



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 June 27, 2023 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council Chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Welcome and Introduction
- 2) Public comments
- 3) Public Hearing: Consideration of a plat amendment for Eaglewood Cove Phase 13, combining lots 1302 & 1303 and vacating a public utility easement located at 715 & 699 South Tanglewood Loop
- 4) Training-Open & Public Meetings Act (annual training)
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 6/13/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: June 27, 2023, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting: <https://bit.ly/3NBYN0X>

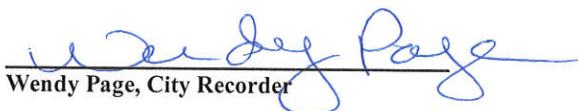
Meeting ID: 844 5049 8835

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours' notice for adequate arrangements to be made. The agenda items may be heard in a different order as warranted by the Commission.

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that copies the agenda for the Planning Commission meeting to be held June 27, 2023 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 East Center St., North Salt Lake.

Dated this 27th day of June, 2023


Wendy Page, City Recorder





**CITY OF NORTH SALT LAKE
COMMUNITY & ECONOMIC DEVELOPMENT**

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: June 27, 2023
SUBJECT: Plat amendment to Lots 1302 & 1303 of the Eaglewood Cove Subdivision, Phase 13 located at 715 South Tanglewood Loop

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for Eaglewood Cove, Phase 13, vacating a public utility easement and combining lots 1302 & 1303, located at 715 South Tanglewood Loop with the following condition:

1. Correction of engineering and planner redlines.

BACKGROUND

The buyer of lots 1302 and 1303 desires to combine the lots into one single building lot. A public utility easement (pue) exists along the shared property line between the two lots. The amended lot relocates the public utility easement to the side property line. Notification has been sent to affected entities. No public comment has been received regarding the proposed vacation.

The proposed building envelope excludes the lot area over 30% in slope on the upper portion of the lot. The new building envelope connects the two previous building envelopes and does not extend any further up the hillside. The amended lot 1302A will be subject to the same requirements and plat notes from the original plat, as well as the recorded covenants for the subdivision. There are a few minor planning redline corrections outstanding which relate to the plat notes and labels.

POSSIBLE MOTION

I move that the Planning Commission recommend to the City Council approval of the plat amendment combining Eaglewood Cove Subdivision, Phase 13, lots 1302 and 1303 and vacating a public utility easement on the property located at 715 South Tanglewood Loop with the following condition:

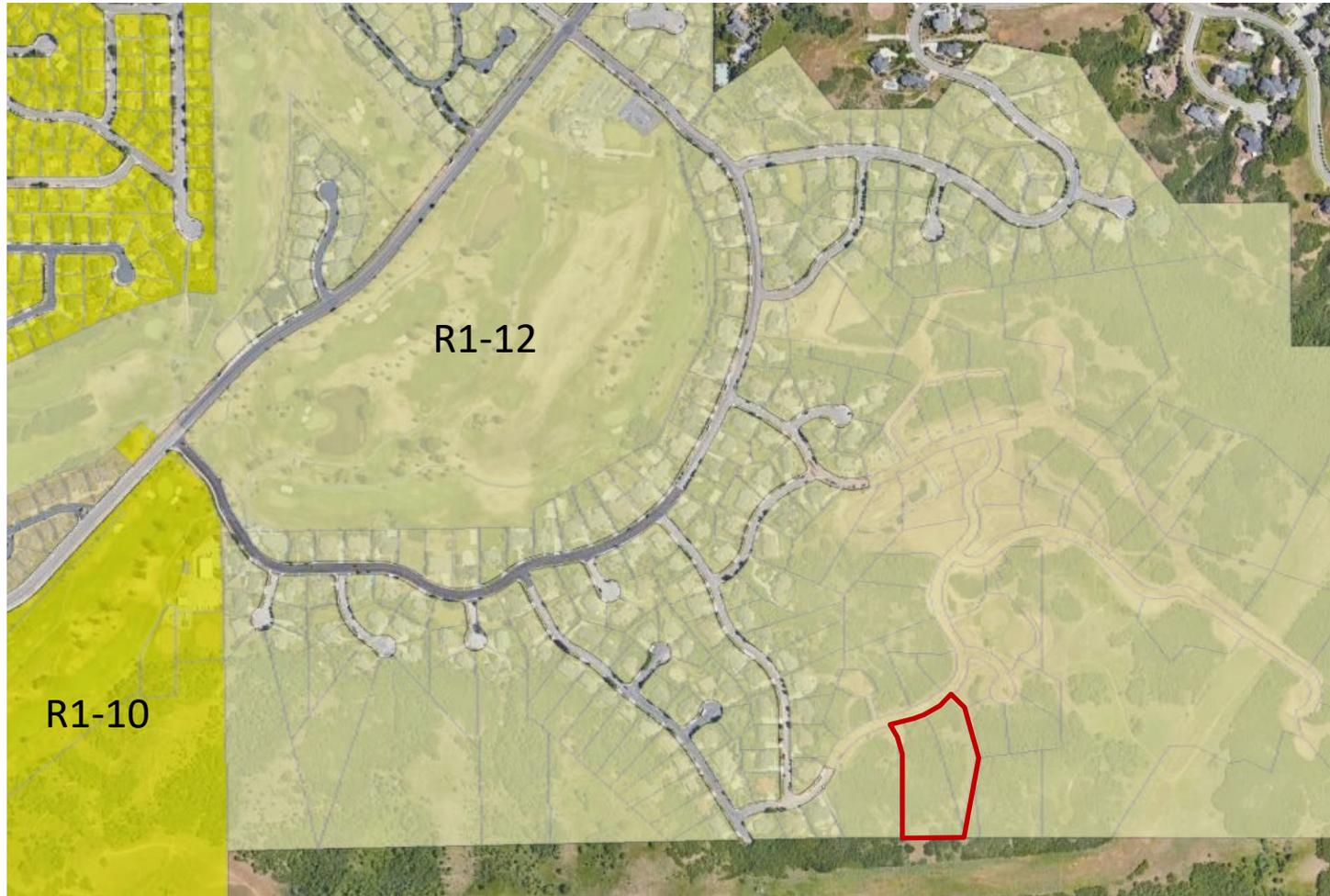
1. Correction of engineering and planner redlines.

Attachments:

- 1) Aerial/Zoning Map,
- 2) Amended Plat



Amended Plat
Eaglewood Cove Ph. 13
Aerial/Zoning



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 JUNE 13, 2023
6

7 **DRAFT**
8

9 Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m.
10

11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Ron Jorgensen
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commissioner William Ward
17

18 EXCUSED: Commissioner Katherine Maus
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director; Meredith Covey, Planning
21 Intern.
22

23 OTHERS PRESENT: Brian Carlisle, Lofts at North Salt Lake; Becky Bornholdt, Farmington;
24 Dee Lalliss, Debra Holdaway, Damen Holdaway, Cheryl Bohner, Douglas Jackson, Lyle Nelson,
25 Shane Gibbs, Sarah Sorensen, Kelly Jones, Jenelyn Mildrum, Lisa McLachlan, Janee Gillette,
26 Chris Jones, Aubrey Pluim, Brooke Dennis, Tammy Clayton, Luisa Tupou, Sam, Rachel, Bridger
27 Dap, Mackenzie Townsend, Luke Richins, Cameron Hawkins, Matthew Dennis, residents; Ryan
28 Hales.
29

30 1. PUBLIC COMMENTS
31

32 There were no public comments.
33

34 2. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT TO THE GENERAL
35 DEVELOPMENT PLAN FOR LOFTS AT NORTH SALT LAKE (FKA TOWNE
36 PLAZA) LOCATED AT 120 AND 140 EAST CENTER STREET. THE PROPOSED
37 AMENDMENT IS FOR THE APPROVAL OF MIXED USE PROJECT CONSISTING
38 OF TWO BUILDINGS WITH 7,900 SQUARE FEET OF COMMERCIAL SPACE AND
39 98 RESIDENTIAL APARTMENTS WITH A MAXIMUM HEIGHT OF THREE
40 STORIES, BRIAN CARLISLE, APPLICANT
41

42 Sherrie Pace reported that the Planning Commission reviewed a requested amendment to the
43 plan for the property at 120 and 140 East Center Street on March 14, 2023 which was denied.

44 The previously denied concept plan contained additional property, 280 residential units, and
45 proposed six story buildings. The applicant has submitted a new concept plan for consideration
46 with three story buildings, 98 residential units, and 7,900 square feet of commercial space with
47 none of the additional property included.

48
49 Ms. Pace provided some history on the project and said that the City Council entered into a
50 development agreement with David Curtis and National Commercial Properties on June 16, 2015
51 for the Towne Plaza project. This project was located at 130 East Center Street and the general
52 development plan included 52 townhomes and two commercial office/retail buildings at two
53 stories in height. The construction of the townhomes has since been completed. The remaining
54 commercial property was transferred to the developers Jesse Curtis, JCI Inc. and Lofts North
55 Lake LLC for completion of the project. The new developers have requested a change to the
56 development agreement, including the general development plan, and a project name change to
57 The Lofts at North Salt Lake.

58
59 Sherrie Pace said the proposal included two buildings with the west building to consist of main
60 floor retail and a fitness tenant. The building to the east would contain the leasing office and
61 apartments on the main floor and apartments on the second and third stories. Of the 98
62 residential units there would be 12 two bedroom units and 86 units would be one bedroom or
63 studio units. She showed the street level view with a parking structure on the west building and
64 the floorplans for the residential units.

65
66 The proposed parking included a two story parking garage behind Building A containing 92
67 spaces and a surface parking lot behind Building B with 48 spaces. There would be 140 parking
68 spaces for the 98 dwelling units with shared daytime use for the Building A retail. The proposed
69 parking ratio was based on bedroom counts of 1.25 spaces per unit for the one bedroom junior
70 units, 1.5 spaces per unit for the one bedroom units, and 1.75 spaces per unit for the two
71 bedroom units. The proposed parking ratios were the same ratios approved for Village Station
72 and similar to the Williamsburg development which had 1.5 spaces per unit for one bedroom
73 units, 2 spaces for a two to three bedroom unit, and 0.25 space of guest parking. The standard
74 parking ratio would be 2.25 spaces per unit and would require 221 spaces for the residential
75 component. The General Plan recommended a 35% parking reduction for the Town Center from
76 current parking code requirements which equated to 144 spaces for the residential component.
77 City code also required a covered parking stall per unit with the plan showing only 48 covered
78 parking stalls. The initial proposed plan included a parking study for 104 units with a
79 recommendation for 151 parking spaces and showed the average demand for parking was 1.76
80 spaces per unit. An additional ten on street parking spaces would be added on Center Street. Staff
81 recommended an updated parking study and that the Center Street parking be limited to two hour
82 parking during daytime/business hours.

83
84 The proposed building type for the project were mixed use storefront for Building A and stacked
85 flats for Building B. The proposed Building A (west) contained 7,900 square feet of ground floor

86 retail fronting onto Center Street. Building B (east) contained only residential units and the
87 leasing office. The Development Review Committee (DRC) recommended varying the first floor
88 story height on Building A so that each door would front directly onto the sidewalk. The
89 developer has adjusted the story height so that each commercial unit would be finished at curb
90 height entry. The building materials would be stacked stone with stucco, fiber board, glass, and
91 metal awnings. The architectural style would be a modern design for the mixed use building with
92 increased glass on the main floor for the retail portion.

93
94 The proposed General Development Plan provided for a widened cross section on Center Street,
95 per the Town Center Master Plan, a park strip containing stamped concrete/pavers, street trees,
96 planter boxes, street lighting, and ten foot sidewalks with buildings adjacent to the sidewalk to
97 promote pedestrian traffic. The final landscape plan would be submitted with the site plan if the
98 City Council approves the General Development Plan. The landscaping would be required to
99 meet the City's water conservation ordinance adopted last year.

100
101 Sherrie Pace then shared renderings of the buildings and aerial site plans.

102
103 Commissioner Jorgensen asked if the on street parking limitation to two hours would be actively
104 enforced. Sherrie Pace replied that there would be signage notifying the two hour parking limit
105 and excessive violations would be complaint based by the businesses.

106
107 Commissioner Jorgensen questioned if parking would be restricted on 130 East. Sherrie Pace
108 responded that had not yet been determined. The Safety committee was reviewing whether
109 parking should be restricted to one side of the street. She noted that on street parking for 130
110 East or Center Street had not been calculated into the minimum parking totals.

111
112 Chair Larson questioned if both properties were zoned Planned (P) District. Sherrie Pace replied
113 affirmatively and said per the original P District General Plan the building on the west consisted
114 of retail/office space and the building on the east was two stories of office space.

115
116 Chair Larson asked about the number of units per acre.

117
118 Commissioner Stone mentioned the concern about not having a designated school crossing zone
119 on Orchard Drive. Sherrie Pace said she was unsure why there was no signage. She said the
120 crossing was at Orchard Drive and Center Street but there was a potential to add a school
121 crossing in the future; however, as the proposed project had few two bedroom units staff did not
122 anticipate many school age children in this development. Ms. Pace explained that the school
123 district established safe walking routes and worked with the City to arrange for crossing guards
124 at those locations. She mentioned that a new crossing guard was planned for Center/Orchard and
125 the City was potentially adding sidewalk east of Orchard Drive and south of Center Street to
126 Orchard.

127

128 Commissioner Jorgensen mentioned the parking ratio and the parking issues with Eaglewood
129 Lofts. Sherrie Pace explained that cars were parking on Orchard Drive because Eaglewood Lofts
130 had recently begun to charge extra for a parking space in the complex. She said staff was
131 reviewing the ordinance to prevent this from occurring in the future and specifying this was
132 prohibited in future development agreements.

133
134 Chair Larson mentioned the Williamsburg development and an agreement to offer transit as part
135 of the lower parking ratio requirement. Sherrie Pace commented that this could be part of the
136 Form-Based Code but was not part of the Williamsburg development agreement.

137
138 Chair Larson asked about the City's covered parking requirement. Sherrie Pace replied that it
139 was one covered space per apartment unit regardless of size. This development was proposing 44
140 covered parking spaces. This could be remedied by adding carports to the 48 stalls adjacent to
141 the east building.

142
143 Commissioner Jorgensen questioned if there were any accommodations for oversized vehicles.
144 He also asked regarding parking for moving trucks related to apartment turnover. Sherrie Pace
145 said the applicant was not proposing any accommodations or larger parking stalls. She said the
146 moving truck parking would need to be addressed by the developer.

147
148 Brian Carlisle addressed moving vehicle parking and said a loading zone could be provided in
149 the parking areas if required.

150
151 Chair Larson commented that in the initial amended agreement the developer had considered
152 applying for a redevelopment agency funds from the City. Brian Carlisle replied that they would
153 not apply with the current design.

154
155 **Chair Larson opened the public hearing 6:56 p.m.**

156
157 Sarah Sorensen, 413 East 100 North, commented that several of her children attended Orchard
158 Elementary and how the proposed development was not appropriate for the area. She said it was
159 a fatal flaw to add apartment units and 100+ cars adjacent to the school. Ms. Sorensen expressed
160 concern with the lack of a school zone/crosswalk in the area. She was also not in favor of a
161 rooftop amenity that overlooked the school playground.

162
163 Chris Jones, 107 Osborne Circle, asked for clarification on the P District and CS/CH zoning and
164 more commercial development. Sherrie Pace provided clarification on the nearby zoning and
165 what would be allowed in those zones.

166
167 Chris Jones spoke on the 1.5 cars per unit for a one bedroom apartment and said most couples
168 would have two cars. He urged the Commission to require at least two parking stalls per
169 bedroom, adequate parking for retail, more green space, and better setbacks.

170 Luisa Tupou, 77 South Orchard Drive, spoke on the initial proposal and commercial zoning. She
171 was against the single bedroom/multi story apartments as Orchard Drive was already congested
172 and was in favor of retaining the zoning and original development proposal. Ms. Tupou also
173 spoke on the need for a school zone.

174

175 Janee Gillette, 76 South 130 East, spoke on change and growth in Utah. She said timed parking
176 was a good idea and was in favor of the development and design as proposed.

177

178 Lisa McLachlan said per City code at 2.25 spaces per unit that there should be 220 parking
179 spaces for residential and was concerned that only 140 stalls were being proposed. She also
180 mentioned the size of the junior unit was only 500 square feet and the overall transient nature of
181 apartment units. Ms. McLachlan suggested requiring 2.5 parking spaces per unit and larger units
182 of at least 800 square feet.

183

184 Kelly Jones, 107 Osborne Circle, said this plan was not good for the community and mentioned
185 her concerns for parking, traffic on Orchard Drive, need for an updated parking study, school
186 proximity, and a desire for the developer to build the prior approved plan with commercial and
187 no housing. She asked for more public notice on the meeting agendas.

188

189 Sam, 55 South Walker, spoke on the lack of communal areas for the proposed development. He
190 said Orchard Drive/130 East was a one way street due to parking on both sides of the street and
191 traffic concerns.

192

193 Damen Holdaway, 1027 Parkway Drive, said he owned Atlas Academy which abutted the
194 parking lot of the proposed development. He spoke on the issues with 130 East including
195 additional traffic, one way traffic, and parking. Mr. Holdaway mentioned issues at Atlas
196 Academy including unauthorized parking in his lot and trash in the parking lot. He said
197 additional housing units would compound the problem.

198

199 Shane Gibbs, 113 Mason Lane, spoke on the purpose of the Town Center to bring in people and
200 reasons to gather in the area. He said this proposal was not the right development as the right
201 thing would add value to the area.

202

203 Rachel, 44 South 130 East, mentioned current issues with traffic, speeding, lack of community
204 spaces, school (preschool and elementary) drop-off/pickup, and lack of parking.

205

206 Bridger Dap, 55 Mason Lane, expressed concern with the current school pickup/drop-off,
207 increased traffic, and issues with mixing apartment and retail in the same building.

208

209 Mackenzie Townsend, 55 Mason Lane, was in favor of commercial and community space on the
210 property and did not think the apartments were a good use of the space. She had concerns about
211 the size of the apartment units and the lack of amenities.

212 Luke Richins, 92 South 300 East, said that the proposal was not what he envisioned for a town
213 center area. He said the City should hold the developer to a better development than 98
214 apartments near the school.

215
216 Lyle Nelson, 83 South Orchard Drive, said he was confused about how many apartments were in
217 the proposed development. Sherrie Pace clarified that there were 70 units in the east building and
218 28 units in the west building.

219
220 Lyle Nelson spoke on existing issues with 130 East including traffic, cars parking on snow
221 covered streets, and parking issues at the daycare. He expressed concerns with the proposed
222 number of units and parking stalls.

223
224 Jenelyn Mildrum commented that she lived across the street at Ridgeview and spoke on several
225 potential issues including dumpsters and garbage pickup, businesses with apartments, deliveries,
226 and visitor parking.

227
228 Dee Lalliss, 74 East 300 North, said his main concern was the on-street parking and that it
229 should be reserved for visitors/short term use. He mentioned several other concerns including
230 issues with 130 East, garages that were too small for larger vehicles or only used for storage,
231 tandem parking, under parked developments, and the need for guest parking.

232
233 Cameron Hawkins, 75 South Orchard Drive, was not in favor of the two hour parking as he felt
234 this would push individuals to park in front of his home. He questioned what the City would gain
235 from this development. Mr. Hawkins spoke on increased traffic, increased parking violations,
236 under parking for the proposed commercial, interrupted views and the height of the buildings.

237
238 Matthew Dennis, 66 Mason Lane, was concerned with the proposed building height and
239 preferred two stories, parking, traffic, and the need for a better planned community with a
240 plaza/gathering space.

241
242 Aubrey Pluim, 200 East 175 South, spoke on the safety issue of children walking to and from
243 school with increased traffic from the proposed development. She was in favor of commercial
244 development instead of apartments to create a more walkable community.

245
246 Douglas Jackson, 261 Oakleaf Lane, agreed with the previously expressed concerns regarding
247 traffic and school children. He said residents would not be in favor of another multifamily
248 housing development and asked the Commission to consider more open space.

249
250 **Chair Larson closed the public hearing at 8:00 p.m.**

251
252 Commissioner Jorgensen asked if the developer had any modifications they would propose after
253 hearing the resident concerns. Brian Carlisle commented that they did want to provide a project

254 that the community would be proud of. He said the Commission had discussed creating a
255 neighborhood commercial feel so they scaled down the project and removed the neighboring
256 property, reduced the height to three stories, and decreased the size of the units to meet demand.
257 Mr. Carlisle explained the studio apartments attracted young professionals and was typical under
258 the 80% AMI (area median income) threshold. He said they could increase the number of two
259 bedroom apartments and provide more parking stalls.

260
261 Brian Carlisle spoke on providing what was agreed to in the original development agreement
262 which was office space as it was not in demand. He said there was a demand for residential
263 which was why they were proposing the apartments. Mr. Carlisle explained that both of the
264 neighboring properties including Janet's Sunshine Café had reached out regarding redeveloping
265 and updating their properties. He said they would be happy to provide a school zone, comply
266 with any parking requirements from the City, and removal of the rooftop amenity if necessary.

267
268 Chair Larson asked about guest parking. Brian Carlisle replied the guest parking was part of the
269 proposed parking ratio.

270
271 Commissioner Jorgensen mentioned the parking availability to each building. Brian Carlisle said
272 that with the current design some residents would have to cross the street to get to their unit. He
273 explained that there was originally a parking structure on that side. If they did a redesign they
274 could incorporate more parking on the eastern parcel for residents.

275
276 Commissioner Jorgensen spoke on the employee parking for the retail space and the fitness
277 center. Brian Carlisle said there would be some overlap in usage with the high parking time for
278 the apartments at night when the need for retail parking would not be as high. He said they could
279 revisit the proposed parking but the intent was for shared parking through the development.

280
281 Chair Larson asked for feedback on the number of stories permitted.

282
283 Commissioner Holbrook said he lived in the area and his only issue with the development was
284 the proposed parking. He felt the existing developments did not have enough parking and asked
285 the developer to consider revising this.

286
287 Commissioner Stone asked about the density for the project. Sherrie Pace replied that the density
288 for these two parcels was 60 dwelling units per acre. The total for the five acre town plaza
289 project including the townhomes was 30 dwelling units per acre.

290
291 Chair Larson asked for input on the proposed parking.

292
293 Commissioner Ward said Building A had 28 units and retail with 92 parking stalls and Building
294 B had 70 units with 48 uncovered stalls. He said he was comfortable with everything but the
295 proposed parking and suggested a parking structure to raise the total parking to 236 stalls.

296 Commissioner Tucker was in agreement and said that it would make a big difference if the
297 parking structure was closer to the east building for more balanced parking.

298
299 Commissioner Jorgensen was also in agreement with the need to increase the parking. He said
300 this was a challenging location and trying to address concerns instead of compounding existing
301 problems such as traffic and views.

302
303 Commissioner Stone said the proposed parking ratio was not adequate and the solution would be
304 to decrease the density instead of increasing the parking. She spoke on reviewing mixed use in
305 the future including heights, density, etc.

306
307 Sherrie Pace provided density for similar projects including Eaglewood Lofts at 20 dwelling
308 units per acre, Village Station was 37 dwelling units per acre, the City Center project was 22
309 dwelling units per acre, and the Williamsburg was 42 dwelling units per acre. She said
310 Eaglewood Lofts had 410 apartments with 173 one bedroom, 180 two bedroom, and 57 three
311 bedroom units so it was not a direct comparison.

312
313 Chair Larson spoke on the lack of green/gathering space, few amenities, and parking
314 deficiencies.

315
316 Chair Larson asked the applicant if they would like to table the proposal. Brian Carlisle replied
317 that they would prefer to table and rework the design.

318
319 Sherrie Pace advised that residents could go to the City's website and request to receive
320 notification of meeting agendas, etc.

321
322 **Commissioner Jorgensen moved that the Planning Commission table consideration of the**
323 **proposed amendment to the Towne Plaza P-District and General Development Plan**
324 **Amendment for The Lofts at North Lake project. Commissioner Ward seconded the**
325 **motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone,**
326 **Tucker, and Ward. Commissioner Maus was excused.**

327
328 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR COMMERCIAL TIRE,
329 INC. AT 55 NORTH 400 WEST FOR A TIRE RE-TREAD MANUFACTURE, RON
330 RUGGLES, APPLICANT

331
332 Meredith Covey reported that Commercial Tire had applied for a business license at 55 North
333 400 West in the Manufacturing Distribution (MD) zone. The use "Plastics and rubber products
334 manufacturing" was conditional in the MD zone. This location would serve as a tire retreading
335 location with no retail sales. The business would occupy the entire 25,000 square foot building
336 with a maximum of 10 employees on shift at one time and 13 parking spaces dedicated to this

337 business. The DRC did not have any concerns and recommended approval of the conditional use
338 permit.

339
340 Commissioner Jorgensen asked about any potential odors. Meredith Covey replied that the
341 application had stated no disruptive impacts.

342
343 **Commissioner Tucker moved that the Planning Commission approve the conditional use**
344 **permit for Commercial Tire at 55 North 400 West with no conditions. Commissioner**
345 **Jorgensen seconded the motion. The motion was approved by Commissioners Holbrook,**
346 **Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.**

347
348 4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ALLOY
349 FABRICATION, LLC. AT 101 NORTH 700 WEST FOR THE FABRICATION OF
350 METAL RAILING AND ARTISTIC METAL WORK, LANDON SCHEELER,
351 APPLICANT

352
353 Meredith Covey reported that Alloy Fabrication had applied for a business license at 101 North
354 700 West in the MD zone. The use of “Fabricated metal product manufacturing” was a
355 conditional use in the MD zone. Day to day business operations included cutting, deburring,
356 assembling, and welding mild steel to produce railings and guardrails. The applicant has noted
357 there would be minimal noise from hand tools and metal cutting bandsaw. There would not be
358 any disposal of chemicals or hazardous waste and all business activities would take place inside.
359 The applicant would occupy 2,450 square feet of shop space with a 150 square foot office. The
360 maximum number of employees on shift was one. The applicant has noted that they have two
361 parking stalls dedicated to their business on the east side of the property. The DRC recommended
362 approval with no conditions.

363
364 **Commissioner Holbrook moved that the Planning Commission approve the conditional use**
365 **permit for Alloy Fabrication at 101 N 700 W with no conditions. Commissioner Ward**
366 **seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen,**
367 **Larson, Stone, Tucker, and Ward. Commissioner Maus was excused.**

368
369 5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
370 PLANNING COMMISSION

371
372 Sherrie Pace reported that at the last City Council meeting they adopted the animal care
373 ordinances. There were three seats available on the City Council this year with ten candidates
374 which meant there would be a primary election. As there was a vacancy in the Congress this
375 meant the primary and general election dates would be changed in September and November.
376 The candidates could be viewed on the City’s website.

377

378 Sherrie Pace said the application 805 Cutler Lofts on Redwood and Cutler Drive had been
379 withdrawn due to the soil remediation costs at \$1 to 2 million.

380

381 6. APPROVAL OF MINUTES

382

383 The Planning Commission meeting minutes of May 23, 2023 were reviewed and approved.

384

385 **Commissioner Jorgensen moved to approve the meeting minutes for the May 23rd**
386 **Planning Commission meeting as drafted. Commissioner Stone seconded the motion. The**
387 **motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and**
388 **Ward. Commissioner Maus was excused.**

389

390 7. ADJOURN

391

392 Commission Chair Larson adjourned the meeting at 8:39 p.m.

393

394 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
395 *Tuesday, June 27, 2023 by unanimous vote of all members present.*

396

397

398

399

Wendy Page, City Recorder