

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

**FINAL**

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

PRESENT: Commission Chair BreAnna Larson  
Commissioner Ryan Holbrook via Zoom  
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; Meredith Covey, Planning Intern.

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

1. PUBLIC COMMENTS

There were no public comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

#### 4. APPROVAL OF MINUTES

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

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

#### 5. ADJOURN

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

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

  
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Wendy Page, City Recorder

