



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 February 27, 2024 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 concept plan for a seven (7) unit subdivision known as Triplets on Main PUD at 391 North Main Street, Lester Essig, Ardmore Apartments, LLC, applicant (Administrative)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 02/13/2024

Adjourn

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 **February 27, 2024** 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: February 22, 2024


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: February 27, 2024

SUBJECT: Triplets on Main PUD-Concept Plan

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the concept plan for Triplets on Main PUD with the following conditions:

1. An area for garbage can placement on pick up days be added adjacent to the private street;
2. Snow storage areas be added to the ends of the private street and landscaped appropriately;
3. No on street parking shall be permitted on the private street;
4. The maximum amount of lawn or sod be determined by the Planning Commission.

BACKGROUND

The previous owner of this property obtained final plat approval for the Romaine Court PUD on this property in 2017. After approval the property was sold to the current owner. Romaine Court was never recorded and the approval of the final plat expired. The previous approval consisted of 10 townhomes.

In 2020 the code was amended with regard to the calculation of unit density and unit type for PUD subdivisions in the R1-7, RM-7, and RM-20 zones. The specific changes require that the density allowed be calculated on the property acreage remaining after the required infrastructure (streets) is deducted and to only allow the specifically permitted building types in those zones. The R1-7 only allows single family and two family dwellings. The previous approval contained 10 three story townhomes (2-four plex and 1-duplex) which is not a permitted building type in the zone.

Recently the code was amended with respect to subdivisions and implements new standards for PUD developments and a streamlined process for all subdivisions. The proposed concept plan application was received (01/24/2024) prior to the effective date (01/30/2024) of the subdivision ordinance changes. Therefore, the applicant is vested with the standards and review procedures in place prior to the adoption of the new code. The concept plan review is based upon the code in place prior to 01/30/2024.

REVIEW

The proposed concept plan is a condominium style PUD consisting of seven for sale dwelling units (three twin home structures and one single family dwelling) on approximately 1 acre. Permitted density for the zone is limited to 8 dwelling units per net acre. The net acreage after deducting the street area of 0.13 ac (5,659 sq. ft.) is 0.87 acres and the proposed density is 8.0 d.u./ac. allowing a maximum of 7 dwelling units. The majority of property will be held in common and will consist of open space, driveways and a private street. Six of the units will obtain access from the new 20 foot wide private street and the single-family dwelling will have access via Main Street. All units will be two stories with approximately 1,900 sq. ft. of living space and have 2 car garages and driveways for a total of 14 garage spaces and 14 driveway spaces which exceeds the minimum 2.25 spaces per unit required by code. Improved landscaping of the site is approximately 0.49 Acres (49%) which will be required to meet the water efficient landscape standards.

	Area (sq. ft.)	Density	Landscaping
Lot Area (7 d.u.)	9,240 (1,320 each)	8.0 d.u./ac.	
Private Road	5,659		
Open Space	28,520		21,505 sq. ft. (49%)
Total	43,560		

The PUD standards contained in Code Section 10-7-4 as adopted at the time of application provide for the Planning Commission to determine the minimum standards at preliminary plan approval for lot area, width, yard, height and coverage, as well as vary other design standards contained within the subdivision ordinance 10-7-7 including street width. The following standards are proposed to be varied by the Planning Commission:

	Standard	Proposed PUD
Private Street Width	R.O.W. 50' (27' asphalt)	20' asphalt private street
Lot Size	7,000 sq. ft. (1 or 2 family dwelling)	1,320 sq. ft. (foot print)
Front Setback (Main Street)	25'	20'
Front Setback (Private Street)	25'	18'
Side Setback	8'/12' (combined 20')	8'/12' (south/north) perimeter
Rear Setback	25'	15' (west) perimeter
Maximum lawn area	25% or 6,500 sq. ft. (unless modified by PC for multi-family)	To be determined
Parking	2.25 spaces per dwelling unit (16)	4 spaces per dwelling unit-14 garage spaces/14 driveway (28)

The DRC recommends that the concept plan include an area adjacent to the private street for the placement of garbage and recycling containers on pick up day. The purpose of the area would be for the temporary placement of cans for pick up other than Main Street. The garbage truck would enter the site, turn around and pick up the trash upon exiting the development. (see area highlighted in blue) In addition the DRC recommends that a snow easement be placed at the ends of private street and landscaped appropriately. The Fire Marshal has indicated that no street parking would be permitted on the private street. The Planning Commission should direct the applicant as to the amount of sod that will be permitted on the site as well and any other changes to the layout, including setbacks.

No public hearing is required for a concept plan or PUD subdivision. However, an environmental notice was sent out, as is required for all concept plans, asking for any information or concerns regarding the following topics only:

1. Erosion, dust, soils and top soil loss;
2. Grades, slope stability and Geologic hazards;
3. Ground water, water courses, flood hazards and areas;
4. Vegetative types;
5. Wildlife and habitat;
6. Essential urban services presently available;
7. Fire potential;
8. Accumulation of solid and liquid wastes;
9. Potential area-wide economic impact of the development.

One written comment was submitted (attached). The concern is related to the final grading of the proposed project as the neighbor to the south is concerned with runoff issues. The concern has been relayed to the City Engineer for review at preliminary plat.

The process for review under the previous code requires Concept Plan to be reviewed by the Planning Commission and City Council. The Concept plan approval grants general approval of the design and layout and authorizes the applicant to apply for preliminary plan approval. Preliminary plan and Final plat can be combined and processed at the same time.

POSSIBLE MOTION

I move that the Planning Commission recommend approval of the concept plan for Triplets on Main PUD with the following conditions:

1. An area for garbage can placement on pick up days be added adjacent to the private street;
2. Snow storage areas be added to the ends of the private street and landscaped appropriately;
3. No on street parking shall be permitted on the private street;
4. The maximum amount of lawn or sod permitted shall be _____ sq. ft.;
5. Any other conditions related to setbacks and layout.

Attachments

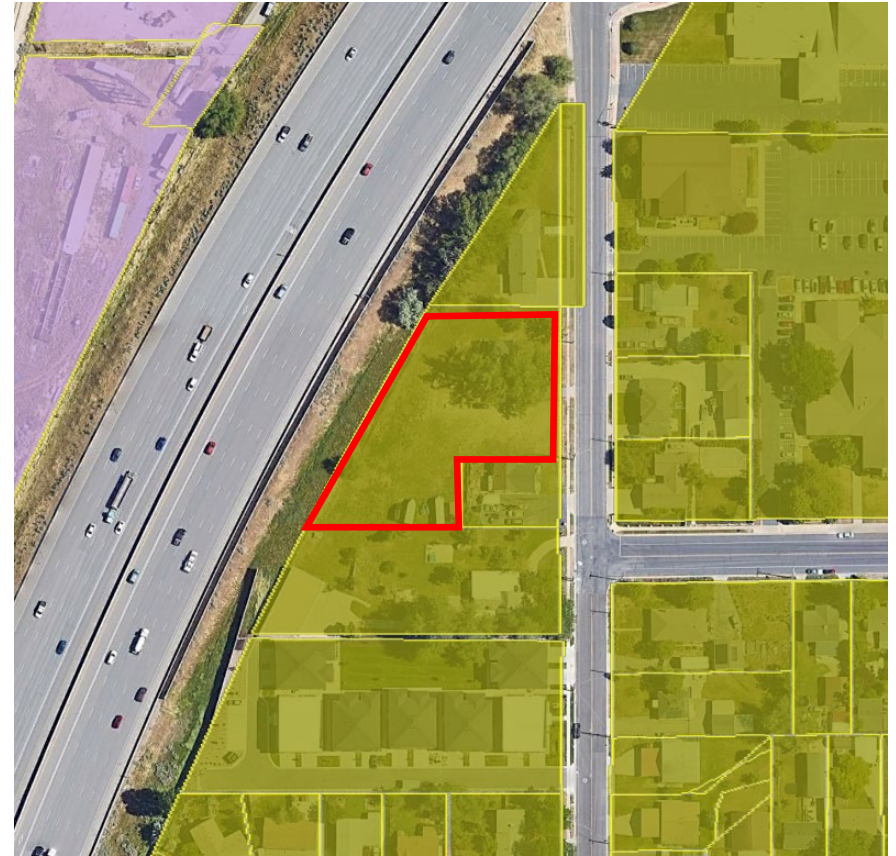
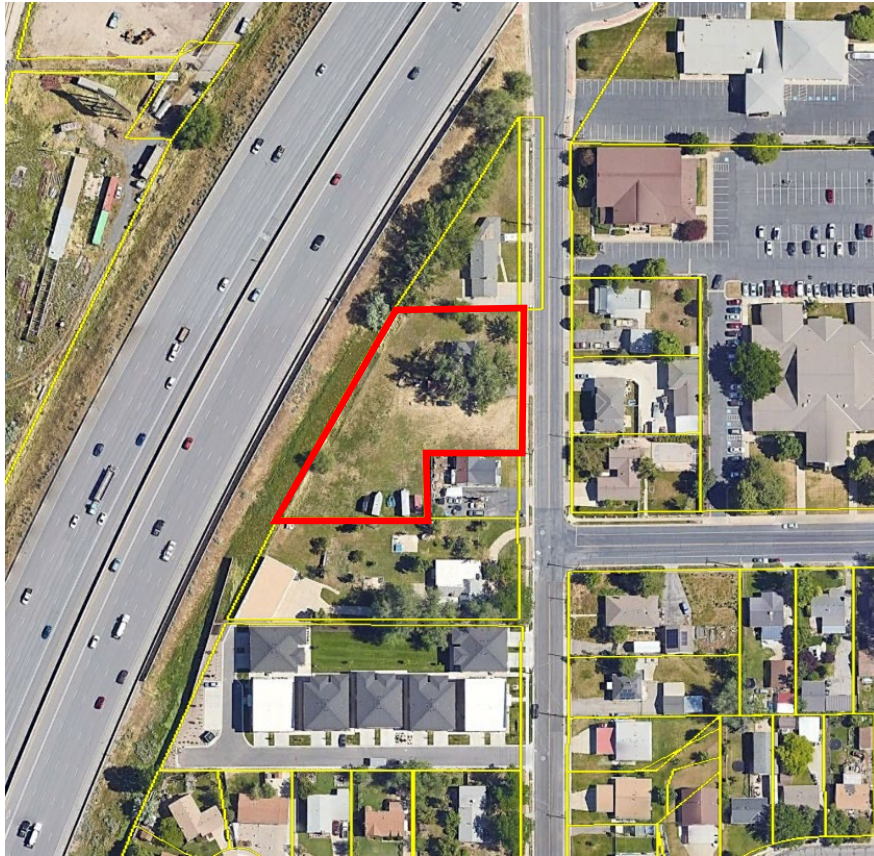
- 1) Location Map
- 2) Proposed Concept Plan
- 3) Public Comment Letter

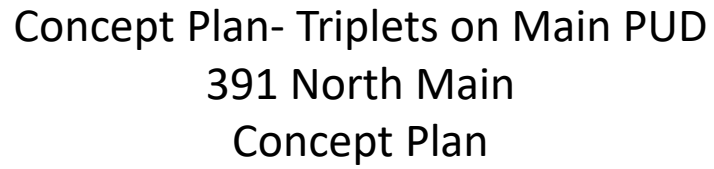


Concept Plan- Triplets on Main PUD

391 North Main

Aerial/Zoning





TRIPLETS ON MAIN PUD SUBDIVISION (CONCEPT PLAN)
 LOCATED WITHIN THE SOUTHWEST QUARTER OF
 SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 WEST
 SALT LAKE BASE AND MERIDIAN
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

SITE INFORMATION

PARCEL ID: 010620111
 391 NORTH MAIN STREET
 NORTH SALT LAKE, UTAH 84054

LOT SIZE-1 ACRE (43,560 SF)
 ROAD = 5,669 SQ. FT.
 NET ACREAGE=43,560-5,669=37,901 SQ. FT.=0.87 AC

DENSITY= 1,320 SF(x7)=9,240 SF/37,901=24.4%=7 D.U./0.87
 AC=8.0 D.U./AC

LANDSCAPED AREA=21,506 SQ. FT.
 (56.7% OF PROPERTY)
 49.4%

The site plan illustrates a residential development with three townhome units, each containing two units. The units are arranged around a central paved area labeled "ASPHALT PAVING". A "FIRE TRUCK TURNAROUND (CROSSATCH)" is indicated near the bottom right. A "Garbage Can Pickup Area" is marked with a blue arrow pointing to a specific location. A "Snow Storage area" is indicated by a red arrow pointing to a hatched area on the left side. The plan also shows a "SINGLE FAMILY RESIDENCE" at the top right. Various dimensions and bearings are provided for the boundaries and internal features. A north arrow and a scale bar (1" = 10'-0") are located in the bottom right corner.

From: [Merlin Page](#)
To: [Sherrie Pace](#)
Subject: Triplets on main. PUD
Date: Wednesday, February 21, 2024 6:34:14 PM

From: Merlin Page <merlinpage35@gmail.com>
Sent: Wednesday, February 21, 2024 6:34 PM
To: Sherrie Pace <sherriep@nslcity.org>
Subject: Triplets on main. PUD

In response to the comment period on this development project. My concern is the. Grades will they be raising the level to put my property in jieporty and making a swamp out of it, I know there is a retention area but some how moisture slips by. Example is the Project to the north of me, they raised there grade up four feet, and I get a lot of seeping and running, off the steep slope that was created by that much fill. I'm sure you and the planning counsel are aware of other concerns and will use good judgment in all things.

— Thanks, Merlin

Merlin Page. 353 no. Main No. Salt lake. 84054. 801 450 2264

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 13, 2024

DRAFT

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Katherine Maus
Commissioner Irene Stone
Commissioner Brandon Tucker
Commissioner William Ward via Zoom

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

OTHERS PRESENT: Dee Lalliss, Jarom Johnson residents; Jim Ames, Gary Hunt, South Fork Property Management/Senergy.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT TO COMBINE LOT 1817 OF THE EAGLEPOINTE ESTATES PHASE 18 SUBDIVISION WITH PARCEL NUMBER 01-120-0084 AND TO VACATE THE PUBLIC UTILITY EASEMENTS AT 935 SOUTH SILVERTREE LANE, DEB KILLPACK & MATT RUSSELL, BUILD UTAH, APPLICANT

Mackenzie Johnson reported that this was a plat amendment application for Lot 1817 of the Eaglepointe Estates Subdivision. She showed an aerial view of the property and explained that the property owner purchased 0.0273 acres of adjacent property, parcel number 01-120-0084, from Davis County School District. This plat amendment would combine the existing lot with that parcel. The applicant proposed to construct a pool house, pool, and retaining wall in the rear yard which prompted the request to vacate the 7.5 foot south side yard setback and 10 foot rear yard setback that were part of the existing lot. City ordinances required public utility easements to be located along the rear property lines and every other side yard property line to provide utility access. The City Engineer reviewed the development in this area and determined that the

easements were not likely to be needed in the future by adjacent properties. Staff also provided notice to the utility companies servicing the area and had not received any responses in opposition to the proposed vacation.

The Development Review Committee (DRC) recommended approval of the plat amendment and vacation of the public utility easements located in the rear and side yard at 935 South Silvertree Lane with no conditions. The condition to correct engineering redlines was resolved prior to the Planning Commission meeting.

Commissioner Jorgensen asked if there were plans for a school on that adjacent Davis County School District property. Sherrie Pace replied that Davis County School District purchased the property with the intention of building a school but the need in the area has not warranted the building of a school at this time. She explained that several of the property owners on this street had approached the school district to purchase additional property.

Commissioner Jorgensen asked for clarification on the parcel number. Mackenzie Johnson replied that the parcel number was 01-120-0084. She explained parcel number 01-120-0083 was the remaining property owned by Davis School District.

Chair Larson opened the public hearing 6:39 p.m. There were no public comments and she closed the public hearing at 6:40 p.m.

Commissioner Holbrook moved that the Planning Commission recommend approval to the City Council of the plat amendment to combine lot 1817 of the Eaglepointe Estates Phase 18 Subdivision with parcel number 01-120-0084 and to vacate the public utility easements located along the rear and side yard (south) lot lines at 935 South Silvertree Lane no conditions. Commissioner Jorgensen seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.

3. CONSIDERATION OF SITE PLAN APPROVAL FOR NSL SENERGY AT 480 WEST 900 NORTH, JIM AMES, SOUTH FOR PROPERTY MANAGEMENT, APPLICANT

Mackenzie Johnson reported that the 8.16 acre property was zoned Manufacturing Distribution (MD) and had one existing 12,000 square foot office building with a service and wash bay. Senergy and Teton Transportation operated out of this location and supplied lubricants and fuels to industrial businesses along with transportation services of petroleum products. She explained that the petroleum products would not be stored on site. These uses were considered general warehousing/storage facilities and local freight trucking and permitted in the MD zone. City code required that site plan applications for properties over five acres or more must be reviewed by the Commission and the City Council.

Mackenzie Johnson showed an aerial view of the property and said the site plan added a new 19,200 square foot warehouse building to be used by Senegy for the storage and distribution of lubricants. She said there were two existing drive approaches along 630 feet of frontage that were 45 and 32 feet in width and would not be modified regarding location or size. The existing parking lot was asphalt and only a small section would be disturbed as part of the construction. The parking lot striping was required in accordance with the site plan prior to receiving a Certificate of Occupancy on the new building. The site would be required to provide 35 parking stalls. The proposed plan provided 74 parking stalls, 3 of which were ADA compliant.

There would be a maximum of eight employees on the highest shift at this location. The rear portion would be regraded and fitted with storm drain retention/detention. The number of stalls and the parking layout were compliant with the City code except for the required landscaped islands at the end of each parking row and every twenty stalls. The Planning Commission could waive that requirement due to the existing conditions and use of the property. The property would not be regularly visited by guests and had no retail component. The DRC felt that the parking islands were not necessary.

Mackenzie Johnson explained that 22,000 square feet or 6% of the site was existing landscaping. The minimum required landscape percentage was 15% except where reduced by the Commission. No more than 5% of the lot or 5,000 square feet could be landscaped with sod/lawn. The applicant proposed to remove the grass in the area between the street and the existing fence and install a rock mulch product with a drip system to support the existing trees.

Mackenzie Johnson said City code required that loading bays were screened by a masonry wall but the Planning Commission could grant an exception to that code due to the building being setback over 100 feet from the public right of way. The DRC supported the exception.

Commissioner Stone moved that the Planning Commission recommends approval of the site plan for NSL Senegy located at 480 West 900 North with no conditions.

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

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

Sherrie Pace reported that the City Council approved the contract with Landmark Design for the General Plan Update. She then spoke on an application for a minor residential subdivision that would be reviewed by the Commission at their next meeting.

Chair Larson questioned the status of the Kum and Go that was approved to be constructed on the corner of Redwood and 1100 North. Sherrie Pace responded that it was bought by a different gas station that canceled the building permit application. The future of the site is unknown.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of January 23, 2023 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the January 23, 2024 Planning Commission meeting as drafted. Commissioner Maus seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.

6. ADJOURN

Commission Chair Larson adjourned the meeting at 6:58 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, February 27, 2023 by unanimous vote of all members present.

Wendy Page, City Recorder