



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 April 8, 2025 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.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Consideration of preliminary plat for Silver Sky Lofts PUD Amended at 215 East Odell Lane, Ben Olsen, Foresight Development, applicant (Administrative)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 03/11/2025

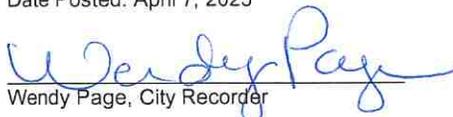
This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.

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 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 **April 8, 2025** 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: April 7, 2025


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: Sherrie Pace, Community Development Director
DATE: April 8, 2025
SUBJECT: Preliminary subdivision plan approval for Silver Sky LLC PUD Amended to include Phase 2 Lots

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the preliminary plan for Silver Sky LLC PUD Amended located at 212 North Highway 89, with the following conditions:

1. Correction of outstanding Engineering redlines

BACKGROUND

Silver Sky Lofts, Ph. 1 is located at 226 North Highway 89. Phase 1 obtains access directly from Hwy 89 for 13 two-story townhomes with the noted approval dates below:

| | |
|---|-------------------|
| General Development Plan | Sept. 4, 2018 |
| P-District Rezone & Development Agreement | December 15, 2020 |
| Preliminary Plat | December 25, 2020 |
| Final Plat | April 6, 2021 |
| Amended General Development Plan | April 2, 2024 |

Phase 1 contains approximately 1.05 acres which was rezoned from Commercial Highway (CH) to P-District. The proposed Phase 2 contains an additional 0.74 acres directly east of phase 1, with frontage on Odell Lane. The proposed addition is a property with an existing single-family home that will be demolished. The existing dead-end private road will be continued to Odell Lane as a through street.

The Amended General Development Plan for Silver Sky Loft which includes an additional 10 town home units for a total of 23 town home lots was approved by the City Council on April 2, 2024 with the following conditions:

1. Landscaped areas that are less than 8' in width or depth and not in the rear yards shall meet the water efficient landscape standards which prohibits sod;
2. The developer shall modify the CC&Rs for the development to allow the use of rock or bark mulch or artificial turf in the backyards in lieu of turf;

3. An additional two guest spaces be added to the guest parking area; and
4. The developer eliminate unit 15, reducing the density for Phase 2 from 11 units to 10 units.

REVIEW

The developer has submitted an application for Preliminary Plat which has been reviewed by the Development Review Committee. There are several a couple of outstanding redline corrections to the construction drawings which are minor in nature and can be conditions of approval for preliminary plat. Under the new subdivision ordinance the preliminary plat will only be reviewed by the Planning Commission. Upon approval, the final development agreement with the attached preliminary plat approval will be reviewed by City Council for approval.

The following table contains the Phase 1 & 2 combined:

| | |
|---|----------------------|
| | |
| Dwelling Units | 23 |
| Acres | 1.83 |
| Density | 12.5 d.u./ac |
| | |
| | Sq. Ft. |
| Ornamental Landscaping | ~7,197 |
| Ornamental Sod | ~4,170 |
| Recreational Sod | ~1,916 |
| Other Recreational | 0 |
| Total Landscaping | ~13,283 (17%) |
| Private Yards (ave. 250 sq. ft.) | Sod Discouraged |
| Street Improvements | 15,285 sq. ft. (19%) |
| | |
| Garage Parking | 46 |
| Driveway Parking | 38 |
| Guest Parking | 7 |
| Parking Ratio | 3.9 spaces/unit |

POSSIBLE MOTION

I move that the Planning Commission approve of the requested preliminary plat with the following conditions:

1. Correction of any outstanding engineering redlines on the construction drawings.

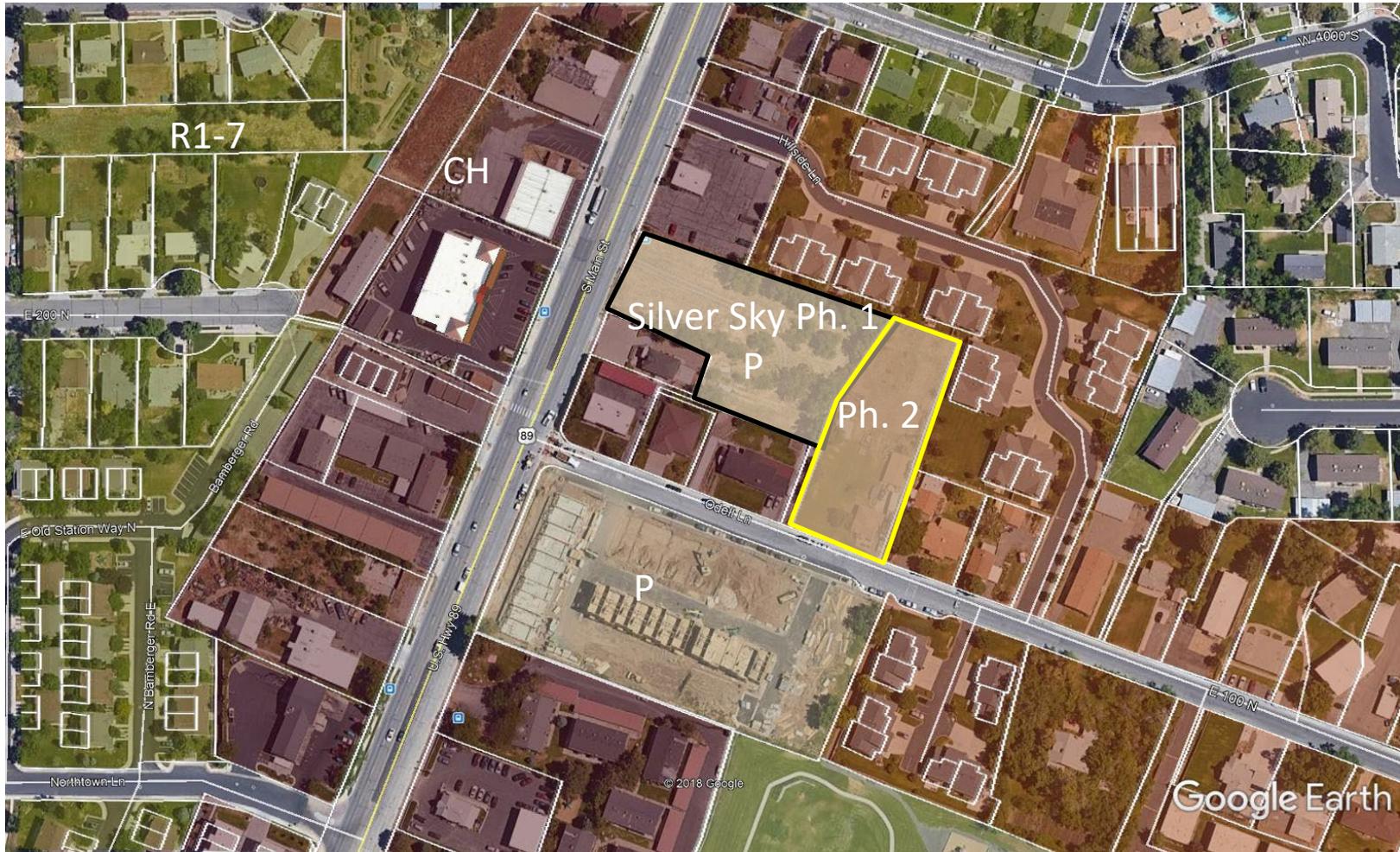
Attachments:

- 1) Aerial/Zoning Map
- 2) General Development/Landscape Plan
- 3) Preliminary Plat
- 4) Elevations



Silver Sky Lofts, Ph 2

215 East Odell Lane
Aerial/Zoning



COPY FOR REVIEW

SILVER SKY LLC P.U.D. AMENDED
AMENDING ALL OF SILVER SKY LLC P.U.D. AND SUBDIVIDING WITH ADDITIONAL PROPERTY
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
MARCH 2025

PRELIMINARY PLAT - NOT TO BE RECORDED

ADDRESS TABLE
UNIT 1 171 E. 210 NO.
UNIT 2 173 E. 210 NO.
UNIT 3 175 E. 210 NO.
UNIT 4 177 E. 210 NO.
UNIT 5 179 E. 210 NO.
UNIT 6 185 E. 210 NO.
UNIT 7 187 E. 210 NO.
UNIT 8 189 E. 210 NO.
UNIT 9 191 E. 210 NO.
UNIT 10 193 E. 210 NO.
UNIT 11 184 E. 210 NO.
UNIT 12 186 E. 210 NO.
UNIT 13 188 E. 210 NO.
UNIT 14 190 E. 210 NO.
UNIT 15 195 E. 210 NO.
UNIT 16 197 E. 210 NO.
UNIT 17 199 E. 210 NO.
UNIT 18 201 E. 210 NO.
UNIT 19 159 NO. 200 E.
UNIT 20 157 NO. 200 E.
UNIT 21 155 NO. 200 E.
UNIT 22 153 NO. 200 E.
UNIT 23 151 NO. 200 E.

AREA TABLE
PRIVATE AREA 29,000 SQ. FT.
COMMON AREA 27,641 SQ. FT.
LIMITED COMMON AREA 17,476 SQ. FT.
TOTAL = 74,117 SQ. FT.

NOTE: BUILDING FOOTPRINTS COVER 27,048 SQ. FT. OF THE COMMON AREA

LEGEND
PROPERTY LINE
UNIT LINE
ADJACENT PROPERTY
SECTION LINE
CENTER LINE
TIE TO MONUMENT
EASEMENT LINE
PRIVATE AREA
COMMON AREA
LIMITED COMMON AREA
PARKING EASEMENT AND P.U. & D.E. (SEE NOTES)
R.M.P. EASEMENT (ENTRY #3543106, D.C.R.; SEE NOTES)
SOUTH DAVIS WATER EASEMENT (SEE NOTES)
RECORD CALLS ()
5/8" REBAR WITH "ENTELLUS" CAP TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)
FOUND PROPERTY MARKER (AS NOTED)

COPY FOR REVIEW

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY LINE OF U.S. HIGHWAY 89, SAID POINT IS SOUTH 89°54'24" WEST 2542.43 FEET ALONG THE SECTION LINE AND NORTH 21°49'45" EAST 1415.94 FEET AND SOUTH 65°52'45" EAST 20.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 21°49'45" EAST 107.03 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 70°37'18" EAST 390.85 FEET TO A CORNER OF HILLSIDE LANE P.U.D. RECORDED AS ENTRY #2004615, DAVIS COUNTY RECORDER (D.C.R.); THENCE SOUTH 19°53'00" WEST 165.11 FEET ALONG A WESTERLY LINE OF SAID P.U.D. AND ALONG A FENCE TO A CORNER OF SAID P.U.D.; THENCE NORTH 69°41'55" WEST 1.49 FEET; THENCE SOUTH 19°53'00" WEST 119.36 FEET TO THE NORTHERLY LINE OF ODELL LANE; THENCE NORTH 69°54'56" WEST 114.39 FEET ALONG SAID NORTHERLY LINE TO A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #32249400, D.C.R.; THENCE NORTH 19°41'28" EAST 104.17 FEET ALONG SAID EASTERLY LINE; THENCE NORTH 69°05'16" WEST 162.34 FEET; THENCE NORTH 23°29'29" EAST 57.82 FEET; THENCE NORTH 65°52'45" WEST 119.89 FEET TO THE EAST LINE OF SAID HIGHWAY AND TO THE POINT OF BEGINNING.

CONTAINING 1.701 ACRES.

OWNER'S DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE UNITS, LIMITED COMMON SPACE, AND COMMON SPACE, HEREAFTER TO BE KNOWN AS SILVER SKY LLC P.U.D. AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS.

SIGNED THIS ___ DAY OF ___, 20__.

DEBBIE OLSEN, TRUSTEE OF THE VISION TRUST DATED OCTOBER 7, 2008
BENNY G. OLSEN, TRUSTEE OF THE VISION TRUST DATED OCTOBER 7, 2008

BY: ASSOCIATION OF UNIT OWNERS OF SILVER SKY LLC PUD

NOTE: ADDITIONAL OWNER SIGNATURES ARE ON SHEET 3

TRUST ACKNOWLEDGMENT

ON THE ___ DAY OF ___, 20___, THERE PERSONALLY APPEARED BEFORE ME DEBBIE OLSEN AND BENNY G. OLSEN, TRUSTEES OF THE VISION TRUST DATED OCTOBER 7, 2008, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

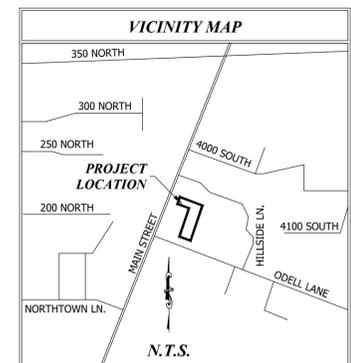
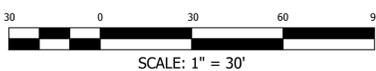
ON THE ___ DAY OF ___, 20___, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THY ARE/IS THE _____ OF THE ASSOCIATION OF UNIT OWNERS OF SILVER SKY LLC PUD AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C., AND HE/SHE/THY ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

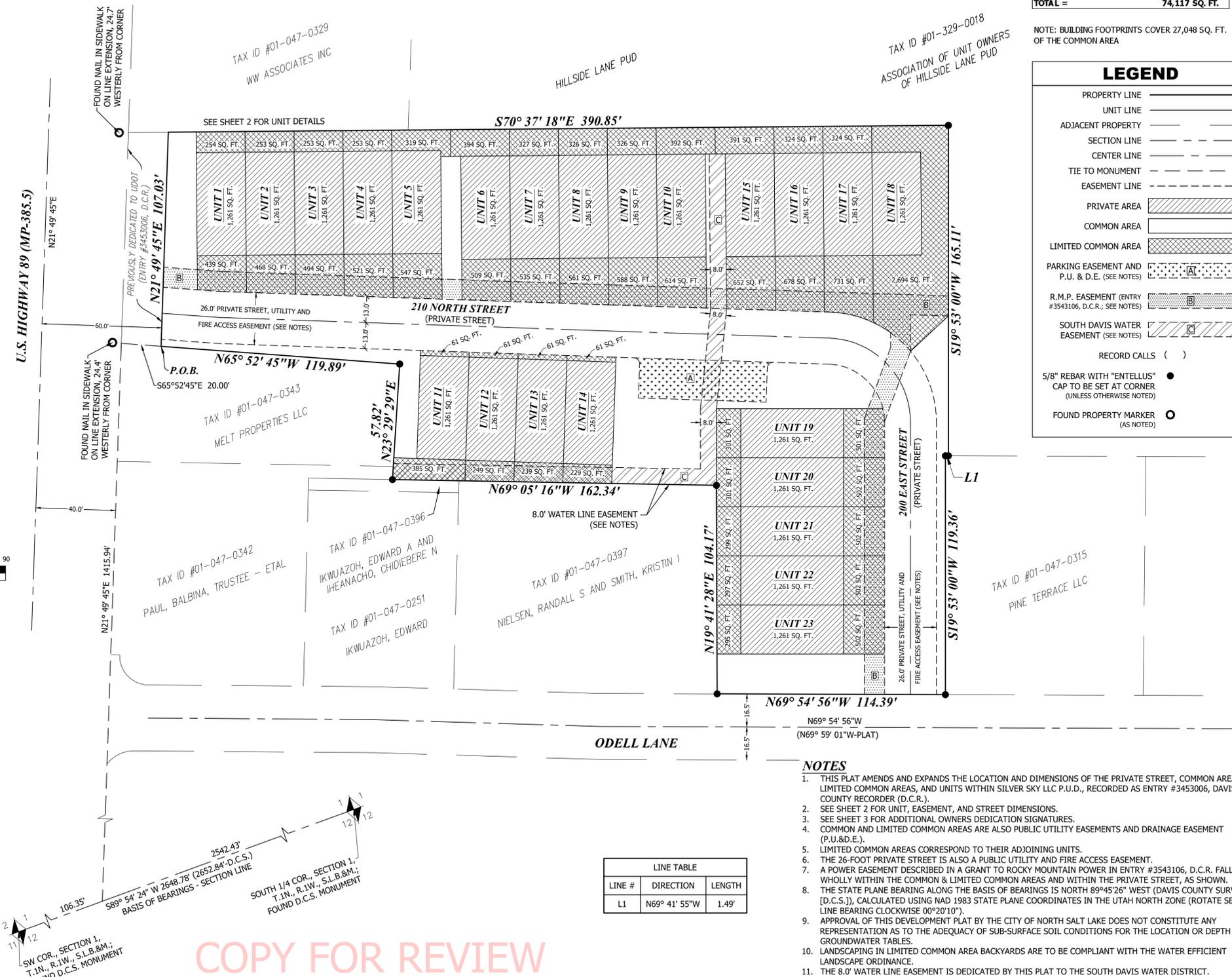
MY COMMISSION EXPIRES: _____

SHEET 1 OF 3



Client: Foresight
Contact: Ben Olsen
Phone #: 801-971-5757
Address: 533 West 2600 South
Suite #318
Bountiful, UT 84010
Email: bolsen@foresightutah.com

SHEET 1 OF 3



LINE TABLE
LINE # DIRECTION LENGTH
L1 N69° 41' 55" W 1.49'

- NOTES
1. THIS PLAT AMENDS AND EXPANDS THE LOCATION AND DIMENSIONS OF THE PRIVATE STREET, COMMON AREAS, LIMITED COMMON AREAS, AND UNITS WITHIN SILVER SKY LLC P.U.D., RECORDED AS ENTRY #3453006, DAVIS COUNTY RECORDER (D.C.R.).
2. SEE SHEET 2 FOR UNIT, EASEMENT, AND STREET DIMENSIONS.
3. SEE SHEET 3 FOR ADDITIONAL OWNERS DEDICATION SIGNATURES.
4. COMMON AND LIMITED COMMON AREAS ARE ALSO PUBLIC UTILITY EASEMENTS AND DRAINAGE EASEMENT (P.U.&D.E.).
5. LIMITED COMMON AREAS CORRESPOND TO THEIR ADJOINING UNITS.
6. THE 26-FOOT PRIVATE STREET IS ALSO A PUBLIC UTILITY AND FIRE ACCESS EASEMENT.
7. A POWER EASEMENT DESCRIBED IN A GRANT TO ROCKY MOUNTAIN POWER IN ENTRY #3543106, D.C.R. FALLS WHOLLY WITHIN THE COMMON & LIMITED COMMON AREAS AND WITHIN THE PRIVATE STREET, AS SHOWN.
8. THE STATE PLANE BEARING ALONG THE BASIS OF BEARINGS IS NORTH 89°45'26" WEST (DAVIS COUNTY SURVEYOR [D.C.S.]), CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE (ROTATE SECTION LINE BEARING CLOCKWISE 00°20'10").
9. APPROVAL OF THIS DEVELOPMENT PLAT BY THE CITY OF NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS FOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
10. LANDSCAPING IN LIMITED COMMON AREA BACKYARDS ARE TO BE COMPLIANT WITH THE WATER EFFICIENT LANDSCAPE ORDINANCE.
11. THE 8.0' WATER LINE EASEMENT IS DEDICATED BY THIS PLAT TO THE SOUTH DAVIS WATER DISTRICT.

COPY FOR REVIEW

Entellus logo and contact information: 1470 South 600 West Woods Cross, UT 84010 Phone 801.298.2236 www.Entellus.com

RECOMMENDED FOR APPROVAL
THIS ___ DAY OF ___, 20__
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS ___ DAY OF ___, 20__
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
THIS ___ DAY OF ___, 20__
ADMINISTRATIVE LAND USE AUTHORITY
COMMUNITY DEVELOPMENT DIRECTOR

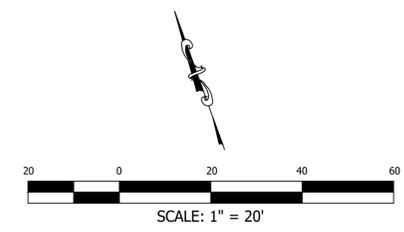
MAYOR APPROVAL
THIS ___ DAY OF ___, 20__
CITY RECORDER ATTEST
MAYOR: _____

DAVIS COUNTY RECORDER
ENTRY NO. ___ FEE PAID ___
FILED FOR RECORD AND RECORDED THIS ___ DAY OF ___, 20___, AT ___ IN BOOK ___ PAGE ___
COUNTY RECORDER
BY DEPUTY

COPY FOR REVIEW

SILVER SKY LLC P.U.D. AMENDED
AMENDING ALL OF SILVER SKY LLC P.U.D. AND SUBDIVIDING WITH ADDITIONAL PROPERTY
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
MARCH 2025

TAX ID #01-329-0018
ASSOCIATION OF UNIT OWNERS OF HILLSIDE LANE PUD



PRELIMINARY PLAT - NOT TO BE RECORDED HILLSIDE LANE PUD



COPY FOR REVIEW

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Lists lines L1 through L8 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHD. LEN. Lists curves C1 through C10 with their geometric data.

LEGEND section defining symbols for property lines, unit lines, easements, private areas, common areas, limited common areas, parking easements, R.M.P. easements, south davis water easements, record calls, and found property markers.

Entellus logo and contact information: 1470 South 600 West, Woods Cross, UT 84010, Phone 801.298.2236, www.Entellus.com. Includes a table of project dates and initials.

COPY FOR REVIEW

DAVIS COUNTY RECORDER information: ENTRY NO., FEE PAID, FILED FOR RECORD AND RECORDED THIS DAY OF, COUNTY RECORDER, DEPUTY.

COPY FOR REVIEW

SILVER SKY LLC P.U.D. AMENDED
AMENDING ALL OF SILVER SKY LLC P.U.D. AND SUBDIVIDING WITH ADDITIONAL PROPERTY
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
MARCH 2025

PRELIMINARY PLAT - NOT TO BE RECORDED

OWNER'S DEDICATION
(CONTINUED FROM SHEET 1)

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE UNITS, LIMITED COMMON SPACE, AND COMMON SPACE, HEREAFTER TO BE KNOWN AS SILVER SKY LLC P.U.D. AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS.

SIGNED THIS _____ DAY OF _____, 20____.

NEWAJ MOHAMMAD ABDULLAH

MARIO THURSTON

NAME:
HTSM PROPERTIES, LLC

ANTHONY RONALD JENSEN, TRUSTEE
THE ROCHESTER REVOCABLE TRUST
DATED FEBRUARY 28, 2020

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, NEWAJ MOHAMMAD ABDULLAH, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT

ON THIS _____ DAY OF _____, 20____, THERE APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, MARIO THURSTON, WHO DULY ACKNOWLEDGED TO ME THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

L.L.C. ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/THEY ARE/IS THE _____ OF THE HTSM PROPERTIES, LLC, A UTAH LIMITED LIABILITY COMPANY AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C., AND HE/SHE/THEY ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

TRUST ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME ANTHONY RONALD JENSEN, TRUSTEE OF THE ROCHESTER REVOCABLE TRUST DATED FEBRUARY 28, 2020, WHO BEING DULY SWORN, DID SAY THAT HE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

 1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJ# 1618001
03/24/2022 ALI 10/31/2024 JRC
04/06/2022 ALI 02/10/2025 DEW
06/02/2022 ALI 02/19/2025 JJS

COPY FOR REVIEW

DAVIS COUNTY RECORDER

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



Silver Sky Lofts, Ph 2
215 East Odell Lane
Building Elevation



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 MARCH 11, 2025

5
6 **DRAFT**
7

8 Commission Chair Larson called the meeting to order at 6:30 p.m.
9

10 PRESENT: Commission Chair BreAnna Larson
11 Commissioner Ryan Holbrook
12 Commissioner Ron Jorgensen
13 Commissioner Johnathan Marsh
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commission Vice Chair William Ward
17

18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
19 Planner.
20

21 OTHERS PRESENT: Dee Lalliss, Mont Mickelson, residents.
22

23 1. PUBLIC COMMENTS
24

25 Mont Mickelson, resident, commented that he was a landlord and mentioned changing the City
26 code to allow for short term rentals. He felt short term rentals were better managed by hotels or
27 licensed companies. He shared his concerns related to short term rentals including the frequent
28 turnover, transient population, and lack of background checks. He asked what advantage there
29 would be to allowing short term rentals in neighborhoods and said the focus should be providing
30 more affordable housing for residents. He noted a letter that had been shared with the Planning
31 Commission.
32

33 2. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT TO COMBINE
34 LOT 1511 OF EAGLEPOINTE ESTATES PHASE 15 SUBDIVISION WITH PARCEL
35 NUMBER 01-120-0093 AND TO VACATE AN 8 FOOT WIDE PUBLIC UTILITY
36 EASEMENT. PROPERTY LOCATED AT 1030 SOUTH PARKWAY DRIVE, RAUL
37 AND KAMI WESTON, APPLICANT
38

39 Mackenzie Johnson reported that in 2020 the property owners of 1030 South Parkway Drive,
40 also known as lot 1511 of Eaglepointe Estates Phase 15 Subdivision, purchased 0.0846 acres of

41 land from the City adjacent to Tunnel Springs Park. She explained that the applicant applied for a
42 plat amendment to combine lot 1511 with the 0.0846 parcel (01-120-0093) and to vacate the
43 eight foot wide public utility easement along the existing rear lot line. She shared that the
44 purpose of the amendment was to allow the property owners to construct a detached garage in
45 their rear yard. Ms. Johnson noted that the City received letters granting the release of the public
46 utility easement from Comcast, Rocky Mountain Power, and South Davis Sewer to date. She said
47 the Development Review Committee recommended approval with the condition for the
48 completion of engineering redlines. She shared an aerial map of the property on Parkway Drive.

49
50 Commissioner Tucker questioned if the portion south of the property was considered public
51 property. Mackenzie Johnson replied that the property to the south and east were Tunnel Springs
52 Park and trail easement.

53
54 Commissioner Ward questioned if the neighboring property owners would have to request to
55 vacate the same public utility easement on the backs of their lot lines. Mackenzie Johnson
56 clarified that it would depend on what the property owner planned to build or do with the
57 property. She noted that building any structure over the easement would prompt a lot
58 consolidation with the formal vacation of that easement.

59
60 **Chair Larson opened the public hearing at 6:38 p.m.**

61
62 Dee Lalliss, resident, commented on the aerial map and noted the neighboring property with an
63 easement through the swimming pool. Mackenzie Johnson explained that the image was not
64 entirely accurate as it was Davis County parcel data overlaid into Google Earth which never
65 lines up perfectly. She said the pool was located on the other side of the easement per a lot line
66 adjustment. She noted that the property disposition regulations should eliminate this issue on any
67 property acquisition moving forward.

68
69 **Chair Larson closed the public hearing at 6:41 p.m.**

70
71 **Commissioner Holbrook moved that the Planning Commission recommend to the City**
72 **Council approval of the plat amendment to combine lot 1511 of Eaglepointe Estates Phase**
73 **15 Subdivision with parcel number 01-120-0093 and to vacate the rear public utility**
74 **easement at 1030 South Parkway Drive with the following condition:**

75
76 **1) Completion of the engineering redlines**

77
78 **Commissioner Ward seconded the motion. The motion was approved by Commissioners**
79 **Jorgensen, Holbrook, Larson, Marsh, Stone, Tucker, and Ward.**

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3. CONSIDERATION OF AN AMENDMENT MODIFYING TITLE 10, CHAPTER 11
LAND USE TABLE; CHAPTER 1, GENERAL AND SUPPLEMENTARY
PROVISION; CHAPTER 19, SPECIFIC USE STANDARDS; AND CHAPTER 4,
SIGNS

Sherrie Pace commented that the Planning Commission had previously reviewed the proposed changes and asked for any revisions. She then provided a review on short term rentals (STRs) with the adoption of ORD2019-02 on March 19, 2019. She said the State Legislature required cities to adopt standards and that no action would make them permitted without standards as the City code previously did not have any regulations for STRs. She noted that this was concurrent with the adoption of the accessory dwelling unit ordinance as a strategy for affordable housing options and to license, permit, and account for existing basement apartments.

Ms. Pace shared the requirements in the current ordinance including:

- Owner occupancy for 180 days of the year
- Maximum of 45 days
- Additional parking
- HOA approval if applicable
- Urgent response contact
- Property maintenance
- Noise and nuisance control
- Max occupancy
- Violations escalation

She noted the proposed amendments for short term rentals:

- Allow in apartments/multifamily properties without owner occupancy
- Allow in 50% of units, with a max of 10 units
- Max occupancy of 30 days (consistent with State code)
- Urgent contact
- New penalties for noise
(three or more verified noise complaints and/or failure to respond to complaint means license can be revoked)
- Process for revoking a license by staff through appeal process to hearing officer

Sherrie Pace reviewed the pros of allowing short term rentals including licensing (location and urgent contact info), better maintenance than long term rentals, transient room tax collection,

118 tenant and host are vetted on platforms and private information remains private. She noted that
119 the cons included a loss of dwelling unit inventory and potential conflicts with neighbors related
120 to parking, trash, and noise.

121
122 Commissioner Jorgensen questioned the 30 day requirement for short term rentals. Sherrie Pace
123 responded that if the rental was over 30 days it was considered a long term lease.

124
125 Commissioner Marsh spoke on licensing and illegal short term rentals and potential penalties.
126 Sherrie Pace replied that it may be difficult to collect information and impose penalties. She noted
127 that this would apply to any business in the City found to be operating without a business license
128 and a penalty could be double fees.

129
130 Dee Lalliss commented that he owned several rental properties in Las Vegas and that generally
131 any rental over 30 days was considered a long term rental. He mentioned the different
132 requirements and pros/cons for licensing short term rentals related to awareness, insurance,
133 occupancy, complaints, noise meters/cameras, etc.

134
135 Mont Mickelson noted the State Legislature requirement that short term rentals would be
136 permitted if standards were not adopted. He suggested that this be reviewed by the City Attorney.
137 He mentioned requirements related to enforcement, noise meters/cameras, and a demographic or
138 zoning restriction. He also recommended reviewing STR code in cities similar to North Salt
139 Lake.

140
141 Mackenzie Johnson reported on code enforcement and clarified that she had spoken to Mr.
142 Mickelson about a neighboring fourplex that was being used as an STR. She explained that a
143 code enforcement file and subsequent investigation would commence but would not be acted
144 upon until the code was amended, as it was imminent when the complaint came in.

145
146 Sherrie Pace commented that the City Attorney had reviewed the legislation and noted that if a
147 City did not want short term rentals they had to be specifically prohibited.

148
149 Commissioner Jorgensen said the City Council could determine that short term rentals would not
150 be allowed in the City. He felt the Commission should focus on recommending the appropriate
151 requirements including 30 days or less, penalties, etc. He mentioned consideration for housing
152 inventory and shortages. Sherrie Pace provided information including approximately 7,000
153 dwelling units in the City and that on average Airbnb showed around 20 units. She noted the
154 drawbacks to running a short term rental including conversion cost and management and how the
155 impact of STRs would most likely be small.

156

157 Commissioner Marsh shared that he had a duplex in Salt Lake City and had tried to rent one side
158 as a STR and one as a long term rental and the challenges with short term rentals.

159
160 Mackenzie Johnson commented that the short term rental code for single family and two family
161 dwellings still required owner occupancy for a minimum of half of the year. She said renting
162 property as a short term rental for those who lived in the property half of the year was an
163 opportunity for supplemental income to help offset housing costs.

164
165 Commissioner Jorgensen clarified the allowance of STRs would be a small percentage of the
166 total housing inventory. Sherrie Pace responded affirmatively.

167
168 Commissioner Marsh questioned if the City currently notified those who had long term rentals of
169 the licensing requirements and potential Good Landlord Training and if this could be applied to
170 short term rentals as well. Sherrie Pace said once the City was aware of a rental they could use
171 the advertisement on Airbnb or similar as a tool to notify the property owner that they would
172 need to obtain a license.

173
174 Mackenzie Johnson mentioned that the City did not require every long term rental to obtain a
175 business license unless they were renting four or more units in the City. She also said that when a
176 resident applied for a building permit related to basement remodels or additions with a second
177 kitchen this triggered an ADU inquiry.

178
179 The Commission then reviewed Title 10, Chapter 11 Land Use Table; Chapter 1, General and
180 Supplementary Provision; Chapter 19, Specific Use Standards; and Chapter 4, Signs. They
181 discussed potential size restrictions for uses (general office, escape room, axe throwing, food
182 service contractors, etc.), neighborhood services, food trucks with drive up windows, and a free
183 speech zone at events on public property. The Commission made the following determinations:

- 184
185
- Maximum size restriction for amusement centers of 5,000 square feet (code amendment
186 for larger square footage)
 - Allowance for general office in the CS zone (no size restrictions)
 - 188 • No minimum lot size for community gardens
 - 189 • No size restrictions for food service contractors
 - 190 • Drive thru window for food trucks (same standards as a fixed restaurant)
 - 191 • Free speech zone at events on public property
- 192

193 **Commissioner Jorgensen moved that the Planning Commission recommend to the City**
194 **Council approval of the proposed code amendments subject to the discussion during the**

195 **March 11, 2025 Planning Commission meeting and the recommended revisions with the**
196 **following findings:**

197

198 **1) The proposed amendment is in accord with the comprehensive general plan, goals**
199 **and policies of the City.**

200 **2) Changed or changing conditions make the proposed amendment reasonably**
201 **necessary to carry out the "purposes" stated in this title.**

202

203 **Commissioner Holbrook seconded the motion.**

204

205 Commissioner Jorgensen asked that the letter from resident Mont Mickelson be included for the
206 City Council to review. Sherrie Pace commented that the letter from Mr. Mickelson would be
207 given to the City Council.

208

209 **The motion was approved by Commissioners Jorgensen, Holbrook, Larson, Marsh, Stone,**
210 **Tucker, and Ward.**

211

212 **4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
213 **PLANNING COMMISSION**

214

215 Sherrie Pace reported that she was unable to attend due to illness but said the City Council held a
216 public hearing related to the quiet zone for the train.

217

218 **5. APPROVAL OF MINUTES**

219

220 The Planning Commission meeting minutes of February 25, 2025 were reviewed and approved.

221

222 **Commissioner Jorgensen moved to approve the meeting minutes for the February 25, 2025**
223 **Planning Commission meeting as drafted. Commissioner Ward seconded the motion. The**
224 **motion was approved by Commissioners Jorgensen, Holbrook, Larson, Marsh, Stone,**
225 **Tucker, and Ward.**

226 6. ADJOURN

227

228 Commission Chair Larson adjourned the meeting at 8:00 p.m.

229

230 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
231 *Tuesday, April 8, 2025 by unanimous vote of all members present.*

232

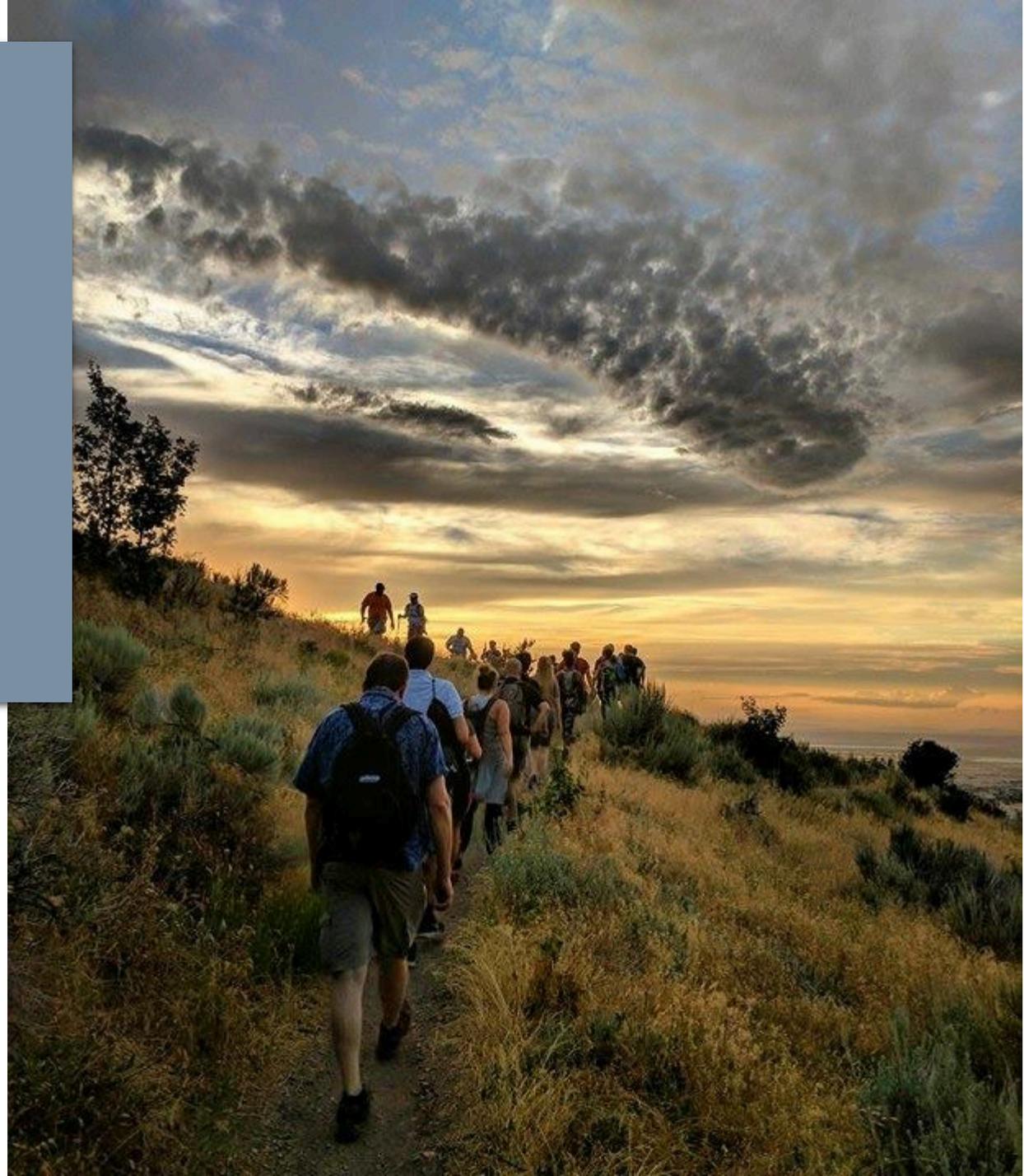
233

234

235 _____
Wendy Page, City Recorder

PLANNING COMMISSION MEETING

April 8, 2025
6:30 p.m.



CITIZEN COMMENT

Preliminary Plat
Silver Sky Lofts PUD Amended
215 East Odell Lane
Ben Olsen, Foresight Development



Silver Sky Lofts, Ph 2
215 East Odell Lane
Aerial/Zoning

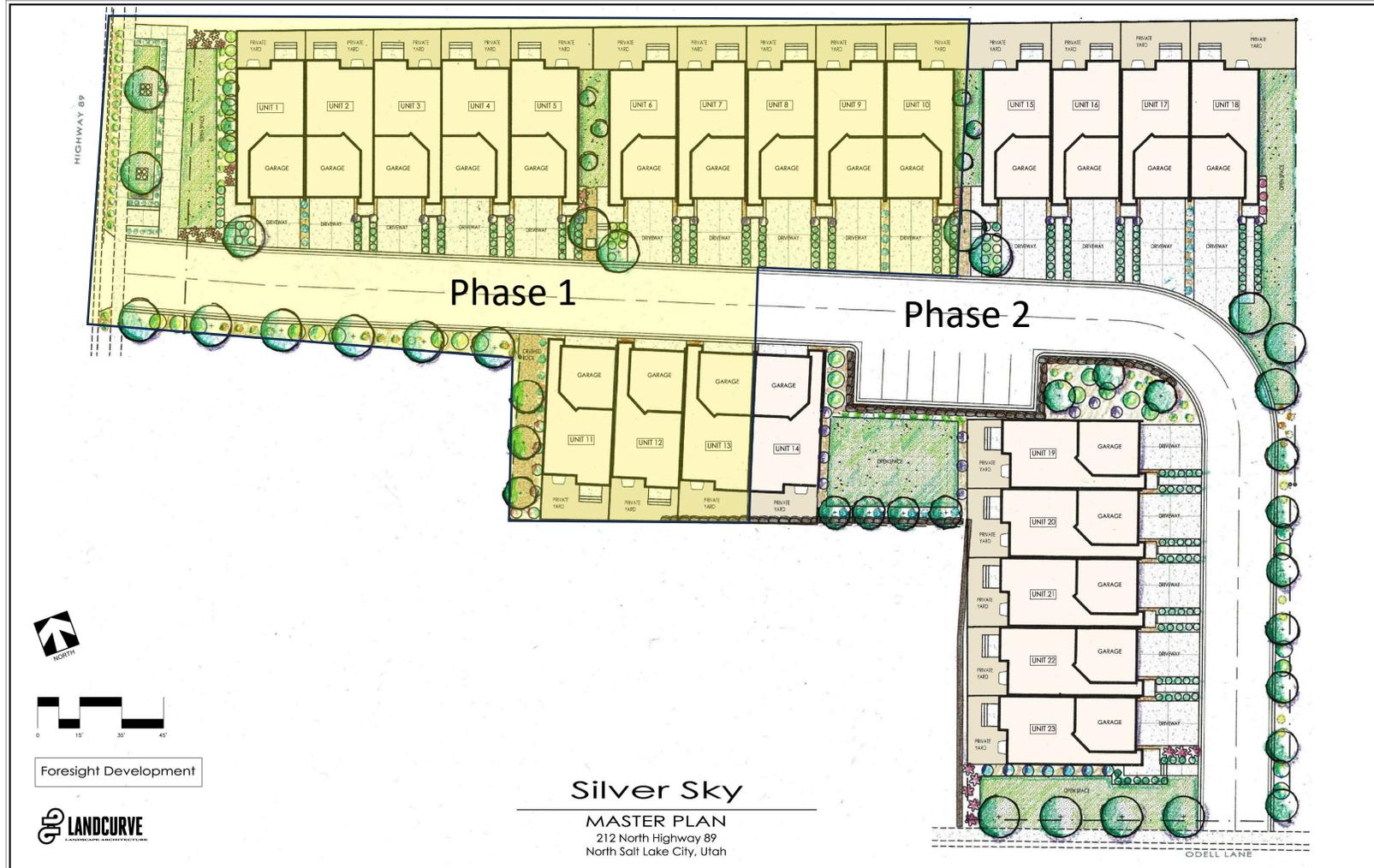




Silver Sky Lofts, Ph 2

215 East Odell Lane

General Development/Landscape Plan



Silver Sky

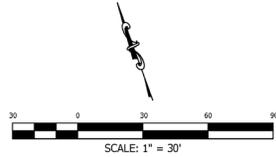
MASTER PLAN
212 North Highway 89
North Salt Lake City, Utah

COPY FOR REVIEW

SILVER SKY LLC P.U.D. AMENDED
AMENDING ALL OF SILVER SKY LLC P.U.D. AND SUBDIVIDING WITH ADDITIONAL PROPERTY
LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M.
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
MARCH 2025

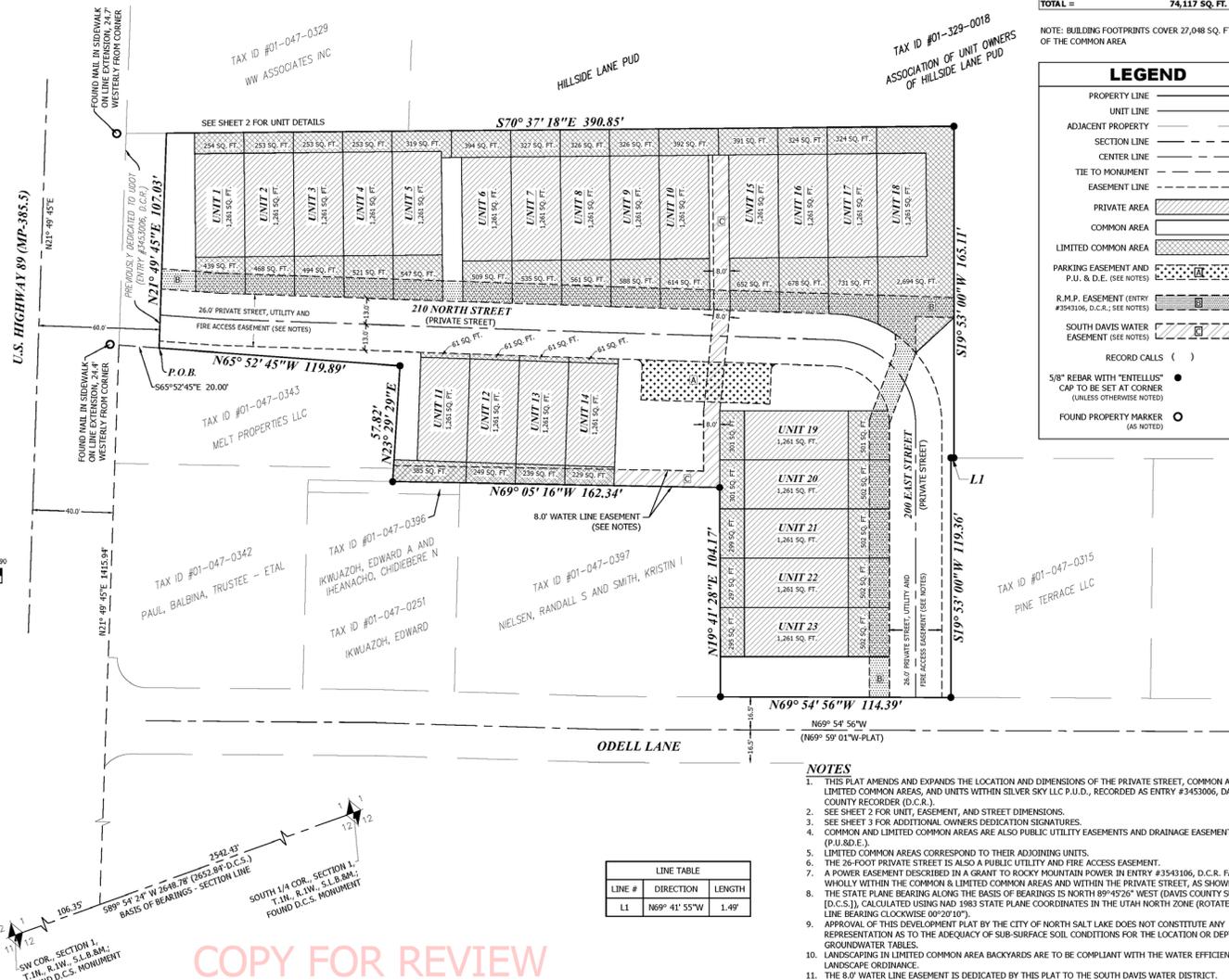
PRELIMINARY PLAT - NOT TO BE RECORDED

ADDRESS TABLE
UNIT 1 171 E. 210 NO.
UNIT 2 173 E. 210 NO.
UNIT 3 175 E. 210 NO.
UNIT 4 177 E. 210 NO.
UNIT 5 179 E. 210 NO.
UNIT 6 185 E. 210 NO.
UNIT 7 187 E. 210 NO.
UNIT 8 189 E. 210 NO.
UNIT 9 191 E. 210 NO.
UNIT 10 193 E. 210 NO.
UNIT 11 184 E. 210 NO.
UNIT 12 186 E. 210 NO.
UNIT 13 188 E. 210 NO.
UNIT 14 190 E. 210 NO.
UNIT 15 195 E. 210 NO.
UNIT 16 197 E. 210 NO.
UNIT 17 199 E. 210 NO.
UNIT 18 201 E. 210 NO.
UNIT 19 159 NO. 200 E.
UNIT 20 157 NO. 200 E.
UNIT 21 155 NO. 200 E.
UNIT 22 153 NO. 200 E.
UNIT 23 151 NO. 200 E.



Client: Foresight
Contact: Ben Olsen
Phone #: 801-971-5757
Address: 533 West 2600 South
Suite #318
Bountiful, UT 84010
Email: bolsen@foresightutah.com

SHEET 1 OF 3



AREA TABLE
PRIVATE AREA 29,000 SQ. FT.
COMMON AREA 27,641 SQ. FT.
LIMITED COMMON AREA 17,476 SQ. FT.
TOTAL = 74,117 SQ. FT.

NOTE: BUILDING FOOTPRINTS COVER 27,048 SQ. FT. OF THE COMMON AREA

LEGEND
PROPERTY LINE
UNIT LINE
ADJACENT PROPERTY
SECTION LINE
CENTER LINE
TIE TO MONUMENT
EASEMENT LINE
PRIVATE AREA
LIMITED COMMON AREA
PARKING EASEMENT AND P.U. & D.E. (SEE NOTES)
R.M.P. EASEMENT (ENTRY #3543106, D.C.R., SEE NOTES)
SOUTH DAVIS WATER EASEMENT (SEE NOTES)
RECORD CALLS ()
5/8" REBAR WITH "ENTELLUS" CAP TO BE SET AT CORNER (UNLESS OTHERWISE NOTED)
FOUND PROPERTY MARKER (AS NOTED)

SURVEYOR'S CERTIFICATE

I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, EMPLOYED BY ENTELLUS, INC., LOCATED AT 1470 SOUTH 600 WEST, WOODS CROSS, UTAH (PHONE # 801-298-2236), CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, 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 LOTS AND STREETS HEREAFTER TO BE KNOWN AS SILVER SKY LLC P.U.D. AMENDED.

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

COPY FOR REVIEW

BOUNDARY DESCRIPTION
BEGINNING AT A POINT ON THE EASTERLY LINE OF U.S. HIGHWAY 89, SAID POINT IS SOUTH 89°54'24" WEST 2542.43 FEET ALONG THE SECTION LINE AND NORTH 21°49'45" EAST 1415.94 FEET AND SOUTH 65°52'45" EAST 20.00 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, 7 SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, AND RUNNING THENCE NORTH 21°49'45" EAST 107.03 FEET ALONG SAID EASTERLY LINE; THENCE SOUTH 70°37'18" EAST 390.85 FEET TO A CORNER OF HILLSIDE LANE P.U.D. RECORDED AS ENTRY #200615, DAVIS COUNTY RECORDER (D.C.R.); THENCE SOUTH 19°53'00" WEST 165.11 FEET ALONG A WESTERLY LINE OF SAID P.U.D. AND ALONG A FENCE TO A CORNER OF SAID P.U.D.; THENCE NORTH 69°41'55" WEST 1.49 FEET; THENCE SOUTH 19°53'00" WEST 119.36 FEET TO THE NORTHERLY LINE OF ODELL LANE; THENCE NORTH 69°54'56" WEST 114.39 FEET ALONG SAID NORTHERLY LINE TO A LINE DESCRIBED IN A BOUNDARY LINE AGREEMENT RECORDED AS ENTRY #3249400, D.C.R.; THENCE NORTH 19°41'28" EAST 104.17 FEET ALONG SAID AGREEMENT LINE; THENCE NORTH 69°54'56" WEST 162.34 FEET; THENCE NORTH 23°29'29" EAST 57.82 FEET; THENCE NORTH 65°52'45" WEST 119.89 FEET TO THE EAST LINE OF SAID HIGHWAY AND TO THE POINT OF BEGINNING.
CONTAINING 1.701 ACRES.

OWNER'S DEDICATION
KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO PRIVATE UNITS, LIMITED COMMON SPACE, AND COMMON SPACE, HEREAFTER TO BE KNOWN AS SILVER SKY LLC P.U.D. AMENDED, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES ON THE DEDICATED STREETS.
SIGNED THIS ___ DAY OF ___ 20__
DEBBIE OLSEN, TRUSTEE OF THE VISION TRUST DATED OCTOBER 7, 2008
BENNY G. OLSEN, TRUSTEE OF THE VISION TRUST DATED OCTOBER 7, 2008

TRUST ACKNOWLEDGMENT
ON THE ___ DAY OF ___, 20___, THERE PERSONALLY APPEARED BEFORE ME DEBBIE OLSEN AND BENNY G. OLSEN, TRUSTEES OF THE VISION TRUST DATED OCTOBER 7, 2008, WHO BEING DULY SWORN, DID SAY THAT HE/SHE IS A TRUSTEE OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.
NOTARY PUBLIC:
RESIDENCE:
MY COMMISSION EXPIRES:
BY: ASSOCIATION OF UNIT OWNERS OF SILVER SKY LLC PUD
NOTE: ADDITIONAL OWNER SIGNATURES ARE ON SHEET 3

LLC ACKNOWLEDGMENT
ON THE ___ DAY OF ___, 20___, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, ___, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE/IT/HE/IT/SHE/IT/SHE/IT IS/ARE/IS THE ASSOCIATION OF UNIT OWNERS OF SILVER SKY LLC PUD AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C., AND HE/SHE/IT/HE/IT/SHE/IT/HE/IT/SHE/IT ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.
NOTARY PUBLIC:
RESIDENCE:
MY COMMISSION EXPIRES:

DAVIS COUNTY RECORDER
ENTRY NO. ___ FEE PAID ___
FILED FOR RECORD AND RECORDED THIS ___ DAY OF ___, 20___ AT ___ IN BOOK ___ PAGE ___
COUNTY RECORDER
BY ___ DEPUTY

SHEET 1 OF 3

Entellus logo and contact information: 1470 South 600 West, Woods Cross, UT 84010, Phone 801.298.2236, www.Entellus.com

RECOMMENDED FOR APPROVAL
THIS ___ DAY OF ___, 20___
CITY ENGINEER

RECOMMENDED FOR APPROVAL
THIS ___ DAY OF ___, 20___
CITY ATTORNEY

RECOMMENDED FOR APPROVAL
THIS ___ DAY OF ___, 20___
ADMINISTRATIVE LAND USE AUTHORITY
COMMUNITY DEVELOPMENT DIRECTOR

MAYOR APPROVAL
THIS ___ DAY OF ___, 20___
CITY RECORDER ATTEST
MAYOR:

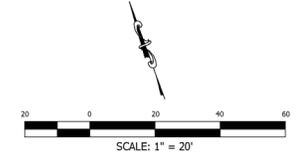
DAVIS COUNTY RECORDER
ENTRY NO. ___ FEE PAID ___
FILED FOR RECORD AND RECORDED THIS ___ DAY OF ___, 20___ AT ___ IN BOOK ___ PAGE ___
COUNTY RECORDER
BY ___ DEPUTY

COPY FOR REVIEW

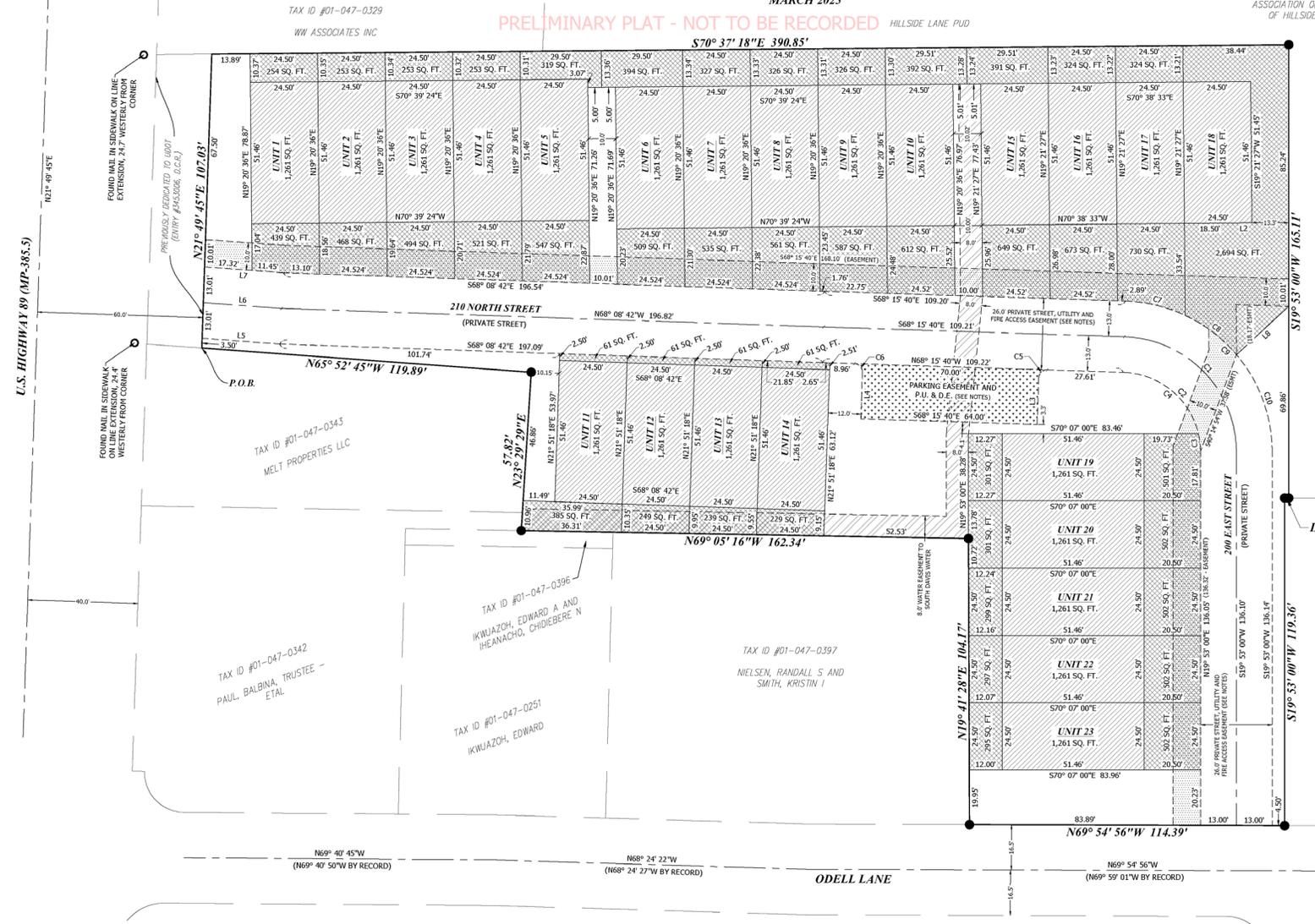
SILVER SKY LLC P.U.D. AMENDED

AMENDING ALL OF SILVER SKY LLC P.U.D. AND SUBDIVIDING WITH ADDITIONAL PROPERTY LOCATED IN THE SW 1/4 OF SECTION 1, T.1N., R.1W., S.L.B.&M. CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH MARCH 2025

TAX ID #01-329-0018 ASSOCIATION OF UNIT OWNERS OF HILLSIDE LANE PUD



PRELIMINARY PLAT - NOT TO BE RECORDED HILLSIDE LANE PUD



COPY FOR REVIEW

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Lists lines L1 through L8 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHD. LEN. Lists curves C1 through C10 with their geometric data.

LEGEND defining symbols for property lines, unit lines, easements, private areas, common areas, parking easements, R.M.P. easements, South Davis Water easement, record calls, rebar, and found property markers.

Entellus logo and contact information: 1470 South 600 West, Woods Cross, UT 84010, Phone 801.298.2236, www.Entellus.com

COPY FOR REVIEW

DAVIS COUNTY RECORDER information: ENTRY NO., FEE PAID, FILED FOR RECORD AND RECORDED THIS DAY OF, COUNTY RECORDER, DEPUTY.



Silver Sky Lofts, Ph 2
215 East Odell Lane
Building Elevation



ACTION UPDATE

March 18, 2025

- Plat Amendment: 1030 South Parkway Drive

April 1, 2025

- Ordinance 2025-06 Amending City Code Title 10, Chapters 1, 4, 11, & 19, Regarding Commercial Land Uses, Use Standards, and Signs

MINUTES

ADJOURN