

**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
MAY 14, 2024**

FINAL

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

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

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

OTHERS PRESENT: Dee Lalliss, resident; Shawn Poor, John Blocker, Nate Pugsley, Brighton Development; Mike Macfarlane, Leading Tech Development; Dallan Knudsen, Anywhere Movers.

1. PUBLIC COMMENTS

There were no public comments.

**2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ANYWHERE
MOVERS AT 640 NORTH MAIN STREET, DALLAN KNUDSEN, APPLICANT**

Mackenzie Johnson reported that this was a conditional use permit for Anywhere Movers located at 640 North Main Street. She said Anywhere Movers provided residential and commercial moving services and rented U-Haul vehicles for client needs. She mentioned that one F-150 truck and one 6' x 12' trailer associated with the business would be stored on site. She commented that the Development Review Committee (DRC) recommended approval of the conditional use permit with the condition that outdoor storage/parking of vehicles, except for the one truck and one trailer, was prohibited at this location unless a conditional use permit amendment was filed and approved that addressed outdoor storage/parking. She explained that the applicant had asked about parking vehicles on the gravel area on the southside of the property but due to the location of the drinking water source protection zone this would not be allowed.

Mackenzie Johnson informed the applicant that vehicles would not be permissible on the gravel area. She explained that the applicant could request additional parking in the future but would be required to provide paved parking and other tenant information. Dallan Knudsen commented that they did not have additional vehicles at this time.

Commissioner Jorgensen asked a question related to the general use of the property and the existing automotive business. He spoke on concerns related to that existing business and the drinking water protection zone. Mackenzie Johnson responded that she believed the existing car dealership had been at this location for some time and the City Engineer could determine if a code was being violated. She stated that no new businesses could violate the drinking water protection zone standards and the already permitted businesses were slowly being brought into compliance. Sherrie Pace commented that the City Engineer and Code Enforcement Specialist were actively enforcing on a similar situation north of this property on Main Street. She said that the City Engineer will likely address this property in the future.

Commissioner Ward moved that the Planning Commission approve the conditional use permit for Anywhere Movers at 640 North Main Street with the following condition:

- 1) Outdoor storage/parking of company vehicles, except for one pickup truck and one enclosed trailer, is prohibited at this location unless a conditional use permit amendment is filed and approved that addresses outdoor storage/parking.**

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

3. CONSIDERATION OF A PLAT AMENDMENT TO DIVIDE LOT 1B OF THE EAGLEWOOD VILLAGE SUBDIVISION 4TH AMENDMENT INTO TWO LOTS TO BE KNOWN AS LOT 1D AND 1E OF THE EAGLEWOOD VILLAGE SUBDIVISION 5TH AMENDMENT AT 290 SOUTH ORCHARD DRIVE, ALEXIS RIGGS, EAGLEWOOD PLAZA LLC, APPLICANT

Mackenzie Johnson reported that Lot 1B of the Eaglewood Village Subdivision 4th Amendment was located at 290 South Orchard Drive. She said this 2.024 acre parcel would include a Starbucks and a separate building pad with multiple tenants and possibly a double drive thru. She mentioned that the property owner/tenants were requesting a plat amendment to divide Lot 1B in half with all parking and access easements to remain. She explained that the new lots would be known as Lot 1D (0.982 acres) and Lot 1E (1.042 acres). She stated that a public hearing was not required because no easement or right-of-way was being vacated or dedicated and this application would only be reviewed and approved by the Land Use Authority, which was the Planning Commission. She indicated the DRC recommended approval of the plat amendment for Eaglewood Village Subdivision 5th Amendment at 290 South Orchard with condition of the correction of engineering redlines.

Commissioner Jorgensen moved that the Planning Commission approve the plat amendment for Eaglewood Village Subdivision 5th Amendment at 290 South Orchard with the following condition:

1) Correction of engineering redlines.

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

4. CONSIDERATION OF PROPOSED AMENDMENTS TO THE GENERAL DEVELOPMENT PLAN FOR CLIFTON PLACE INCLUDING TOWNHOME DESIGN AND DEVELOPMENT STANDARDS AT 2596 SOUTH AND 1095 NORTH REDWOOD ROAD, JOHN BLOCKER, BRIGHTON DEVELOPMENT, APPLICANT

Mackenzie Johnson reported that Clifton Place was located on the western corners of 1100 North and Redwood Road. She explained that the northwest corner, known as Clifton Place North, had an address of 2596 South Redwood Road and was 6.12 acres. She said the southwest corner, known as Clifton Place South, had an address of 1095 North Redwood Road and was 7.185 acres. She provided history on the project and said the general development plan for Clifton Place was approved by the City Council on July 19, 2022 and the P District rezone, Development Agreement, and preliminary plan were all approved on October 4, 2022. She explained that due to market conditions and the acquisition of land the Development Agreement was never executed and the property was zoned General Commercial (CG).

Mackenzie Johnson continued that the approved plan consisted of both the northwest and southwest side of the 1100 North and Redwood Road intersection with two commercial lots fronting Redwood Road and 185 three story townhome dwelling units. She said Clifton Place North consisted of 74 residential units and 1.87 acres of commercial while Clifton Place South consisted of 111 residential units and 1.14 acres of commercial. She shared that the amenities included a tot lot on the north side and a swimming pool with bathrooms and changing rooms, sports courts, and open recreation space on the south side. She indicated that Brighton Development was requesting amendments to the general development plan and Development Agreement. She shared that due to an extended closing date for the purchase of the south property Clifton Place South was removed from the Development Agreement noting that an amendment would be filed to re-incorporate it into the P District when the developer closed on the purchase of the land. She added that other modifications included the townhome type being a mixture of two-story and three-story units, a reduction of six residential units for a total of 68, and the site layout. She presented the Clifton Place North proposed concept plan showing 16 dwelling units per acre.

Ms. Johnson reviewed the parking table which compared the existing approval for Clifton Place (north and south combined) and the original Clifton Place North with the proposed amendment.

She explained that the total number of units for Clifton Place North was reduced to 68 from 74 which brought the density from 17.41 dwelling units per acre to 16 dwelling units per acre. She said originally the parking ratio was 2.64 parking stalls per unit for the entire subdivision and had been increased to 3.11 stalls. She noted the updated subdivision ordinance (Title 13) was adopted in January 2024 and staff utilized a draft of that ordinance when the original Clifton Place general development plan was negotiated and approved. She reviewed the comparison between Title 13 and the approved general development plan (for Clifton Place North) and the proposed revision including the parking spaces, parking ratio, driveway length, minimum building setbacks, minimum front perimeter, minimum front street, building separation, front fenced limited common area, minimum building separation (rear and side), minimum rear setback from private street (alley loaded), minimum pedestrian walkway width, and minimum private street pavement. She focused on the benefits including standards for streets, meeting fire code requirements, feel of the courtyards, extension of road near unit 15 for snow removal, etc., and overall feel of development. She shared that the DRC supported the proposed modifications and was in favor of the shortening the five foot wide driveway areas to no less than four feet in order to increase the total street width.

Commissioner Jorgensen moved that the Planning Commission recommends approval to the City Council the proposed amended general development plan for Clifton Place located at 2596 South 1095 North Redwood Road with the following findings:

- 1) The plan is in accordance with the intent, standards and criteria specified in Title 13 of City code and other applicable regulations.
- 2) The plan conforms to the approved concept plan.
- 3) The plan creates no substantial financial hardship to the City.
- 4) The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

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

5. CONSIDERATION OF PRELIMINARY PLAN APPROVAL FROM CLIFTON PLACE NORTH LOCATED AT 2596 SOUTH REDWOOD ROAD, PROPOSING 68 FOR SALE TOWNHOME UNITS AND ONE COMMERCIAL LOT, JOHN BLOCKER, BRIGHTON DEVELOPMENT, APPLICANT

Mackenzie Johnson reported on Clifton Place North, 2596 South Redwood Road, which was zoned General Commercial (CG). She explained that it would be rezoned from CG to a Planned (P) District and that Brighton Development had requested an amendment to the general development plan and Development Agreement in support of this preliminary plan. She said the proposed preliminary plan consisted of 68 for sale two story and three story townhome units and

1.87 acres of commercial fronting Redwood Road. She clarified that this would be a density of 16 dwelling units per acre with a parking ratio of 3.11 spaces per unit. She said that the tandem parking stalls were counted as one stall and shared the parking table. She mentioned that 32.8% of the total site would be landscaped with 6.6% of that to be sod. Ms. Johnson shared the architectural renderings including the proposed colors and materials with an example of the courtyard area. She concluded that a site plan application would be submitted separately for the commercial lot where parking, landscaping, and more would be reviewed.

Commissioner Jorgensen asked regarding the fire redlines. Mackenzie Johnson replied that it related to the requirement to widen the asphalt and area around the fire hydrant.

Sherrie Pace clarified that it would provide for temporary turnarounds for emergency vehicles during building construction as well as 26 feet of drive-able surface near the fire hydrants.

Commissioner Jorgensen questioned the phasing plan for 1A, 1B, and 2. Mackenzie Johnson replied that Phase 1 included the townhomes on 1100 North, Phase 1B contained the commercial component, and Phase 2 was the remaining townhome development.

Commissioner Holbrook mentioned the Lofts on Center Street and any concern with the amenities on the south side. Sherrie Pace said she was confident that Clifton Place South would be built but explained how a Development Agreement could not be finalized on property that Brighton did not yet own.

Mackenzie Johnson commented that the DRC had discussed the possibility that Clifton Place South, including the proposed amenities, may not be built but felt that Clifton Place North was located very closely to an existing park.

Commissioner Holbrook moved that the Planning Commission approve the preliminary plan for Clifton Place North located at 2596 South Redwood Road with the following conditions:

Conditions:

- 1) Correction of engineering, planning, and fire redlines prior to final plat review, including increasing the minimum private road width to 22 feet of asphalt;
- 2) Subject to the approval of the proposed amendments to the Development Agreement by the City Council.

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

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

Sherrie Pace reported on the May 7th City Council meeting and said the Parks and Arts Board had requested a \$10,000 match and an application to apply for the Discover Davis mural \$10,000 grant program. She explained that the mural would be located on a building along Redwood Road and that the City Council had granted approval to apply for the grant program. She spoke on the Town Center Market Study report and said it had been shared with the Council and Commission. She then said the code amendment for the automotive accessory installation had been approved by the Council.

Sherrie Pace explained that the City Council had tabled the request for Annexation Area D to be removed for the City's Annexation Plan. She said this included the Cross E Ranch and Misty River properties. She then mentioned that the vacant Planning Commission position had been posted on the City's website. She requested that a few Commissioners participate as representatives for the Beehive Bikeways to help develop family friendly bikeways with funding through the Utah Trails Network. Ms. Pace mentioned that there would be a joint trails discussion with Bountiful City on July 11th to discuss active transportation and facilities infrastructure to have a north/south route to connect the cities.

Commissioner Jorgensen agreed to attend the Beehive Bikeways meeting on May 23rd. Commissioners Stone and Holbrook agreed to attend the joint trails discussion on July 11th.

Mackenzie Johnson shared that a General Plan neighborhood meeting would be May 16th at Foxboro Elementary, the General Plan stakeholder and business owner meeting would be May 20th at City Hall, and the citywide General Plan meeting would be June 27th at City Hall.

7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of April 23, 2024 were reviewed and approved.

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

8. ADJOURN

Commission Chair Larson adjourned the meeting at 7:22 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, May 28, 2024 by unanimous vote of all members present.

Wendy Page
Wendy Page, City Recorder

