PLANNING COMMISSION MEETING

November 28, 2023

6:30 p.m.



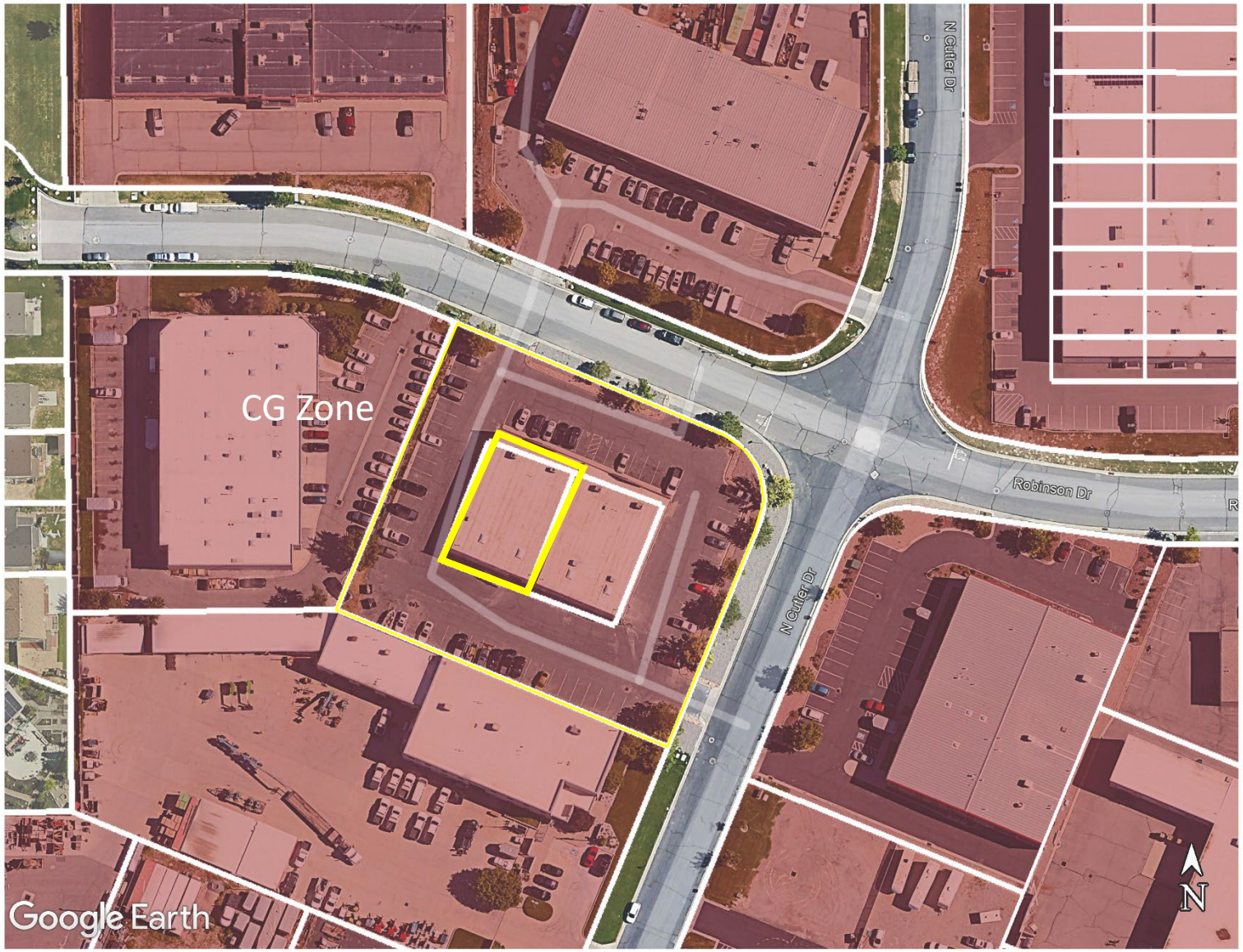
CITIZEN COMMENT

CITIZEN COMMENT

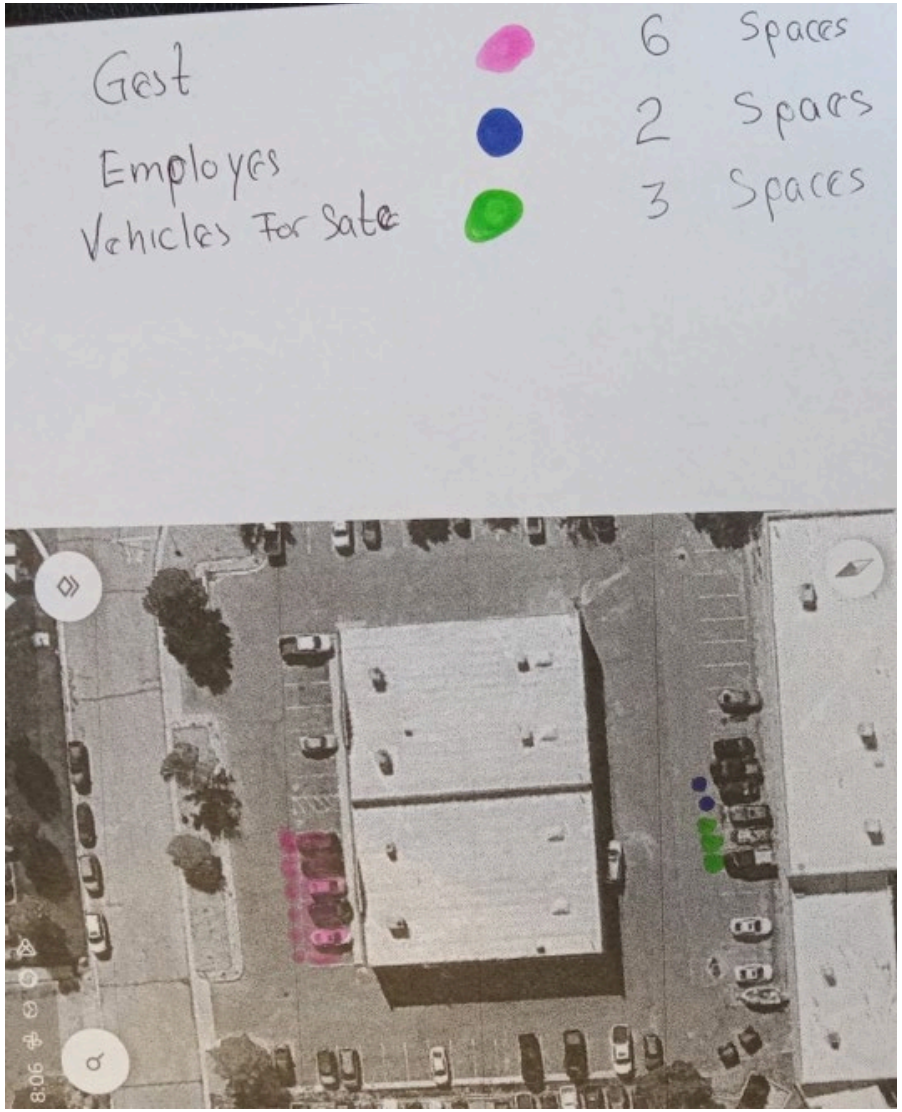
Conditional Use Permit
Polendo Auto Sales Corp.
873 West Robinson Drive

Rafael Polendo

Polendo Auto Sales Corp.
873 West Robinson Drive
Zoning & Aerial Map



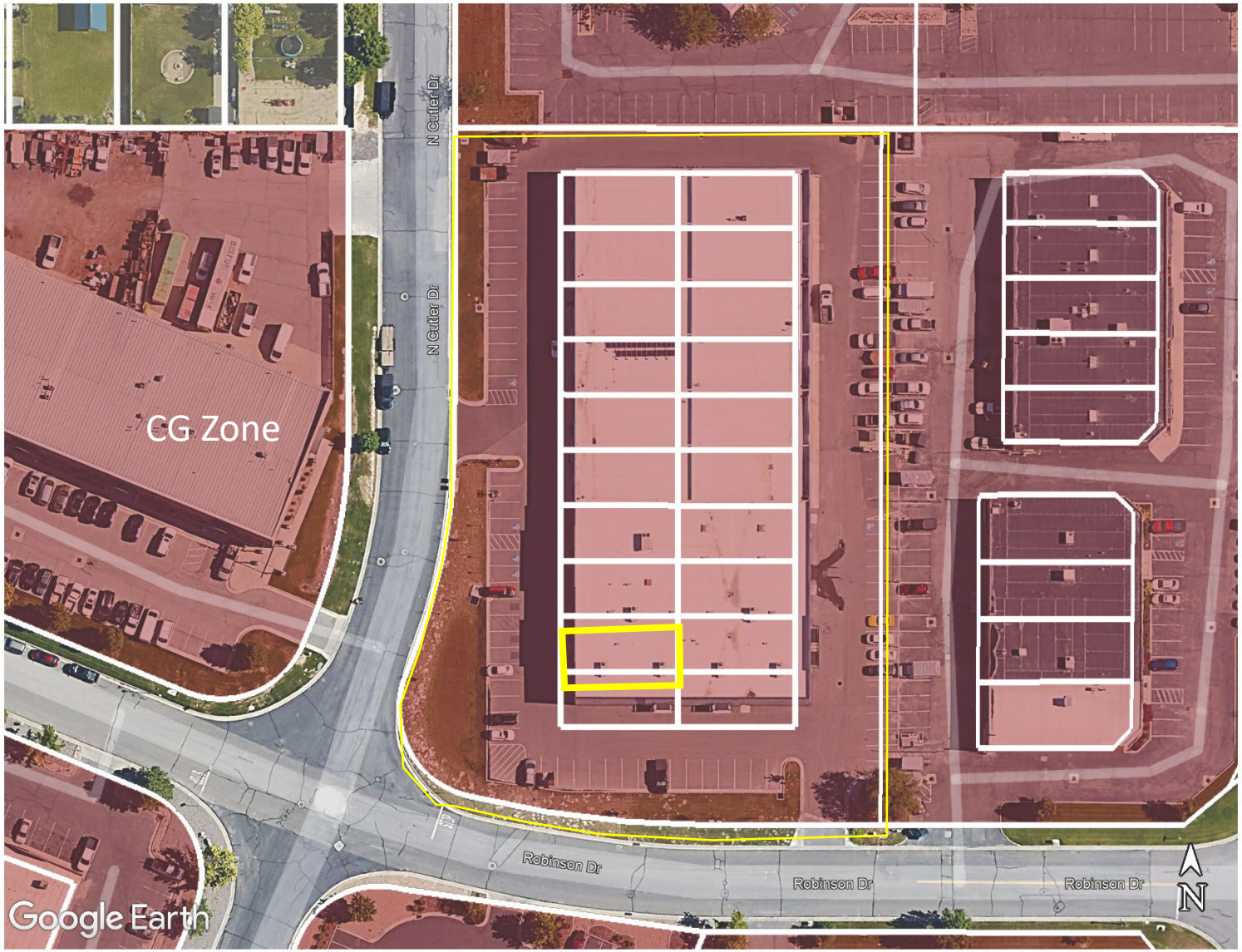
Polendo Auto Sales Corp.
873 West Robinson Drive
Parking Plan



Conditional Use Permit
Gleam Garage
230 North Cutler Drive, Ste E

Josue Chinchay

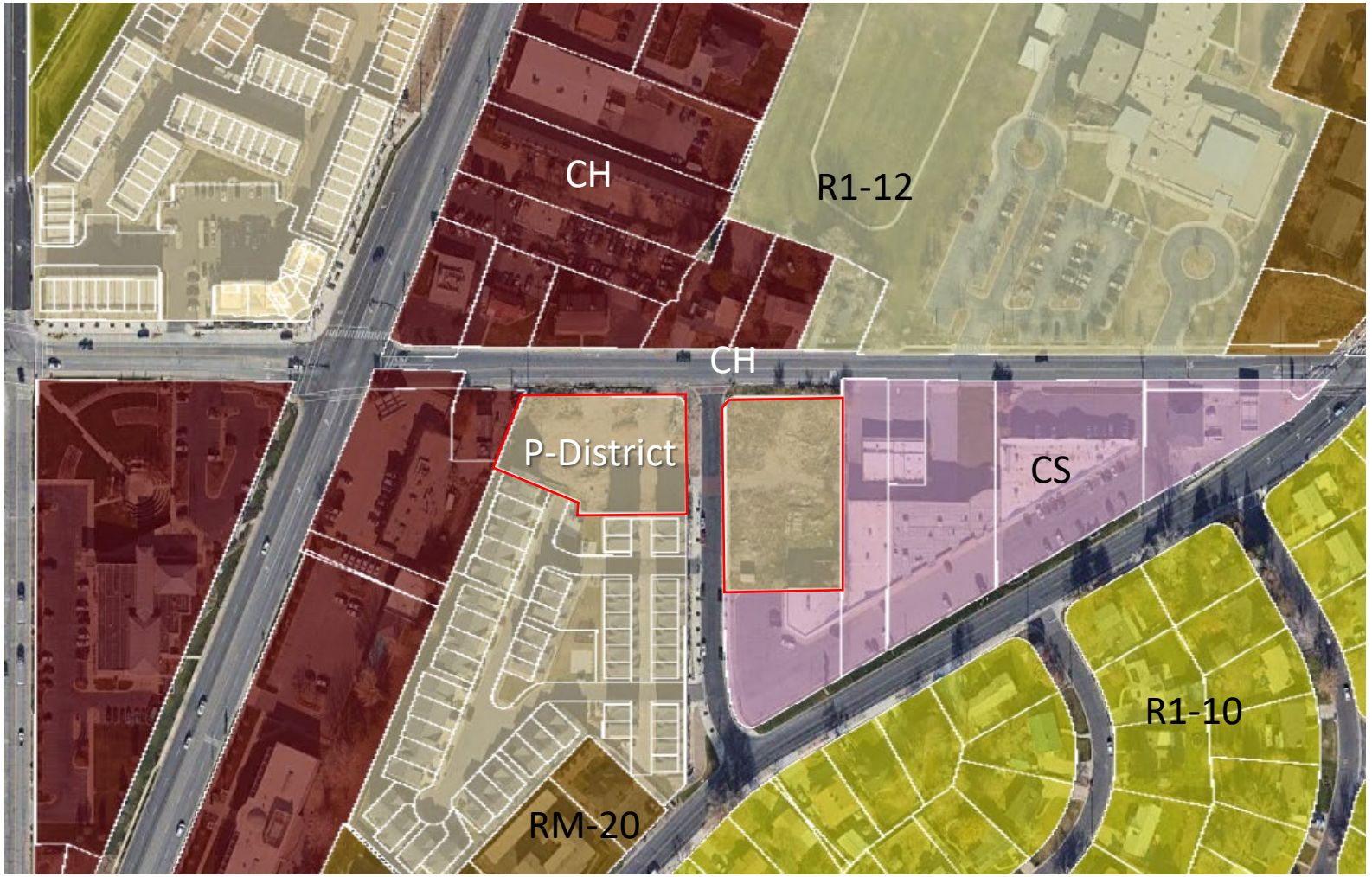
Gleam Garage
230 North Cutler Drive, Suite E
Zoning & Aerial Map



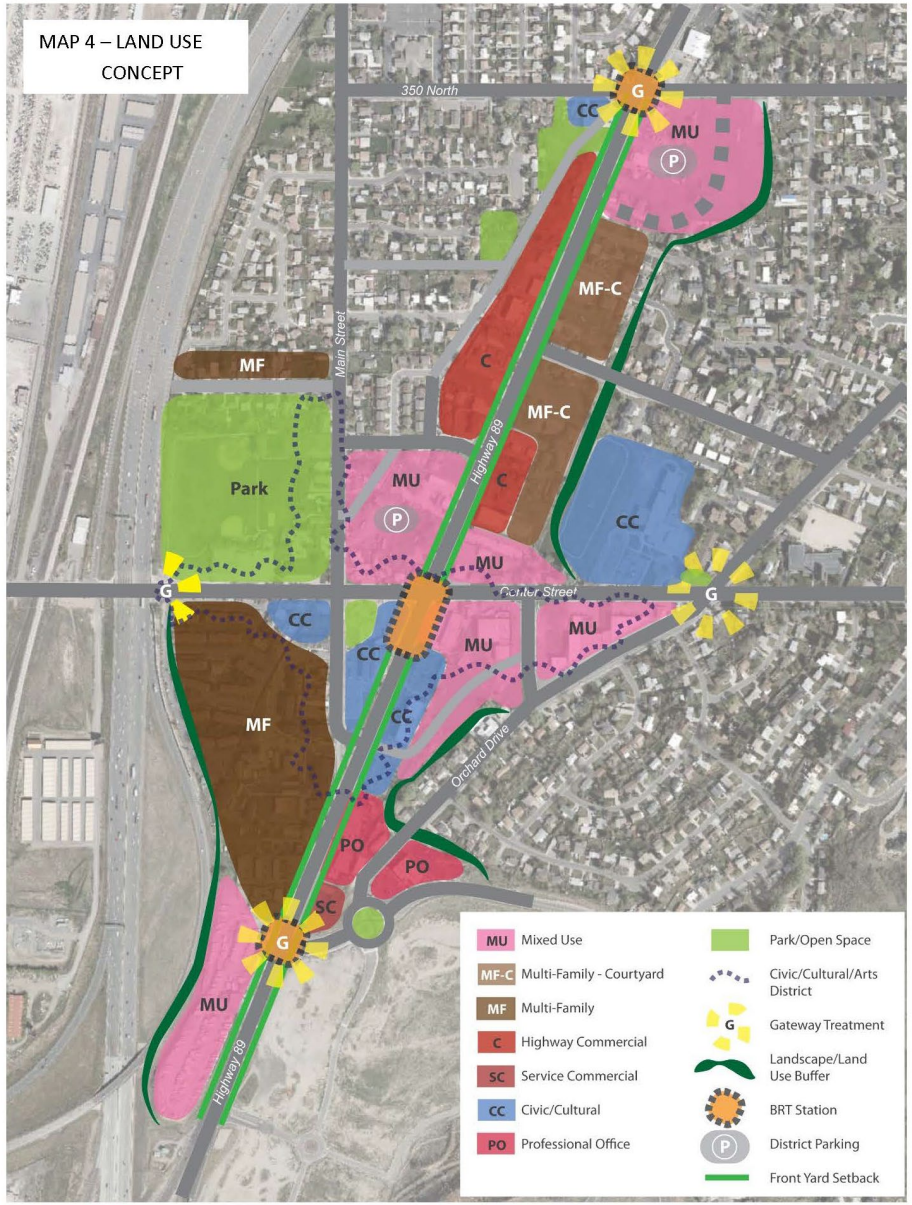
PUBLIC HEARING

General Development Plan-
Amendment
Lofts at North Salt Lake
(Towne Plaza)
120 & 140 East Center Street

General Development Plan Amendment
Towne Plaza (Ph.2)-Lofts at North Salt Lake
120 & 140East Center
Aerial/Zoning



Town Center Master Plan



Towne Plaza General Development Plan



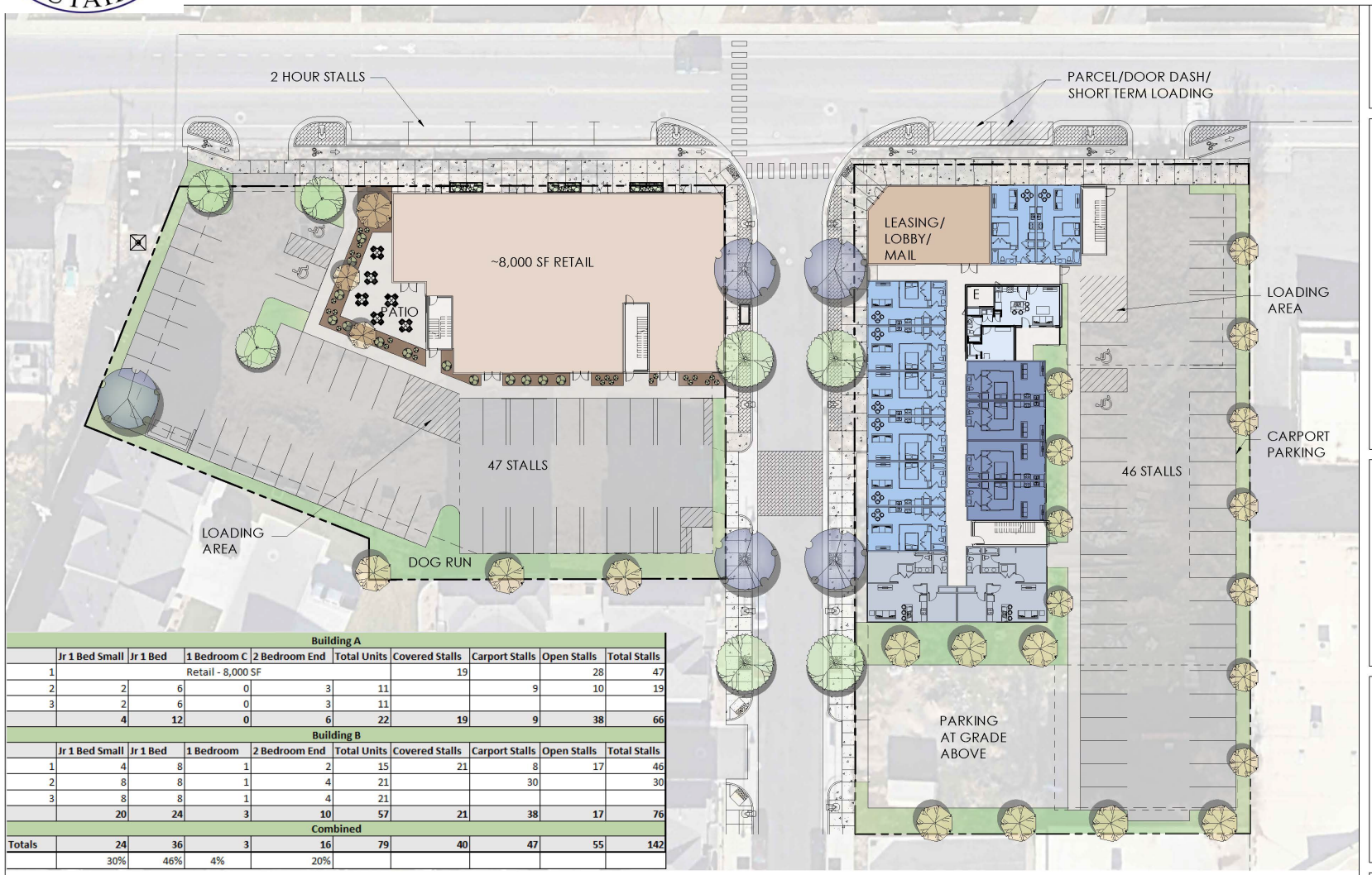
Towne Plaza General Development Plan
East Building



Towne Plaza General Development Plan
West Building



Proposed Lofts at North Salt Lake
General Development Plan
Retail Level Site Plan



Building A									
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom C	2 Bedroom End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
1	Retail - 8,000 SF					19		28	47
2	2	6	0	3	11		9	10	19
3	2	6	0	3	11				
	4	**12**	**0**	**6**	**22**	**19**	**9**	**38**	**66**
Building B									
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
1	4	8	1	2	15	21	8	17	46
2	8	8	1	4	21		30		30
3	8	8	1	4	21				
	20	**24**	**3**	**10**	**57**	**21**	**38**	**17**	**76**
Combined									
Totals	**24**	**36**	**3**	**16**	**79**	**40**	**47**	**55**	**142**
	30%	46%	4%	20%					

RETAIL LEVEL SITE PLAN
1/16" = 1'-0"

LOFTS NORTH SALT LAKE

SHEET A1

Proposed Lofts at North Salt Lake
General Development Plan
2nd Level Site Plan



	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom C	2 Bedroom End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
Building A									
1	Retail - 8,000 SF					19		28	47
2	2	6	0	3	11		9	10	19
3	2	6	0	3	11				
	4	**12**	**0**	**6**	**22**	**19**	**9**	**38**	**66**
Building B									
	Jr 1 Bed Small	**Jr 1 Bed**	**1 Bedroom**	**2 Bedroom End**	**Total Units**	**Covered Stalls**	**Carport Stalls**	**Open Stalls**	**Total Stalls**
1	4	8	1	2	15	21	8	17	46
2	8	8	1	4	21		30		30
3	8	8	1	4	21				
	20	**24**	**3**	**10**	**57**	**21**	**38**	**17**	**76**
Combined									
Totals	**24**	**36**	**3**	**16**	**79**	**40**	**47**	**55**	**142**
	30%	46%	4%	20%					

LEVEL 2 SITE PLAN
1/16" = 1'-0"

LOFTS NORTH SALT LAKE

SHEET A2

Proposed Lofts at North Salt Lake
General Development Plan
3rd Level Site Plan



Building A									
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom C	2 Bedroom End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
1	Retail - 8,000 SF					19		28	47
2	2	6	0	3	11		9	10	19
3	2	6	0	3	11				
	4	12	0	6	22	19	9	38	66
Building B									
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
1	4	8	1	2	15	21	8	17	46
2	8	8	1	4	21		30		30
3	8	8	1	4	21				
	20	24	3	10	57	21	38	17	76
Combined									
Totals	24	36	3	16	79	40	47	55	142
	30%	46%	4%	20%					

LEVEL 3 SITE PLAN
1/16" = 1'-0"

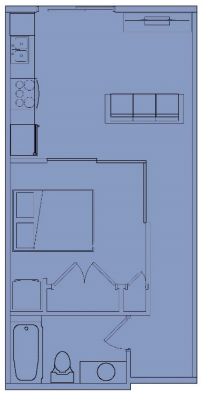
NORTH

LOFTS NORTH SALT LAKE

SHEET A3

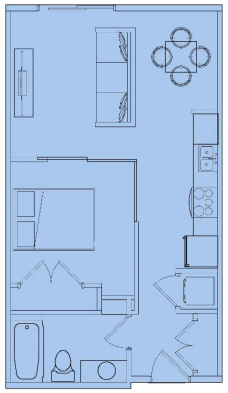
Proposed Lofts at North Salt Lake
General Development Plan
Unit Type Floor Plans

477 SF



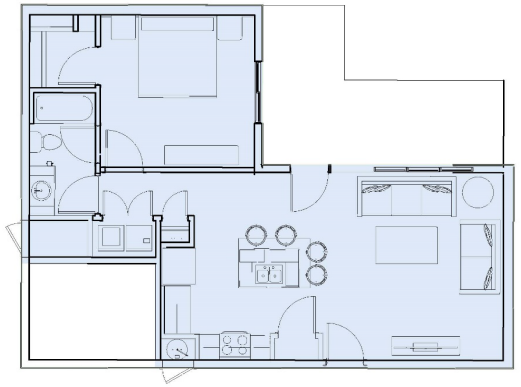
JR 1B

539 SF



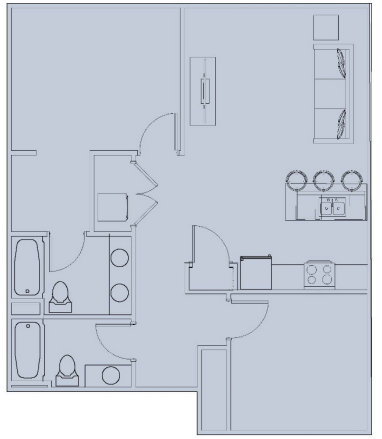
JR 1B LG

814 SF



1B CORNER

971 SF



2B END

UNIT TYPES

NTS

NORTH

LOFTS NORTH SALT LAKE

ENGINEER OF RECORD

PROJECT NUMBER

REVISION NUMBER

DRAWING TITLE

DATE:

DRAWN BY:

CHECKED BY:

SHEET A5


PHARMACY
BAKERY


Books
PHARMACY
BAKERY


Books
PHARMACY
BAKERY






Google Earth
Image Landsat / Copernicus


Google Earth
Image Landsat / Copernicus


Google Earth
Image Landsat / Copernicus


Google Earth
Image Landsat / Copernicus


35'-8"
8'-0"
Slope of 130 East Street to Center Street
41'-0"

DRAFT SUBDIVISION ORD.
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7/27: *Ch. 1-3*

9/26: *Ch. 4 Minor Subs*
Ch. 5 Subdivisions

10/10: *Ch. 6 PUDs, Condos, etc.*
Ch. 7 Plat Amendments

10/24: *Ch. 8 General Requirements for all Subdivisions*

11/14: *Ch. 9 Essential Improvements*

11/28: *Final Review & Table of Contents*

12/12: *Ch. 3 Amendments and Rezones*
Ch. 7 Conditional Uses

1/9/2024: Planning Commission Public Hearing & Recommendation

1/16/2024: City Council Agenda (required adoption by 2/1/2024)

2024: Other Code Updates Needed

- Commercial & Industrial Zones Conditional Uses Lists
- Sign Code
- Geohazards Updates (City Engineer)
- Accessory Building Setbacks
- Water Wise Landscaping
- Short Term Rentals
- Legislature 2024 ???
- Code Enforcement

ACTION UPDATE


You and a guest are invited to join the Mayor, City Council and City Boards as we celebrate the season
CITY OF
NORTH SALT LAKE
Holiday Party
01
DECEMBER
EAGLEWOOD EVENT CENTER
6 PM RECEPTION
6:30 PM DINNER
RSVP your entree selection(s) by November 1st
• PRIME RIB OR LEMON PEPPERED SALMON
WENDYP@NSLCITY.ORG or 801-335-8709
BUSINESS OR HOLIDAY DRESS
ENTERTAINMENT BY WXHS MADRIGALS

MINUTES

ADJOURN