Senergy located at 480 West 900 North with the following conditions:

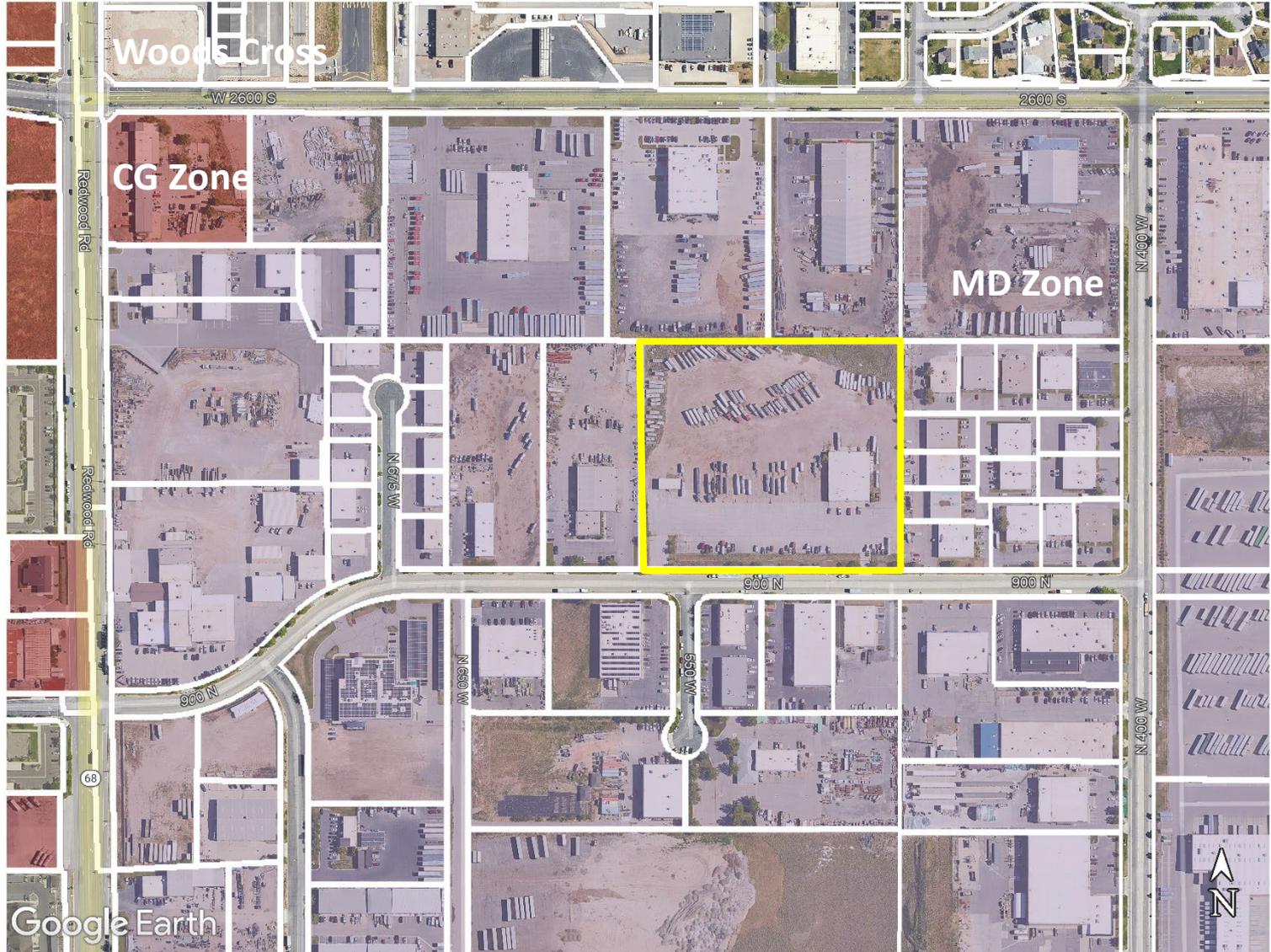
1. Correct South Davis Metro Fire District's redlines.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Building Elevations



Site Plan NSL Senergy Zoning Map



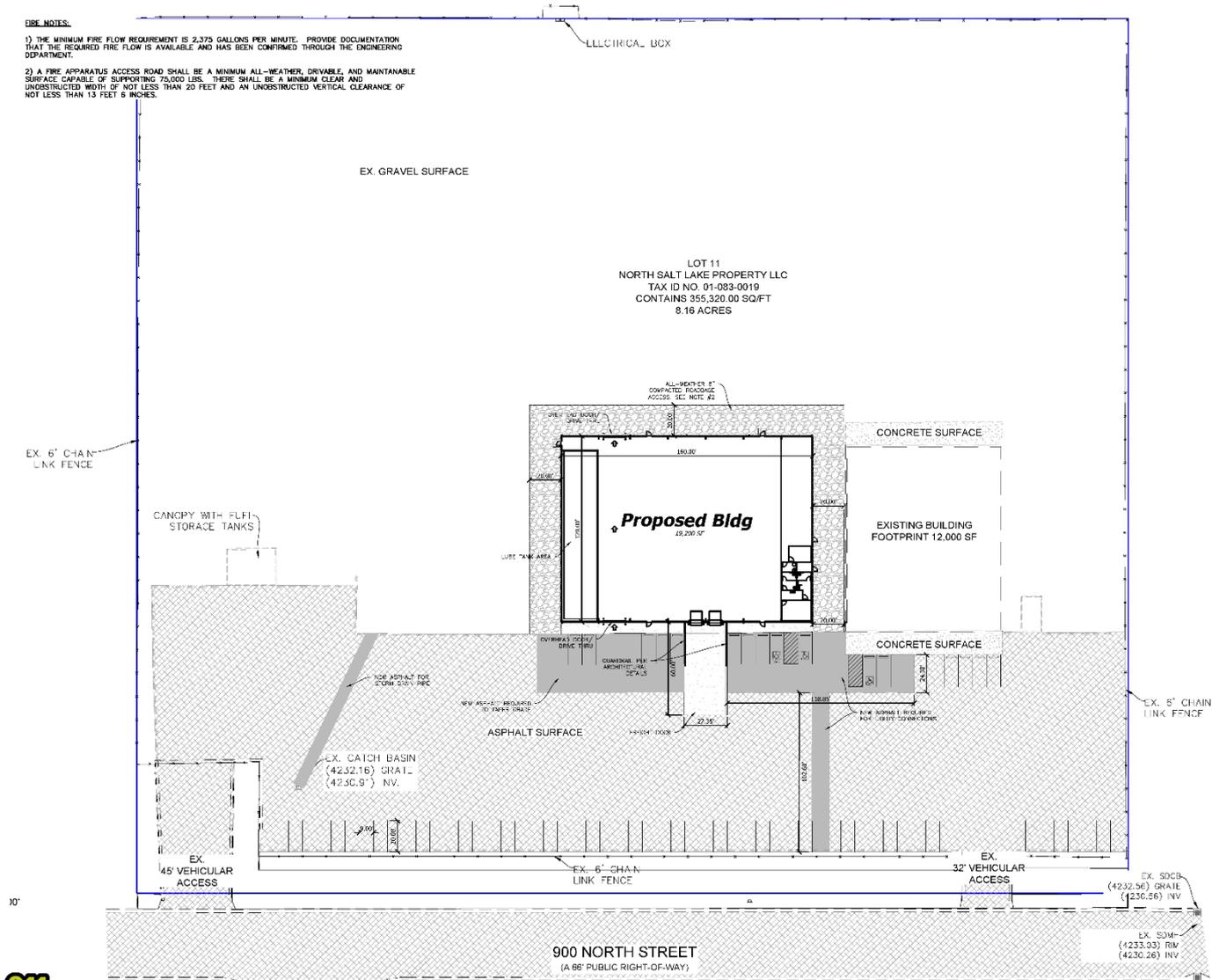


Site Plan NSL Senergy Aerial Map

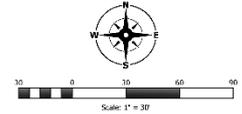


DISE NOTES:

- 1) THE MINIMUM FIRE FLOW REQUIREMENT IS 2,375 GALLONS PER MINUTE. PROVIDE DOCUMENTATION THAT THE REQUIRED FIRE FLOW IS AVAILABLE AND HAS BEEN CONFIRMED THROUGH THE ENGINEERING DEPARTMENT.
- 2) A FIRE APPARATUS ACCESS ROAD SHALL BE A MINIMUM ALL-WEATHER, DRIVABLE, AND MAINTAINABLE SURFACE CAPABLE OF SUPPORTING 75,000 LBS. THERE SHALL BE A MINIMUM CLEAR AND UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FEET AND AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 13 FEET 6 INCHES.



LOT 11
NORTH SALT LAKE PROPERTY LLC
TAX ID NO. 01-083-0019
CONTAINS 355,320.00 SQ/FT
8.16 ACRES



Site Data

LOCATION: NORTH SALT LAKE
ZONING: MANUFACTURING DISTRIBUTION (MD)
INTENDED USE: (MD)

PROPERTY SIZE: 355,320.00 SF / 8.16 ACRES

EX. BLDG: 12,000 SF
NEW BLDG FOOTPRINT: 18,000 SF
HARD SURFACE AREA: 99,724 SF
LANDSCAPE AREA: 280,574 SF

PARKING: 900 SF OF OFFICE (800/250 = 4 STALLS)
30,800 SF OF WAREHOUSE (30,800/1,000 = 31 STALLS)
39 STALLS REQUIRED
74 STALLS PROVIDED

Notice To Contractors

THE ENGINEER AND ARCHITECT OR ANY UNDERSIGNED SHALL BE IN NO MANNER RESPONSIBLE FOR THE ACCURACY OF ANY INFORMATION OR DATA OBTAINED FROM ANY SOURCE OTHER THAN THAT WHICH IS SHOWN ON THESE PLANS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION OBTAINED FROM ANY SOURCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION OBTAINED FROM ANY SOURCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION OBTAINED FROM ANY SOURCE.

HUNT DAY
3448 Antelope Drive, SU 200
Syracuse, UT 84075
PH: 801.564.4724
EM: Thomas@HuntDay.co

PROJECT TITLE
NSL WAREHOUSE
480 W 900 N
NORTH SALT LAKE, UT 84054

REV.	DATE	DESCRIPTION
1	02.02.24	CITY COMMENTS
0	07.07.23	INITIAL SUBMITTAL TO CITY



VERIFY SCALES
BY (S) OR (R) OR ORIGINAL DRAWING
IF NOT ON THIS PLAN SHEET, VERIFY SCALE 1:500000000

PROJECT INFO:
Engineer: T. Hunt
Drawn: B. Allen
Date: 07.07.2023
Proj. No.: 236-02

Proposed Site Plan



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 JANUARY 23, 2024

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 via Zoom
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: Sherrie Pace, Community Development Director; Mackenzie Johnson,
21 Planner; Meredith Covey, Planning Intern.
22

23 OTHERS PRESENT: Rebecca Sjogren, James Sjogren, Dee Lalliss, residents.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR 232 NORTH MAIN
30 STREET TO BUILD A SINGLE FAMILY DWELLING AND ACCESSORY
31 STRUCTURE AND TO INCREASE THE MAXIMUM FRONT YARD SETBACK TO
32 94 FEET, JAMES SJOGREN, APPLICANT
33

34 Mackenzie Johnson reported that this conditional use permit was for a single family dwelling and
35 accessory structure located at 232 North Main Street. This parcel was zoned R1-7 and considered
36 restricted due to the irregular shape with a width of 66 feet and length of 660 feet. Per City code
37 10-1-17 “no building permits shall be issued for construction on any building or structure to be
38 located on a restricted lot, unless a valid conditional use permit for the same has previously been
39 issued pursuant to this title.” The property owner proposed to construct a single family dwelling
40 and accessory structure on the property.
41

42 The current plan met City code except for the maximum front yard setback of 40 feet in the R1-7
43 zone. The applicant requested that the Planning Commission increase the maximum front yard

44 setback on this parcel to 94 feet. Code allowed the Planning Commission to grant an exception to
45 the maximum setback through the conditional use permit process if it facilitates better
46 development and consistency with the existing neighborhood.

47
48 Mackenzie Johnson explained that there were no geotechnical or other concerns related to the
49 property. The Development Review Committee (DRC) was supportive of increasing the front
50 yard setback due to the neighboring home having a front setback of approximately 52 feet, to
51 allow for adequate access and parking for the irregularly shaped parcel, and the R1-10 and R1-12
52 zones having a maximum front yard setback of 100 feet. The DRC had one concern related to
53 fire access and hydrant location. South Davis Metro Fire reviewed the plan and determined that it
54 was compliant with fire code and the setbacks. The DRC recommended approval of the
55 conditional use permit to build a single-family dwelling and accessory structure on a restricted
56 residential parcel and increase the maximum front yard setback to 94 feet at 232 North Main
57 Street with no conditions.

58
59 **Commissioner Jorgensen moved that the Planning Commission approve the conditional use**
60 **permit to build a single-family dwelling and accessory structure on a restricted residential**
61 **parcel and increase the maximum front yard setback to 94 feet at 232 North Main Street**
62 **with no conditions. Commissioner Tucker seconded the motion. The motion was approved**
63 **by Commissioners Holbrook, Jorgensen, Larson, Maus, Tucker, and Ward. Commissioner**
64 **Stone was excused.**

65
66 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
67 PLANNING COMMISSION

68
69 Sherrie Pace reported that the Subdivision Ordinance was adopted on January 16th by the City
70 Council after a thorough and lengthy review. The review included a discussion on the legislative
71 requirements. The Council retained the flag lot standards and increased minimum parking
72 requirements for Planned Unit Developments (PUD) to 1.5 spaces per unit for a studio/one
73 bedroom, 2 spaces per unit for a two bedroom, and 2.5 spaces per unit for a three bedroom.

74
75 The Council declined to extend the subdivision standards to commercial, industrial, and
76 multifamily subdivisions to ensure the City was not restricted by the number of review cycles
77 and deadlines for those types of subdivisions.

78
79 Chair Larson asked how long the previous parking requirements had been in place. Sherrie Pace
80 replied that those requirements had been in place for at least 30 years.

81
82 Commissioner Jorgensen questioned how the parking ratios were determined. Sherrie Pace
83 responded that the Council felt there was not enough parking required and they requested a
84 future parking study.

85

86 Sherrie Pace reported that Hogan Construction had been selected as the General Contractor for
87 the Hatch Park remodel. The concept plan would return to the City Council for review on
88 February 6th.

89
90 Chair Larson asked about the Hatch Park timeline. Sherrie Pace said that the demolition of the
91 houses surrounding the park would occur in the fall with work to continue through the winter.
92 Staff would meet with the contractor and landscape designer every two weeks.

93
94 Sherrie Pace said Landmark Design was chosen as the General Plan Consultant. Landmark
95 Design also provided the Town Center Master Plan. A steering committee would be selected, and
96 joint meetings would be held with the Commission.

97
98 Sherrie Pace said the Planning Commission would be reviewing conditional uses and their
99 standards soon.

100
101 Commissioner Jorgensen mentioned the Hatch Park remodel and the I-15 project and asked
102 about noise mitigation. Sherrie Pace explained that a 15 foot soundwall would be installed along
103 the freeway and the City would plant trees and other landscaping. A water feature at Hatch Park
104 would also provide white noise.

105
106 4. APPROVAL OF MINUTES

107
108 The Planning Commission meeting minutes of January 9, 2024, were reviewed and approved.

109
110 **Commissioner Jorgensen moved to approve the January 9, 2024 Planning Commission**
111 **meeting minutes as drafted. Commissioner Ward seconded the motion. The motion was**
112 **approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Tucker, and Ward.**
113 **Councilmember Stone was excused.**

114
115 5. ADJOURN

116
117 Commission Chair Larson adjourned the meeting at 6:45 p.m.

118
119 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
120 *Tuesday, February 13, 2024, by unanimous vote of all members present.*

121
122
123 _____
Wendy Page, City Recorder