

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
JANUARY 14, 2025

FINAL

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Johnathan Marsh
Commissioner Irene Stone
Commissioner Brandon Tucker
Commission Vice Chair William Ward via Zoom

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

OTHERS PRESENT: Dee Lalliss, Robert Powell, Annette Powell, Gail Groves, Jarom Casey, Brittany Booth, Sean Booth, Lisa Thompson, Clint Thompson, Lisa Schmirler, Jeff Meyer, residents; Greg Timothy, Ivory Development.

1. PUBLIC COMMENTS

There were no public comments.

2. APPOINTMENT OF CHAIR AND VICE CHAIR

Commissioner Tucker moved to nominate BreAnna Larson as the Chair for 2025. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

Commissioner Jorgensen moved to appoint William Ward as the Vice Chair for 2025. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

3. PUBLIC HEARING: CONSIDERATION OF A GENERAL DEVELOPMENT PLAN FOR AMBERLY PLACE SUBDIVISION LOCATED AT 979 NORTH AMBERLY DRIVE WHICH INCLUDES 16 SINGLE FAMILY LOTS, JACKSON HASLAM, IVORY DEVELOPMENT, APPLICANT

Mackenzie Johnson reported that this was a General Development Plan for 979 North Amberly Drive. She reminded the Commission that this was essentially a concept plan and that the property was previously part of the Foxboro Development. She said the property was owned by the Church of Jesus Christ of Latter-Day Saints and was zoned Planned (P) District but in 2008 the property owner requested that the property be removed from the governing Foxboro Development Agreement (conditional use permit). She shared that the City Council granted that request and at that time, the property should have been rezoned or reverted to the previous zoning (General Commercial). The zoning was not modified at that time so while maintaining the P-District zoning, the property did not maintain any of the entitlements and development standards established to the other properties in the P-District. As such, this property requires its own General Development Plan and Development Agreement but does not require a rezone.

Ms. Johnson explained that Ivory Development submitted a General Development Plan application for the vacant 3.096 acre lot at 979 North Amberly Drive. She shared that Ivory was proposing 16 single family lots and a new public street (cul-de-sac). She reviewed that Foxboro has four different residential subzones, R1-4, R1-5, R1-6, and R1-7, with minimum lot sizes ranging from 4,000 square feet to 7,000 square feet. She noted that the R1-6 zone surrounded this property and that staff suggested similar lot sizes (6,000 square feet), width (60 feet), depth (85 feet), setbacks (ranging from 5 to 20 feet), and lot coverage (approx. 60%).

Mackenzie Johnson said that all but five of the proposed lots met the 6,000 square foot minimum lots size and 60 foot minimum lot width standard. She shared that the smaller lots on Norfolk Drive ranged from 5,570 square feet to 5,810 square feet and were 58 feet wide. She commented that the remaining 11 lots were larger than 6,000 square feet and at least 60 feet wide. She reviewed the proposed architecture style which was craftsman and farmhouse and said the proposed materials/colors were consistent with the existing neighborhood. She noted that the proposed floorplans had two or three car garages and driveways that were at least 20 feet long.

Commissioner Stone commented on the proposed street orientation and questioned why the new road didn't align with Adelburg Drive on Norfolk. Greg Timothy, Ivory Development, replied that the lots with three car garages fit better with the proposed layout.

Commissioner Marsh questioned the rear setbacks. Sherrie Pace responded that the developer had requested a minimum rear setback of 20 feet and for ease of administration staff would prefer 15 feet from the rear property line to allow for exterior structures such as a covered patio or pergola.

Greg Timothy commented that they typically requested 20 feet to allow for more useable backyard space but could accommodate the smaller setback.

Chair Larson opened the public hearing at 6:56 p.m.

Robert Powell, resident, commented that he thought a church would be built upon the site. He appreciated the efforts to ensure it was not high density but similar to the existing housing in the area. He requested that the proposed homes be part of the existing HOA to ensure that the same standards were followed.. He also suggested bug/rodent abatement on the existing field before construction started. He mentioned potential water pressure issues with new development.

Jeff Meyer, resident, shared that he was the president of the Foxboro North HOA. He said there were currently 900 homes in the North HOA. He suggested reorienting the plat by 90 degrees to help with traffic flow, parking, and pedestrian safety. He spoke on finding an agreeable solution with the developer to incorporate the new development into the existing HOA for community and amenity purposes.

Lisa Thompson, resident, recommended removing six homes and creating a park. She spoke on having too many homes on the proposed lot, parking issues, water pressure, and the need to be part of the HOA.

Brittany Booth, resident, echoed the concerns expressed related to the layout including removal of proposed homes on Norfolk Drive.

Gail Groves, resident, spoke on parking concerns due to the narrow road, winter weather conditions, and location of the post office boxes.

Dee Lalliss, resident, commented on orientation of the proposed development, and parking. He spoke on concerns related to a location for the additional post office boxes, garbage pickup, and snow removal.

Chair Larson closed the public hearing at 7:12 p.m.

The Commission discussed the rear setback requirement from 20 feet to 15 feet, proposed orientation, parking and the proposed two or three car garages, and homes on Norfolk Drive.

Sherrie Pace spoke on either having six lots on Norfolk or six lots on Amberly and parking on both sides of the street. She suggested the driveways on Norfolk Drive but said there were tradeoffs to this. She said parking was not allowed within a certain distance to the post office boxes. She shared that in her opinion the proposed layout was beneficial as it provided for 13 foot setbacks and three car garages. She suggested that the proposed homes be part of the HOA but didn't believe that the City could require or enforce that.

Chair Larson mentioned the prior parking issues on 900 North until the City prohibited parking on the north side of the street. She did not think that this would extend to the proposed development.

Commissioner Jorgensen asked in regard to the development agreement. Sherrie Pace replied that the development agreement would be similar to the Foxboro agreement including architectural style, restriction on basements, home occupations, etc.

Chair Larson commented that she would like to see the alternative layout for neighborhood cohesion.

Greg Timothy said they could try to come to an agreement with the HOA. He spoke on changing the orientation and noted that the proposed plan better mitigated traffic and other engineering issues such as sewer and storm drain.

Chair Larson questioned if it would be possible to red stripe one side of Norfolk if the orientation remained as proposed. Sherrie Pace said that the safety committee would determine whether street striping or signage would be appropriate to address parking/traffic concerns after the project was developed.

Chair Larson encouraged the developer to try and incorporate these homes into the existing HOA.

Commissioner Marsh asked if the traffic engineer had looked at traffic and parking impacts. Sherrie Pace replied that this was the concept plan and the next step would be approval by the City Council and then formation of the development agreement followed by any traffic studies, etc.

Commissioner Stone was in favor of the proposed single family homes in the area. She said the preference may be to have the homes facing a certain direction but felt that this should not make or break the project.

Greg Timothy commented that if the orientation was flipped that it would not be as efficient of a plan as it would eliminate the three car garages and a lot may be lost.

Commissioner Holbrook moved that the Planning Commission recommends approval to the City Council of the General Development Plan for Amberly Place Subdivision located at 979 North Amberly Drive with the following conditions to be determined at the time of development agreement approval:

- 1) **Final architecture design;**
- 2) **Final layout;**
- 3) **Final engineering;**
- 4) **Submittal of a required development agreement**

Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Larson, Marsh, Stone, Tucker, and Ward. Commissioner Jorgensen voted in opposition to the motion.

4. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT TO COMBINE LOTS 1331 AND 1332 OF EAGLEWOOD COVE SUBDIVISION, PHASE 13 AND TO VACATE A 7 FOOT WIDE DRAINAGE EASEMENT. PROPERTIES LOCATED AT 592 AND 598 SOUTH TANGLEWOOD LOOP, JOSH ARRINGTON, UPWALL DESIGN, APPLICANT

Mackenzie Johnson reported that this plat amendment would combine two vacant lots into a single building lot at 592 South Tanglewood Loop in the Eaglewood Cove Subdivision, Phase 13. She noted that the combination of lots would vacate a seven foot wide drainage easement along the property line to allow modification to the building envelopes. She said the City Engineer confirmed that this easement was not being used and was not necessary if the lots were combined. She explained that the amended lot 1331A was subject to the same requirements and plat notes from the original plat, as well as the recorded covenants for the subdivision.

Chair Larson opened the public hearing at 7:41 p.m.

Dee Lalliss mentioned the easement was generally on the fence line and to accommodate drainage swales. He said he saw no concerns.

Chair Larson closed the public hearing at 7:42 p.m.

Mackenzie Johnson commented that the Development Review Committee (DRC) recommended approval of the plat amendment with no conditions.

Commissioner Jorgensen asked about Wildland Urban Interface fire considerations. Sherrie Pace replied that fire sprinklers were required along with other standards per the Fire District. She said there were ways to make defensible spaces on this, and similar, properties but urban interface considerations were not required at this time per State code. She said the City was working on emergency preparedness plans with local church organizations, particularly in the hillside areas.

Commissioner Stone moved that the Planning Commission recommend to the City Council approval of the plat amendment for Eaglewood Cove Subdivision, Phase 13, vacating a drainage easement and combining lots 1331 and 1332, located at 592 South Tanglewood Loop with no conditions.

Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

5. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT REPEALING CITY CODE SECTION 10-2-3: PARKS, TRAILS, ARTS AND RECREATION ADVISORY BOARD, IN SUPPORT OF THE CITY COUNCIL'S ACTION BY RESOLUTION CREATING SEPARATE ADVISORY BOARDS

Sherrie Pace reported that the City Council had determined the Parks and Arts Advisory Board would be more effective if it was split into three advisory boards including a Trails and Active Transportation Committee, Civic Event Committee, and Arts Committee. She said the ordinance that established PTAR was placed in the Land Use Ordinance which required a public hearing and recommendation by the Planning Commission to repeal the Committee and the section of code. She said the new Committees would be established by Resolution moving forward.

Chair Larson opened the public hearing at 7:50 p.m.

Dee Lalliss commented that he was in support of the City Council removing the PTAR Committee and establishing the three proposed committees. He said that there were subcommittees and too many events, etc. under the prior Committee.

Chair Larson closed the public hearing at 7:51 p.m.

Commissioner Jorgensen moved that the Planning Commission recommend to the City Council the approval of the proposed amendment to the Land Use Code repealing Section

10-2-3 Parks, Trails, Arts and Recreation Board with no conditions and the following findings:

- 1) The proposed amendment is in accord with the General Plan goals and policies of the City.**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this Title.**

Commissioner Tucker seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

6. WORK SESSION: PENDING CODE AMENDMENT

a. CONDITIONAL USE STANDARDS AND LAND USE TABLE

Sherrie Pace shared several changes including compressed uses. She requested that the Commission review to ensure correct recommendations were implemented and any conditions that were necessary. She said that some permitted uses remained conditional uses such as manufacturing and food recycling, etc. She noted changes including in the warehousing section.

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

Sherrie Pace reported that the City Council approved the 2025 meeting schedule for the Planning Commission. She said the City Recorder would provide the annual Open and Public Meetings Act training during the next Commission meeting.

8. APPROVAL OF MINUTES

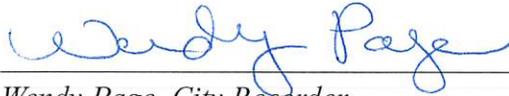
The Planning Commission meeting minutes of December 10, 2024 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the December 10, 2024 Planning Commission meeting as drafted. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

9. ADJOURN

Commission Chair Larson adjourned the meeting at 7:53 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, January 28, 2025 by unanimous vote of all members present.



Wendy Page, City Recorder

