

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
OCTOBER 8, 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 via Zoom
Commissioner Johnathan Marsh
Commissioner Irene Stone
Commissioner Brandon Tucker

EXCUSED: Commissioner William Ward

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

OTHERS PRESENT: Dee Lalliss, resident; Brian Carlisle, Lofts at North Salt Lake.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF SITE PLAN APPROVAL FOR THE LOFTS NORTH SALT LAKE AT 120 AND 140 EAST CENTER STREET, BRIAN CARLISLE, APPLICANT

Sherrie Pace reported on Lofts North Salt Lake located at 120 and 140 East Center Street. She presented the site plan as part of the General Development Plan. She explained that on November 28, 2023 the amended General Development Plan was recommended for denial by the Planning Commission to the City Council. She said the City Council approved the amended General Development Plan on December 6, 2023 with the conditions:

The Development Agreement be modified with the following terms for the developer:

- 1) Tenants of the one-bedroom units shall be limited by lease agreement to a single vehicle;
 - 2) Each unit will have at minimum 1 covered stall assigned to the unit and be included in monthly lease without additional charge;
-

- 3) Parking for the commercial area shall be provided at a rate of 1 space/250 sq. ft. and shall be open for tenant and guest use, including the Towne Plaza residents, during non-business hours;
- 4) The cross section for Center Street be modified so as to provide the bike lane behind the curb as shown on the proposed site plan;
- 5) Off street loading areas for deliveries and tenant moving, be provided for both buildings;
- 6) The amenities shown on the plan shall be provided including the roof top gathering area, on site fitness center, fenced dog park, outdoor patio for commercial restaurant use (if applicable) or for other tenant use;
- 7) All landscaping shall be installed in accordance with Chapter 22, Water Efficient Landscaping Standards;
- 8) The ground floor story of the west building shall be stepped across the slope so that individual units maintain pedestrian access at the same elevation of the sidewalk as shown on the architectural renderings;
- 9) The architecture of the buildings shall be provided in the style, materials and colors as shown on the architectural renderings, with a maximum height of 50 feet measured from final grade;
- 10) The street trees along 130 East will be replaced and the landscape water shall be repaired/installed by the developer to the street trees and street lights for the provision of hanging baskets, such water connection shall be made to the HOA common area landscape system and landscape system for the new landscaping.

The Development Agreement be modified with the following terms for the City:

- 1) The City will restrict Center Street parking in front of the west building to a maximum 2 hour limit and 15-30 minute loading zone in front of the east building;
- 2) The City will monitor and consider future modifications in relation to parking management of 130 East including but not limited to: limiting parking to one side of the street, widening, one-way traffic, time limitations, parking meters, or other measures that may be recommended by the City's safety committee, City Engineer, or a City hired traffic consultant.

Sherrie Pace shared the building elevations and noted the following amenities for the development with the proposed locations:

- fenced dog park area (west)
- outdoor seating for commercial use

- public sidewalk improvements (planter boxes w/seating, widened sidewalks, street trees, lamp posts, bike lane behind curb)
- leasing office, mail/package delivery room, conference room, lobby activity room, dog wash (east building main floor)
- fitness center, sauna and steam room (east building second floor)
- rooftop gathering space, pergola, seating (east building third floor)

Ms. Pace then reviewed the floorplans for both buildings including the one and two bedroom units. She specified that the west building contained 7,688 square feet of commercial with 22 residential units and the east building contained 57 residential units for a total of 60 one bedroom and 19 two bedroom units. She added that the provided parking would be 150 spaces or 1.59 spaces per unit in the west building and 1.47 spaces per unit for the east building. She noted that due to the size and scope of this project, the site plan would need final approval from the City Council who would also approve the final draft of the Development Agreement.

Sherrie Pace commented that the Development Review Committee (DRC) recommended approval of the site plan for Lofts North Salt Lake with the following conditions:

1. The carport structures are noted on the site plan, per the General Development Plan;
2. Identification of the water valve located adjacent to east building and possible relocation if necessary, per City Engineer;
3. Approved Development Agreement will include the conditions per the approved General Development Plan and the approved site plan.

Commissioner Holbrook questioned if the Development Agreement was still linked to the existing townhomes. He mentioned the condition related to the landscaping for the townhomes. Sherrie Pace replied that this would be an amendment to the Development Agreement and the new developer would not be responsible for the townhomes. She explained the townhomes would be subject to their Development Agreement including landscaping requirements.

Commissioner Stone asked about the enforcement of one car per one bedroom apartments. Sherrie Pace responded that this would be part of the lease and would be enforced by the leasing agent. She mentioned that there were 31 dedicated spaces for commercial parking which could be utilized by residents during the evening/weekend hours and 13 guest spaces.

Commissioner Marsh asked for clarification on the number of units and changes that had been made since the original proposal. Sherrie Pace said originally the developer had proposed five story buildings with additional property and a requested rezone. She explained the number of

units was reduced several times from 92 to 79, the parking was increased from 142 to 150 stalls, and the additional property was removed which eliminated the need for a rezone.

Commissioner Holbrook moved that the Planning Commission recommend to the City Council that the site plan for Lofts North Salt Lake be approved and incorporated into the Development Agreement with the following findings and conditions:

Findings:

- 1) The proposed site plan in accordance with the North Salt Lake Town Center Master Plan;**
- 2) The proposed site plan be incorporated into the Development Agreement.**

Conditions:

- 1) The carport structures are noted on the site plan, per the General Development Plan;**
- 2) Identification of water valve located adjacent to east building and possible relocation if necessary, per City Engineer;**
- 3) Approved Development Agreement will include the conditions per the approved General Development Plan and the approved site plan.**

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

3. WORK SESSION
 - a. CONDITIONAL USE STANDARDS AND LAND USE TABLE

Sherrie Pace requested tabling this item until the next Planning Commission meeting.

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

Sherrie Pace reported that on October 1st the City Council approved the amendment to the City Code to allow accessory caretaker residences. She said the General Plan workshop was held on October 7th. She added that residents from the east and town center areas were present and provided feedback but staff did not see any residents representing the Foxboro area in attendance. She shared the three visions including specific neighborhoods and their identities, embrace the industrial zone, or greenspace and connecting natural trails throughout the community. She explained that the consultant would take the public comments and create a general recommendation to be incorporated into the General Plan.

Mackenzie Johnson commented that the boards sharing the three visions were available at City Hall with a QR code to provide additional feedback.

Sherrie Pace reminded the Planning Commission that the APA conference would be held Thursday and Friday for those registered. She mentioned the 2024 Wasatch Choice Workshop had been rescheduled to Tuesday October 29th.

5. APPROVAL OF MINUTES

The Planning Commission meeting minutes of September 24, 2024 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the September 24, 2024 Planning Commission meeting as drafted. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, and Tucker. Commissioner Ward was excused.

6. ADJOURN

Commission Chair Larson adjourned the meeting at 7:00 p.m.

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



Wendy Page, City Recorder

