



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 March 26, 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) Public Hearing: Consideration of a plat amendment to combine lot 1819 of Eaglepointe Estates Phase 18 Subdivision with parcel number 01-466-1822 and to vacate the rear public utility easement at 965 South Silvertree Lane, Brad Toone, applicant (Administrative)
- 4) Public Hearing: Proposed re-zone from Multiple Residential (RM-7) to Planned District (P) at 215 East Odell Lane for Phase 2 Silver Sky Lofts PUD, Ben Olsen, applicant (Legislative)
- 5) Consideration of a proposed amendment to the General Development Plan for Silver Sky Lofts to include phase 2 to be located at 215 East Odell Lane, Ben Olsen, applicant (Administrative)
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
 - a. 03/12/2024

Adjourn

This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909streams>.

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
March 26, 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: March 21, 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: Mackenzie Johnson, Planner

DATE: March 26, 2024

SUBJECT: Consideration of a plat amendment to combine lot 1819 of Eaglepointe Estates Phase 18 Subdivision with parcel number 01-466-1822 and to vacate the rear public utility easement at 965 South Silvertree Lane

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment to combine lot 1819 of Eaglepointe Estates Phase 18 Subdivision with parcel number 01-466-1822 and to vacate the rear public utility easement at 965 South Silvertree Lane with the following condition:

1. Correction of engineering redlines.

BACKGROUND

The owner of the subject property(s) located at 965 South Silvertree Lane submitted a building permit for a single-family dwelling on the vacant lot. A previous property owner purchased a small portion of adjacent property from Davis County School District, known as parcel number 01-466-1822. This plat amendment formally combines the existing lot with that parcel and vacates the 10 foot public utility easement on the rear lot line. This easement vacation will allow the property owner to construct a retaining wall in the rear yard. There are a few minor engineering redlines that must be addressed prior to the mylar being printed.

City ordinances require public utility easements to be located along rear property lines and every other side yard property line to provide utility access that may be necessary in the future but are unknown at the time of subdivision. The City Engineer reviewed the development in this area and determined that the subject easement is not likely to be needed in the future and has recommended approval of the vacation. Staff provided notice to utility companies servicing the area and received one comment from Kern River Gas.

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the plat amendment to combine lot 1819 of Eaglepointe Estates Phase 18 Subdivision with parcel number 01-466-1822 and to vacate the rear public utility easement at 965 South Silvertree Lane with the following condition:

1. Correction of engineering redlines.

Attachments:

- 1) Zoning/Aerial Map
- 2) Plat



Plat Amendment
965 South Silvertree Lane
Aerial/Zoning





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10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
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MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: March 26, 2024

SUBJECT: Amendment to the General Development Plan for Silver Sky Lofts, Ph. 2 at 215 East Odell Lane and public hearing on the proposed P-District Rezone request

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the amended general development plan for Silver Sky Lofts, Ph. 2 located at 215 East Odell Lane with the following modifications:

1. Landscaped areas that are less than 8' in width or depth meet the water efficient landscape standards which prohibits sod;
2. The developer amend the proposed landscape plan detailing the landscaping of the private rear yards in accordance with the water efficient landscape ordinance and modify the CC&Rs for the development accordingly;
3. An additional 2 guest spaces be added to the guest parking area; and
4. The density for Phase 2 be reduced from 11 units to 10 units to accommodate the additional guest parking and maintain the previously approved density of 12.4 d.u./ac. The recommendation is to eliminate either unit 15 or unit 20.

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

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 request is to add an additional 11 units of the same construction for a total of 24 units.

The Planned (P) District regulations in Chapter 13 of the City's Land Use Ordinance requires a public hearing on the rezone request for the review of the general development plan. Approval of the General Development Plan (amendment) by the Planning Commission and City Council is required prior to formal action on the rezoning request for a P District.

REVIEW

Silver Sky Lofts Phase 2 adds an additional 0.78 acres to the development. The additional property has approx. 114 feet of frontage on Odell Lane and is currently zoned RM-7. The proposal adds an additional 2 units to the 3-unit building on the south property line, removal of the hammerhead turn around and relocation of the community common space area, adds a 4-unit building east of northern units, and a 5-unit building adjacent to Odell Lane. All but 5 units have parking capacity for guests for 2 vehicles per driveway. Those 5 units do not have full driveways and guest parking of 5 spaces is provided directly east of the building. The developer has not proposed an increase to the 5 separate spaces that were being provided in Phase 1.

The following table compares the existing approval with the proposed amendment:

	Phase 1	Combined
Dwelling Units	13	24
Acres	1.05	1.83
Density	12.4 d.u./ac.	13.1 d.u./ac.
 		
Common Area Landscaping	~13,000 sq. ft. (29%)	~12,116 sq. ft. (19%)
Proposed Sod/Lawn Area		5,604 sq. ft.
Private Yards (ave. 250 sq. ft.)	~3,250 sq. ft. (7%)	~6,000 sq. ft. (7%)
Street Improvements	9,511 sq. ft. (21%)	15,285 sq. ft. (19%)
 		
Garage Parking	26	48
Driveway Parking	20	38
Guest Parking	5	5
Parking Ratio	3.9 spaces/unit	3.8 spaces/unit

The Development Review Committee (DRC) has reviewed the proposed amendment and is recommending the following modifications:

1. Any landscaped area which is proposed to contain sod/lawn and is less than 8' in width or depth be modified to meet the new standard for water efficient landscape which prohibits sod in those areas;
2. The developer amend the proposed landscape plan detailing the landscaping of the private rear yards in accordance with the water efficient landscape ordinance and modify the CC&Rs for the development accordingly;
3. An additional 2 guest spaces be added to the guest parking area; and

4. The density for Phase 2 be reduced from 11 units to 10 units to accommodate the additional guest parking and maintain the previously approved density of 12.4 d.u./ac. The recommendation is to eliminate either unit 15 or unit 20.

Upon approval of the amended General Development Plan by the City Council, action on the rezone application, amended development agreement and preliminary plan review will be scheduled before the Planning Commission.

POSSIBLE MOTION

I move that the Planning Commission recommends approval to the City Council the proposed amended general development plan for Silver Sky Lofts to include the property located at 215 East Odell Lane with the following conditions and subject to the approval of the amended development agreement and P-District rezone:

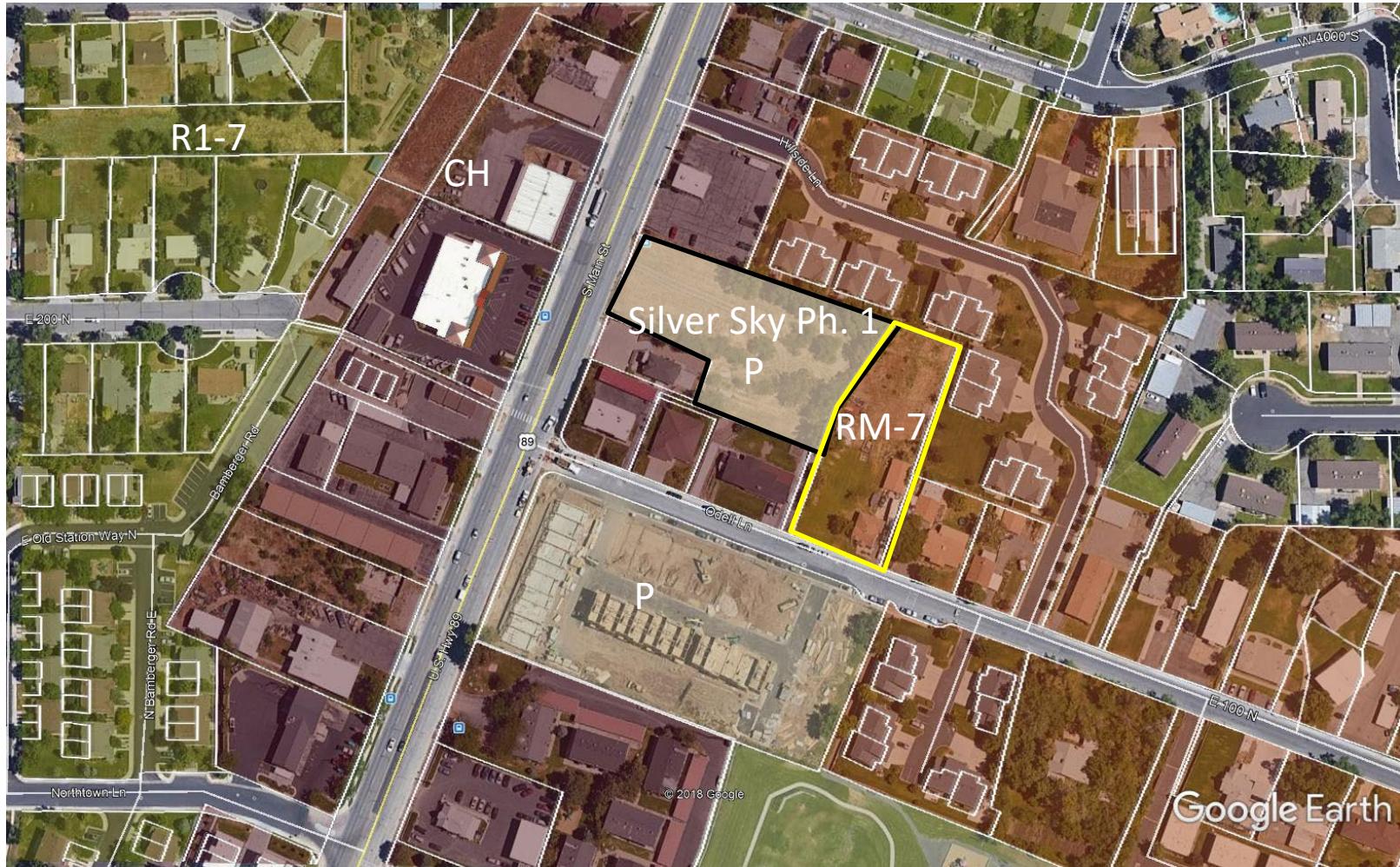
1. Landscaped areas that are less than 8' in width or depth meet the water efficient landscape standards which prohibits sod;
2. The developer amend the proposed landscape plan detailing the landscaping of the private rear yards in accordance with the water efficient landscape ordinance and modify the CC&Rs for the development accordingly;
3. An additional 2 guest spaces be added to the guest parking area; and
4. The density for Phase 2 be reduced from 11 units to 10 units to accommodate the additional guest parking and maintain the previously approved density of 12.4 d.u./ac. The recommendation is to eliminate either unit 15 or unit 20.

Attachments

- 1) Aerial/Zoning Map
- 2) Landscape Plan
- 3) Site Plan
- 4) Architecture

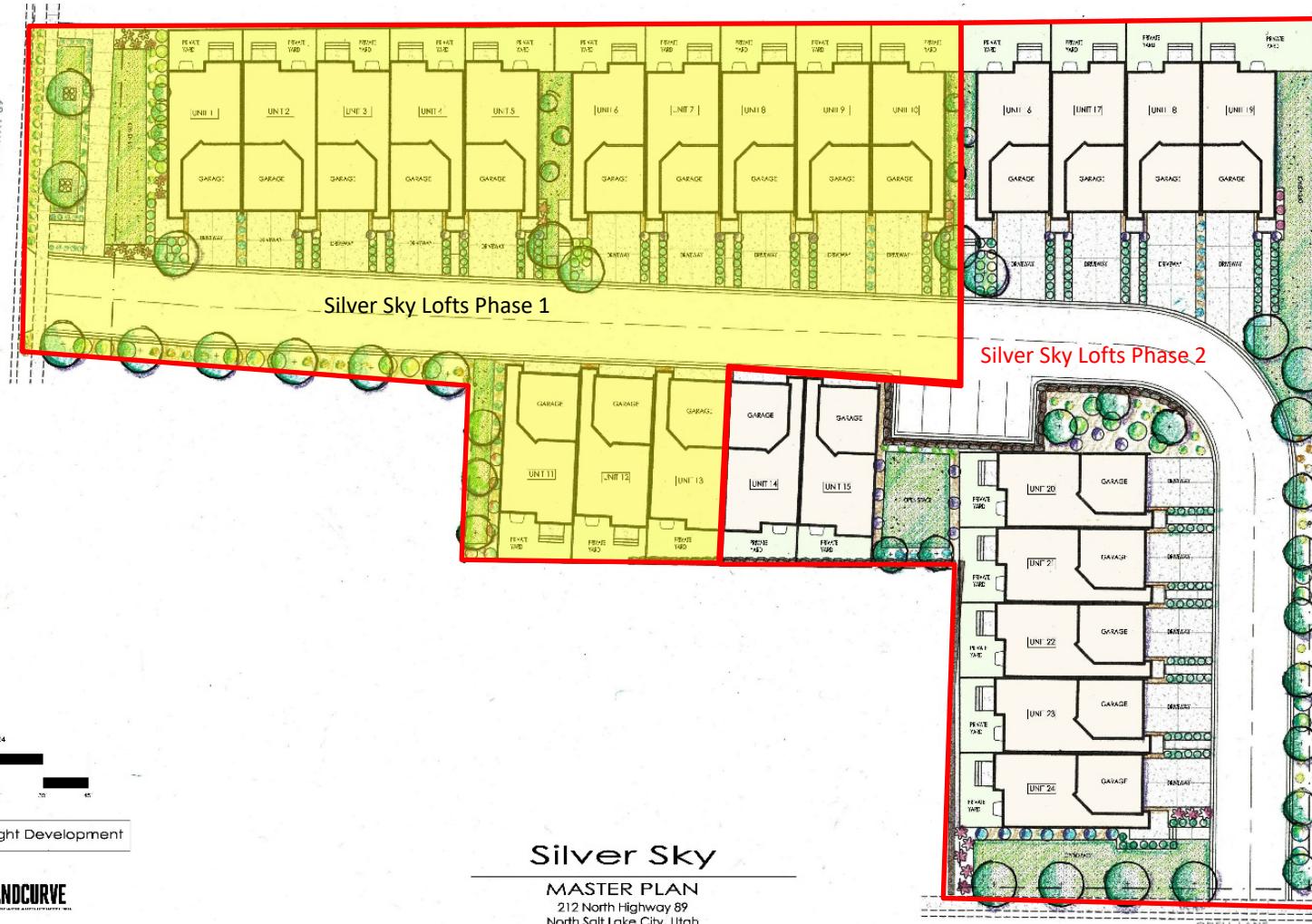


Silver Sky Lofts, Ph 2
215 East Odell Lane
Aerial/Zoning





Silver Sky Lofts, Ph 2
215 East Odell Lane
Proposed General Development Plan Amendment



FEBRUARY 2024



Foresight Development



Silver Sky

MASTER PLAN



Silver Sky Lofts, Ph 2

215 East Odell Lane

Proposed Landscape Plan

LANDCURVE
LANDSCAPE ARCHITECTURE

2023-104

Silver Sky Development
Phase I Landscape Plans

212 North Highway 89
North Salt Lake, Utah 84045

NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR INCOMING AWARE OR ALL RELATED EXISTING CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES, INCLUDING DEPTHS, PRIOR TO ANY EXCAVATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY AND ALL COST OR LIABILITY RELATED TO DAMAGE TO EXISTING UTILITIES AND RELATED STRUCTURES.
- IF CONTRACTOR AFFECTS AREA BETWEEN USE OF AREAS AND PLANT, CONTRACTOR IS REQUIRED TO CONTACT OWNER'S REPRESENTATIVE FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE OWNER'S REPRESENTATIVE WILL RESULT IN CONTRACTOR LABILITY TO RELOCATE THE MATERIALS.
- PLANT NAMES MAY BE ABBREVIATED ON DRAWINGS. SEE PLANT LEGEND FOR ABBREVIATION BOTANICAL NAMES AND ESTIMATED QUANTITIES (IF GIVEN).
- ANOTHER REMARKS.
- THE CONTRACTOR IS RESPONSIBLE TO FURNISH ALL PLANT MATERIAL FREE OF PEST OR PLANT DISEASE. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO MAINTAIN AND MARRANT ALL PLANT MATERIALS PER THE SPECIFICATIONS. ALL PLANTS SHALL BE SUBJECT TO OWNER'S APPROVAL PRIOR TO INSTALLATION.
- PROVIDE MATCHING SIZES AND FORMS FOR EACH SPECIES OF TREES AND PLANTS INSTALLED. CEDAR OR SPACED EQUALLY IN ROWS AS SHOWN ON DRAWINGS. ADJUST SPACING EQUAL TO EQUAL.
- THE CONTRACTOR SHALL FURNISH ALL NECESSARY SODDING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, WILDLIFE, OR OTHER DAMAGE TO PLANTS. THE CONTRACTOR SHALL INSTALL THE APPROPRIATE PLANTS AT APPROPRIATE TIME TO GUARANTEE LIFE OF PLANTS FOR 12 MONTHS.
- CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR 1 YEAR FROM SUBSTANTIAL COMPLETION.
- CONTRACTOR SHALL IMPORT, PLACE AND FINISH GRADE 4" THICK TOPSOIL TO ALL LAWN AREAS AS SHOWN ON THESE DRAWINGS. TOPSOIL MATERIAL IS NOT AVAILABLE AT THE SITE AND MUST BE IMPORTED FROM A LOCAL SOURCE. ALL TOPSOIL SHALL BE A RICH SANDY LOAM MIX.
- ALL EXISTING PARK STRIP TREES SHALL REMAIN IN PLACE AND BE PROTECTED DURING CONSTRUCTION.

LEGEND

LAWN SOD (SEE DETAIL THIS SHEET)	5.04 SQUARE FEET
4" CHAMFER LANDSCAPE ROCK (SEE DETAIL THIS SHEET)	6.512 SQUARE FEET

0 15' 30' 45'

11'X17' 1" = 30'-0"
24'X36' 1" = 15'-0"

ODELL LANE



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



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
MARCH 12, 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

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

OTHERS PRESENT: Dee Lalliss, resident; Kemari Manzanares, Mike Naphoz, Kris Vance, Topy Wheel Inc.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR THREE DRIVE APPROACHES, ONE OF WHICH BEING OVER 50 FEET WIDE AT 25 EAST PACIFIC AVENUE, KEMARI MANZANARES, TOPY WHEEL INC., APPLICANT

33 Mackenzie Johnson reported that this was a conditional use permit for three drive approaches at
34 25 East Pacific Avenue. She explained this was an existing building with an asphalt parking lot
35 and no official drive approach for passenger vehicles. The asphalt was removed, and a portion
36 was replaced with concrete. During this construction, the City Engineer discovered that no
37 permits had been issued and over 5,000 square feet of impervious surface had been disturbed
38 which required compliance with low impact development (LID) standards regarding storm water
39 drainage, retention/detention, landscaping elements, and driveway accesses. Ms. Johnson said
40 that the landscaping elements and driveway access were tools to achieve storm water
41 requirements. City staff stopped construction and the applicant was working with the City
42 Engineering Department on the grading and drainage plans for compliance with the LID
43 standards.

44
45 The applicant requested conditional use permits for the quantity and size of official drive
46 approaches on the property. She showed the conditions of the property prior to the removal of the
47 asphalt. This corner property had 390 feet of frontage on Main Street and 260 feet on Pacific
48 Avenue. The Planning Commission could grant more than two nonresidential drive approaches
49 as a conditional use when a property had more than 400 feet of frontage. The existing drive
50 approach of 36 feet entered into the outdoor storage yard. The applicant proposed a new 50 foot
51 drive approach for larger truck traffic and a 15 foot drive approach for access out of the parking
52 lot by passenger vehicles. A landscape island would separate the 50 foot and 15 foot drive
53 approaches and help divert storm water from the parking lot. The 15 foot drive approach would
54 be a more than eight feet from the property line which was compliant with code.

55
56 The Development Review Committee (DRC) recommended approval of the conditional use
57 permit for three drive approaches, one of which being 50 feet wide at 25 East Pacific Avenue
58 with no conditions. Mackenzie Johnson clarified that even with the conditional use permit
59 approval the applicant could not replace or pour the concrete until they had approved plans from
60 the City Engineer.

61
62 Commissioner Stone asked for clarification on the location of each driveway. Mackenzie
63 Johnson showed the locations of each driveway on a map and proposed plan. She said the 36 foot
64 wide driveway was existing and would remain as is. The new driveways would be required to
65 meet City standards.

66
67 **Commissioner Jorgensen moved that the Planning Commission approve the conditional use**
68 **permit for three drive approaches, one of which being 50 feet wide at 25 East Pacific**
69 **Avenue with no conditions. Commissioner Ward seconded the motion. The motion was**
70 **approved by Commissioners Holbrook, Jorgensen, Larson, Maus, Stone, and Ward.**
71 **Commissioner Tucker was excused.**

72
73 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
74 PLANNING COMMISSION

75
76 Commissioner Tucker arrived at 6:42 p.m.

77
78 Sherrie Pace reported that the City Council approved the Triplets on Main PUD concept plan
79 with a condition in the CCRs that the residents should use their garages for parking and not
80 solely for storage. She said the General Plan update would begin with review by Landmark
81 Design in March-May, a joint work session with the City Council and Commission, and
82 formation of a steering committee. The steering committee would meet three times during the
83 year and include two City Council Members, two Planning Commissioners, representatives from
84 the Parks and Arts Board, City staff, representatives from the business community, and
85 representatives from the development community.

86
87 Ms. Pace said that there would be a project website for community engagement that would be
88 promoted on social media, on the City's website, and at City events. She provided a timeline for
89 the process with the first public meeting in April 2024 with data collection and visuals followed
90 by focus groups held in Foxboro, midtown, the business communities, and in the hillside area. In
91 April-June the consultant would review the existing General Plan, feedback from the workshops,
92 and surveys. The consultant would then develop an analysis between June and September, the
93 second steering committee meeting would be in June or July, the second public meeting would
94 be in August with the consultant to present alternatives to the existing plan. The consultant would
95 then draft the General Plan update through August-December and the third steering committee
96 meeting would be in November or December. The Third public meeting to present the draft plan
97 would be held in January 2025 followed by Planning Commission review and adoption of the
98 General Plan update by the City Council in March 2025.

99
100 Commissioner Jorgensen questioned if there would be a joint City Council/Planning
101 Commission meeting and the steering committee meetings. Sherrie Pace replied that there would
102 be a joint meeting and then three steering committee meetings.

103
104 Commissioner Jorgensen asked about the impacts of UDOT reconstruction of I-15 from Salt
105 Lake to Farmington. Sherrie Pace replied that the record of decision should be completed by
106 June 2024 which would show the alignment and the impacts to the City.

107
108 Commissioners Holbrook and Tucker volunteered to serve on the steering committee for the
109 General Plan update.

110
111 4. APPROVAL OF MINUTES

112
113 The Planning Commission meeting minutes of February 27, 2024 were reviewed and approved.

114
115 **Commissioner Jorgensen moved to approve the meeting minutes for the February 27, 2024**
116 **Planning Commission be approved as drafted. Commissioner Holbrook seconded the**
117 **motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Maus,**
118 **Stone, Tucker, and Ward.**

119
120 5. ADJOURN

121
122 Commission Chair Larson adjourned the meeting at 6:46 p.m.

123
124 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
125 *Tuesday, March 26, 2024 by unanimous vote of all members present.*

126
127

City of North Salt Lake

Planning Commission

March 12, 2024

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128

129 *Wendy Page, City Recorder*