



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 April 9, 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 a conditional use permit for five temporary off premises residential development signs for the Eaglewood Cove Phase 13-15 Subdivisions, Shandell Smoot, applicant (Administrative)
- 4) Consideration of a conditional use permit for a 50 foot driveway at 1375 West Center Street, Morgan Green, Green Collective Campus, applicant (Administrative)
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 03/26/2024

Adjourn

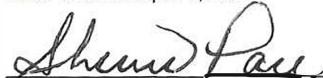
This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909streams>.

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 **April 9, 2024** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nsldcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: April 4, 2024


Sherrie Pace, Deputy City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: April 9, 2024

SUBJECT: Conditional use permit for five temporary off premises residential development signs for the Eaglewood Cove Phase 13-15 Subdivisions

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for five temporary off premises residential development signs (three announcing the development and two directional) for Eaglewood Cove Phase 13-15 Subdivisions with the following conditions:

1. No sign shall be placed on public property or within a public right of way, including park strips;
2. Prior to installation of any signs, the applicant must provide the City with written authorization from the legal property owners, or its representative, granting permission for the sign location and duration of the posting; and
3. All signs must be permanently removed within three (3) years from the date of conditional use permit approval.

BACKGROUND

The developer of Eaglewood Cove Phases 13-15 plans to begin advertising lots for sale in the new Eaglewood Cove Phase 13-15 Subdivision. City Code 10-4-5 allows temporary off premises residential development and associated directional signs if approved by a conditional use permit. Code regulates that each development be allotted a maximum of three temporary off premises signs (maximum height of 20 feet, maximum sign area per face of 64 sq. ft.) announcing the development and an additional two directional signs (maximum height of 20 feet, maximum sign area per face of 32 sq. ft.). Those signs may not be placed on public property or within a public right of way, including park strips. They may not be installed without the developer first providing the City with written authorization from the legal property owner, or its representative, granting permission for the sign location and duration of the posting. The signs must be removed within three years of the date when the conditional use permit is granted. The developer may request that the Planning Commission grant a time extension not to exceed two additional years.

The applicant submitted a plan which maps the general locations of each sign. The proposed locations may vary slightly based on the ability to secure written authorization from the property owners. The developer is proposing one 3'x5' sign along Eagleridge Drive and across from Parkview Drive. They

anticipate one sign at each end of Eaglewood Loop and two additional signs at either Tanglewood Loop, Rockwood Drive, or Woodbriar Way. Those signs are expected to be an A-frame product.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-D), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for five temporary off premises residential development signs (three announcing the development and two directional) for Eaglewood Cove Phase 13-15 Subdivisions with the following conditions:

1. No sign shall be placed on public property or within a public right of way;
2. Prior to installation of any signs, the applicant must provide the City with written authorization from the legal property owners, or its representative, granting permission for the sign location and duration of the posting; and
3. All signs must be permanently removed within three (3) years from the date of conditional use permit approval.

Attachments

- 1) Proposed Location (Eagleridge Dr)
- 2) Potential Locations
- 3) Sample Signs



Temp. Off Premises Residential Development Signs

Eaglewood Cove Phase 13-15

Proposed Location (Eagleridge Dr)



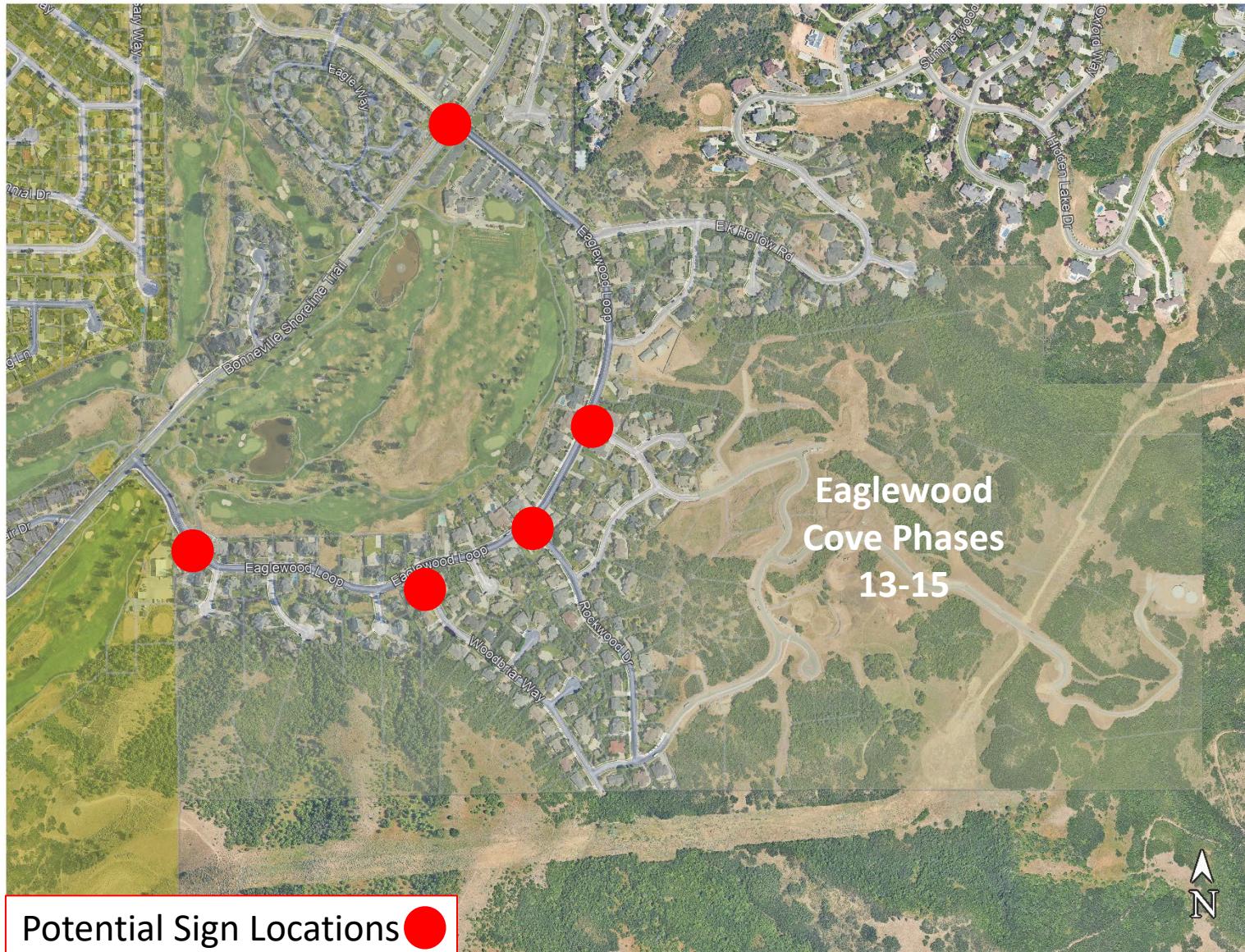
Potential Sign Locations



Temp. Off Premises Residential Development Signs

Eaglewood Cove Phase 13-15

Potential Locations





Temp. Off Premises Residential Development Signs
Eaglewood Cove Phase 13-15
Sample Signs



LOCATED ABOVE
THE GOLF COURSE



**SHANDELL SMOOT
(801) 652-1771**

BERKSHIRE
HATHAWAY
HOMESERVICES | UTAH
PROPERTIES





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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: April 9, 2024
SUBJECT: Conditional use permit for a 50 foot wide drive approach at 1375 West Center Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit a 50 foot wide drive approach at 1375 West Center Street with no conditions.

BACKGROUND

The existing building at 1375 West Center Street was used by Legacy Preparatory Academy before coming under new ownership known as the Green Collective. The Green Collective consists of multiple businesses including two general contracting firms, a pool contractor, and a snowboard company. The interior of the building is currently being remodeled to better suit these businesses. This includes the school auditorium area being converted to a mechanic shop with bay doors fronting Center Street.

On May 24, 2022, the new owner received site plan approval for the Collective Campus at 1375 West Center Street. The approved site plan was for a small addition to the building with other site improvements such as a sidewalk along Center Street, improved landscaping and drainage, and new drive approaches. The plan showed two existing 25 foot driveways on 1200 West, one existing 30 foot driveway on Center Street, a proposed 40 foot driveway on Center and a proposed 40 foot driveway on Jordan River Drive. The proposed 40 foot driveway on Center Street would access the new bay doors of the mechanic shop.

The applicant is requesting that the new 40 foot wide drive approach on Center Street be increased to 50 feet to better accommodate the safe maneuverability of trucks and trailers to the mechanic shop. The City Engineer visited the site with the applicant and confirmed that this increase would allow safer and overall better access to the site and she was in favor of allowing it.

Per city code 10-6-2, nonresidential driveways may be a maximum of 40 feet wide, or as established by a conditional use permit. The proposed 50 foot wide driveway meets all other code regulations regarding driveway separation, distance from the intersection, and proximity to a property line.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit a 50 foot wide drive approach at 1375 West Center Street with no conditions.

Attachments

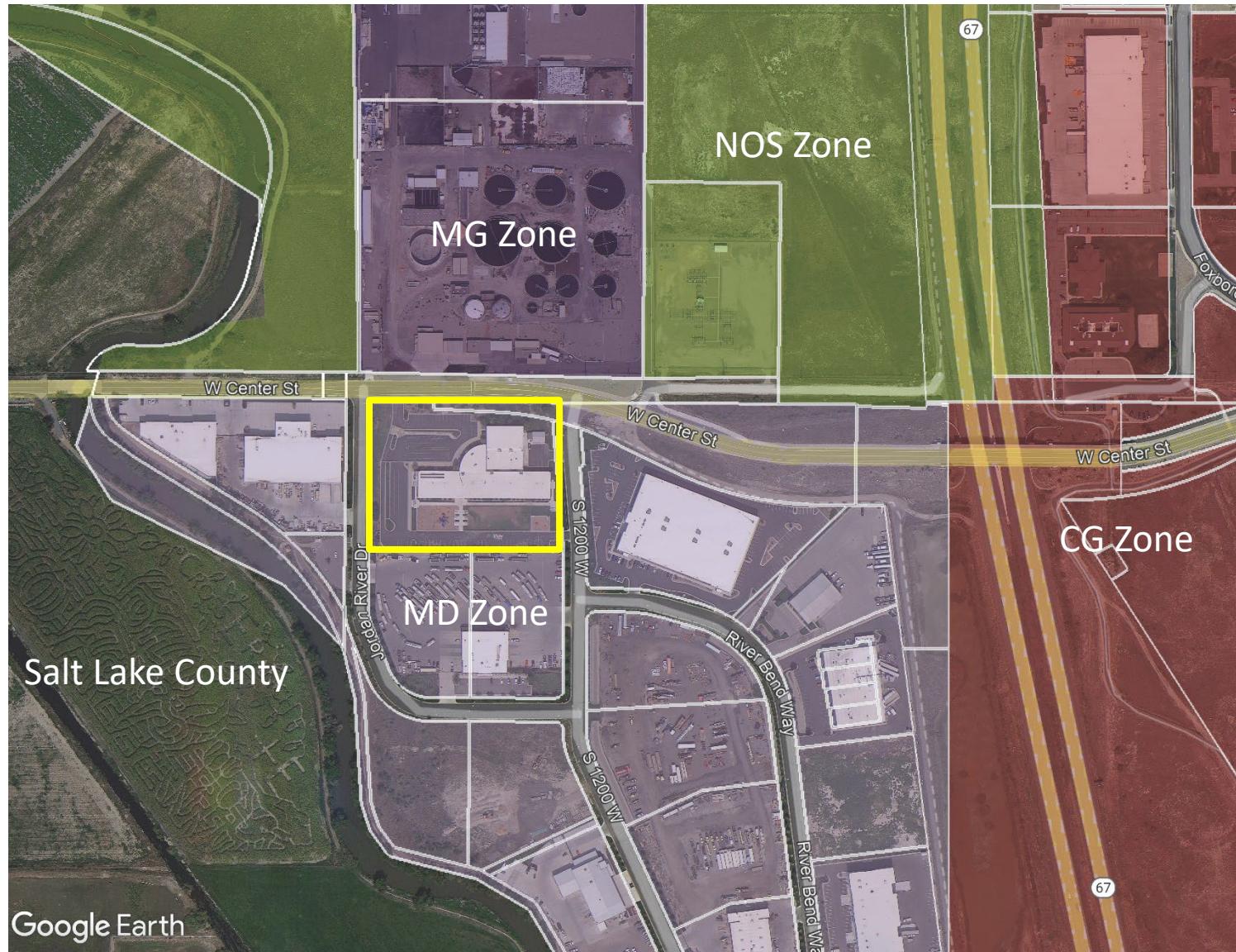
- 1) Zoning Map
- 2) Aerial Map
- 3) Site Plan



Conditional Use Permit – 50 Foot Wide Driveway

1375 West Center Street

Zoning

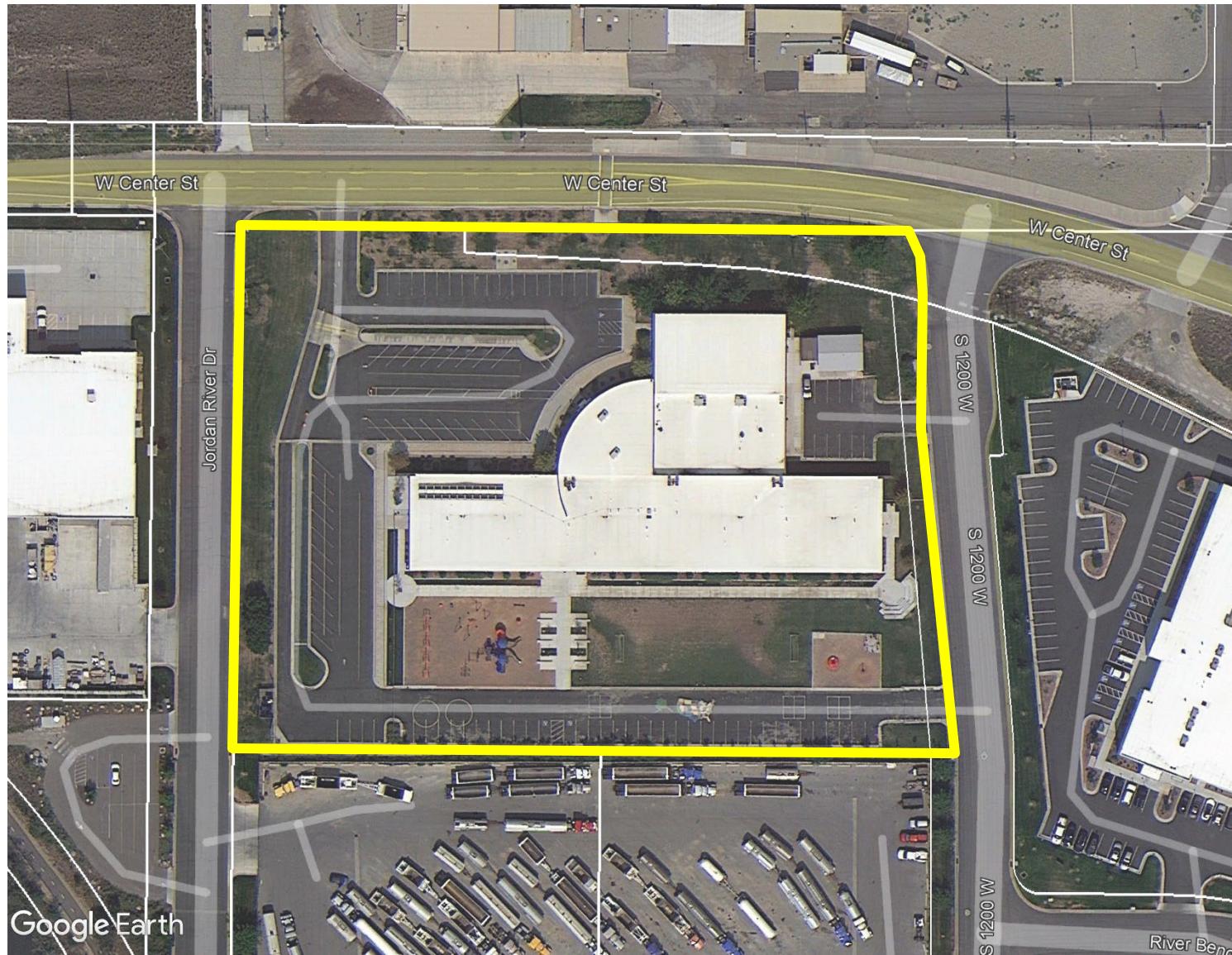




Conditional Use Permit – 50 Foot Wide Driveway

1375 West Center Street

Aerial



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
MARCH 26, 2024**

DRAFT

Commission Vice Chair William Ward called the meeting to order at 6:30 p.m.

PRESENT: Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Katherine Maus
Commissioner Irene Stone
Commissioner Brandon Tucker
Commissioner William Ward

EXCUSED: Commission Chair BreAnna Larson

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

OTHERS PRESENT: Dee Lalliss, Randall Nielsen, Kristin Smith, resident; Ben Olsen, Debbie Olsen, Tristen Bender, Silver Sky Lofts.

1. PUBLIC COMMENTS

There were no public comments.

2. 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

Mackenzie Johnson reported that this was a plat amendment for lot 1819 of the Eaglepointe Estates Phase 18 Subdivision located at 965 South Silvertree Lane. She said the Planning Commission had recently reviewed a similar plat amendment for a property north of the proposed lot. She showed an aerial view of the property and explained that the owner of the property(s) located at 965 South Silvertree Lane had submitted a building permit for a single-family dwelling on the vacant lot. She added that a previous property owner purchased a small portion of adjacent property from Davis County School District, known as parcel number 01-466-1822, and this plat amendment would combine the existing lot with that parcel. Ms. Johnson stated that this would also vacate the 10 foot wide public utility easement on the rear lot line and

44 allow the property owner to construct a retaining wall in the real yard. She continued that the
45 Development Review Committee (DRC) recommended approval with a condition that the minor
46 engineering redlines must be addressed prior to the mylar being printed.

47
48 Commissioner Jorgensen asked about the comments received from Kern River related to the
49 public utility easement. Mackenzie Johnson replied that Kern River asked in regard to the
50 easement and why it was being vacated. She clarified that the Kern River gas easement on
51 Silvertree Lane was located several lots away from the proposed property.

52
53 **Vice Chair Ward opened the public hearing at 6:33 p.m.**

54
55 Dee Lalliss, resident, commented on the prior plat amendment on Silvertree Lane due to the
56 purchase of property from the school district. He mentioned that it was unfortunate that the
57 vacation and plat amendments for all the homes that purchased property could not be completed
58 at the same time.

59
60 **Vice Chair Ward closed the public hearing at 6:35 p.m.**

61
62 **Commissioner Holbrook moved that the Planning Commission recommend approval to the
63 City Council of the plat amendment to combine lot 1819 of Eaglepointe Estates Phase 18
64 Subdivision with parcel number 01-466-1822 and to vacate the rear public utility easement
65 at 965 South Silvertree Lane with the following condition:**

66
67 **1) Correction of engineering redlines.**

68
69 **Commissioner Jorgensen seconded the motion. The motion was approved by
70 Commissioners Holbrook, Jorgensen, Maus, Stone, Tucker, and Ward. Commissioner
71 Larson was excused.**

72
73 **3. PUBLIC HEARING: PROPOSED RE-ZONE FROM MULTIPLE RESIDENTIAL (RM-
74 7) TO PLANNED DISTRICT (P) AT 215 EAST ODELL LANE FOR PHASE 2 SILVER
75 SKY LOFTS PUD, BEN OLSEN, APPLICANT**

76
77 Sherrie Pace reported that this was a request to amend the general development plan for Silver
78 Sky Lofts to include Phase 2 located at 215 East Odell Lane. She said this request included that
79 the property on Odell Lane be rezoned to a P District. She said the additional property had
80 approximately 114 feet of frontage on Odell Lane and was currently zoned RM-7. She provided
81 some history on the project and said in 2018 the general development plan for Silver Sky Lofts
82 was approved for 13 townhomes. She explained that the Planned (P) District, the development
83 agreement, and preliminary plat were approved in December 2020 with the final plat approval in
84 April 2021 for Phase 1.

85 Sherrie Pace indicated that construction had begun on the private road and that five townhome
86 units were near completion. She stated that the developer was requesting to add an additional 11
87 units to the already approved development. She explained that the proposal would add an
88 additional two units to the three unit building on the south property line, removal of a
89 hammerhead turn around, relocation of the community common space, add a four unit building
90 east of the norther units, and a five unit building adjacent to Odell Lane for a total of 24 units
91 overall. She presented a plan with the layout for all 24 units.

92
93 Sherrie Pace said all the units would have a two car garage and all but five of the units would
94 have full driveways. She stated that guest parking would be provided directly east of the building
95 without driveways. She compared the prior approval of 13 units on 1.05 acres with a density of
96 12.4 dwelling units per acre compared to the proposed 24 units on 1.83 acres with a density of
97 13.1 units per acre. She also mentioned that the proposed sod/lawn area was 5,604 square feet
98 which conformed with City standards. She reviewed the proposed parking with 48 garage spaces,
99 38 driveway spaces, and 5 guest parking for a parking ratio of 3.8 spaces per unit.

100
101 Sherrie Pace noted that the DRC recommended approval with the following modifications that
102 any landscaped area which was proposed to contain sod/lawn and was less than eight feet (8') in
103 width or depth be modified to meet the new standard for water efficient landscape which
104 prohibited sod in those areas; that the developer amend the proposed landscape plan detailing the
105 landscaping of the private rear yards in accordance with the water efficient landscape ordinance
106 and modify the CC&Rs for the development accordingly; that an additional two (2) guest spaces
107 be added to the guest parking area; and that the density for Phase 2 be reduced from 11 units to
108 10 units to accommodate the additional guest parking and maintain the previously approved
109 density of 12.4 dwelling units per acre. She said the DRC recommendation was to eliminate
110 either unit 15 or unit 20. She explained that a public hearing was required for a rezone at the
111 same time as the consideration for the amendment to the general development plan. She stated
112 that the Planning Commission would only make a recommendation regarding the amended
113 general development plan to the City Council. She said if the City Council approved the general
114 development plan amendment, then staff would present a draft development agreement with
115 formal action on the zone change to the Commission at a later meeting.

116
117 Commissioner Jorgensen asked about the Planned District and provisions such as on-street
118 parking requirements. Sherrie Pace replied that everything was negotiated in a P District and
119 gave the example that in a standard multifamily project the parking standard would be 2.50
120 parking spaces per unit and the proposal was for 3.8 parking spaces per unit. She said in a P
121 District that some negotiations could be made for lesser or greater standards.

122
123 Sherrie Pace clarified that all of the garages were two cars wide but the apron of the driveway
124 would taper in on five of the driveways.

125

126 Commissioner Tucker asked in regard to the basis for requesting the two extra parking spaces.
127 Sherrie Pace responded that this request from the DRC was for the additional units without two
128 car driveways. She said this would provide guest parking for all of the units that did not have
129 adequate guest parking.

130
131 Sherrie Pace shared the proposed building elevations which would be two stories in height. She
132 said the rear yards would be fenced and could contain gravel rather than grass.

133
134 **Vice Chair Ward opened the public hearing at 6:47 p.m.**

135
136 Kristin Smith, resident, said she owned an adjacent property that was zoned highway commercial
137 and wanted to ensure it would not be impacted or changed with the rezone of this development.
138 Sherrie Pace replied that this would not have any affect on the zoning of Ms. Smith's property.

139
140 Dee Lalliss, resident, provided some history on Silver Sky Lofts Phase 1 and was in favor of the
141 inclusion of the proposed addition of the 0.78 acres. He felt the proposed plan was amenable
142 especially with the additional guest parking spaces.

143
144 **Vice Chair Ward closed the public hearing at 6:51 p.m.**

145
146 4. CONSIDERATION OF A PROPOSED AMENDMENT TO THE GENERAL
147 DEVELOPMENT PLAN FOR SILVER SKY LOFTS TO INCLUDE PHASE 2
148 LOCATED AT 215 EAST ODELL LANE, BEN OLSEN, APPLICANT

149
150 Commissioner Holbrook was in favor of reducing the number of additional units from 11 to 10
151 and said that it should be a unit that did not have the full size driveway. Vice Chair Ward
152 suggested that unit 15 be removed as it decreased the extra parking burden.

153
154 The Commission was in favor of removing one dwelling unit and adding two guest parking
155 spaces per the DRC recommendation.

156
157 Commissioner Maus spoke on the decreased community common space from the first proposal
158 and requested that the additional parking spaces did not further decrease that common area.

159
160 Sherrie Pace recommended that the rear yards be rock or bark mulch and not sod due to the small
161 size, maintenance, and porches and stairs that would cover a portion of the yard.

162
163 Commissioner Holbrook asked who would maintain the rear yards. Sherrie Pace responded that
164 it would be addressed in the CCRs for the development.

165
166 Ben Olsen, Silver Sky Lofts, commented that he had owned this property for some time and was
167 ready to develop it. He said they were in favor of making the rear yards the owner's

168 responsibility to maintain. He mentioned that they could use mulch or artificial turf in the rear
169 yards. Sherrie Pace mentioned that she had rock mulch in her rear yard and how functional and
170 water efficient it was.

171
172 Commissioner Tucker said that as the rear yards would not be HOA maintained that he was
173 inclined to allow the property owner to do what they would like with their yard.
174

175 Commissioner Tucker asked about the reduction of the number of dwelling units and the addition
176 of two parking units. Ben Olsen responded that he had already lost several units during the
177 design process and UDOT land acquisition. He said they could find space to add guest parking
178 through road realignment.
179

180 The Commission discussed the proposed density and the suggested reduction from 11 units to 10
181 units to accommodate additional guest parking and maintain the previously approved density of
182 12.4 dwelling units per acre.
183

184 Commissioner Maus was not opposed to the increased density and she was in favor of two
185 additional parking stalls and maintaining the common area square footage. Commissioner
186 Holbrook was in favor of the DRC recommendations including reduction of one unit.
187 Commissioner Jorgensen was also in favor of the DRC recommendations including the prior
188 density and additional parking.
189

190 Ben Olsen asked if one less unit would create more parking or more open space. Commissioner
191 Jorgensen felt it would achieve both more parking and open space.
192

193 Commissioner Stone questioned if there would be street parking available in the development.
194 Sherrie Pace responded that street parking would not be allowed due to the width of the road.
195

196 Vice Chair Ward added that he agreed that the reduction of one unit and the addition of two
197 parking stalls would help to provide more adequate parking in the project.
198

199 Commissioner Tucker was in agreement with Commissioner Maus and said parking was an
200 issue. He said the units without the driveways may use the guest parking and more spots could be
201 beneficial.
202

203 **Commissioner Jorgensen moved that the Planning Commission recommend approval to the
204 City Council the proposed amended general development plan for Silver Sky Lofts to
205 include the property located at 215 East Odell Lane with the following conditions and
206 subject to the approval of the amended development agreement and P District rezone:**
207

- 208 1) Any landscaped area which is proposed to contain sod/lawn and is less than 8' in
209 width or depth be modified to meet the new standard for water efficient landscape
210 which prohibits sod in those areas;
- 211 2) The developer amend the proposed landscape plan detailing the landscaping of the
212 private rear yards in accordance with the water efficient landscape ordinance and
213 modify the CC&Rs for the development accordingly with a recommendation for
214 gravel, bark mulch or artificial turf rather than sod;
- 215 3) An additional 2 guest spaces be added to the guest parking area; and
- 216 4) The density for Phase 2 be reduced from 11 units to 10 units to accommodate the
217 additional guest parking and maintain the previously approved density of 12.4
218 d.u./ac. The recommendation is to eliminate unit 15.

220 **Commissioner Holbrook seconded the motion. The motion was approved by
221 Commissioners Holbrook, Jorgensen, Maus, Stone, Tucker, and Ward. Commissioner
222 Larson was excused.**

223 5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
224 PLANNING COMMISSION

227 Sherrie Pace reported that there were no Planning Commission items on the March 19th City
228 Council agenda.

230 Commissioner Maus announced that she would be moving to another city in April and would no
231 longer be able to serve on the Commission.

233 6. APPROVAL OF MINUTES

235 The Planning Commission meeting minutes of March 12, 2024 were reviewed and approved.

237 **Commissioner Jorgensen moved to approve the meeting minutes for the March 12, 2024
238 Planning Commission meeting as drafted. Commissioner Stone seconded the motion. The
239 motion was approved by Commissioners Holbrook, Jorgensen, Maus, Stone, Tucker, and
240 Ward. Commissioner Larson was excused.**

242 7. ADJOURN

244 Commission Vice Chair Ward adjourned the meeting at 7:12 p.m.

246 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on
247 Tuesday, April 9, 2024 by unanimous vote of all members present.*

City of North Salt Lake

Planning Commission

March 26, 2024

Page 7

250

251 *Wendy Page, City Recorder*