

**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 27, 2024**

FINAL

Commission Chair BreAnna Larson called the meeting to order at 6:40 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

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

OTHERS PRESENT: Dee Lalliss, resident; Lester Essig, Ardmore Apartments, LLC.

1. PUBLIC COMMENTS

There were no public comments.

**2. 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**

Sherrie Pace showed an aerial view of the property located at 391 North Main Street. She explained that there was an existing home on the one acre parcel that would be removed. In 2017 the previous owner of this property obtained final plat approval for the Romaine Court PUD with ten townhomes. After approval the property was sold to the current owner and as Romaine Court was never recorded the approval of the final plat expired.

Ms. Pace explained that in 2020 the City 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. 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 on January 24, 2024 which was prior to the effective date of the subdivision ordinance changes which was January 30, 2024. Therefore, the applicant would be

vested with the standards and review procedures in place prior to the adoption of the new code. The concept plan review would be based upon the code in place prior to January 30, 2024.

The proposed concept plan was for a condominium style PUD with seven for sale dwelling units comprised of three twin home structures and one single family. The permitted density for the R1-7 zone was limited to eight dwelling units per net acre. The net acreage after deducting the street area of 0.13 acres was 0.87 acres and the maximum allowed density was seven dwelling units. The majority of property would be held in common and consist of open space, driveways, and a private street. Six of the units would obtain access from the new 20 foot wide private street and the single family dwelling would have access from Main Street. All the units would be two stories with approximately 1,900 square feet of living space, two car garages, and driveways for a total of 14 garage spaces and 14 driveway spaces which exceeded the minimum 2.25 spaces per unit required by code. The improved landscaping on the site was approximately 0.49 acres (49%) and would be required to meet the water efficient landscape standards.

Under the PUD standards for code section 10-7-4 as adopted at the time of application the Planning Commission would determine the minimum standards at preliminary plan approval for lot area, width, yard, height and coverage, street width, as well as varying other design standards contained within the ordinance 10-7-7, including street width. The applicant proposed that the Planning Commission vary the private street width requirement from a right of way with 50 feet (27 feet asphalt) to 20 feet of asphalt, the minimum lot size from 7,000 square feet to 1,320 square feet, the minimum front setback (public street) from 25 feet to 20 feet, the minimum front setback (private street) from 25 feet to 18 feet, the minimum side setback from 8 feet/12 feet (combined 20 feet) to 8 feet/12 feet (south/north perimeter), the minimum rear setback from 25 feet to 15 feet (west perimeter), the maximum lawn area from 25% or 6,500 square feet to a number that the Planning Commission found acceptable for the development type, and the minimum parking from 2.25 spaces per dwelling unit to 4 spaces per dwelling unit (14 garage and 14 driveway).

The Development Review Committee (DRC) recommended the concept plan include an area adjacent to the private street for the placement of garbage and recycling containers on pick up day. The garbage truck would enter the site, turn around, and pick up the trash upon exiting the development. The DRC also recommended that a snow easement be placed at the ends of the private street and landscaped appropriately. The Fire Marshal indicated that no street parking would be permitted on the private street. The Planning Commission should direct the applicant to the amount of sod that would be permitted on the site and any other changes to the layout such as setbacks.

Sherrie Pace said that no public hearing was required for a concept plan or PUD subdivision; however, an environmental notice was sent out to all property owners within a 300 foot radius of the project site (as required for all concept plans) asking for any information or concerns related

to erosion, grades, groundwater, etc. One written comment was submitted related to the final grading and runoff issues of the project which was relayed to the City Engineer.

Chair Larson asked in regard to the driveway dimensions. Sherrie Pace replied that the driveways met the minimum 18 foot from the garage door to the turn of the road.

Commissioner Jorgensen mentioned the requirement for no on street parking and if it should be designated as such to avoid issues with emergency services. Sherrie Pace responded that the Fire Marshal had requested this signage.

Commissioner Stone mentioned the landscaping outside the fenced areas and if it would be developed and maintained by an HOA. Sherrie Pace said there would be an HOA for the common area and individual back yards for each unit.

Lester Essig, Ardmore Apartments LLC, said there would be a small fenced area with sod for each individual unit. He would prefer not to place sod across the entire area and was open to suggestions from the Commission.

Commissioner Jorgensen suggested the percentage of sod be based off the recently passed Chapter 22 standards for water efficient landscaping.

Sherrie Pace said one way to determine this would be to look at each building as if it was on an individual lot (7,000 square feet multiplied by seven would be 49,000 square feet) and 25% would require 10,000 to 13,000 square feet of landscaping. She also said the detention area could be rock and a common area could be sod. Ms. Pace suggested the sod not exceed 19,500 square feet (65,000 square feet multiplied by three) and the applicant could propose less with the addition of xeriscaping.

Commissioner Maus was in favor of treating each building envelope individually and having additional open space.

Commissioner Holbrook commented on the potential need for additional sod if there would be grass in each backyard.

Commissioner Stone asked if the requirements for landscaping or xeriscaping were already assumed. Sherrie Pace replied that the applicant would need to meet the water efficient landscape ordinance but the Commission needed to determine the maximum percentage of sod allowed.

Commissioner Jorgensen commented that 6,500 square feet was 30% of the lot that would need to be landscaped.

Sherrie Pace said if each backyard and everything north of the duplex fence was sod then the landscaping would be around 10,000 square feet. Commissioner Holbrook suggested doubling the amount and requiring up to 13,000 square feet of landscaping.

Commissioner Stone asked if there was a plan for the area behind the single family home. Lester Essig responded that they would be sitting down with a landscape architect to determine the use for those two open spaces. He said options included a playground, dog park, BBQ pit, or pickleball court.

Commissioner Tucker spoke on the southwest corner and asked about storm water detention onsite. Lester Essig replied it was the dedicated stormwater detention due to the natural flow and grade of the property. He said engineering would determine the size and said they may be able to place a pickleball court there. Mr. Essig mentioned the resident concern and said the drainage and detention would be self contained on site.

Sherrie Pace suggested that the individual backyards could be xeriscaped with grass in the common area and a requirement of 6,500 square feet to be landscaped with the option to increase at preliminary plat.

Commissioner Tucker was in favor of a requirement for up to 13,000 square feet of landscaping as he wanted to see the detention basin with sod and allowing the residents the choice to determine landscaping for their individual backyards. He would also like to see an amenity behind the single family home.

The Commission discussed the proposed setbacks and had no issues.

Commissioner Jorgensen moved 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 and showed be clearly posted as such with permanent “no parking” signage;**
- 4) **The maximum amount of lawn or sod permitted shall be 13,000 square feet.**

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

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

Sherrie Pace reported that on February 20th the City Council approved the plat amendment for 935 South Silvertree Lane, as well as the site plan for Senergy. She said the City Council had requested a memo on the items that were reviewed during the Planning Commission meetings.

Sherrie Pace said staff would be meeting with the consultant, Landmark Design, for the General Plan update and would then be scheduling a joint work session with the City Council, Commission, and consultant.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of February 13, 2024 were reviewed and approved.

Commissioner Jorgenson moved to approve the meeting minutes as drafted for the February 13, 2024 Planning Commission meeting. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, Tucker, and Ward.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 7:28 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, March 12, 2024 by unanimous vote of all members present.



Wendy Page, City Recorder

