

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

FINAL

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

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

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

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

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

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

Commissioner Holbrook moved 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.

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

3. 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

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

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

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

Sherrie Pace noted that the DRC recommended approval with the following modifications that any landscaped area which was proposed to contain sod/lawn and was less than eight feet (8') in width or depth be modified to meet the new standard for water efficient landscape which prohibited sod in those areas; that 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; that an additional two (2) guest spaces be added to the guest parking area; and that 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 dwelling units per acre. She said the DRC recommendation was to eliminate either unit 15 or unit 20. She explained that a public hearing was required for a rezone at the same time as the consideration for the amendment to the general development plan. She stated that the Planning Commission would only make a recommendation regarding the amended general development plan to the City Council. She said if the City Council approved the general development plan amendment, then staff would present a draft development agreement with formal action on the zone change to the Commission at a later meeting.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Jorgensen moved that the Planning Commission recommend 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) 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 with a recommendation for gravel, bark mulch or artificial turf rather than sod;
- 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 unit 15.

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

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

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

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

6. APPROVAL OF MINUTES

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

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

7. ADJOURN

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

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

Wendy Page
Wendy Page, City Recorder

