



**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  
April 25, 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 proposed plat amendment vacating a public utility easement, amending a building envelope, and combining Lots 1317 and 1318 of the Eaglewood Cove Phase 13 Subdivision at 1363 East Wood Oaks Loop, Eric Beard, Beard Construction, applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
  - a. 3/28/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:  
Time: April 25, 2023, 06:30 PM Mountain Time (US and Canada)*

*Join Zoom Meeting: <https://bit.ly/40KttkP>*

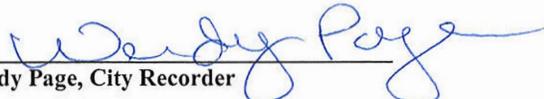
*Meeting ID: 837 1337 5463*

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 the foregoing notice was posted on the Utah Public Notice website, City's website, and at City Hall on April 20, 2023.**

Dated this 14 day of April, 2023

  
Wendy Page, City Recorder





## CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
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### MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** April 25, 2023  
**SUBJECT:** Plat amendment to Lots 1317 & 1318 of the Eaglewood Cove Subdivision, Phase 13 located at 1363 East Wood Oaks 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 1317 & 1318, located at 1363 East Wood Oaks Loop with the following condition:

1. Correction of engineering and planner redlines.

#### **BACKGROUND**

The buyer of lots 1317 and 1318 desires to combine the lots into one single building lot. Lot 1318 is platted as a flag lot and 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 and additionally preserves the existing scrub oak on the hillside. A review of the geotechnical study, the new building envelope, and the proposed site plan and final grading plan for the home have been completed by the City Engineer and City Geotechnical consultant and have been found to be in accordance with the approved study.

The amended lot 1317A 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 outline numbering of the plat notes. The City Engineer will verify the minor engineering corrections related to the legal description prior to recordation.

#### **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 1317 and 1318 and vacating a public utility easement on the property located at 1363 East Wood Oaks Loop with the following condition:

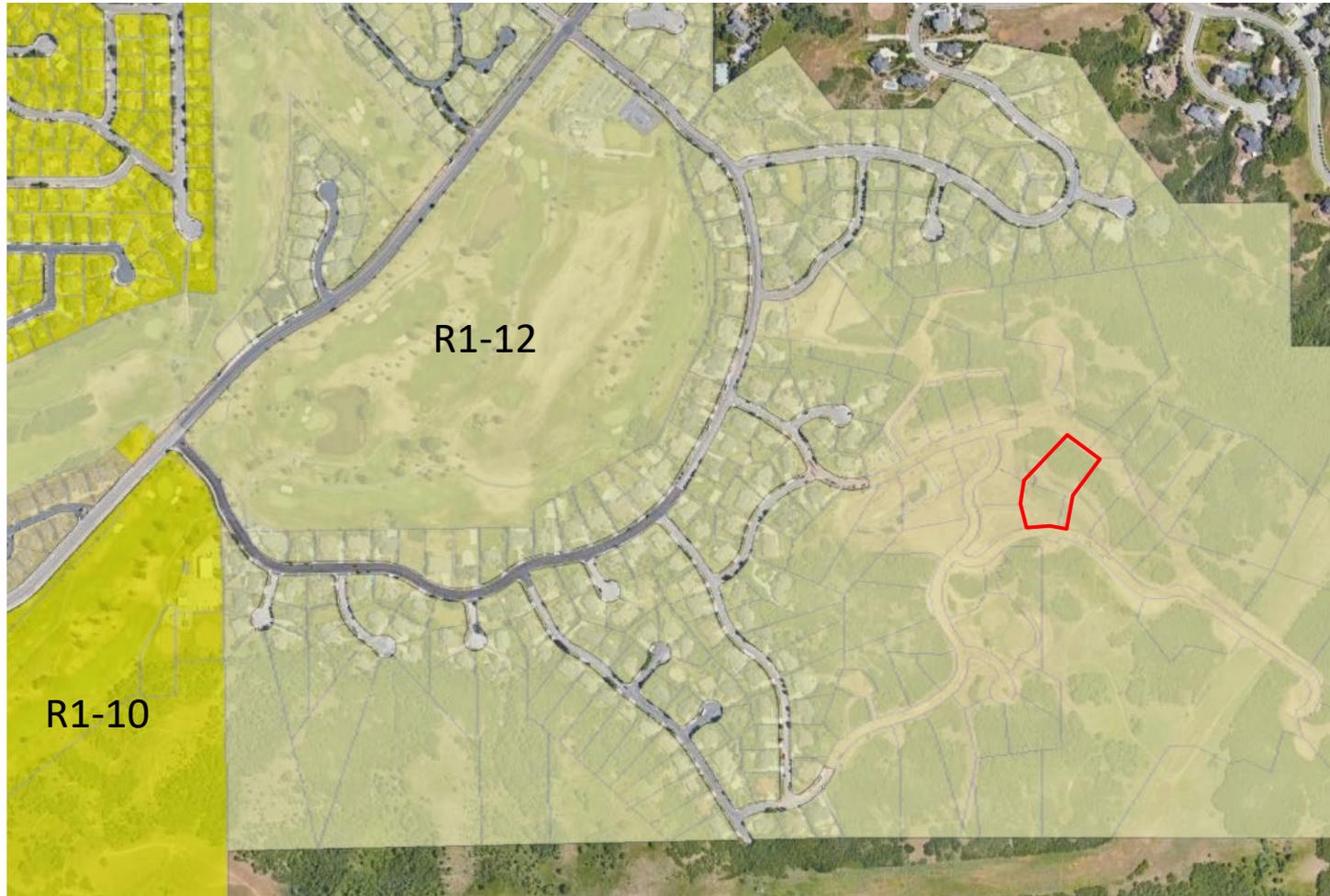
1. Correction of engineering and planner redlines.

#### **Attachments:**

- 1) Aerial/Zoning Map,
- 2) Amended Plat
- 3) Slope Analysis



Amended Plat  
Eaglewood Cove Ph. 13  
Aerial/Zoning

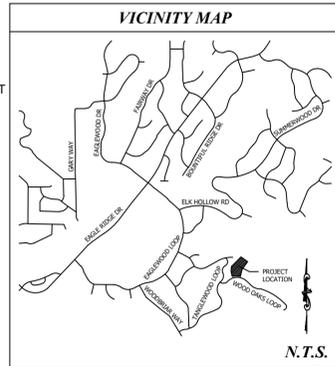
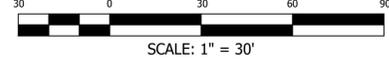
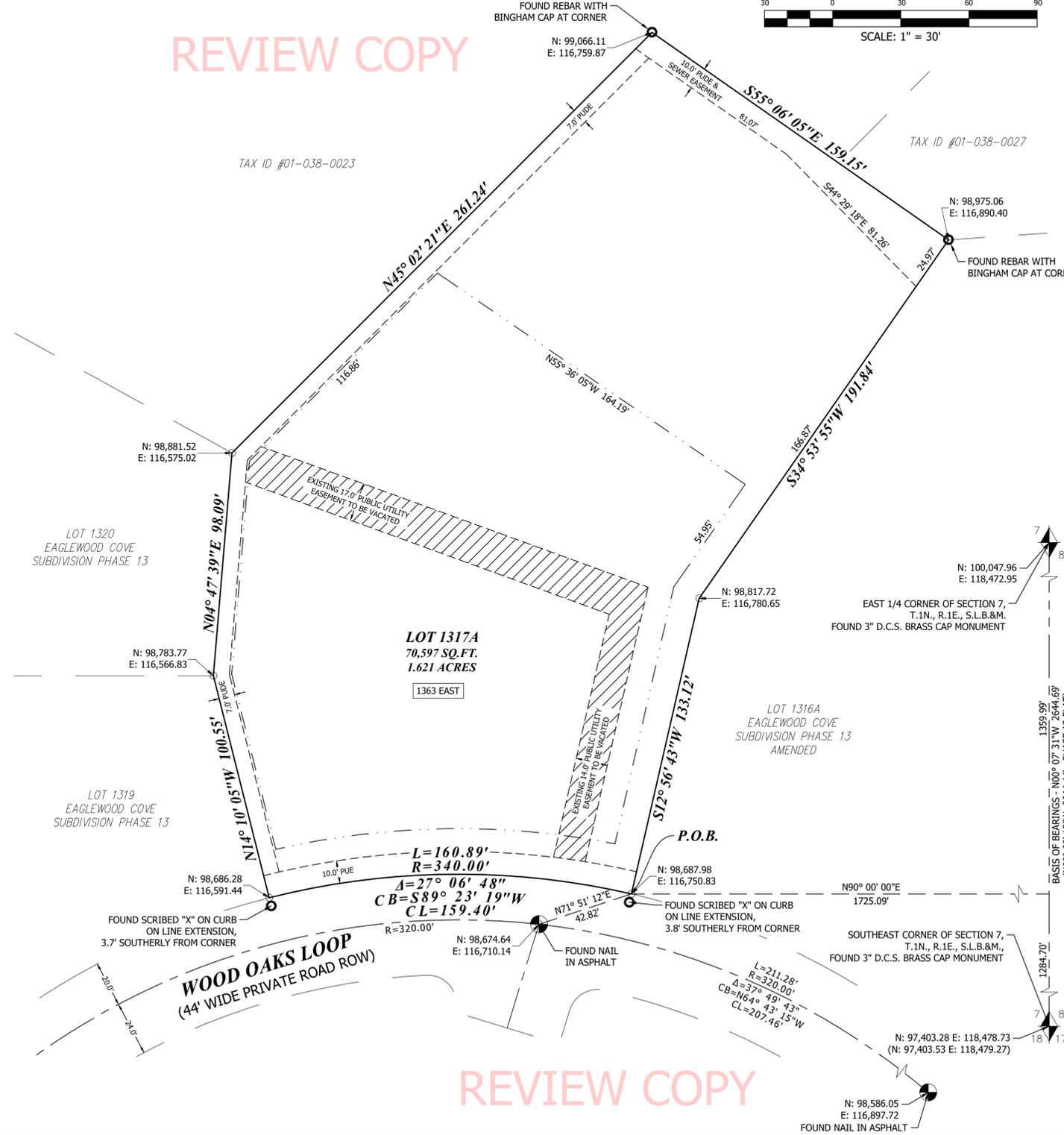


**NOTES**

- ALL FRONT AND REAR PUBLIC UTILITY EASEMENTS SHOWN HEREON ARE 10.00 FEET WIDE UNLESS OTHERWISE NOTED. ALL SIDE PUBLIC UTILITY EASEMENTS ARE 7 FEET UNLESS OTHERWISE NOTED. PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.
- THE PLAT COORDINATES SHOWN HEREON ARE BASED ON THE DATUM OF THE DAVIS COUNTY SURVEYOR. RECORD BEARINGS, DISTANCES AND COORDINATE VALUES ARE SHOWN IN BRACKETS [ ]. ALL OTHER DIMENSIONS AND COORDINATE VALUES ARE MEASURED. BEARINGS AND DISTANCES SHOWN IN ( ) ARE EASEMENT DIMENSIONS. BEARINGS AND DISTANCES SHOWN IN < > ARE BUILDABLE AREA DIMENSIONS. ROTATE ALL BEARINGS 00°19'28" CLOCKWISE TO MATCH THE NAD83 UTAH STATE PLANE COORDINATE SYSTEM, NORTH ZONE.
- APPROVAL OF THIS DEVELOPMENT PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITION OR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- ALL LOTS AND PARCELS ARE DEEMED RESTRICTED AND GOVERNED ACCORDING TO NORTH SALT LAKE CITY CODE, TITLE 10, CHAPTER 12, SENSITIVE AREA DISTRICT AND GEOLOGIC HAZARDS, AS AMENDED.
- FIRE SPRINKLING DUE TO THE REQUIRED FIRE FLOW CAPACITY AND THE FIXED CULINARY TANK SIZE FOR THE DEVELOPMENT (325,000 GALLONS), STRUCTURES GREATER THAN 10,000 SQ. FT. SHALL BE REQUIRED TO BE FIRE SPRINKLED.
- BUILDING LOT ENVELOPES:** ALL HOMES AND STRUCTURES SHALL BE CONTAINED WITHIN THE BUILDING ENVELOPES AS SPECIFIED ON THE PLAT. ADJUSTMENTS TO THE BUILDING ENVELOPE UP TO 10% MAY BE APPROVED BY THE COMMUNITY DEVELOPMENT DIRECTOR WITH THE ADVICE OF THE CITY ENGINEER AND A FINDING THAT REQUESTED MODIFICATION IS WARRANTED BY ENVIRONMENTAL FEATURES, SITE CONDITIONS, LOCATION OF EXISTING IMPROVEMENTS, ARCHITECTURE OR SUSTAINABILITY CONSIDERATION, RETENTION OF NATIVE VEGETATION AND SLOPE, OR WHERE THE SUBMISSION OF A TOPOGRAPHICAL SURVEY JUSTIFIES THE ADJUSTMENT OF THE BUILDING ENVELOPE TO INCLUDE ADJACENT AREAS LESS THAN 30% SLOPE AND EXCLUDE AREAS EQUAL TO OR IN EXCESS OF 30% SLOPE. LOT GRADING OUTSIDE OF THE DESIGNATED BUILDING ENVELOPES SHALL NOT BE ALLOWED TO MODIFY THE NATURAL GRADE FOR THE PURPOSES OF MEETING THIS REQUIREMENT.
- BUILDING CONSTRUCTION:** APPLICATION FOR CONSTRUCTION OF ANY STRUCTURE SHALL BE ACCOMPANIED BY:
  - ENGINEERED BUILDING PLANS, WHERE REQUIRED BY BUILDING CODE, DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED THEREIN;
  - A SITE PLAN CONTAINING:
    - LOT LINES & BUILDING ENVELOPE;
    - SETBACKS;
    - EXISTING AND PROPOSED STRUCTURES;
    - EXISTING GRADE OF THE AREA TO BE DISTURBED AND PROPOSED FINAL GRADING.
    - ALL AREAS WITH SLOPES IN EXCESS OF THIRTY PERCENT (30%); AND
    - DRIVEWAY LOCATION, DIMENSIONS AND SLOPE, NO DRIVEWAY SHALL EXCEED 10% GRADE.
  - A LANDSCAPE PLAN DEMONSTRATING COMPLIANCE WITH NORTH SALT LAKE CITY CODE, TITLE 10, CHAPTER 22 WATER EFFICIENT LANDSCAPE STANDARDS.
- CRITICAL SLOPE EASEMENT**
  - CRITICAL SLOPE EASEMENT AREA DEFINED:**
    - BUILDING LOTS:** THE CRITICAL SLOPE EASEMENT SHALL APPLY TO ALL THOSE PORTIONS OF EACH BUILDING LOT WHERE THE SLOPE IS GREATER THAN THIRTY PERCENT (30%) AND ALL AREAS OUTSIDE THE DESIGNATED BUILDING ENVELOPE. IF THE BUILDING ENVELOPE IS MODIFIED AS PROVIDED IN NOTE 13.12 ABOVE, THE CRITICAL SLOPE EASEMENT SHALL NO LONGER APPLY TO THAT AREA.
    - HILLSIDE PARCELS:** THE CRITICAL SLOPE EASEMENT SHALL APPLY TO ALL PORTIONS OF EACH HILLSIDE PARCEL.
    - EXCEPTION:** THE HEREIN DESIGNATED CRITICAL SLOPE EASEMENT AREA MAY BE REDUCED BY THE CITY ENGINEER UPON SUBMITTAL OF A TOPOGRAPHICAL SURVEY DEMONSTRATING THOSE AREAS UPON WHICH THE SLOPE IS LESS THAN THIRTY PERCENT (30%). CRITICAL SLOPE EASEMENT AREA MAY NOT BE REDUCED ON AREAS WHICH INCLUDE A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, OR SEWER EASEMENT WITHOUT A PLAT AMENDMENT AND VACATION OF SAID EASEMENT.
  - UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS:** UTILITY EASEMENTS WITHIN THE CRITICAL SLOPE EASEMENT AREAS ARE LIMITED TO THOSE DESIGNATED ON THE PLAT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ANY UTILITY SERVICES AND UTILITY LINES WHICH SERVE THE SUBDIVISION.
  - RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS USE AND OCCUPANCY OF ALL CRITICAL SLOPE EASEMENT AREAS IS LIMITED TO THOSE USES EXPRESSLY IDENTIFIED HEREIN AND ARE TO BE USED EXCLUSIVELY BY THE RESPECTIVE OWNERS OF THE LOT OR HILLSIDE PARCEL AND THEIR GUESTS AND INVITEES IN ACCORDANCE WITH THESE RESTRICTIONS:**
    - SUCH USE WILL BE RESTRICTED TO FOOT TRAFFIC ONLY AND INCIDENTAL PERSONAL OHV (OFF HIGHWAY VEHICLE) USE ONLY. THE USE OF OHVS SHALL BE LIMITED TO PURPOSES OF TRAVERSING THE PROPERTY AND NOT FOR RACING, HILL CLIMBING, MOTORCROSS OR OTHER SUCH ACTIVITIES THAT MAY UNDULY DISTURB VEGETATION AND CAUSE EROSION.
    - NO PAVING, OUTBUILDING, SHED OR TEMPORARY BUILDING OF ANY KIND SHALL BE ERRECTED, CONSTRUCTED, PERMITTED OR MAINTAINED ON, UNDER, OR WITHIN THE CRITICAL SLOPE EASEMENT AREAS.
    - EXCEPT AS PROVIDED HEREIN, THE LOT OR HILLSIDE PARCEL UPON WHICH ANY OF THE CRITICAL SLOPE EASEMENT AREAS ARE LOCATED SHALL NOT BE EXCAVATED, GRADED, FILLED, LITTERED, DUMPED OR VEGETATION DISTURBED (EXCEPT AS IS REASONABLY NECESSARY WHEN PLANTING ADDITIONAL PLANTS, SHRUBS, OR TREES) NOR BE USED TO STORE MATERIALS UPON, OVER, OR ACROSS THE CRITICAL SLOPE EASEMENT AREA.
    - SOILS EXCAVATED AS PART OF THE CONSTRUCTION OF APPROVED STRUCTURES SHALL NOT BE DEPOSITED NOR STORED WITHIN THE CRITICAL SLOPE EASEMENT AREA. SOILS MAY BE TEMPORARILY STORED WITHIN THE BUILDING ENVELOPE FOR THE PURPOSES OF BACKFILLING THE FOUNDATION AND THE REMAINING SOIL SHALL BE REMOVED FROM THE SITE.
    - ADDITIONAL PLANTS, SHRUBS, AND TREES MAY BE PLANTED UPON THE CRITICAL SLOPE EASEMENT AREAS INCLUDING LIMITED EXCAVATION AND IRRIGATION THAT IS REASONABLY NECESSARY TO PLANT ANY SUCH PLANTS, SHRUBS, AND TREES. EXCAVATION AND DISTURBANCE WILL BE LIMITED TO HAND DIGGING AND THE USE OF A SMALL TRENCHER FOR IRRIGATION PURPOSES. NATIVE VEGETATION SHALL NOT BE DISTURBED ON SLOPES GREATER THAN 30% EXCEPT AS ALLOWED IN THIS SECTION.
    - PRIVATE RECREATIONAL USES. CRITICAL SLOPE EASEMENT AREAS MAY BE PERMITTED BY LAND USE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT FOR THE PURPOSES OF PRIVATE RECREATIONAL (NON-COMMERCIAL) USE ONLY.
- DEVELOPER THE FOREGOING NOTWITHSTANDING, SAID RESTRICTIONS UPON EXCAVATION, GRADING, AND FILLING SHALL NOT APPLY TO GRADING AND FILLING PERFORMED BY THE DEVELOPER IN ACCORDANCE WITH AN APPROVED DEVELOPMENT GRADING PLAN.
- MAINTENANCE THE RESPECTIVE OWNERS OF THE LOTS UPON WHICH ANY PORTION OF THE CRITICAL SLOPE EASEMENT AREAS MAY BE LOCATED SHALL BE RESPONSIBLE FOR MAINTAINING THAT PORTION OF THE CRITICAL SLOPE EASEMENT AREAS WHICH IS LOCATED ON THEIR RESPECTIVE LOTS.
- EASEMENTS DEEMED CREATED ANY AND ALL CONVEYANCES OF ANY LOT SHALL BE CONSTRUED TO GRANT AND RESERVE SUCH CRITICAL SLOPE EASEMENT AREA AS PROVIDED HEREIN EVEN THOUGH NO SPECIFIC REFERENCE TO SUCH EASEMENTS APPEARS IN ANY SUCH CONVEYANCE.
- GEOTECH:** IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 FOR ALL LOTS, IT SHALL BE A REQUIREMENT TO SUBMIT WITH A BUILDING PERMIT APPLICATION OR LAND USE APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND AN ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED. THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL & GEOLOGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15", PREPARED BY INTERMOUNTAIN GEOTECHNICAL SERVICES INC. (IGS) DATED JUNE 30, 2020 AND UPDATED MARCH 31, 2021. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE H SPECIAL RECOMMENDATIONS BY LOT.
- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 00°11'47" EAST (D.C.S.) CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.
- THE RECORD OF SURVEY FOR THE HEREON PLATTED LAND WAS PERFORMED BY BINGHAM ENGINEERING AND RECORDED AS SURVEY NO. 8199 IN THE DAVIS COUNTY SURVEYOR'S OFFICE. THE BASIS OF BEARING FOR THIS PLAT DOES NOT MATCH THE BASIS OF BEARING FOR THE ORIGINAL PLAT OR RECORD OF SURVEY BECAUSE THE FOUND MONUMENTS, AS SHOWN, DO NOT MATCH THE ORIGINAL BASIS OF BEARING.

**EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO.2**  
 COMBINING LOTS 1317 AND 1318 OF EAGLEWOOD COVE SUBDIVISION PHASE 13 AND VACATING CERTAIN PUBLIC UTILITY EASEMENTS  
 LOCATED IN THE SE 1/4 OF SECTION 7, T.1N., R.1E., S.L.B.&M.  
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH  
 APRIL 2023

REVIEW COPY



PREPARED FOR:  
 Name: ERIC BEARD CONSTRUCTION  
 Phone #: 801-641-1404  
 Address: 955 NORTH 400 WEST, NORTH SALT LAKE, UT 84054  
 Email: ERIC@BEARDCONSTRUCTION.COM

**SURVEYOR'S CERTIFICATE**

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 7098776 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS HEREAFTER TO BE KNOWN AS EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO.2.

**REVIEW COPY**

STEPHEN M. BURT, P.L.S. UT #7098776

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF WOOD OAKS LOOP, SAID POINT IS A SOUTHEAST CORNER OF LOT 1317, EAGLEWOOD COVE SUBDIVISION PHASE 13, SAID POINT IS SOUTH 0°07'31" EAST 1359.99 FEET ALONG THE SECTION LINE, AND SOUTH 90°00'00" WEST 1725.09 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WESTERLY 160.89 FEET ALONG A 340.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°06'48" (CHORD BEARING SOUTH 89°23'19" WEST 159.40 FEET); THENCE NORTH 14°10'05" WEST 100.55 FEET; THENCE NORTH 04°47'39" EAST 98.09; THENCE NORTH 45°02'21" EAST 261.24 FEET; THENCE SOUTH 55°06'05" EAST 159.15 FEET; THENCE SOUTH 34°53'55" WEST 191.84 FEET; THENCE SOUTH 12°56'43" WEST 133.12 FEET TO THE NORTH RIGHT OF WAY OF WOOD OAKS LOOP AND TO THE POINT OF BEGINNING.

CONTAINING 1.621 ACRES.

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO A LOT, HEREAFTER TO BE KNOWN AS EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO.2, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: XXXXXXXXX, MANAGER  
 EWC 13 DEVELOPMENT, LLC

**L.L.C. ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF EWC 13 DEVELOPMENT, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

LEGEND	
PROPERTY LINE	_____
ADJACENT PROPERTY	_____
SECTION LINE	_____
MONUMENT LINE	_____
TIE TO MONUMENT	_____
EASEMENT LINE	_____
BUILDING ENVELOPE LINE	_____
RECORD CALLS ( )	
SET 5/8" REBAR WITH ENTELLUS CAP AT CORNER (UNLESS OTHERWISE NOTED)	●
FOUND PROPERTY MARKER (AS NOTED)	○

1470 South 600 West  
 Woods Cross, UT 84010  
 Phone 801.298.2236  
 www.Entellus.com

PROJ# 1006024  
 03/16/2023 DEW  
 03/28/2023 SMB  
 04/17/2023 SMB

**NORTH SALT LAKE CITY COUNCIL**

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS PROJECT WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: \_\_\_\_\_  
 MAYOR: \_\_\_\_\_

**NORTH SALT LAKE CITY ENGINEER**

RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 NORTH SALT LAKE CITY ENGINEER

**NORTH SALT LAKE CITY ATTORNEY**

RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 NORTH SALT LAKE CITY ATTORNEY

**NORTH SALT LAKE CITY PLANNING COMMISSION**

RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
 CHAIR

**DAVIS COUNTY RECORDER**

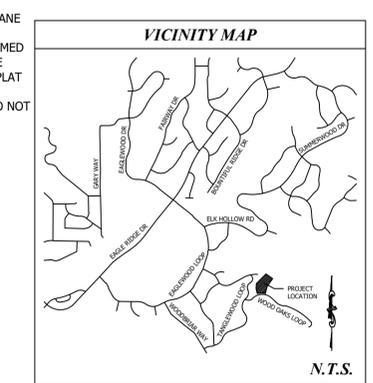
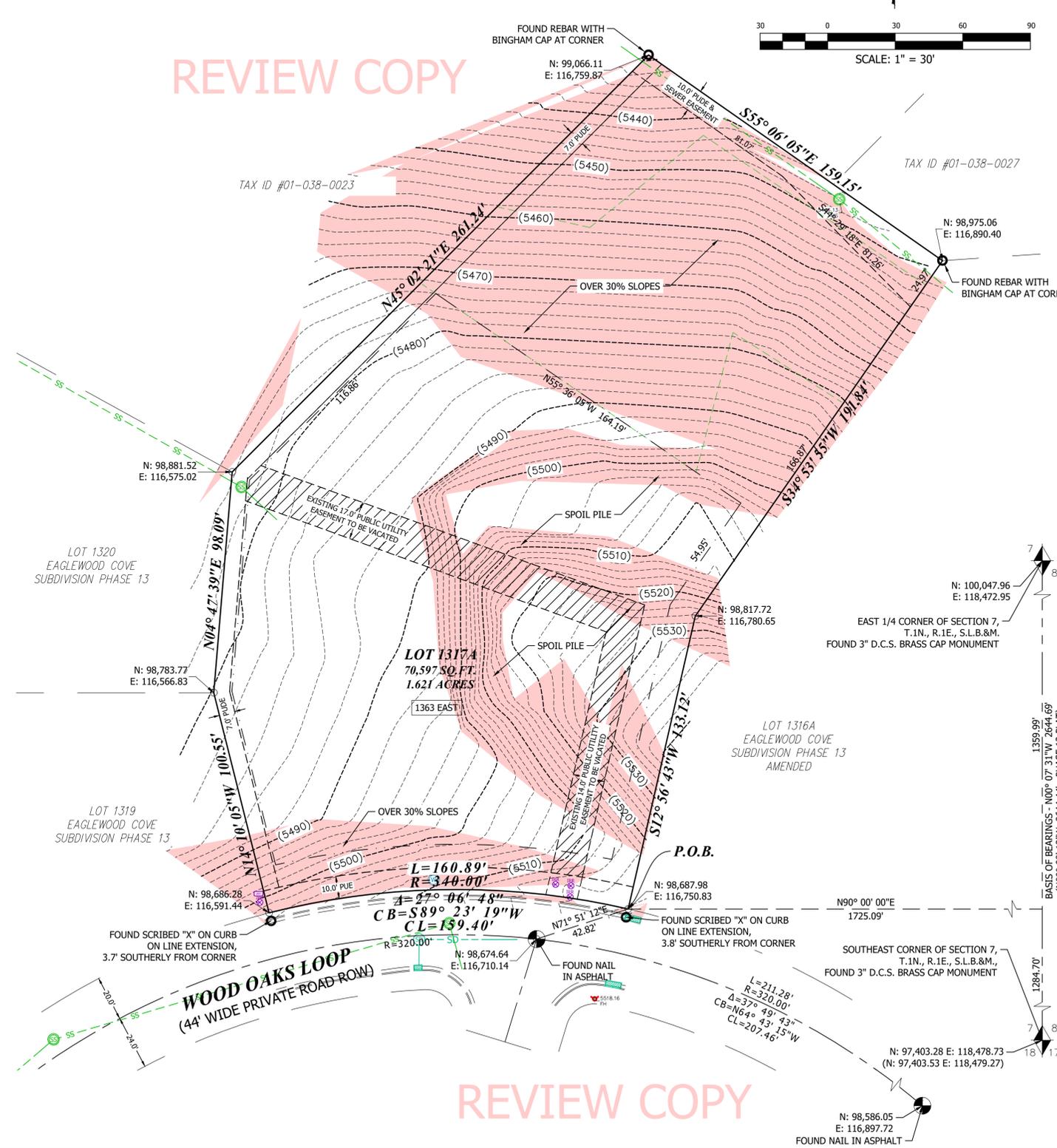
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 COUNTY RECORDER \_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

**NOTES**

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    - EXCEPTION:** THE HEREIN DESIGNATED CRITICAL SLOPE EASEMENT AREA MAY BE REDUCED BY THE CITY ENGINEER UPON SUBMITTAL OF A TOPOGRAPHICAL SURVEY DEMONSTRATING THOSE AREAS UPON WHICH THE SLOPE IS LESS THAN THIRTY PERCENT (30%). CRITICAL SLOPE EASEMENT AREA MAY NOT BE REDUCED ON AREAS WHICH INCLUDE A PUBLIC UTILITY EASEMENT, DRAINAGE EASEMENT, OR SEWER EASEMENT WITHOUT A PLAT AMENDMENT AND VACATION OF SAID EASEMENT.
  - UTILITY EASEMENTS IN CRITICAL SLOPE EASEMENT AREAS.** UTILITY EASEMENTS WITHIN THE CRITICAL SLOPE EASEMENT AREAS ARE LIMITED TO THOSE DESIGNATED ON THE PLAT FOR THE INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ANY UTILITY SERVICES AND UTILITY LINES WHICH SERVE THE SUBDIVISION.
  - RESTRICTIONS ON USE OF CRITICAL SLOPE EASEMENT AREAS USE AND OCCUPANCY OF ALL CRITICAL SLOPE EASEMENT AREAS IS LIMITED TO THOSE USES EXPRESSLY IDENTIFIED HEREIN AND ARE TO BE USED EXCLUSIVELY BY THE RESPECTIVE OWNERS OF THE LOT OR HILLSIDE PARCEL AND THEIR GUESTS AND INVITEES IN ACCORDANCE WITH THESE RESTRICTIONS:**
    - SUCH USES WILL BE RESTRICTED TO FOOT TRAFFIC ONLY AND INCIDENTAL PERSONAL OHV (OFF HIGHWAY VEHICLE) USE ONLY. THE USE OF OHVS SHALL BE LIMITED TO PURPOSES OF TRAVERSING THE PROPERTY AND NOT FOR RACING, HILL CLIMBING, MOTORCROSS OR OTHER SUCH ACTIVITIES THAT MAY UNDULY DISTURB VEGETATION AND CAUSE EROSION.
    - NO PAVING, OUTBUILDING, SHED OR TEMPORARY BUILDING OF ANY KIND SHALL BE ERRECTED, CONSTRUCTED, PERMITTED OR MAINTAINED ON, UNDER, OR WITHIN THE CRITICAL SLOPE EASEMENT AREAS.
    - EXCEPT AS PROVIDED HEREIN, THE LOT OR HILLSIDE PARCEL UPON WHICH ANY OF THE CRITICAL SLOPE EASEMENT AREAS ARE LOCATED SHALL NOT BE EXCAVATED, GRADED, FILLED, LITTERED UPON, DUMPED OR VEGETATION DISTURBED (EXCEPT AS IS REASONABLY NECESSARY WHEN PLANTING ADDITIONAL PLANTS, SHRUBS, OR TREES) NOR BE USED TO STORE MATERIALS UPON, OVER, OR ACROSS THE CRITICAL SLOPE EASEMENT AREA.
    - SOILS EXCAVATED AS PART OF THE CONSTRUCTION OF APPROVED STRUCTURES SHALL NOT BE DEPOSITED NOR STORED WITHIN THE CRITICAL SLOPE EASEMENT AREA. SOILS MAY BE TEMPORARILY STORED WITHIN THE BUILDING ENVELOPE FOR THE PURPOSES OF BACKFILLING THE FOUNDATION AND THE REMAINING SOIL SHALL BE REMOVED FROM THE SITE.
    - ADDITIONAL PLANTS, SHRUBS, AND TREES MAY BE PLANTED UPON THE CRITICAL SLOPE EASEMENT AREAS INCLUDING LIMITED EXCAVATION AND IRRIGATION THAT IS REASONABLY NECESSARY TO PLANT ANY SUCH PLANTS, SHRUBS, AND TREES. EXCAVATION AND DISTURBANCE WILL BE LIMITED TO HAND DIGGING AND THE USE OF A SMALL TRENCHER FOR IRRIGATION PURPOSES. NATIVE VEGETATION SHALL NOT BE DISTURBED ON SLOPES GREATER THAN 30% EXCEPT AS ALLOWED IN THIS SECTION.
    - PRIVATE RECREATIONAL USES. CRITICAL SLOPE EASEMENT AREAS MAY BE PERMITTED BY LAND USE PERMIT FROM THE COMMUNITY DEVELOPMENT DEPARTMENT FOR THE PURPOSES OF PRIVATE RECREATIONAL (NON-COMMERCIAL) USE ONLY.
- DEVELOPER THE FOREGOING NOTWITHSTANDING, SAID RESTRICTIONS UPON EXCAVATION, GRADING, AND FILLING SHALL NOT APPLY TO GRADING AND FILLING PERFORMED BY THE DEVELOPER IN ACCORDANCE WITH AN APPROVED DEVELOPMENT GRADING PLAN.
- MAINTENANCE THE RESPECTIVE OWNERS OF THE LOTS UPON WHICH ANY PORTION OF THE CRITICAL SLOPE EASEMENT AREAS MAY BE LOCATED SHALL BE RESPONSIBLE FOR MAINTAINING THAT PORTION OF THE CRITICAL SLOPE EASEMENT AREAS WHICH IS LOCATED ON THEIR RESPECTIVE LOTS.
- EASEMENTS DEEMED CREATED ANY AND ALL CONVEYANCES OF ANY LOT SHALL BE CONSTRUED TO GRANT AND RESERVE SUCH CRITICAL SLOPE EASEMENT AREA AS PROVIDED HEREIN EVEN THOUGH NO SPECIFIC REFERENCE TO SUCH EASEMENTS APPEARS IN ANY SUCH CONVEYANCE.
- GEOTECH:** IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 FOR ALL LOTS, IT SHALL BE A REQUIREMENT TO SUBMIT WITH A BUILDING PERMIT APPLICATION OR LAND USE APPLICATION: A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE (IBC) AND AN ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED. THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL & GEOLOGIC HAZARD INVESTIGATION REPORT: EAGLEWOOD COVE RESIDENTIAL DEVELOPMENT, PHASES 13-15", PREPARED BY INTERMOUNTAIN GEOTECHNICAL SERVICES INC. (IGS) DATED JUNE 30, 2020 AND UPDATED MARCH 31, 2021. THE REPORT MUST ADDRESS SECTION 7.0 GEOLOGIC CONCLUSIONS AND RECOMMENDATIONS, SECTION 8.0 ENGINEERING CONCLUSIONS AND RECOMMENDATIONS, AND TABLE H SPECIAL RECOMMENDATIONS BY LOT.
- THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS NORTH 00°11'47" EAST (D.C.S.) CALCULATED USING NAD 1983 STATE PLANE COORDINATES IN THE UTAH NORTH ZONE.
- THE RECORD OF SURVEY FOR THE HEREON PLATTED LAND WAS PERFORMED BY BINGHAM ENGINEERING AND RECORDED AS SURVEY NO. 8199 IN THE DAVIS COUNTY SURVEYOR'S OFFICE. THE BASIS OF BEARING FOR THIS PLAT DOES NOT MATCH THE BASIS OF BEARING FOR THE ORIGINAL PLAT OR RECORD OF SURVEY BECAUSE THE FOUND MONUMENTS, AS SHOWN, DO NOT MATCH THE ORIGINAL BASIS OF BEARING.

**EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO.2**

COMBINING LOTS 1317 AND 1318 OF EAGLEWOOD COVE SUBDIVISION PHASE 13 AND VACATING CERTAIN PUBLIC UTILITY EASEMENTS  
 LOCATED IN THE SE 1/4 OF SECTION 7, T.1N., R.1E., S.L.B.&M.  
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH  
 APRIL 2023



PREPARED FOR:  
 Name: ERIC BEARD CONSTRUCTION  
 Phone #: 801-641-1404  
 Address: 955 NORTH 400 WEST, NORTH SALT LAKE, UT 84054  
 Email: ERIC@BEARDCONSTRUCTION.COM

**NORTH SALT LAKE CITY COUNCIL**  
 PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT WHICH TIME THIS  
 PROJECT WAS APPROVED AND ACCEPTED.  
 CITY RECORDER ATTEST: \_\_\_\_\_  
 MAYOR: \_\_\_\_\_

**NORTH SALT LAKE CITY ENGINEER**  
 RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 NORTH SALT LAKE CITY ENGINEER

**NORTH SALT LAKE CITY ATTORNEY**  
 RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 NORTH SALT LAKE CITY ATTORNEY

**NORTH SALT LAKE CITY PLANNING COMMISSION**  
 RECOMMENDED FOR APPROVAL ON THIS \_\_\_\_\_ DAY OF  
 \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_  
 CHAIR

**DAVIS COUNTY RECORDER**  
 ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
 FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 20\_\_\_\_, AT \_\_\_\_\_ IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
 COUNTY RECORDER \_\_\_\_\_  
 BY: \_\_\_\_\_ DEPUTY

**SURVEYOR'S CERTIFICATE**

I, STEPHEN M. BURT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 7098776 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON, IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HEREWITH SHALL BE SUBDIVIDED INTO LOTS HEREAFTER TO BE KNOWN AS EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO.2.

**REVIEW COPY**

STEPHEN M. BURT, P.L.S. UT #7098776

**BOUNDARY DESCRIPTION**

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF WOOD OAKS LOOP, SAID POINT IS A SOUTHEAST CORNER OF LOT 1317, EAGLEWOOD COVE SUBDIVISION PHASE 13, SAID POINT IS SOUTH 0°07'31" EAST 1359.99 FEET ALONG THE SECTION LINE, AND SOUTH 90°00'00" WEST 1725.09 FEET FROM THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE WESTERLY 160.89 FEET ALONG A 340.00-FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 27°06'48" (CHORD BEARING SOUTH 89°23'19" WEST 159.40 FEET); THENCE NORTH 14°10'05" WEST 100.55 FEET; THENCE NORTH 04°47'39" EAST 98.09; THENCE NORTH 45°02'21" EAST 261.24 FEET; THENCE SOUTH 55°06'05" EAST 159.15 FEET; THENCE SOUTH 34°53'55" WEST 191.84 FEET; THENCE SOUTH 12°56'43" WEST 133.12 FEET TO THE NORTH RIGHT OF WAY OF WOOD OAKS LOOP AND TO THE POINT OF BEGINNING.

CONTAINING 1.621 ACRES.

**OWNER'S DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO A LOT, HEREAFTER TO BE KNOWN AS EAGLEWOOD COVE SUBDIVISION PHASE 13 AMENDMENT NO.2, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND AND EASEMENTS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER ENCUMBRANCES.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: XXXXXXXXX, MANAGER  
 EWC 13 DEVELOPMENT, LLC

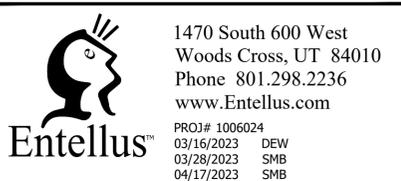
**L.L.C. ACKNOWLEDGMENT**

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MANAGER OF EWC 13 DEVELOPMENT, LLC, AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID L.L.C. BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID L.L.C. EXECUTED THE SAME.

NOTARY PUBLIC: \_\_\_\_\_  
 RESIDENCE: \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**LEGEND**

- PROPERTY LINE \_\_\_\_\_
- ADJACENT PROPERTY \_\_\_\_\_
- SECTION LINE \_\_\_\_\_
- MONUMENT LINE \_\_\_\_\_
- TIE TO MONUMENT \_\_\_\_\_
- EASEMENT LINE \_\_\_\_\_
- BUILDING ENVELOPE LINE \_\_\_\_\_
- RECORD CALLS ( )
- SET 5/8" REBAR WITH ENTELLUS CAP AT CORNER (UNLESS OTHERWISE NOTED) ●
- FOUND PROPERTY MARKER (AS NOTED) ○



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 ANCHOR LOCATION: CITY HALL  
4 10 EAST CENTER STREET, NORTH SALT LAKE  
5 MARCH 28, 2023

6  
7 **DRAFT**  
8

9 Commission Vice Chair William Ward called the meeting to order at 6:30 p.m.

10  
11 PRESENT: Commissioner Ryan Holbrook  
12 Commissioner Ron Jorgensen  
13 Commissioner Katherine Maus  
14 Commissioner Irene Stone  
15 Commissioner Brandon Tucker  
16 Commissioner William Ward  
17

18 EXCUSED: Commission Chair BreAnna Larson  
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,  
21 Planner.  
22

23 OTHERS PRESENT: Dee Lalliss, resident; Rachel Butterfield, Janet Welsh, Health & Wellness  
24 Committee; Via Zoom: Mike Robinson.  
25

26 1. PUBLIC COMMENTS  
27

28 There were no public comments.  
29

30 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A TOTAL  
31 COMBINED DRIVEWAY WIDTH OF 40 FEET AT 14 EAST 250 NORTH, MIKE  
32 ROBINSON, APPLICANT  
33

34 Mackenzie Johnson reported on the conditional use permit application for a total combined  
35 driveway width of 40 feet at 14 East 250 North. The property, zoned R1-7, is a corner lot with  
36 frontage on Main Street and 250 North. The existing structure on the lot has two units with one  
37 above the other, a two car carport, and a one car garage. The existing drive approach on 250  
38 North measured 25 feet wide at the back of the sidewalk. The property owner, Mike Robinson,  
39 desired to convert the existing garage and carport into a third dwelling unit but was informed by  
40 the City that only single-family or two-family (duplex) dwelling units were permitted in the R1-7  
41 zone. In response, Mr. Robinson changed his plan from adding a third unit to remodeling the  
42 structure by turning the carport and garage into additional living space for the lower unit of the  
43 duplex. Per the floor plan submitted by the applicant, the plan would be converting the existing

44 kitchen and laundry room in the lower unit into a bedroom, converting the carport into a family  
45 room with a new kitchen, bathroom, mudroom, and laundry room, as well as converting the  
46 garage into three additional bedrooms. These changes would increase the bedroom count in the  
47 lower unit from two to six. The proposed remodel would eliminate the existing required covered  
48 parking which necessitated the addition of two covered spaces elsewhere on the property.

49  
50 Mackenzie Johnson explained that the R1-7 zone permitted single-family and two-family  
51 dwellings (duplex) and prohibited three-family dwellings (triplex). The City did not limit the  
52 number of bedrooms in a dwelling unit but regulated occupancy. City code defined a dwelling  
53 unit as “one or more rooms in a dwelling, apartment complex, hotel or motel, providing  
54 complete, independent living facilities for a single person or family, including permanent  
55 provisions for living, sleeping, eating, cooking and sanitation”. City code defined a family as  
56 “one individual, or two (2) or more persons related by blood, marriage or adoption, living  
57 together in a single dwelling unit and maintaining a common household. A family may include  
58 four (4), but not more than four (4), nonrelated persons living with the residing family. The term  
59 “family” shall not be construed to mean a group of nonrelated individuals, a fraternity, club or  
60 institutional group”. The Development Review Committee (DRC) recommended that the  
61 Commission place a clear condition on the approval that the property may only be used as a  
62 duplex and each unit may only be rented or used by a single family or no more than four  
63 unrelated individuals at any given time, as defined by code.

64  
65 The applicant, Mike Robinson, proposed to meet the required parking onsite by building a new  
66 carport to the east of the existing garage and a new carport south of the existing home. City code  
67 requires a minimum of two parking stalls, one of which must be covered , per unit for a duplex.  
68 Mr. Robinson requested to increase the existing driveway width from 25 feet to 30 feet on 250  
69 North and to create a new 10 foot wide driveway on Main Street to access the new carports.

70  
71 Staff reviewed the proposal and determined it to be in compliance with City code, particularly in  
72 regard to distance from the intersection and property lines. City code 10-6-2 allowed residential  
73 lots with a frontage greater than 100 feet to be permitted up to two access driveways. The  
74 property would be allowed a total maximum driveway width of 30 feet, or as established by a  
75 conditional use permit not to exceed 40 feet. Additionally, code regulated that a driveway be a  
76 minimum of three feet from the nearest side property line, a minimum of 50 feet from an  
77 intersection, and could not be built over an existing water meter.

78  
79 Staff recommended a condition that an engineered site plan be prepared to ensure the accuracy of  
80 the property lines and site improvements prior to the issuance of an excavation permit or  
81 building permit for the accessory structures. There appeared to be a discrepancy or overlap of  
82 property lines in the legal descriptions of this property and the property to the south, likely  
83 attributable to the two legal descriptions beginning from two different monuments. The final  
84 determination on the exact property line location would be a civil matter between the two  
85 property owners which may be resolved by a boundary line agreement or additional survey work.

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The DRC recommended approval of the conditional use permit for a total combined driveway width of 40 feet at 14 East 250 North with the conditions that the property may only be used as duplex and each unit may only be rented or used by a single family or no more than four unrelated individuals at any given time, as defined by code 10-1-47 as well as a requirement for an engineered site plan to be prepared to ensure accuracy of the property lines and location of site improvements prior to the issuance of an excavation permit or building permit for the accessory structures.

Commissioner Jorgensen asked about parking and if spaces would be assigned to each unit. Mike Robinson did not have a plan in place for the management of the parking and asked if the Commission had a recommendation.

Commissioner Jorgensen mentioned that the ground floor unit would have six bedrooms and asked for clarification on the code language “one individual, or two (2) or more persons related by blood, marriage or adoption, living together in a single dwelling unit and maintaining a common household. A family may include four (4), but not more than four (4), nonrelated persons living with the residing family.” He asked if this meant four nonrelated persons in addition to a related family. Sherrie Pace clarified that this meant either four unrelated persons or a related family.

Commissioner Holbrook asked if there was a basement as part of the existing duplex. He said it would be very easy to turn the bottom duplex into a third unit. Sherrie Pace responded that there was a half basement that was part of the bottom unit. She said all of the existing plumbing for the existing kitchen would need to be capped so they could not create a third unit. The existing construction would also need to meet the building code and pass inspection.

Mackenzie Johnson commented that the property owner originally commenced construction on the duplex without obtaining a building permit. The City was notified and the Building Official “red tagged” the building, meaning that construction stopped and could not continue or restart until the proper permits were issued.

Commissioner Jorgensen asked about parking capacity on the existing driveway accessible off 250 North versus what was proposed. Mackenzie Johnson responded that the existing parking allowed for four to five vehicles and estimated that two additional spaces would be created with the Main Street access and carport for a total of five to seven parking spaces.

Sherrie Pace clarified that per State code a conditional use was a permitted use with conditions. She said the conditions the Commission could place on the driveway must be related to that driveway and serve the purpose of mitigating any potential impacts such as those related to clear view requirements.

128 Vice Chair Ward commented that the first condition was more of a restatement of the code. He  
129 said the second condition requiring an engineered site plan was related to the driveway. Sherrie  
130 Pace replied that there was a current property overlap and clarification was needed on the  
131 property lines.

132  
133 Mackenzie Johnson said that a correct survey would allow staff to determine that the property  
134 lines and setbacks were correct and met code requirements.

135  
136 Commissioner Tucker asked about the property overlap. Sherrie Pace commented staff had  
137 determined that the difference was approximately three feet.

138  
139 **Commissioner Tucker moved that the Planning Commission approve the conditional use**  
140 **permit for a total combined driveway width of 40 feet at 14 East 250 North with the**  
141 **following condition:**

142  
143 **1) An engineered site plan be prepared to ensure accuracy of the property lines and**  
144 **location of site improvements prior to the issuance of an excavation permit or**  
145 **building permit for the accessory structures.**

146  
147 **And the statement that the property may only be used as duplex and each unit may only be**  
148 **rented or used by a single family or no more than four unrelated individuals at any given**  
149 **time, as defined by code 10-1-47.**

150  
151 Commissioner Stone spoke on the history of the property and that there was no way to enforce  
152 the occupancy. Sherrie Pace replied that there was a building code violation as construction was  
153 started without a permit. She said there were two remedies for the violation which included  
154 removing any additions and construction and restoring the property to its previous condition or  
155 the applicant could apply for and receive a building permit. A building permit could not be  
156 issued for the work without the applicant also providing the required parking.

157  
158 Commissioner Jorgensen commented that the first issue was whether the parking was adequate.  
159 He spoke on the proposal for six bedrooms in the ground floor unit and that the  
160 recommendations from the DRC made sense.

161  
162 Sherrie Pace said the rear parking would most likely be used by the bottom unit as it had a rear  
163 entry door.

164  
165 Commissioner Holbrook was in agreement and said that staff and the inspectors would ensure  
166 the duplex did not become a triplex. Commissioner Tucker said the request met the requirements  
167 of the code.

168

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

172  
173 HEALTH & WELLNESS COMMITTEE PRESENTATION

174  
175 Rachel Butterfield reported that the Health & Wellness Committee was created in December of  
176 2021 per the request of Mayor Arave. The Committee had since established roles and found  
177 overlap with other committees and boards in the City. She shared the 2022 Committee  
178 accomplishments including establishing “who we are” with a focus on specific areas, adopting  
179 organizational bylaws, procedures, and protocols, having a presence at the Night Out Against  
180 Crime event, creating a partnership with Communities That Care and holding two weekly classes  
181 and one evening training meeting, participating in the County Emergency Preparedness Fair,  
182 receiving the State of Utah Healthy Communities Award, attending the Senior Lunch Bunch  
183 events, and increased social media outreach.

184  
185 Rachel Butterfield shared the established duties of the Committee including a review of research  
186 and programs related to five specific areas of interest which were physical and mental health,  
187 emergency preparedness, personal wellness, food and housing access, addiction, and any other  
188 public health and general welfare issues.

189  
190 The goals for physical and mental health were to complete an inventory of existing City open  
191 space, parks, and outdoor assets (Hatch Park, mountain trails, etc.), to conduct four classes a year  
192 with Communities That Care, and to complete an inventory of school safe walking routes, trails,  
193 and pathways.

194  
195 For emergency preparedness, the goal was for social media outreach four times per year related  
196 to emergency preparedness and three times per year related to CERT training or as often as  
197 needed to educate residents about CERT training opportunities.

198  
199 The personal wellness goals included a quarterly newsletter spotlight on an outdoor amenity  
200 available to residents, to issue letters of support and encouragement to the Parks, Trails, Arts &  
201 Recreation Advisory Board, the Planning Commission, and the City Council related to the  
202 provisions of personal wellness amenities and activities in the City, to combine a Committee  
203 activity with the City’s Night Out Against Crime event, and completion of the Wellness Survey  
204 through Utah State University.

205  
206 The food and housing goal was to provide letters of support and encouragement to the City  
207 Council, Youth City Council, City staff, and the PTAR Board for the creation of events such as  
208 food drives and support of existing food pantries.

209

210 The goals related to addiction was the creation of a resource document with links to be placed on  
211 the City’s website related to addiction recovery resources as well as providing addiction recovery  
212 materials at the Night Out Against Crime event.

213  
214 Rachel Butterfield said they were happy to work together on any ideas the Commission might  
215 have.

216  
217 Commissioner Jorgensen mentioned mobile food pantries could be set up in a church parking lot  
218 or somewhere similar. He also spoke on emergency preparedness and the unique hazards in the  
219 City and what preparation could be done.

220  
221 Janet Welsh asked the Commission to focus on optimizing biking and walkability in future  
222 developments.

223  
224 Commissioner Tucker mentioned the Wellness Study through Utah State University.  
225 Commissioner Ward asked about the results of the study. Sherrie Pace replied that staff would  
226 share the results with the Commission.

227  
228 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
229 PLANNING COMMISSION

230  
231 Sherrie Pace reported on the site plan for the WDG Flex Building which was approved at the last  
232 City Council meeting. The Commission was reminded of the need to complete their required  
233 training hours before June 30<sup>th</sup>.

234  
235 4. APPROVAL OF MINUTES

236  
237 The Planning Commission meeting minutes of March 14, 2023 were reviewed and approved.

238  
239 **Commissioner Jorgensen moved to approve the Planning Commission meeting minutes as**  
240 **drafted for March 14, 2023. Commissioner Tucker seconded the motion. The motion was**  
241 **approved by Commissioners Holbrook, Jorgensen, Maus, Stone, Tucker and Ward.**  
242 **Commissioner Larson was excused.**

243  
244 5. ADJOURN

245  
246 Commission Vice Chair Ward adjourned the meeting at 7:22 p.m.

247  
248 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
249 *Tuesday, April 25, 2023 by unanimous vote of all members present.*

250  
251

252

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253 *Wendy Page, City Recorder*