

CITY OF NORTH SALT LAKE
JOINT WORK MEETING
CITY COUNCIL & PLANNING COMMISSION
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
SEPTEMBER 12, 2023

FINAL

Mayor Horrocks welcomed those present at 6:00 p.m.

PRESENT: Mayor Brian Horrocks
Councilmember Lisa Watts Baskin
Councilmember Natalie Gordon
Councilmember Ted Knowlton
Councilmember Stan Porter via Zoom
Councilmember Alisa Van Langeveld

Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Katherine Maus
Commissioner Irene Stone
Commissioner Brandon Tucker
Commissioner William Ward

STAFF PRESENT: Ken Leetham, City Manager; Sherrie Pace, Community Development Director; Mackenzie Johnson, Planner; Wendy Page, City Recorder.

OTHERS PRESENT: Khloe Landon, Jesse Curtis, Dee Lalliss, Collin Larson, Tammy Clayton, residents; Matt S.; Brian Carlisle, Scott McQuarrie, HMS Development. Zoom: L Jacobson.

1. DISCUSSION: PROPOSED AMENDMENT TO THE GENERAL PLAN FOR LOFTS AT NORTH SALT LAKE (TOWNE PLAZA) LOCATED AT 120 AND 140 EAST CENTER STREET. THE PROPOSAL IS TO AMEND THE PLAN TO INCLUDE A MIXED USE PROJECT CONSISTING OF TWO BUILDINGS (THREE STORIES) WITH 8,900 SQUARE FEET OF COMMERCIAL SPACE AND 86 RESIDENTIAL APARTMENTS, BRIAN CARLISLE, HMS DEVELOPMENT, APPLICANT

Sherrie Pace introduced the developers present, Jesse Curtis, Brian Carlisle, and Scott McQuarrie with HMS Development/JCI Inc. She provided an overview and showed the two lots on a map which were entitled under the Town Plaza Development Agreement. In 2015 the proposal for the

Town Center Development Agreement was approved with 54 townhomes (that have been constructed) and two office buildings.

Councilmember Porter joined electronically at 6:13 p.m.

Sherrie Pace presented a map of the Town Center Master Plan that was adopted in 2016. She clarified that the proposed property was designated as mixed use and showed an example of the anticipated street cross section. This included narrower streets lined with trees wider sidewalks, plaza features, street features such as planter boxes/seating, specific lighting, etc., and on street parallel parking.

Ms. Pace shared the existing Towne Plaza General Development Plan including renderings of the building designs and the site plan that received approval. The western building was to have retail/commercial on the main level with office space on the second story. The eastern building was proposed to be a two story office building. She explained that the remaining property had been transferred to Jesse Curtis, in partnership with HMS Development, who had requested a change to the development agreement. A new concept plan for three six story buildings with 280 residential units was presented to the Planning Commission on March 14, 2023. The Planning Commission denied the proposed plan and the applicant then submitted a new concept plan on June 13, 2023 for two three story buildings with 98 residential units and 7,900 square feet of commercial space.

Sherrie Pace clarified that the proposal for the six story buildings included additional property that would not be part of the plan for the three story buildings with 98 residential units and 7,900 square feet of commercial space. She said the Planning Commission held a public hearing on June 13th for the new concept plan containing the two three story buildings. The Commission expressed concerns with the new plan including open/gathering space, landscaping, and the parking distribution. The parking on the proposed site plan showed the majority of the parking stalls adjacent to the west building while the apartment units would be located in the east building.

Ms. Pace stated in response to the concerns of the Planning Commission, the developer reworked the design and requested input from the City Council and Planning Commission.

Sherrie Pace presented the updated layout and said the west building would contain 8,900 square feet on the first story fronting Center Street, parking area, and 26 residential units. The east building included a parking structure, a leasing lobby/mail area, an outdoor amenity, and 60 residential units. She said there were 86 apartments consisting of 70 one bedroom units and 16 two bedroom units. Previously the developer was seeking funding from the RDA for affordable housing but was no longer be requesting assistance. The developer noted that from the market study, the one bedroom units would be at the 80% area median income (AMI) for units of that size. Ms. Pace showed the floorplans for the four different types of units and examples of the

exterior building architecture along Center Street including the retail tenants and rooftop amenity. She also presented an aerial rendering of the proposed buildings in the existing neighborhood. She spoke on density and parking with the table in the staff report. That table showed Williamsburg at 41.6 (66 bedrooms) units per acre with the Lofts at 63.3 bedrooms per acre. She showed where the parking would be located on the site with 87 covered stalls and 55 surface stalls for a total of 142 parking stalls. The parking was 1.39 parking stalls per bedroom at this development compared to Williamsburg with 1.19 parking stalls per bedroom, Village Station with 0.93 parking stalls per bedroom, Eaglewood Lofts at 1.25 stalls, and Mirella at 1.13 stalls per bedroom. The developer also proposed on-street parking spaces along Center Street for the retail component, deliveries, and moving trucks. The proposed amenities included the outdoor rooftop gathering area on the east building, fenced dog run, and a fitness center. The landscaping was 10,000 square feet including the dog run area but did not include the on street landscaping. It was suggested that a discussion point should be the amount of proposed open space.

Sherrie Pace spoke on the 8,900 square feet of commercial space and how the buildings would be stepped down to accommodate the street elevation change. The buildings would be three stories with modern and traditional style including vaulted ceilings for the top story.

Councilmember Knowlton asked if these would be live/work units. Sherrie Pace replied that they would not be live/work but true mixed use with separate commercial on the main level.

Sherrie Pace commented that one of the concerns was the proposed height of the buildings. She said the buildings would be 35 feet 8 inches from finished elevation to roof peak. Staff determined that with the slope of Center Street, the first building would be equal to or lower than the existing townhomes on 130 East.

Councilmember Knowlton asked regarding the guidance for height in the Town Center Master Plan. Sherrie Pace replied that the Plan included density and taller structures but also to step the height between the core and the neighborhood areas. She said that there could be an argument made for taller buildings in this area or shorter buildings as a buffer.

Councilmember Van Langeveld questioned if the Master Plan included anything that prioritized middle housing and larger units in a development. She asked about the density of the project with the 52 townhomes added to the proposed apartments. Sherrie Pace responded that the Master Plan did not specify prioritizing middle housing. She said she would have to calculate the density with the townhomes.

Councilmember Gordon spoke on the one bedroom units and if they were all the 80% AMI. Sherrie Pace replied that it would just be the 67 junior (studio) units.

Councilmember Knowlton said the west building was mixed use with commercial and residential and questioned the composition of the east building. Sherrie Pace said the east building was comprised of residential units and the leasing office.

Councilmember Gordon asked about the amount of office space and retail compared to the vacancies in the City and Davis County. Jesse Curtis commented that they had not done an official study on the vacancy but said the City had difficulty in the past retaining commercial. He clarified that the proposal was for 8,900 square feet of retail/commercial and no office space. It was anticipated that five to eight tenants would lease the space at 1,000 to 1,500 square feet per tenant.

Councilmember Gordon asked if the parking spaces were more evenly spaced with the updated plan. Brian Carlilse responded that it was updated with a one to one ratio on each side for covered parking.

Commissioner Jorgensen questioned if it was shared parking with the commercial. Brian Carlilse said the covered spaces would be designated with one spot per unit and the uncovered would be shared.

Jesse Curtis mentioned a study the City had done related to retail/commercial use and said it reflected the type of commercial and retail use they would be offering.

Commissioner Holbrook said the biggest concern was parking and spoke on the removal of previously designated parking. Jesse Curtis replied that the bedroom density was lower per acre than Williamsburg and slightly above Village Station with the parking ratio per bedroom far above both of those developments. He said their parking study indicated a minimum requirement of 1.2 parking stalls per bedroom and they were offering 1.39 stalls per bedroom.

Commissioner Holbrook commented that those two developments did not offer retail and said the existing townhomes had a lack of parking. He suggested additional elevated parking on the second story.

Councilmember Knowlton asked about parking recommendations in the Town Center Master Plan. Sherrie Pace replied that she would have to review the Plan and could provide this information at a later time.

Mayor Horrocks mentioned that it was one thing to review parking studies but currently the area seemed to be under parked and this was an opportunity to rectify that problem.

Councilmember Knowlton questioned the feasibility of adding more parking. Brian Carlilse commented that there was the potential to add more parking but they would prefer not to based on the cost.

Councilmember Van Langeveld spoke on the entire project including retail and housing with a portion of the housing already built. She questioned whether they had provided the retail they originally committed to and how this could create a retail/downtown center. She also asked about the sequence of development and if the housing would be completed first and then the retail. Jesse Curtis responded that they would complete the project in one phase. He said that this project had more retail than the existing Development Agreement, as the previously proposed buildings were mostly office space.

Councilmember Van Langeveld said another priority was middle housing with larger units and not smaller one bedroom units. Her priorities for this area were middle housing with larger units, retaining retail, increased greenspace, and being well parked.

Councilmember Baskin questioned if the retail would be built to facilitate restaurant usage. Jesse Curtis said they anticipated at least one section of the retail space would be created for restaurant use.

Mayor Horrocks asked about charging the residents for the use of the covered parking. Jesse Curtis replied that this was a potential. He elaborated that charging \$70.00 per stall was still a loss when the overall cost was \$30,000 per stall.

Councilmember Gordon expressed her concern with charging \$70.00 per month for low income units.

Councilmember Knowlton commented that the cost for parking could just be incorporated into the total cost. He said it was better to have less parking and the rent would reflect the amount of parking.

Councilmember Baskin suggested that the cost of parking and other items be reflected in the rental contracts.

Commission Chair Larson mentioned street parking issues in projects, particularly Eaglewood Lofts, where there was paid parking. Ken Leetham said that staff would not support another project that had paid parking unless it was required that the resident pay for a parking stall as part of their lease.

Councilmember Gordon spoke on the 80% AMI units plus additional fees that would make it unaffordable.

Councilmember Knowlton commented on the aspects of the proposal that he did not have an issue with including the architecture, scale, slope adaption, and landscaping. He spoke on the

priorities including affordability, parking, and walkability with less of an emphasis on parking as it was close to transportation options.

Commissioner Jorgensen mentioned the public hearings on the project and the complaints from residents related to parking. He said that under parking this project would make the existing issues, especially on Orchard Drive, worse.

Jesse Curtis commented that driving on 130 East now was difficult and said 1.39 stalls per bedroom was higher than similar developments. He said the issue may be more related to the townhome owners using their garages for vehicles and not storage.

Councilmember Gordon commented that it was not up to this development to solve the previous problems.

Commissioner Stone spoke on the parking ratio and the junior size apartments. She asked about the rental cost for the junior apartment. Jesse Curtis replied that the data showed 1.21 people/car per studio/junior apartment in the Salt Lake Valley. He said the rents were anticipated at \$1,250 and \$1,350 per month.

Councilmember Baskin appreciated the efforts made by the developer to make this project work. She said one option could be deed restrictions with regard to affordable housing. She asked the developer if they would agree to a deed restriction that ensured the units would remain affordable for 50 years, give or take. Brian Carlisle commented that affordable housing usually provided incentives which they were not requesting for this project. He said they would be willing to deed restrict some of the units. Mr. Carlisle clarified that these units were naturally affordable due to the size.

Councilmember Baskin mentioned that per information from the Utah League of Cities and Towns Conference there were places in Salt Lake where units were grossly over rented with up to 12 individuals per bedroom. Jesse Curtis said that unit occupancy in this project could be addressed as part of the leasing agreement. He spoke on the deed restriction and said as long as it was worded and aligned with the HUD 80% AMI table that factored in inflation over time that they would be willing to look at this.

Commissioner Stone asked about redevelopment in this area and accommodating more space for parking, traffic flow with the school, and improving infrastructure on 130 East Street. Sherrie Pace commented that there was no room to widen the roadway. She said the street was designed to discourage through traffic. She stated that she believed that the biggest issue was the pick up for kids from the elementary school and parents parking on 130 East while waiting for school to let out. She noted that the question is whether the street parking should be changed to address an issue that occurs during that short period of time.

Mayor Horrocks summarized that good progress had been made. He spoke on past mistakes including parking and that it would be nice if parking for this project was done right. Jesse Curtis said ideally what they wanted for this project would not happen and spoke on the prior favorable vote for 102 units with less parking than this project. He said this project was where they needed it to be cost-wise and hoped to get it approved soon.

Councilmember Knowlton said he trusted the Planning Commission to vet the project. He mentioned it was important that the retail remained retail and that the retail be built at the same time as the residential. Jesse Curtis said they were agreeable to both of these recommendations.

Ken Leetham commented that the City's Safety Committee had discussed parking on 130 East and the idea of restricting parking on one or both sides of the street. He said there were concerns that limiting parking on the street would cause increased speeding and traffic on the street if drivers used it to cut through neighborhoods and that may actually decrease pedestrian safety in the area. Sherrie Pace mentioned that due to the construction on Center Street and also on Hwy 89 which restricts left hand turns onto Eagleridge Drive, 130 East was likely seeing an increase in traffic because of the detour. She noted the Committee felt that they should review the situation when regular traffic conditions return.

Commissioner Jorgensen suggested working with Davis School District on the safety issues including jaywalking. Ken Leetham replied that staff would review this.

Commission Chair Larson expressed her opinion that any future public hearings on this development would result in the same comments from residents including that the density was still too high unless there was something in place such as deed restrictions, guaranteed retail, parking, etc.

Councilmember Van Langeveld commented that if the public remained unsupportive, her vote would be affected. She encouraged the developer to consider what was said at the public hearings.

2. ADJOURN

Mayor Horrocks adjourned the meeting at 7:12 p.m.

The foregoing was approved by the City Council of the City of North Salt Lake on Tuesday October 3, 2023 by unanimous vote of all members present.



Brian J. Horrocks, Mayor



Wendy Page, City Recorder

