

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
APRIL 8, 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

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson, Planner; Caden Baines, Planning Intern.

OTHERS PRESENT: Dee Lalliss, resident; Ben Olsen, Debbie Olsen, Foresight Development.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF PRELIMINARY PLAT FOR SILVER SKY LOFTS PUD
AMENDED AT 215 EAST ODELL LANE, BEN OLSEN, FORESIGHT
DEVELOPMENT

Sherrie Pace reported that Silver Sky Lofts Phase 1 was located at 226 North Highway 89. She noted that Phase 1 access was directly from Highway 89 and Phase 2 accessed Odell Lane. She indicated that the General Development Plan, Planned (P) District rezone/development agreement, preliminary plat, and final plat had all been approved. She presented the General Development plan detailing the units in Phases 1 and 2. She explained that Phase 1 contained 1.05 acres and the proposed Phase 2 contained an additional 0.74 acres for a total of 1.75 acres.

Ms. Pace continued that the amended General Development plan included an additional 10 townhome units for a total of 23 townhome lots which was approved by the City Council on April 2, 2024. She noted that there were four units which would not have driveway parking but

that the remaining units would have driveway parking along with two car garages. She added that there would also be seven guest parking spaces near the common area. She shared the preliminary plat and noted several engineering redlines that would need to be addressed related to irrigation. She clarified that the units were built six inches smaller than shown on the original plat and the amended plat would correct that and include the next phase of the project.

Sherrie Pace said the next step would be the finalization of the development agreement amendment by the City Council. She explained that this would include the new units and finalization of the zone change.

Commissioner Marsh questioned the existing zoning. He asked how many units in Phase 1 had already been constructed. Sherrie Pace replied that the zoning was previously RM-7 and had been rezoned to a P District. She said five units were completed and five units were under construction from Phase 1. She explained that the existing dead end private road would be continued to Odell Lane as a through street.

Commissioner Holbrook moved 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.**

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

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

Sherrie Pace reported that on the March 18th, the City Council approved the plat amendment for 1030 South Parkway Drive. She indicated that the City Council also approved Ordinance 2025-06 amending City Code Title 10, Chapters 1, 4, 11 & 19 regarding commercial land uses, use standards, and signs during the April 1st meeting. She noted that the Council had expressed gratitude to the Planning Commission for their efforts.

Commissioner Jorgensen questioned if there were any points of contention for the Council related to the ordinance amendments. Sherrie Pace replied that the City Council questioned if a drive-thru should be a separate category from a restaurant. She explained that there were standards for a drive-thru and a restaurant with a drive thru and where they should be permitted which was acceptable to the Council.

Mackenzie Johnson noted that Councilmember Knowlton requested that residential uses be specified in the commercial and industrial land use table as prohibited.

Sherrie Pace commented that there would be two conditional use permit requests for the next Planning Commission meeting. She noted that one was related to the modification of an existing conditional use permit (Lifeline property) and the second would be to allow a private recreational facility (indoor sports court).

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of March 11, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the March 11, 2025 Planning Commission meeting as amended. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:43 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, April 22, 2025 by unanimous vote of all members present.



Wendy Page, City Recorder

