



# 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 22, 2025 6:30 p.m.

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the City Council Chambers located at 10 East Center Street.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Public Hearing: Consideration of a proposed code amendment to Title 10, Chapter 10, Section 3 of City Code, reducing the minimum side street setback on a corner lot to 20 feet, unless accessing a garage, Thomas Call, applicant (Legislative)
- 4) Consideration of preliminary plat for Amberly Place PUD at 979 North Amberly Drive, Jackson Haslam, Ivory Development LLC, applicant (Administrative)
- 5) Consideration of a conditional use permit for a privately owned recreational facility not open to the general public at 197 East Pace Lane and associated with 934 South Parkway Drive, Tim German, applicant (Administrative)
- 6) Consideration of an amendment to a conditional use permit for The John Volken Academy, a residential life skill facility at 1130 West Center Street, (formerly Life-Line Residential Treatment), Jaynee Poulson, applicant (Administrative)
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) Approval of minutes:
  - a. 04/08/2025

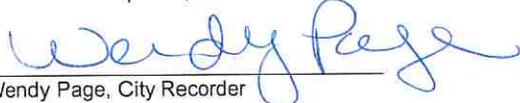
*This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.*

*Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.*

**Notice of Posting:**

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **April 22, 2025** 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 E. Center St. North Salt Lake.

Date Posted: April 17, 2025

  
Wendy Page, City Recorder





# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Johnson, Planner  
**DATE:** April 22, 2025  
**SUBJECT:** Consideration of an amendment to City Code 10-10-3 related to the minimum side street setback on a corner lot in all residential zones

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed code amendment with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

### BACKGROUND

Thomas and Laura Call approached the City with the desire to remodel, build an addition, and convert the existing carport into a garage at their home in the R1-7 zone.

Current City code 10-10-3 states "Corner lots, main buildings shall have 2 front yards, and 1 rear yard opposite the front elevation, and 1 side yard". This is demonstrated in the image to the right:

Further, current code regulates that "the minimum depth for the front yard for main building" is 25 feet in all residential zones (R1-12, R1-10, R1-7, RM-7, and RM-20). This setback may be reduced to 20 feet on "Lots having an average slope of 15 percent or more".



A corner lot that does not have a slope of 15 percent or more would be required to have a minimum front yard setback of 25 feet on any side which is adjacent to a roadway, regardless of which side is the primary frontage where the house faces with its primary entrance.

The applicant has proposed a code amendment which reduces the minimum side street setback on a corner lot to 20 feet. The side street setback area is identified as the side which is not the primary

entrance of the main building. This modification would allow the applicant and other property owners in residential zones to remodel their existing homes and potentially increase the enjoyment and value of the property. Additionally, other Cities in South Davis County such as Farmington, Woods Cross, and Bountiful allow the side street setback on a corner lot to be reduced to a minimum of 20 feet and this amendment would make NSL more consistent with the surrounding jurisdictions.

**REVIEW**

The DRC expressed concern with reducing a corner lot side street setback to 20 feet where accessing a garage because larger vehicles such as trucks and large SUVs will overhang the sidewalk or pedestrian space. Therefore, the DRC asked that the applicant consider adding “unless accessing a garage” to their code amendment application. The applicant agreed and the complete code amendment being requested is as follows:

	Zone				
	R1-12	R1-10	R1-7	RM-7	RM-20
<b>Front Yard Regulations (in feet)</b>					
Corner lots, main buildings shall have 2 front yards, and 1 rear yard opposite the front elevation, and 1 side yard.					
The minimum depth for the front yard for main building. <i>(corner lot side street setback: 20 feet, unless where accessing a garage)</i>	25	25	25	25	25

The verbiage used in this drafted code is consistent with the rest of the Title 10, Chapter 10, Section 3 Use Regulation Table. The DRC is supportive of the code amendment as drafted. Below is an example of a side street setback and a primary frontage on a corner lot.



## **POSSIBLE MOTION**

I move that the Planning Commission recommend for approval the proposed code amendment with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

### Attachments

- 1) Drafted Code Amendment: 10-10-3

**10-10-3: USE REGULATIONS:**

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in a Single-Family Residential District or Multiple Residential District, except as provided in this title:

	Zone				
	R1-12	R1-10	R1-7	RM-7	RM-20
<b>Front Yard Regulations (in feet)</b>					
Corner lots, main buildings shall have 2 front yards, and 1 rear yard opposite the front elevation, and 1 side yard.					
The minimum depth for the front yard for main building. <i>(corner lot side street setback: 20 feet, unless accessing a garage)</i>	25	25	25	25	25
Lots having an average slope of 15 percent or more.	20	20	20	20	20
Maximum front yard setback.	100	100	40	40	40
Accessory buildings may have the same minimum front yard depth as main buildings if they have the same side yard required for main buildings; otherwise setback from the rear of the main building.	6	6	6	6	10
<b>Rear Yard Regulations (in feet)</b>					
The minimum depth for the back yard. <i>(corner lot rear yard setback: 20 feet)</i>	25	25	25	20	20
Accessory buildings (may be reduced to one (1) foot if all roof drainage stays on the lot, the walls of the building have a one (1) hour fire rating with no windows or doors adjacent to the property line, and the building is a minimum of ten (10) feet from any dwelling on adjacent lot.	3	3	3	3	3
Swimming Pools <i>(community or HOA pools shall be setback 15 feet)</i>	5	5	5	5	5



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Johnson, Planner  
**DATE:** April 22, 2025  
**SUBJECT:** Preliminary subdivision plan approval for Amberly Place PUD at 979 North Amberly Drive

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the preliminary plan for Amberly Place PUD located at 979 North Amberly Drive, with the following conditions:

1. Correction of outstanding planning and engineering redlines; and
2. Final approval of the Development Agreement by the City Council.

### BACKGROUND

The General Development Plan (GDP) for Amberly Place PUD was approved by the City Council on January 21, 2025. The project is located at 979 North Amberly Drive and consists of 16 single family lots and a new public street (cul-de-sac) called Piccadilly Court.

The property historically was owned by the Church of Jesus Christ of Latter-day Saints and was zoned P-District with the Foxboro Development. In 2008, the owner requested that the property be removed from the governing Foxboro Development Agreement (conditional use permit). The City Council granted that request as Addendum #3 to the Agreement. The property should have been rezoned or reverted to the previous zoning (General Commercial) when it was withdrawn from the Agreement. This did not occur so while maintaining the P-District zoning, the property did not maintain the entitlements and development standards established to the other properties in the P-District. As such, the property will have its own General Development Plan and Development Agreement but did not require a rezone.

### REVIEW

In response to public feedback and the direction provided by the Planning Commission at GDP review, the applicant relocated the public cul-de-sac from accessing from Amberly Drive to accessing from Norfolk Drive and running north to south. This is more consistent with the surrounding neighborhood as no residential driveways will be located along Norfolk Drive.

Foxboro has 4 different residential subzones R1-4, R1-5, R1-6, & R1-7, with respective minimum lot sizes of from 4,000 sq. ft to 7,000 sq. ft. Amberly Place PUD is adjacent on all sides to the R1-6 Foxboro

Subzone and the proposed lots are similar in size and shape to that zone. Below is a table comparing the Foxboro R1-6 standards with those approved with the Amberly Place General Development Plan:

	Foxboro R1-6	Amberly GDP
Min. Lot Size	6,000 sq. ft.	5,760 sq. ft.
Min. Width (at front setback line)	60 ft	60 ft
Min. Depth	85 ft	91 ft
Min. Front Setback (to garage)	20 ft	20 ft
Min. Front Setback (to living space)	15 ft	20 ft
Min. Rear Setback	15 ft	15 ft
Min. Side Setback	5 ft	5 ft
Min. Total Combined Side Setback	10 ft	13 ft
Max. Lot Coverage	60%	75%

Lots 12, 13, and 14 are the only lots in the proposed subdivision that are 5,760 sq. ft. in size. All other lots are greater than 6,000 sq. ft. Those lots are reduced in size to accommodate a storm drain easement location. The applicant reduced the minimum rear yard setback from 20 feet to 15 feet at the request of the Planning Commission at GDP review. The applicant has requested that the maximum lot coverage be 75% for better house fits and options and so future residents have the option to add sheds, gazebos, and other structures on their property.

The proposed architecture styles are craftsman and farmhouse, and the proposed materials and colors are consistent with the existing neighborhood. Due to the high water tables, these homes will not have underground basements. Single family dwellings are required by City Code to provide a minimum of two parking spaces per dwelling unit. The proposed floor plans have two or three car garages and will have driveways that are at least 20 feet long. The proposed parking is compliant with code.

Staff finds the preliminary plan to be compliant with the approved General Development Plan.

**POSSIBLE MOTION**

I move that the Planning Commission approve of the requested preliminary plat with the following conditions:

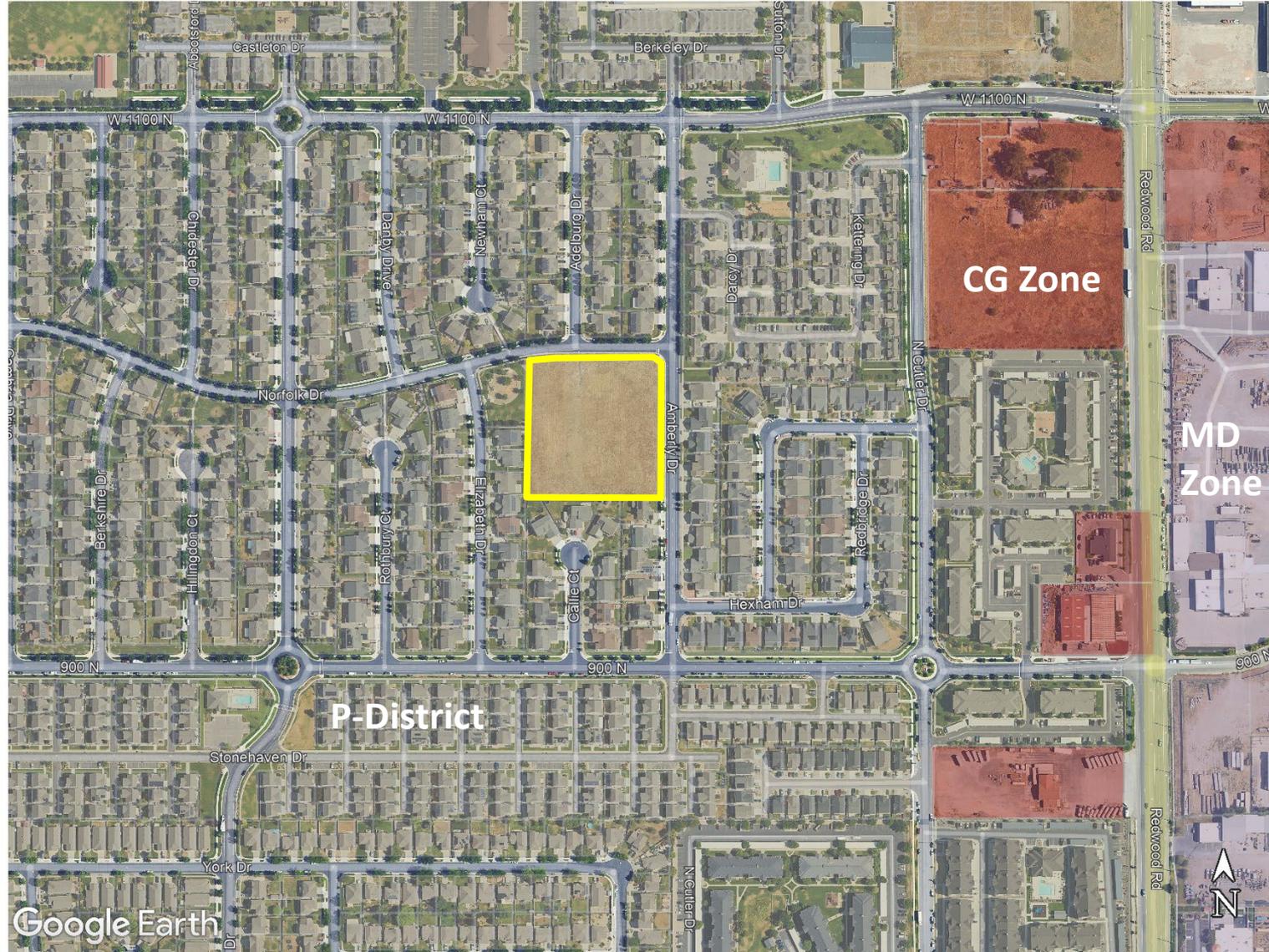
1. Correction of outstanding planning and engineering redlines; and
2. Final approval of the Development Agreement by the City Council.

Attachments:

- 1) Aerial/Zoning Map
- 2) General Development Plan
- 3) Preliminary Plat
- 4) Landscape Plan
- 5) Architectural Examples

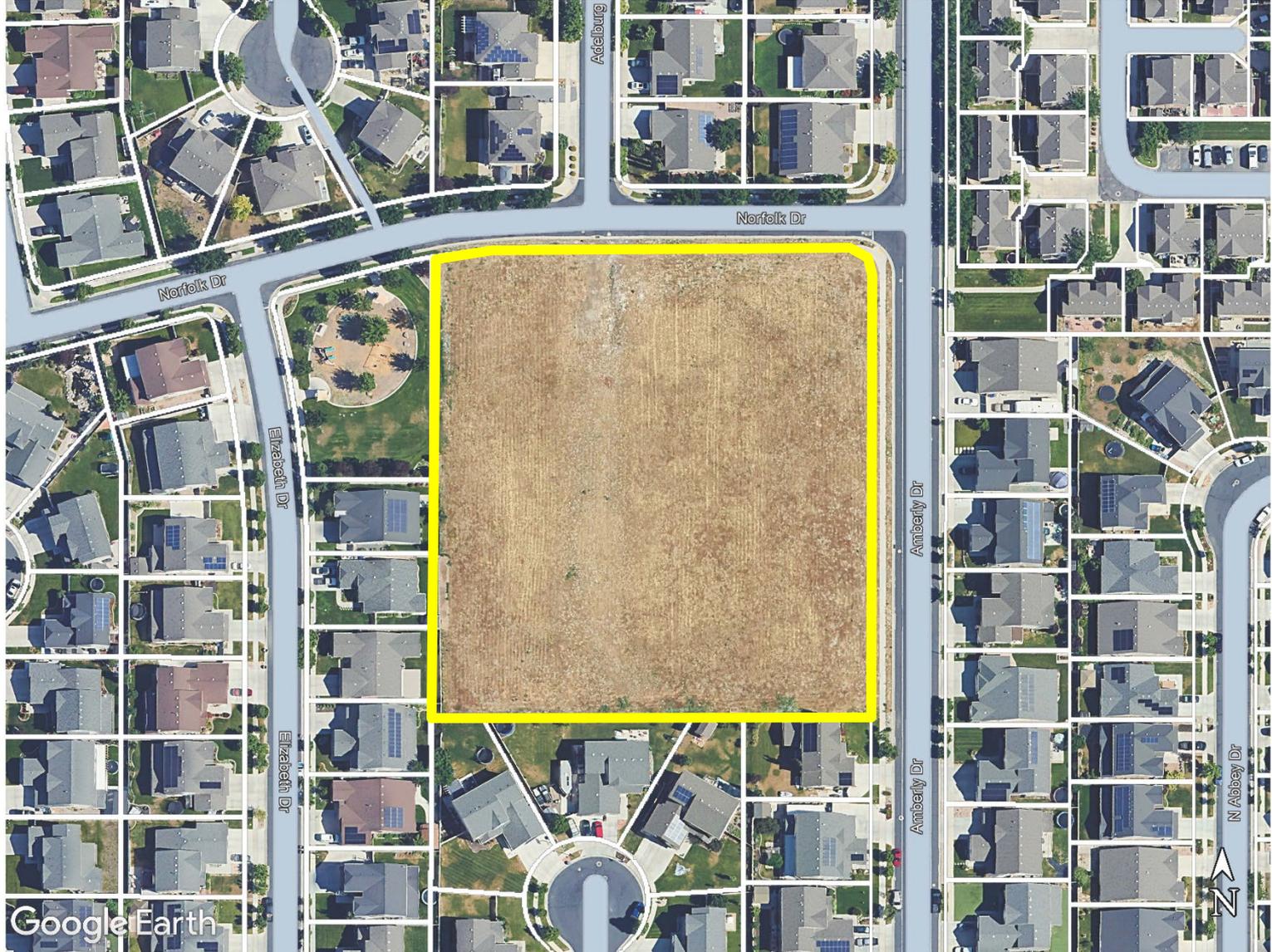


# Preliminary Plat Amberly Place PUD Subdivision Zoning



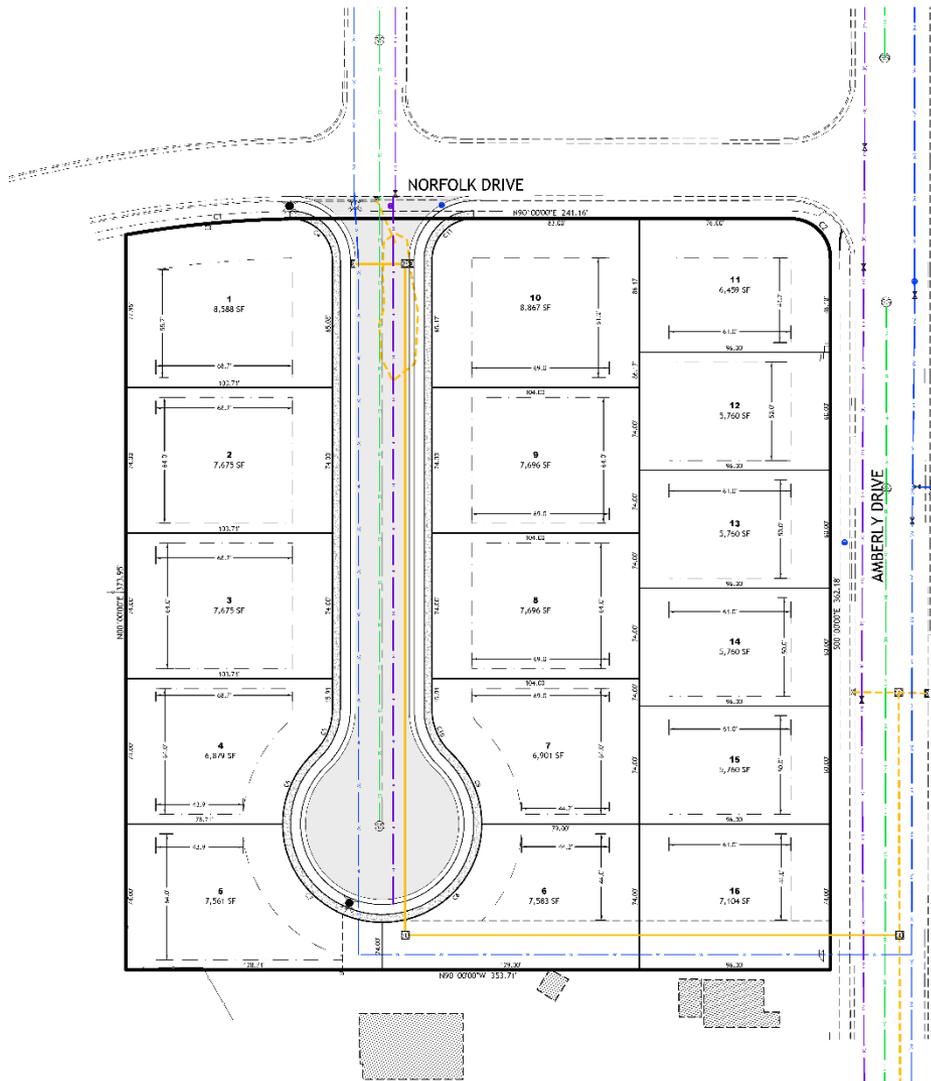


# Preliminary Plat Amberly Place PUD Subdivision Aerial





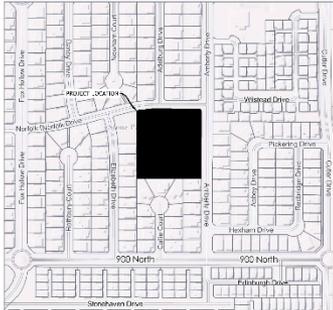
# Preliminary Plat Amberly Place PUD Subdivision General Development Plan



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	93.04	525.00	N84°53'22"E	92.52
C2	31.41	20.00	S49°00'00"E	28.28
C3	82.79	525.00	N84°21'48"E	82.70
C4	33.40	21.00	S49°33'39"E	29.99
C5	24.38	30.00	S23°17'01"W	23.72
C6	40.64	50.00	S23°17'01"W	36.53
C7	78.54	50.00	S45°00'00"E	70.71
C8	78.54	50.00	N45°00'00"E	70.71
C9	40.64	50.00	N23°17'01"W	36.53
C10	24.38	30.00	N23°17'01"W	23.72
C11	32.99	21.00	N45°00'00"E	29.70

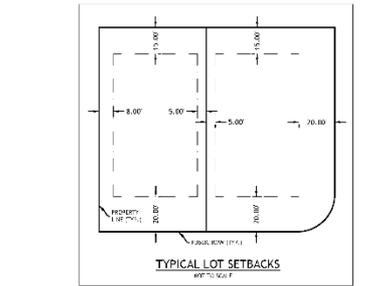
- 6" SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- 6" PIP C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 6" PIP C-900 FIRE GAS LINE
- EXISTING FIRE GAS LINE
- FIRE GAS VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- 12" DRIP IRRIGATION
- EXISTING IRRIGATION
- 10' CONCRETE CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY

**AMBERLY PLACE PUD SUBDIVISION**  
 PARCEL NUMBER 06-110-0001  
 LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH  
**"PRELIMINARY PLAT" - NOT TO BE RECORDED (PER CODE 13-5-4(C)(26))**



CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	93.04	525.00	184°55'37"E	92.92
C2	31.41	20.00	149°00'00"E	20.28
C3	82.79	525.00	184°21'48"E	82.70
C4	32.40	21.00	149°22'35"E	20.99
C5	24.38	30.00	52°17'01"W	31.32
C6	36.63	50.00	52°34'41"W	33.82
C7	82.54	50.00	54°42'31"E	71.48
C8	71.52	50.00	149°01'30"E	65.37
C9	47.56	50.00	118°15'25"W	45.88
C10	24.38	30.00	101°17'01"W	23.12
C11	32.99	21.00	118°00'00"E	29.70
C12	10.26	525.00	189°26'23"E	10.76

SYMBOL	DESCRIPTION
—	BOUNDARY LINE
- - -	SECTION LINE
- · - · -	DEVELOPMENT AGREEMENT LINE
- · - · -	UNAPPORTIONED PROPERTY LINE
- · - · -	EXISTING TRAIL LINE
- · - · -	EXISTING POWER LINE
- · - · -	EXISTING WATER LINE
- · - · -	EXISTING GAS LINE
- · - · -	EXISTING TELEPHONE LINE
- · - · -	EXISTING FENCE LINE
- · - · -	EXISTING DRIVEWAY
- · - · -	EXISTING UTILITY TO BE SET AS SHOWN
- · - · -	EXISTING UTILITY TO BE SET AS SHOWN (BENEATH DRIVEWAY)



**UTILITY NOTE:**

- PUBLIC UTILITIES, INCLUDING RESERVE, NATURAL GAS, CABLE T.V., WATER NETWORK, AND FLEETINGS SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE UTILITY EASEMENTS AND LOT AREA IDENTIFIED ON THIS PLAT MAY AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS INCLUDING THE STRUCTURES, TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE EASEMENTS. AT NO TIME MAY ANY PERSONNEL STRUCTURES BE PLACED WITHIN THE EASEMENT OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITHIN THE PRIOR WITHIN APPROVAL OF THE UTILITIES WITH FACILITIES WITHIN THE EASEMENT.

**NOTES:**

- ALL REAR AND BOUNDARY CORNERS WILL BE SET WITH A 3" X 3" REBAR AND CAP MARKED "EDM". FRONT LOT CORNERS WILL BE MARKED AT THE EXTENSION OF THE LOT LINE WITH A COPPER IRON IN THE TOP BACK OF A CURB.

PROJECT INFORMATION	RECOMMENDED FOR APPROVAL	RECOMMENDED FOR APPROVAL	RECOMMENDED FOR APPROVAL	RECOMMENDED FOR APPROVAL	MAYOR APPROVAL	OWNER / DEVELOPER
SURVEYOR: TERRY J. JENKINS, CIVIL ENGINEER PROJECT NAME: AMBERLY PLACE DESIGN: CDA PARTNERS BRIDGE ENGINEER: _____ CHECKED: _____ CITY ENGINEER: _____	THIS _____ DAY OF _____, 20____	CITY RECORDS ATTEND: _____ MAYOR: _____	OWNER / DEVELOPER IVORY DEVELOPMENT 608 EAST WOODBURN AVE SALT LAKE CITY, UT 84117 801-747-7000			

2015 East 131st South, Salt Lake City, UT 84119  
 (801) 305-4670  
[www.edmpartners.com](http://www.edmpartners.com)

DAVIS COUNTY RECORDER  
 STATE OF UTAH, COUNTY OF DAVIS  
 RECORDED AND FILED AT THE REQUEST OF:  
 DATE: \_\_\_\_\_ TIME: \_\_\_\_\_  
 BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 FEE: \_\_\_\_\_  
 DATE REVISOR BY  
 DAVIS COUNTY RECORDER



**SURVEYOR'S CERTIFICATE**  
 I, TERRY J. JENKINS DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I AM A PROFESSIONAL SURVEYOR LICENSE NO. 4918736 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH IN ACCORDANCE WITH TITLE 34, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND AS SHOWN ON THIS PLAT AND RECORDED HEREIN IN ACCORDANCE WITH SECTION 17-21-7, VERIFY ALL MEASUREMENTS AND I HAVE PLACED MONUMENTS AS PRESCRIBED ON THIS PLAT. I HAVE SUBMITTED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREFTER TO BE KNOWN AS:  
**AMBERLY PLACE PUD SUBDIVISION**  
 AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STARTED ON THE GROUND.  
 PREPARED BY:  
  
 TERRY J. JENKINS  
 SURVEYOR

**BOUNDARY DESCRIPTION**  
 A PARCEL OF LAND BEING PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BAS AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT A POINT 500' 00"00"E 45.00 FEET AND 189° 00'00"W 30.00 FEET FROM A FOUND CORNER (1818) 5183.1 ACRES; BEGINNING AT THE INTERSECTION OF N. NORFOLK DRIVE AND AMBERLY DR., SAID POINT OF BEGINNING ALSO BEING 189° 00'00"E 116.04 FEET, AND 189° 00'00"W 170.11 FEET AND 189° 00'00"W 38.00 FEET FROM THE SOUTH QUARTER CORNER OF SAID SECTION 34 AND BEGINNING THEREAS 189° 00'00"W 342.18 FEET, THEREAS 189° 00'00"W 351.71 FEET, THEREAS 189° 00'00"E 27.99 FEET; THEREAS ALONG A BORN (COURSE) CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A DISTANCE OF 90.00 FEET, A CHORD DIRECTION OF 164° 59' 32"E, AND A CHORD DISTANCE OF 92.92 FEET, THEREAS 189° 00'00"E 241.18 FEET, THEREAS ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A DISTANCE OF 31.41 FEET, A CHORD DIRECTION OF 149° 00'00"E, AND A CHORD DISTANCE OF 20.28 FEET TO A POINT OF BEGINNING.  
 CONTAINS 13.00 ACRES IN AREA AND 16 LOTS.

NOTATE BEARINGS OF "FROM" TO "TO" TO BE MADE BY BEARINGS.

**OWNER'S DEDICATION**  
 I, THE UNDERSIGNED OWNER(S) OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, STREETS AND COMMON SPACES AS SHOWN HEREON TO BE HEREAFTER SHOWN AS:  
**AMBERLY PLACE PUD SUBDIVISION**  
 AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF NORTH SALT LAKE ALL EASEMENTS AS SHOWN ON THIS PLAT AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY THE CITY OF NORTH SALT LAKE.

IVORY DEVELOPMENT, LLC  
 NAME: CHRISTOPHER P. GAUVROLIAS  
 TITLE: PRESIDENT OF IVORY DEVELOPMENT

**ACKNOWLEDGEMENT**  
 ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, CHRISTOPHER P. GAUVROLIAS PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF \_\_\_\_\_ IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE PRESIDENT OF IVORY DEVELOPMENT AND THAT HE SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN NOTWITHSTANDING.

NOTARY PUBLIC \_\_\_\_\_ COMMISSION NUMBER \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
 A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES \_\_\_\_\_

**AMBERLY PLACE PUD SUBDIVISION**  
 PARCEL NUMBER 06-110-0001  
 LOCATED IN THE SOUTHEAST QUARTER (1/4) OF SECTION 34,  
 TOWNSHIP 2 NORTH, RANGE 1 WEST,  
 SALT LAKE BASE AND MERIDIAN,  
 CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

**SHEET 1 OF 1**





# Preliminary Plat Amberly Place PUD Subdivision Architecture Examples





# Preliminary Plat Amberly Place PUD Subdivision Architecture Examples





# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

**TO:** Planning Commission  
**FROM:** Mackenzie Johnson, Planner  
**DATE:** April 22, 2025  
**SUBJECT:** Conditional use permit for a privately owned recreational facility not open to the general public at 197 East Pace Lane and associated with 934 South Parkway Drive

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for a privately owned recreational facility not open to the general public at 197 East Pace Lane and associated with 934 South Parkway Drive with the following conditions:

1. The recreational facility remain privately owned and may not be operated as a commercial venture or open to the general public.
2. 197 East Pace Lane must be tied to and sold with the primary property of 934 South Parkway Drive and may not be sold separately as a commercial use.

### BACKGROUND

The lots addressed 197 East Pace Lane and 934 South Parkway Drive share a side property line and owner. Both properties are zoned R1-12 and are part of the sensitive lands overlay. The 934 South lot has an existing single-family dwelling. The 197 East lot is vacant with improved landscaping consisting of mostly sod.

The property owner is proposing to construct an indoor sports court on the vacant lot to be enjoyed privately by himself, friends, and family. City code 10-10-3 allows "privately owned recreational grounds and facilities not open to the general public or to which admission charge is made" as a conditional use in the R1-12 zone. The DRC was supportive of this conditional use permit application if conditions were placed that the 197 East lot could not be sold and an individual building lot with a single-family dwelling and that the sports court remain privately owned and may not be operated as a commercial venture or open to the general public.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

## **POSSIBLE MOTION**

I move that the Planning Commission approve the conditional use permit for a privately owned recreational facility no open to the general public at 197 East Pace Lane and associated with 934 South Parkway Drive with the following conditions:

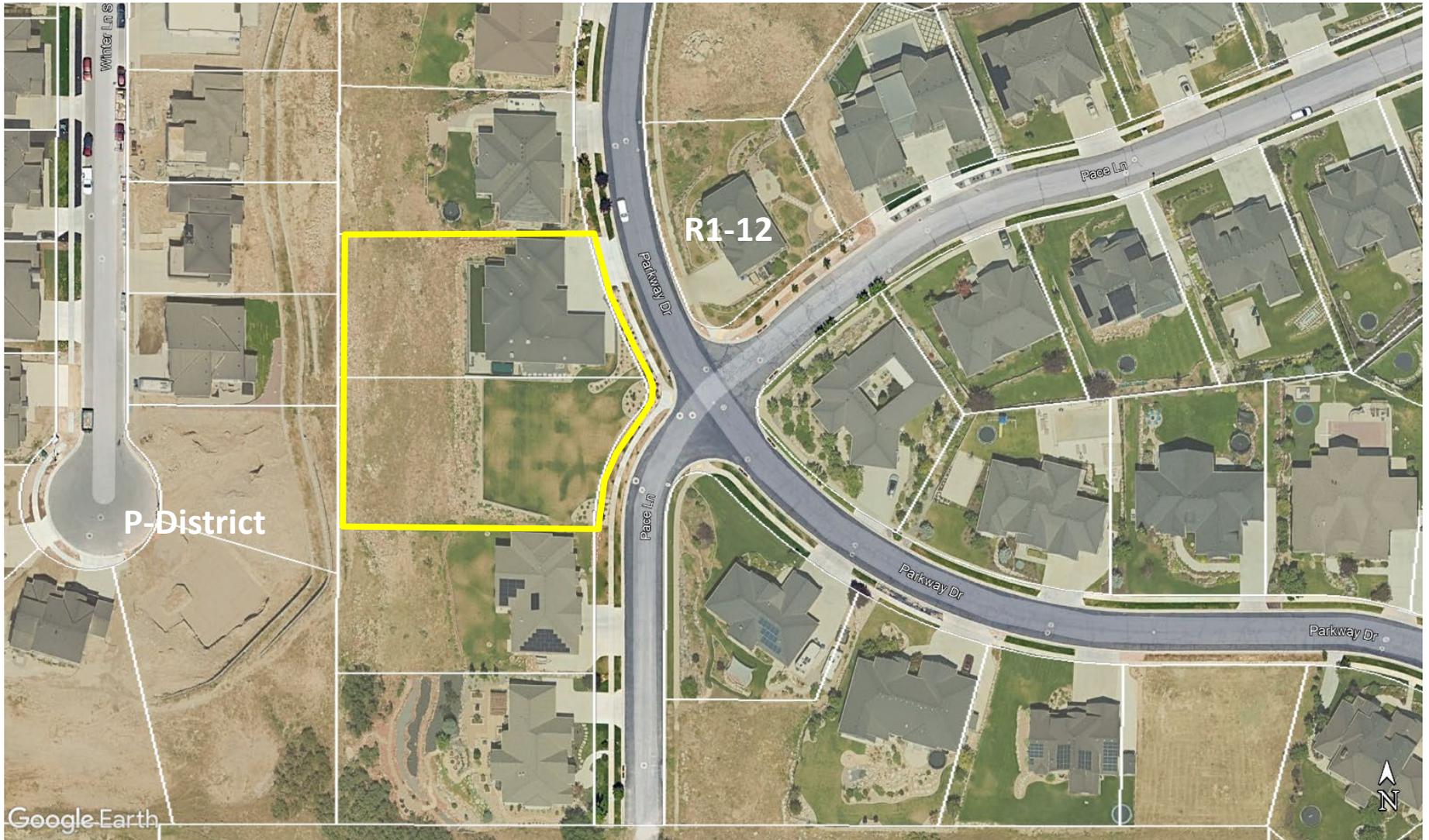
1. The recreational facility remain privately owned and may not be operated as a commercial venture or open to the general public.
2. 197 East Pace Lane must be tied to and sold with the primary property of 934 South Parkway Drive and may not be sold separately as a commercial use.

### **Attachments:**

- 1) Zoning/Aerial Map
- 2) Proposed Site Plan
- 3) Proposed Floor Plan

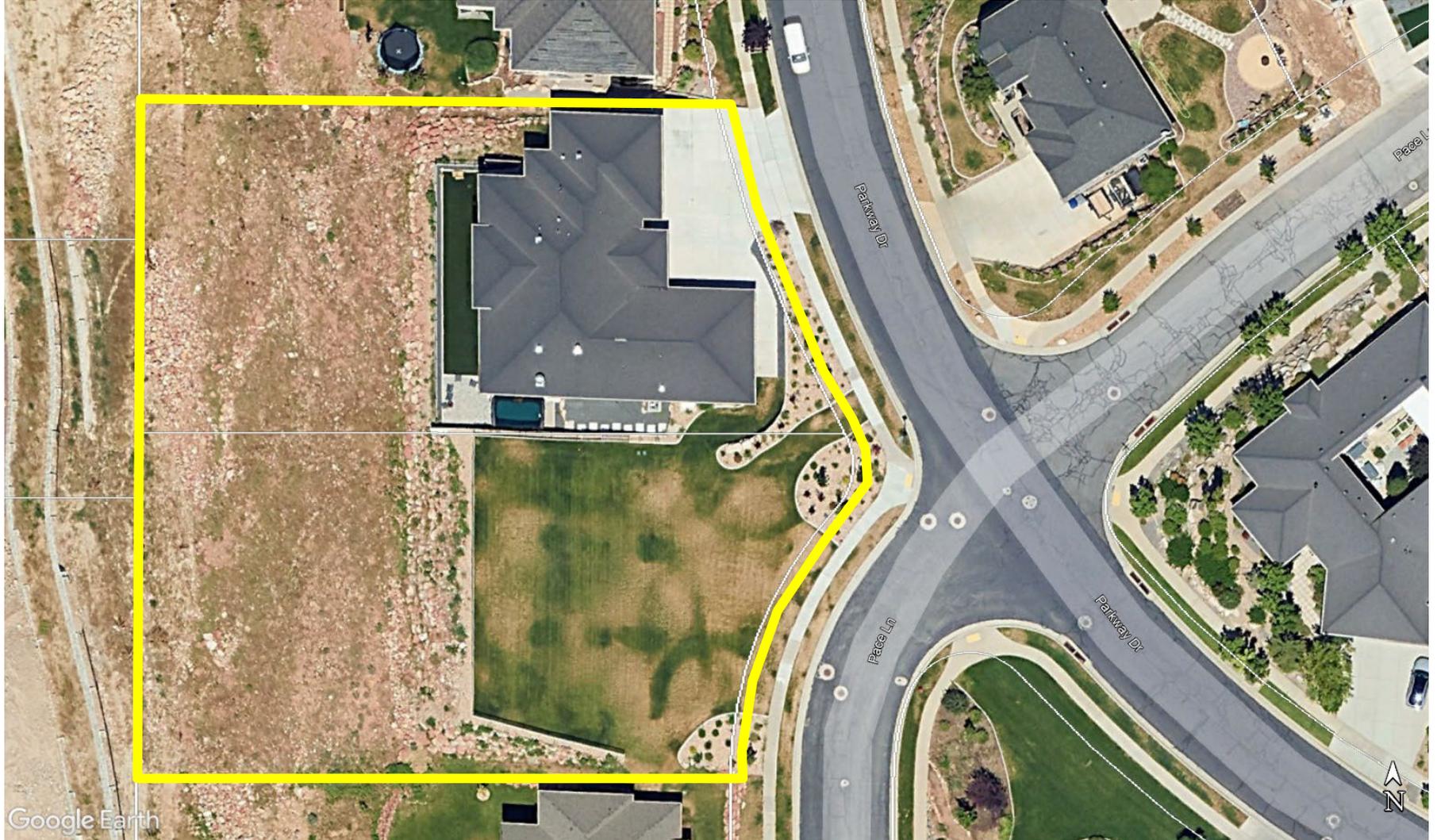


# Conditional Use Permit Private Recreational Facility Zoning



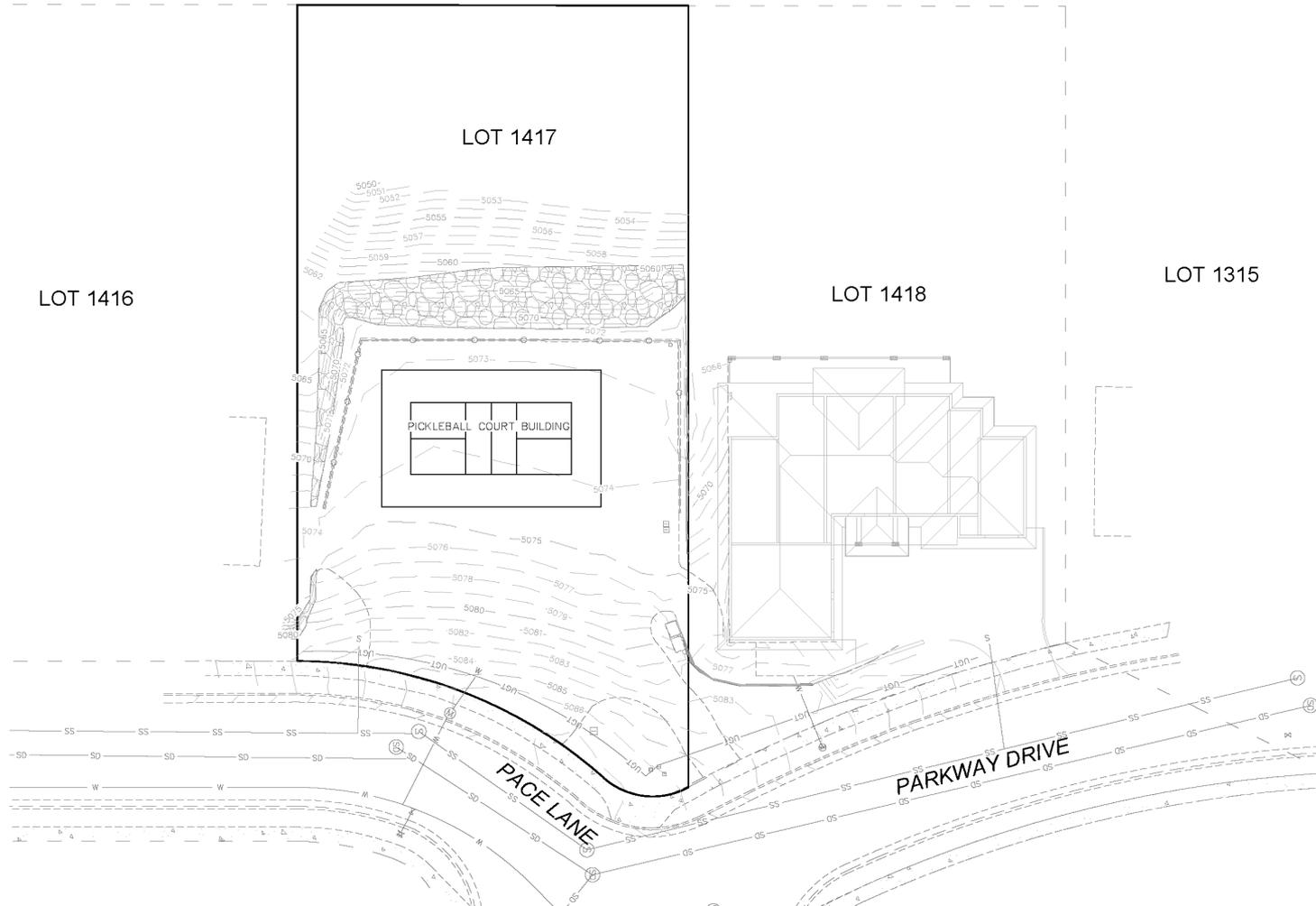


# Conditional Use Permit Private Recreational Facility Aerial



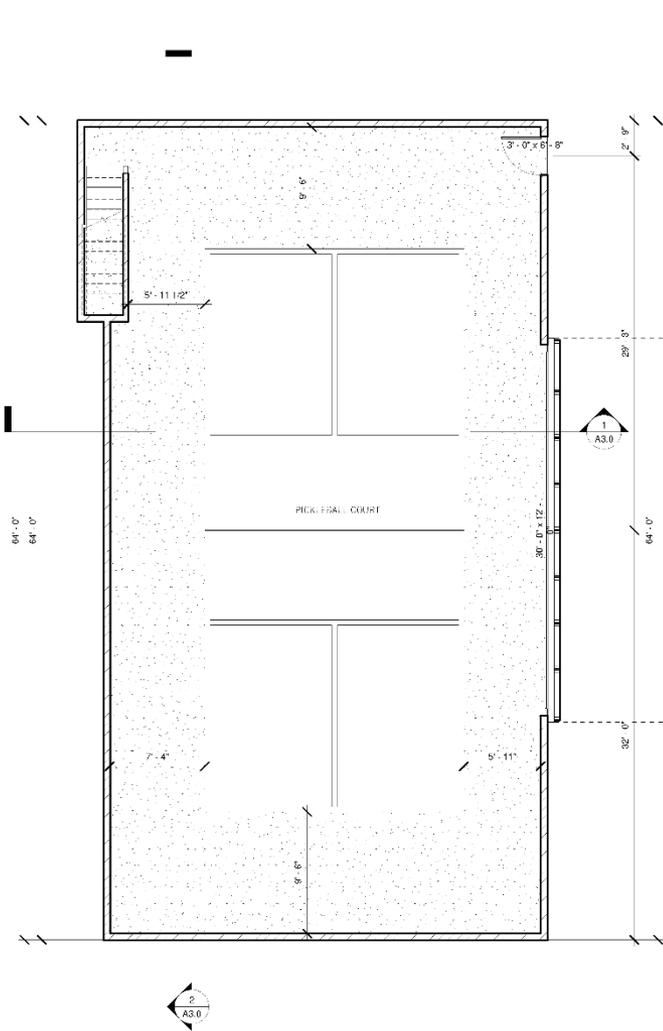


# Conditional Use Permit Private Recreational Facility Proposed Site Plan

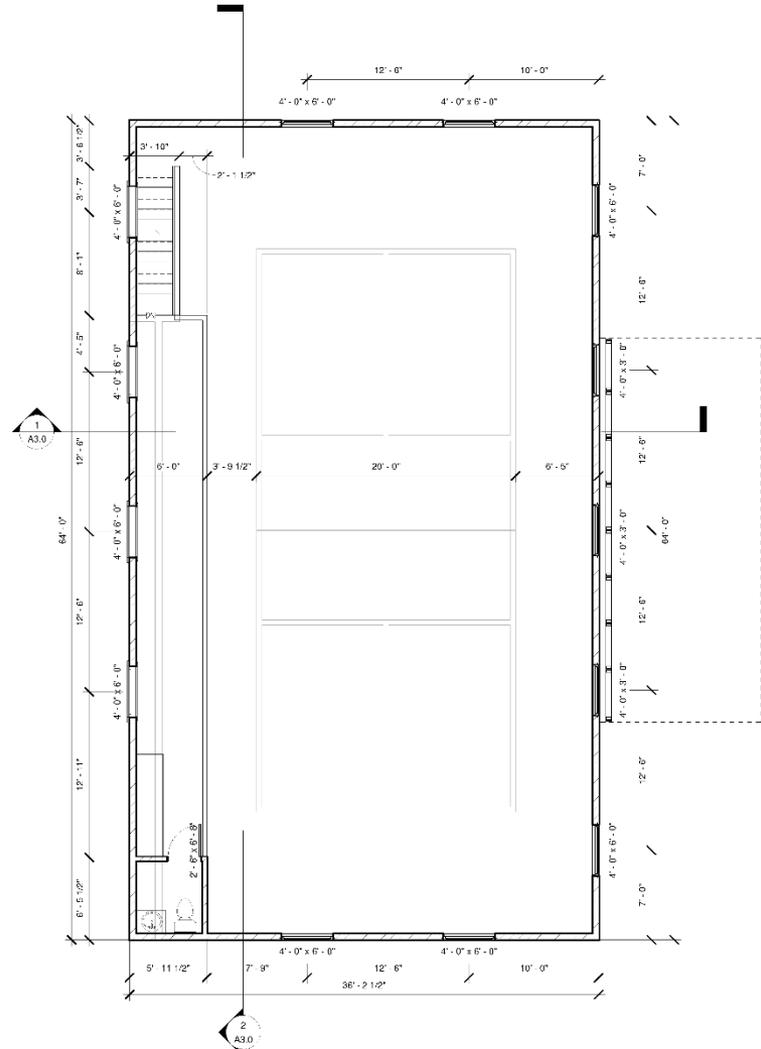




# Conditional Use Permit Private Recreational Facility Proposed Floor Plan



1 Ground Floor Plan  
3/16" = 1'-0"



2 Upper Floor Plan  
3/16" = 1'-0"



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** April 22, 2025  
**SUBJECT:** Consideration of an amendment to the conditional use permit for a residential treatment facility (formerly Life-Line Residential Treatment) at 1130 West Center for John Volken Academy

---

### RECOMMENDATION

The Development Review Committee recommends the approval of the amended conditional use permit at 1130 West Center Street for John Volken Academy with the following conditions:

1. The program will be limited to 86 students until the south building is remodeled for additional dormitory space, after which the program will be limited to a maximum of 100 students;
2. Students shall not be permitted to have their own vehicles on site while enrolled in the program;
3. All student transportation will be provided by the Academy;
4. Operation of the moving business as vocational training shall be conducted in an orderly manner with no onsite storage of equipment other than the box trucks which shall be parked in the north parking area.

### BACKGROUND

The facility located at 1130 West Center Street was the former location of Life-Line Residential Treatment. The facility was first approved in 1995 by conditional use permit as a day program for youth with substance abuse, behavior, or mental health illnesses. The students were at facility from the hours of 8 a.m. to 8 p.m. and lived in foster homes outside of the school and treatment services offered. The school and services served an average of 75 students and had 40 employees.

In 2004 the property was rezoned from MD (Manufacturing & Distribution) to CG (General Commercial) and the facility's conditional use permit was expanded to include a 20 bed residential component with the construction of a second building (north). Between 2004 and the closing of Life-Line in 2024 the residential component grew from 20 beds to a reported 54, but no approvals for expansion have been identified.

Red Barn Academy is a residential life skills facility that has been in operation in Farmington City for the past 10 years at Farmington Station. The academy is a long term residential program focused on life-skills training and behavioral modification for adult men who have successfully completed treatment for

substance abuse. The program requires a two-year commitment to sober living where the students work in one of several businesses operated by the academy for vocational training, namely, Red Barn Movers, Red Barn Thrift, and Sticky Bird Restaurant. Recently the owners of Red Barn Academy announced that they would be closing the academy and selling the business operations. The Academy has become a valuable transitional housing community for the students and has been very well respected for the impact made on the students and to the Farmington community.

John Volken Academy operates a similar program in Arizona, Washington and Canada. The current operators of their Arizona location are past graduates of Red Barn Academy. Upon learning of the impending closure of Red Barn Academy, John Volken Academy has stepped forward to acquire Red Barn's assets and program and have purchased the Life-Line Property at 1130 West Center St.

## **REVIEW**

Conditional use permits run with the land upon which they are issued and may be continued by subsequent owners within 12 months of ceasing operations on the property. Conditional use permits require new property owners to be bound by the terms of the existing permit unless an amendment to the permit is requested. John Volken Academy has requested an amendment to the existing conditional use permit for the following provisions:

1. Modification from a youth residential treatment facility to a residential adult life-skills facility;
2. Increase to a maximum of 100 residents, (not including staff)
3. Operation of a commercial moving business as vocational training for students, which is a permitted use in the CG Zone.

The academy's operations have the following components:

1. Voluntary 2-year residential commitment to the sober living and vocational training program;
2. Students reside in the dorm building (north building);
3. Adult males only;
4. Students may not have their own vehicles while participating in the program and all transportation is provided by the facility;
5. 10 fleet vehicles used for transportation of students and staff;
6. 6 box trucks for moving company operations;
7. 10 employee vehicles;
8. Onsite staff housing in studio apartments which are located within the dorm building and additional staff apartments will be located in the office building as part of a future remodel.

Site Conditions:

The property has two existing buildings. The north building was previously used as a dormitory for the Life-Line students and included bedrooms, bathrooms, kitchens and living areas. John Volken will be remodeling the building to increase the number of showers and toilets to accommodate the number of students proposed. The bedroom facilities will be shared living quarters with 4-7 bunks per room, depending on size. 2 office areas will be remodeled as studio apartments for live in staff. The south building which was utilized as office space will also be remodeled in the future to accommodate additional dorms and common living space. The initial remodel of the north building will accommodate

up to 86 students and when the remodel of the south building is completed the facility will be able to accommodate 100 students total.

The property is 3.5 acres in size and has 90 parking spaces which will easily accommodate the 10 fleet vehicles, 6 box trucks, staff parking, and guest parking, as the residents are not permitted to have their own vehicles while enrolled in the program. In addition the site has ample outdoor recreation area with basketball and sand volleyball courts and open field area.

Other Considerations:

The City has received numerous recommendations and letters of support from Farmington officials and the Davis County Health Department regarding the program. The program is highly regarded for both the assistance given to the students to transition into the community after recovering from substance abuse and for the contributions made voluntarily for community events or disasters. The Red Barn students have volunteered to fill sandbags and clean up after windstorms in Davis County and represented the program in a positive manner. Many residents of Farmington started petitions and fund raising to save the program from leaving their city. It should be noted that Red Barn is not closing because of any negative reason or failure of the program, but for personal financial reasons of the owners only, which are not associated to the program in any way. Customers of the business ventures have been highly complimentary of the students, their professionalism and work ethic in completion of their hired tasks.

### **POSSIBLE MOTION**

I move that the Planning Commission approve the amendment to the conditional use permit for 1130 West Center Street for John Volken Academy with the following conditions:

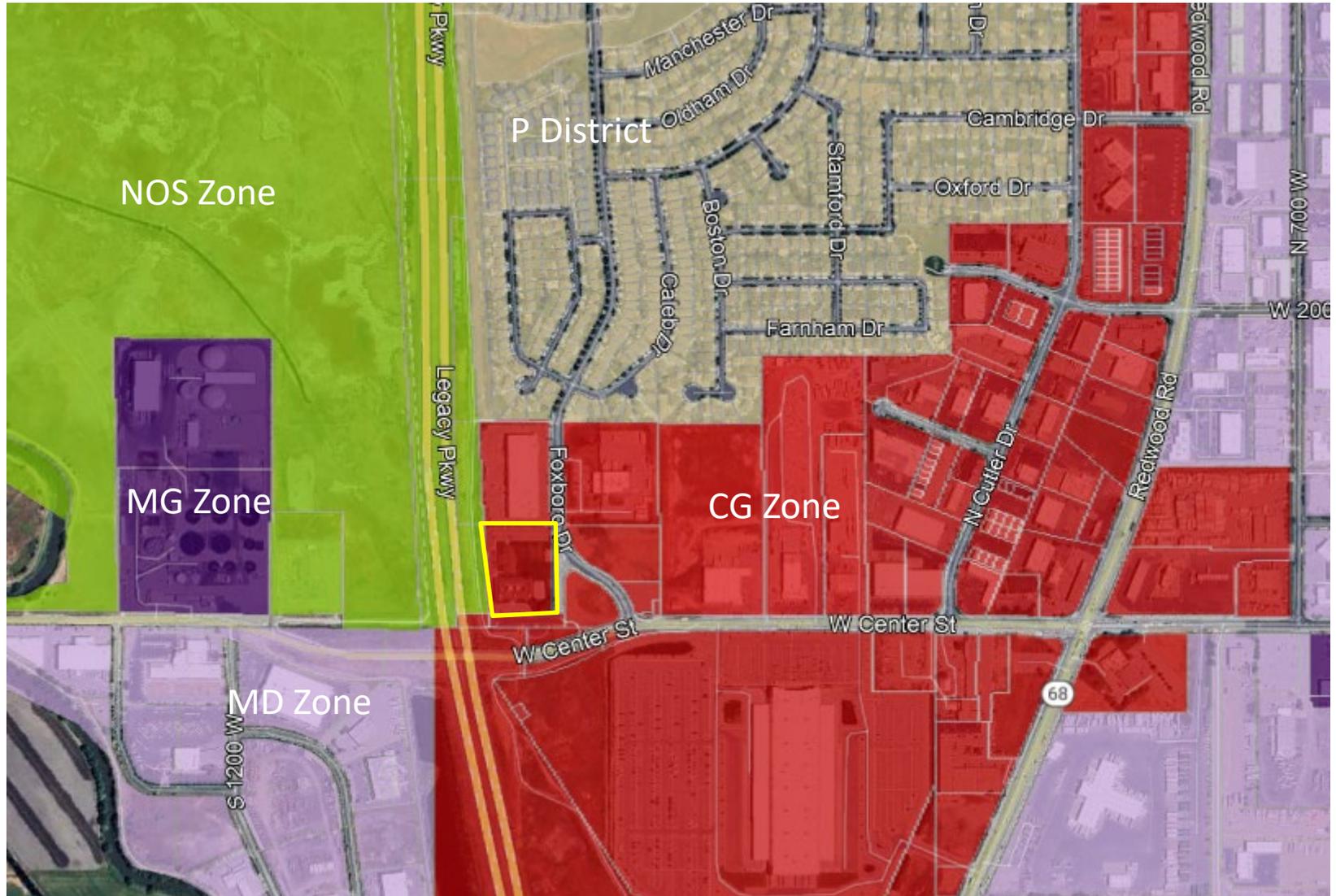
1. The program will be limited to 86 students until the south building is remodeled for additional dormitory space, after which the program will be limited to a maximum of 100 students;
2. Students shall not be permitted to have their own vehicles on site while enrolled in the program;
3. All student transportation will be provided by the Academy;
4. Operation of the moving business as vocational training shall be conducted in an orderly manner with no onsite storage of equipment other than the box trucks which shall be parked in the north parking area.

Attachments

- 1) Vicinity Map/Zoning
- 2) Site Plan
- 3) Building Floor Plans
- 4) Letters of Support

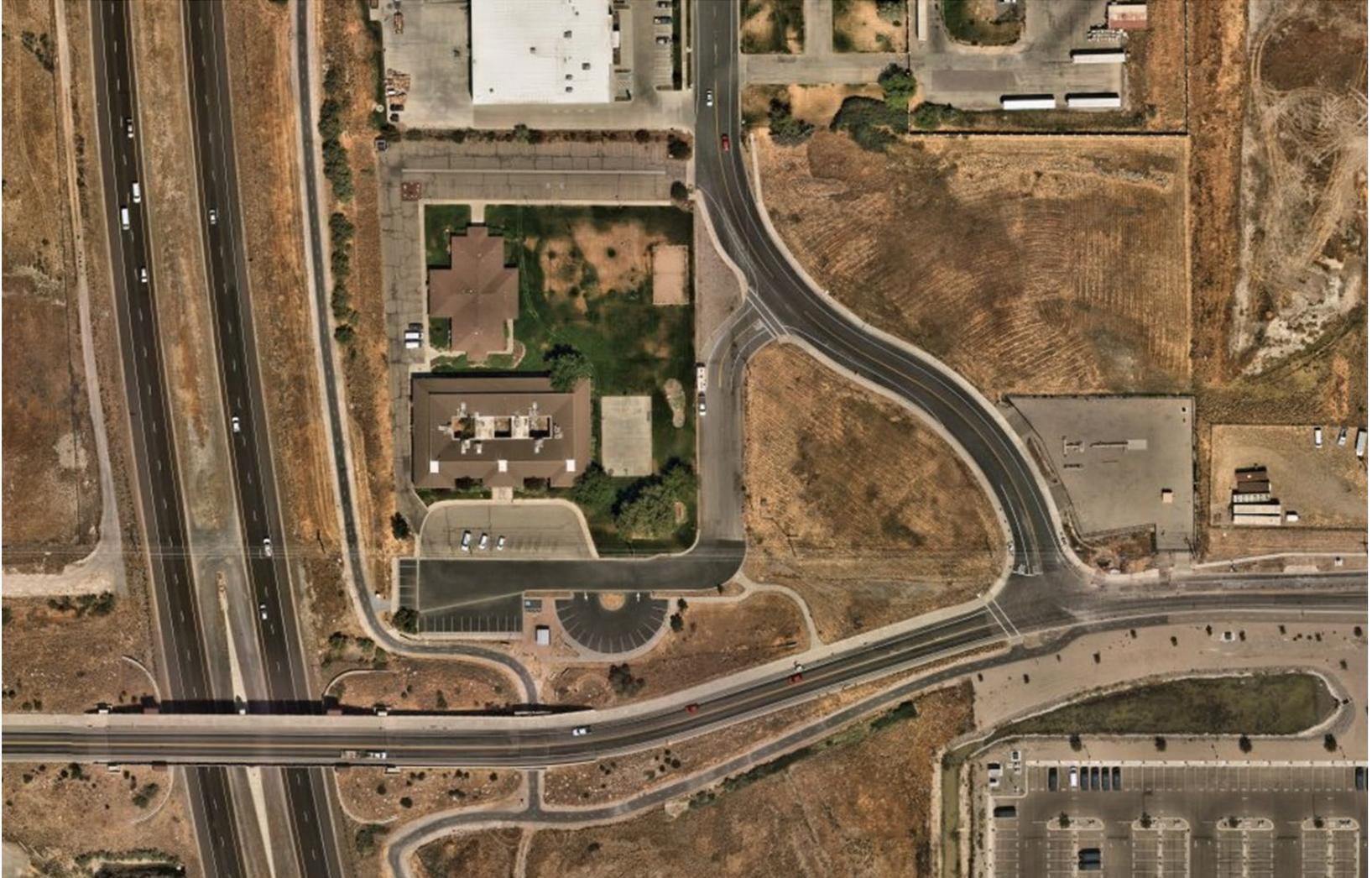


# Conditional Use Permit- Amendment 1130 West Center Street Aerial/Zoning





Conditional Use Permit- Amendment  
1130 West Center Street  
Aerial

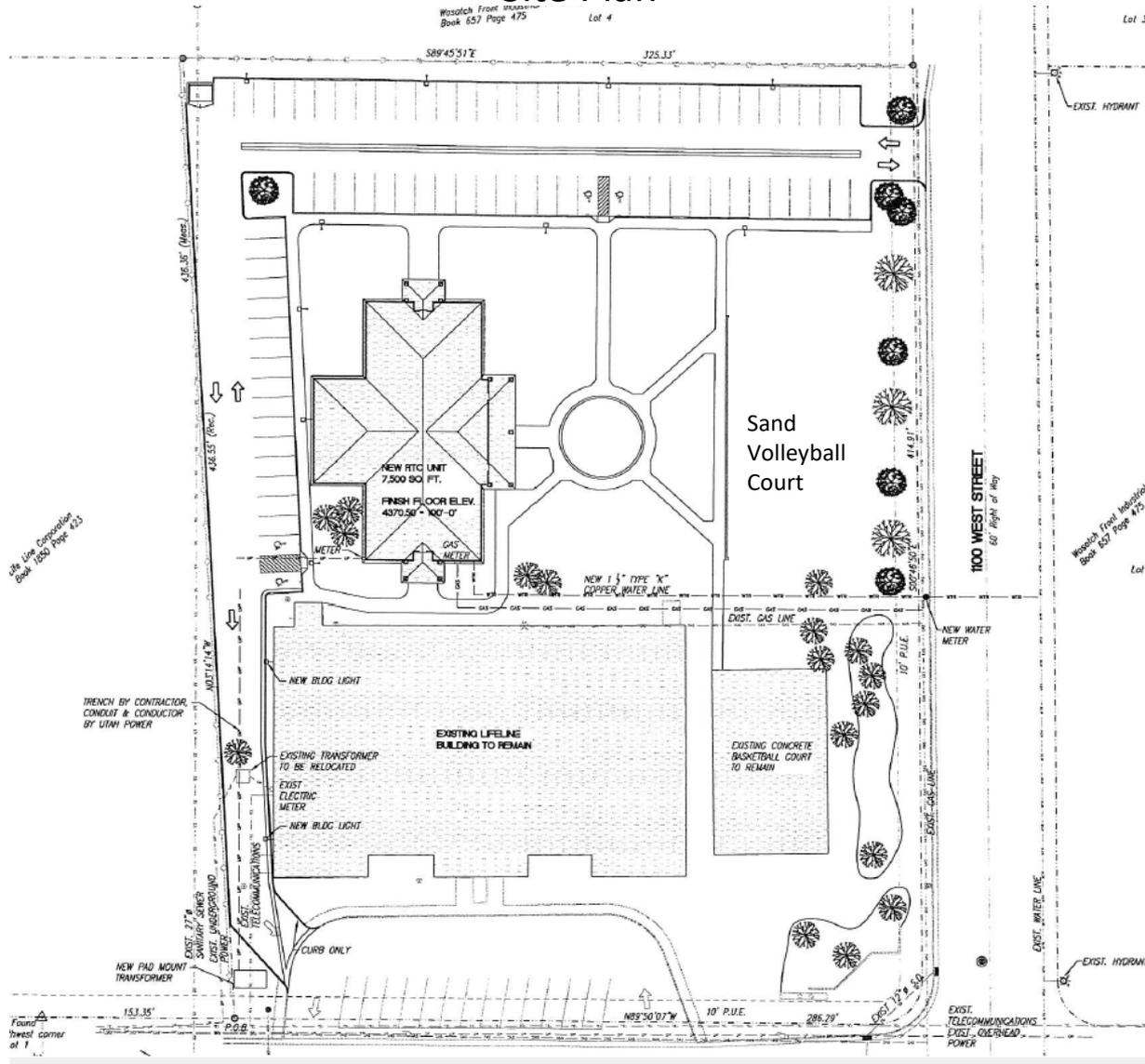




# Conditional Use Permit- Amendment

## 1130 West Center Street

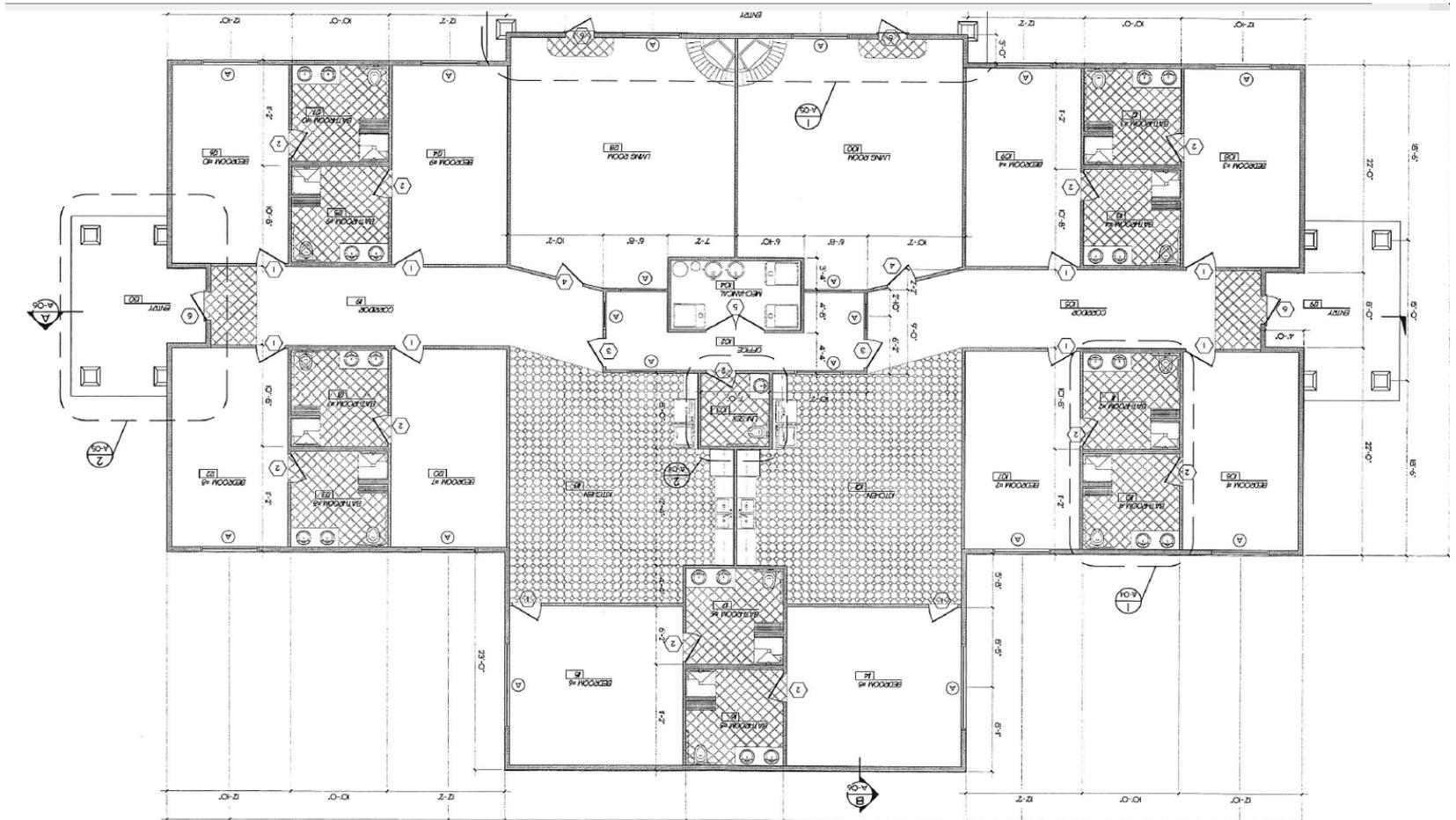
### Site Plan





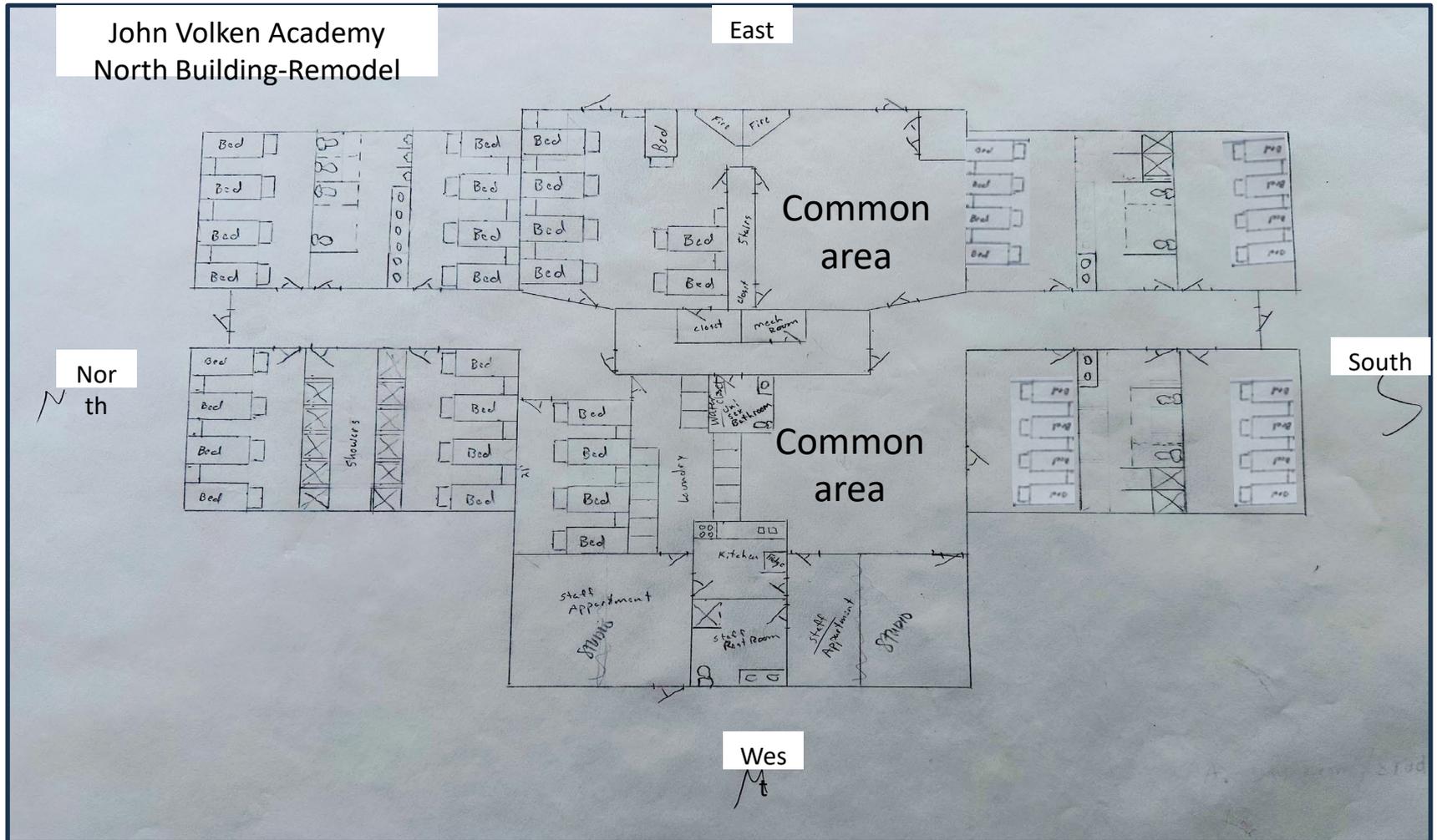
# Conditional Use Permit- Amendment 1130 West Center Street Floor Plans

## John Volken Academy North Building-Existing Floor Plan





# Conditional Use Permit- Amendment 1130 West Center Street Floor Plans







Dear Red Barn Farms Board of Directors, Legal Counsel, and the Utah Department of Commerce,

We, the current staff and students of Red Barn Academy, respectfully submit this letter with a sincere request for your thoughtful consideration. Our time at Red Barn Academy has been a profoundly positive and transformative experience—one that has given us hope, purpose, and the skills necessary to rebuild our lives. It is our collective hope that this journey might continue under the guidance of the John Volken Academy (JVA). Several of our graduates are already involved with JVA and have shared their confidence that the integrity, structure, and life-changing principles we have come to value at Red Barn Academy will seamlessly carry forward with them.

We are deeply grateful to the Red Barn Board for the incredible facilities and resources that have been made available to us over the past decade. The program has exceeded our expectations, providing us not only with life skills but also with a renewed sense of dignity and direction. The unwavering support and commitment of the board, the staff, and the countless donors who have made this journey possible will not be forgotten.

As we look to the future, we humbly ask for your approval to move forward with JVA, allowing us to continue building on the foundation that has been laid here at Red Barn Academy. We believe that, together, we can preserve the mission of helping those who are determined to help themselves, restoring families, and contributing positively to society.

We are profoundly thankful for your consideration and for the opportunity to have been part of Red Barn Academy. With your support, we hope to continue this journey of recovery, service, and self-improvement.

With sincere appreciation and respect,

*Dr. Paulson*  
*CRJ*  
*Paul. Foster*  
*Jeremy*  
*Mario Hernandez*

*ED*  
*Steph*  
*Andrew Smith*  
*John*  
*Mike*  
*Ken*

*Ken*

4/9/2025

To Whom It May Concern,

Re: Red Barn Academy – Land Use

Red Barn started as a quiet addition to our community. They were beautiful buildings, but nobody really knew what they were doing except for those of us who worked in municipal government. We watched carefully how the “initiative” (as the Red Barn called it) impacted our community.

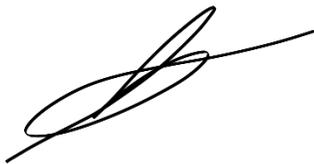
I think the larger constituency first realized what the Red Barn operation was when the 2020 windstorm happened. They had already been around for 5 years or so by then. I was responsible for allocating resources from other cities, volunteers, the National Guard, and UDOT. Red Barn Academy students arrived in buses at the temporary dump site we had set up. Citizens brought downed trees and other damaged materials and unloaded them at the dump site. In a moment of exhaustion, residents that came their once or multiple times during the day were assisted by the Ren Barn academy students to remove the material from their transport vehicles and leave it at the dump.

For most people, that was the introduction to the Red Barn and its mission. Later came the restaurant, the thrift store, and other opportunities to get to know the students. I hired their moving company to help me move into a new home in 2019, and they provided exceptional service and left a lasting impression on my family. They are involved in our annual Festival Days events. In 2023, they filled sandbags to help prepare for record water runoff in the canyons that lead into Farmington.

Through construction projects and trail improvements, we have developed friendships with the academy students. In the decade or so that they have been a part of our community, they have improved the quality of life for Farmington and its residents.

Any resident who had an opportunity to connect with the Red Barn would say that their departure takes a part of our community with them, and it will be missed.

Signed,



Brigham Mellor  
Farmington City Manager  
801.792.3704



160 S Main  
Farmington Utah 84025

4/9/2025

To whom it may concern,

Re: Red Barn Academy – Land Use Review

Red Barn Academy has been in operation in our community for many years. The operation is located near I-15 just north of Park Lane. Red Barn is adjacent to office and is now neighbors with several hundred apartment units and some retail business to the south.

A similar use that many communities see would be a ‘Residential Facility for Disabled.’ The purpose of this facility is to provide housing and programming for individuals overcoming challenges to improve themselves.

The property that the facility is located on is part of a larger master planned area. Because of its scale, and because of the zoning regulations applicable to its location within Farmington City (Mixed Use Zoning), the approval for development of the property was done through a development agreement. This agreement enabled Red Barn to exist and gave flexibility in the use of its property to be able to accomplish its mission and meet its needs. Once the development agreement was inked, building and site plan review has been a staff level process.

Red Barn has successfully maintained its property in a very clean and presentable manner, it does not generate a significant amount of traffic, and it has been able to manage its parking on site. Overall the use has been a net positive to the area by quietly maintaining a clean property and generating value without creating problems or nuisances for others.

Signed,

Lyle Gibson  
Planning Director  
Farmington City  
801-989-8737  
[lqibson@farmington.utah.gov](mailto:lqibson@farmington.utah.gov)



Physical: 22 S State Street, Clearfield, UT 84015  
Mailing: PO Box 618, Farmington, UT 84025  
[daviscountyutah.gov/health](http://daviscountyutah.gov/health)

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May 30, 2023

Dear Grant Review Committee,

Please accept this letter in support of Red Bam Farms application for funding.

Red Bam Farms provides addiction recovery, mental wellness, transitional housing, and educational opportunities for men whose lives have been seriously impacted by substance misuse and justice system involvement. Red Bam Farms provides skills, a sense of purpose and identity, and healing to individuals and families. With their services for substance abuse recovery and transitional housing for justice-involved individuals, they help fill gaps in services that are very rare or not provided by the public sector or other private sector institutions in our community.

We believe in the mission of Red Bam Farm. We have heard first-hand from the men who are in the program about the hope and the transformation that occurs within those who commit to the two-year program.

We appreciate your consideration of their request for funding and know it will be put to good use. Red Bam Farms is a unique and valuable resource in our community.

Sincerely,

A handwritten signature in black ink that reads 'Isa Perry'.

Isa Perry, MPH, CHES®  
Health Strategy Manager, Davis4Health Coordinator  
801-525-5212  
[isa@daviscountyutah.gov](mailto:isa@daviscountyutah.gov)



Jaynee Poulson <jaynee.p@redbarnacademy.org>

## quotes for press release

1 message

**Jaynee Poulson** <jaynee.p@redbarnacademy.org>

Thu, Feb 13, 2025 at 2:14 PM

To: Ethan Jensen <ethan@redbarnacademy.org>, Rich Haws <rich@haws.cc>, Mark Rinehart <mark.r@redbarnacademy.org>, Bruce Olson <bolson@rqn.com>

Here are some quotes from me for th express release I am comfortable with:

“For years, Red Barn Academy has been a place of hope and transformation,” said Jaynee Poulson, CEO of Red Barn Academy. “While this chapter is coming to a close, our mission to change lives remains unwavering. The impact of this program will continue through the individuals who have worked to rebuild their futures.”

She added, “We are profoundly grateful for the unwavering support of our donors, volunteers, and partners. Red Barn has always been about second chances, and while our operations are evolving, our dedication to helping individuals rebuild their lives and create lasting change remains.”

“The true impact of Red Barn Academy will live on through the students who have overcome addiction, rebuilt their lives, and reconnected with their families. Their stories will ensure that the legacy of Red Barn Farms will remain.”



**Jaynee Poulson**

President/CEO

435.729.9772

1200 Red Barn Lane, Farmington, UT 84025

**RED BARN**  
CHICKEN

**RED BARN**  
MOVERS

**RED BARN**  
ACADEMY

**RED BARN**  
THRIFT

1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
4 APRIL 8, 2025

5  
6 **DRAFT**  
7

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

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

18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,  
19 Planner; Caden Baines, Planning Intern.  
20

21 OTHERS PRESENT: Dee Lalliss, resident; Ben Olsen, Debbie Olsen, Foresight Development.  
22

23 1. PUBLIC COMMENTS  
24

25 There were no public comments.  
26

27 2. CONSIDERATION OF PRELIMINARY PLAT FOR SILVER SKY LOFTS PUD  
28 AMENDED AT 215 EAST ODELL LANE, BEN OLSEN, FORESIGHT  
29 DEVELOPMENT  
30

31 Sherrie Pace reported that Silver Sky Lofts Phase 1 was located at 226 North Highway 89. She  
32 noted that Phase 1 access was directly from Highway 89 and Phase 2 accessed Odell Lane. She  
33 indicated that the General Development Plan, Planned (P) District rezone/development  
34 agreement, preliminary plat, and final plat had all been approved. She presented the General  
35 Development plan detailing the units in Phases 1 and 2. She explained that Phase 1 contained  
36 1.05 acres and the proposed Phase 2 contained an additional 0.74 acres for a total of 1.75 acres.  
37

38 Ms. Pace continued that the amended General Development plan included an additional 10  
39 townhome units for a total of 23 townhome lots which was approved by the City Council on  
40 April 2, 2024. She noted that there were four units which would not have driveway parking but

41 that the remaining units would have driveway parking along with two car garages. She added  
42 that there would also be seven guest parking spaces near the common area. She shared the  
43 preliminary plat and noted several engineering redlines that would need to be addressed related  
44 to irrigation. She clarified that the units were built six inches smaller than shown on the original  
45 plat and the amended plat would correct that and include the next phase of the project.

46

47 Sherrie Pace said the next step would be the finalization of the development agreement  
48 amendment by the City Council. She explained that this would include the new units and  
49 finalization of the zone change.

50

51 Commissioner Marsh questioned the existing zoning. He asked how many units in Phase 1 had  
52 already been constructed. Sherrie Pace replied that the zoning was previously RM-7 and had  
53 been rezoned to a P District. She said five units were completed and five units were under  
54 construction from Phase 1. She explained that the existing dead end private road would be  
55 continued to Odell Lane as a through street.

56

57 **Commissioner Holbrook moved that the Planning Commission approve of the requested**  
58 **preliminary plat with the following conditions:**

59

60 **1) Correction of any outstanding engineering redlines on the construction drawings.**

61

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

64

65 **3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**  
66 **PLANNING COMMISSION**

67

68 Sherrie Pace reported that on the March 18<sup>th</sup>, the City Council approved the plat amendment for  
69 1030 South Parkway Drive. She indicated that the City Council also approved Ordinance 2025-  
70 06 amending City Code Title 10, Chapters 1, 4, 11 & 19 regarding commercial land uses, use  
71 standards, and signs during the April 1<sup>st</sup> meeting. She noted that the Council had expressed  
72 gratitude to the Planning Commission for their efforts.

73

74 Commissioner Jorgensen questioned if there were any points of contention for the Council  
75 related to the ordinance amendments. Sherrie Pace replied that the City Council questioned if a  
76 drive-thru should be a separate category from a restaurant. She explained that there were  
77 standards for a drive-thru and a restaurant with a drive thru and where they should be permitted  
78 which was acceptable to the Council.

79 Mackenzie Johnson noted that Councilmember Knowlton requested that residential uses be  
80 specified in the commercial and industrial land use table as prohibited.

81  
82 Sherrie Pace commented that there would be two conditional use permit requests for the next  
83 Planning Commission meeting. She noted that one was related to the modification of an existing  
84 conditional use permit (Lifeline property) and the second would be to allow a private recreational  
85 facility (indoor sports court).

86  
87 4. APPROVAL OF MINUTES

88  
89 The Planning Commission meeting minutes of March 11, 2025 were reviewed and approved.

90  
91 **Commissioner Jorgensen moved to approve the meeting minutes for the March 11, 2025**  
92 **Planning Commission meeting as amended. Commissioner Marsh seconded the motion.**  
93 **The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone,**  
94 **Tucker, and Ward.**

95  
96 5. ADJOURN

97  
98 Commission Chair Larson adjourned the meeting at 6:43 p.m.

99  
100 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
101 *Tuesday, April 22, 2025 by unanimous vote of all members present.*

102  
103  
104  
105 \_\_\_\_\_  
*Wendy Page, City Recorder*

# PLANNING COMMISSION MEETING

April 22, 2025

6:30 p.m.



# CITIZEN COMMENT

PUBLIC HEARING

Code Amendment

Title 10, Chapter 10, Section 3

Minimum Side Street

Setback on Corner Lots

Thomas Call



**10-10-3: USE REGULATIONS:**

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in a Single-Family Residential District or Multiple Residential District, except as provided in this title:

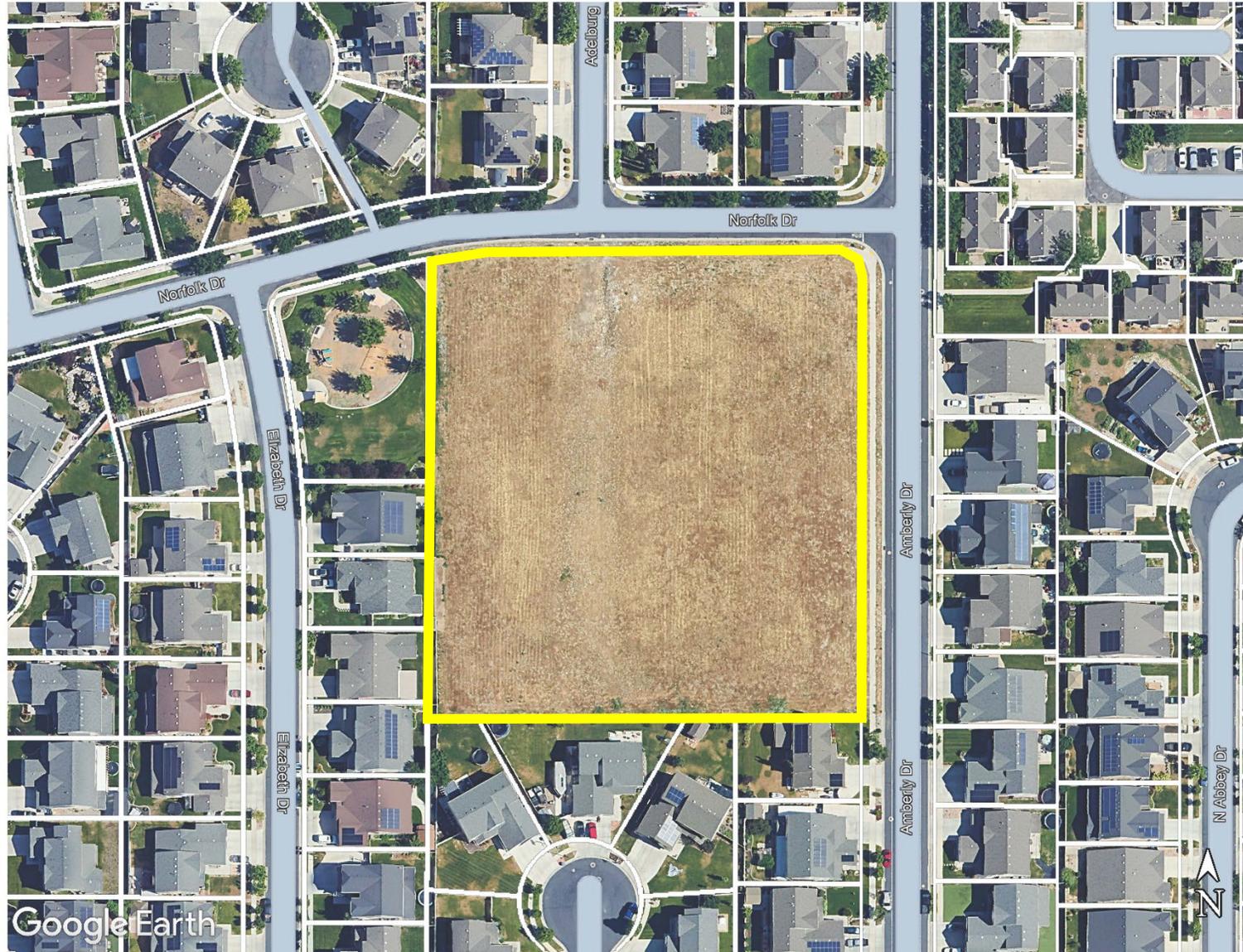
	Zone				
	R1-12	R1-10	R1-7	RM-7	RM-20
<b>Front Yard Regulations (in feet)</b>					
Corner lots, main buildings shall have 2 front yards, and 1 rear yard opposite the front elevation, and 1 side yard.					
The minimum depth for the front yard for main building. <i>(corner lot side street setback: 20 feet, unless accessing a garage)</i>	25	25	25	25	25

Preliminary Plat  
Amberly Place PUD  
979 North Amberly Drive  
Jackson Haslam, Ivory Development LLC



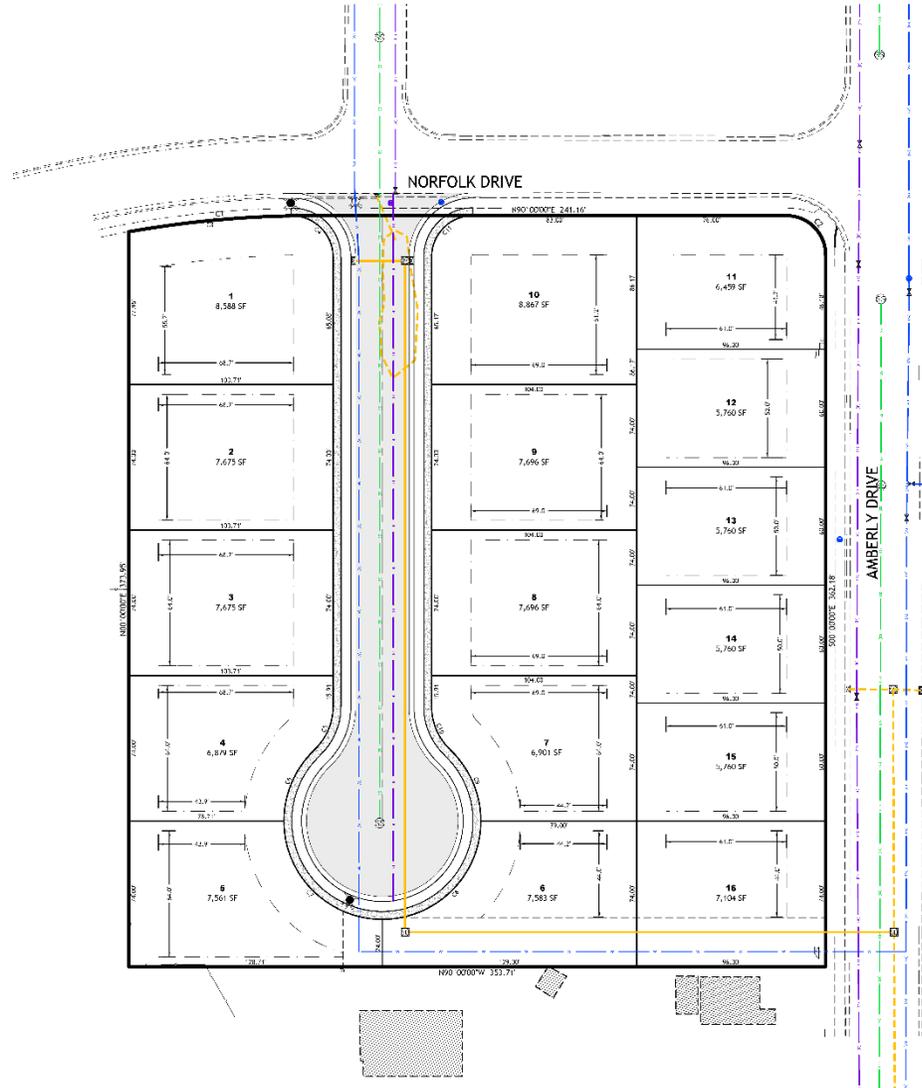


# Preliminary Plat Amberly Place PUD Aerial





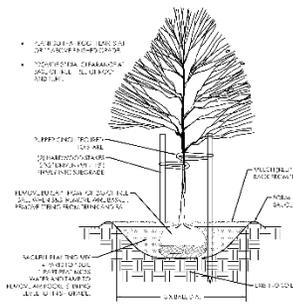
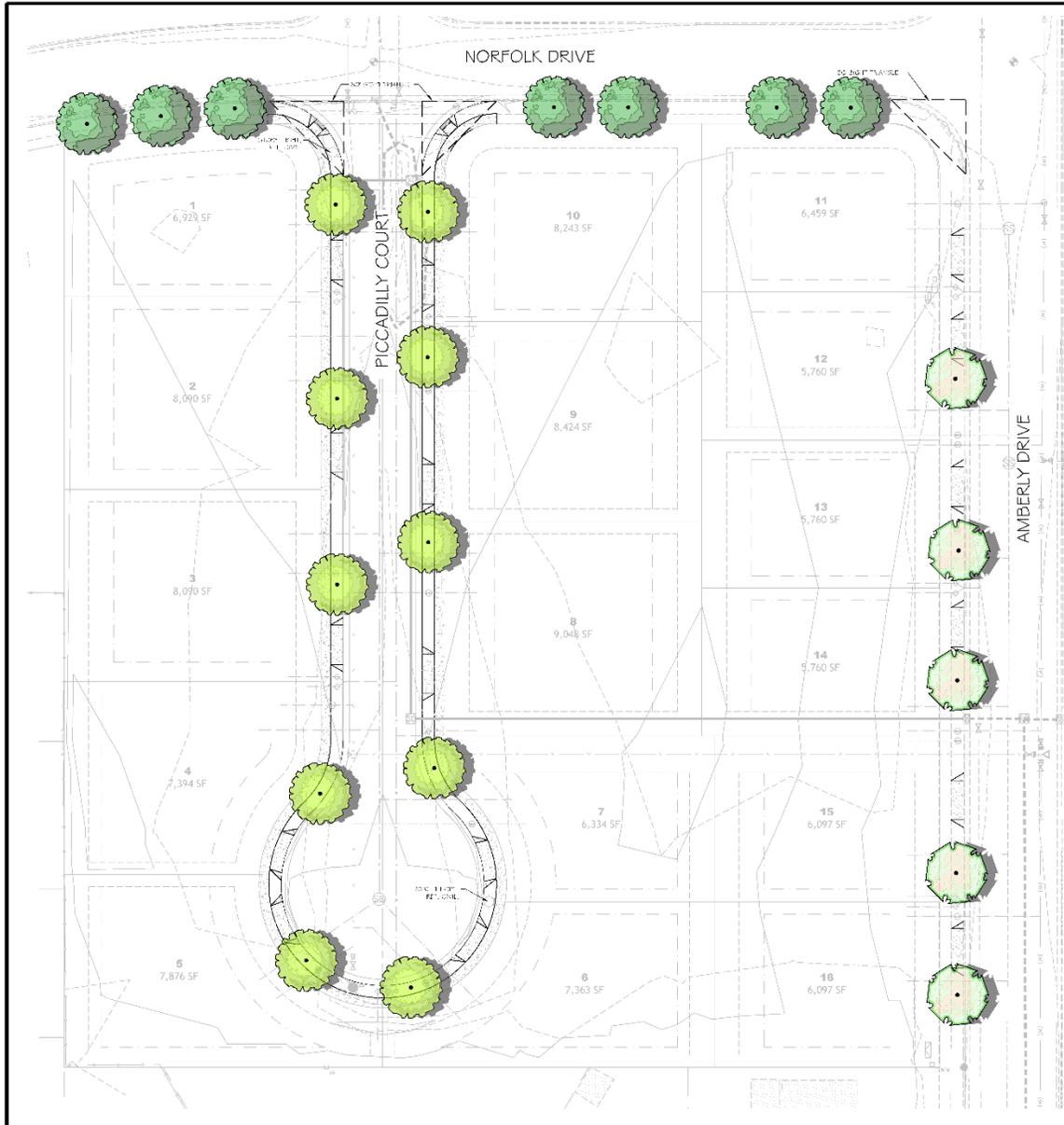
# Preliminary Plat Amberly Place PUD General Development Plan



CURVE TABLE				
CURVE	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	93.04	525.00	N84°53'22"E	92.52
C2	31.41	20.00	S49°00'00"E	28.28
C3	82.79	525.00	N84°21'18"E	82.70
C4	33.40	21.00	S49°33'39"E	29.99
C5	24.38	30.00	S23°17'01"W	23.72
C6	40.64	50.00	S23°17'01"W	36.53
C7	78.54	50.00	S45°00'00"E	70.71
C8	78.54	50.00	N45°00'00"E	70.71
C9	40.64	50.00	N23°17'01"W	36.53
C10	24.38	30.00	N23°17'01"W	23.72
C11	32.09	21.00	N45°00'00"E	29.70

- 8" SDR 35 SANITARY SEWER
- EXISTING SANITARY SEWER
- SANITARY SEWER MANHOLE
- 8" PIP C-900 WATER LINE
- EXISTING WATER LINE
- WATER VALVE, TEE & BEND
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- 8" PIP C-900 GAS LINE
- EXISTING GAS WATER LINE
- GAS VALVE, TEE & BEND
- PROPOSED STREET LIGHT
- 8" PIP C-12" DRAIN EXHAUST
- EXISTING DRAIN EXHAUST
- 10" CONCRETE CURB & GUTTER
- EXISTING SIDEWALK
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- PROPOSED DRIVEWAY





**A TREE PLANTING & STAKING**

**GENERAL REQUIREMENTS**

1. Home to property owners, individual property owners and the local business and residential street trees subject to or on their property in compliance with the approved street tree plan for the subdivision or lot in the North Salt Lake Municipal Ordinance.
2. Homeowners are required to obtain a tree permit from the homeowner to plant and have a permit for any vegetation to be installed.
3. All trees to be planted in the subdivision shall be planted in front of each lot. If a tree is to be planted between the front of a lot and the side of the address.
4. All trees to be planted shall be provided a minimum root collar (C) area for each tree for 100% of root coverage.
5. All trees to be planted in the subdivision shall be selected from the North Salt Lake City list of approved street trees.
6. All trees to be planted shall be planted in the center of the lot or on the side of the lot.
7. All trees to be planted shall be planted through the use of stakes or drip irrigation.
8. Property owners are responsible for the irrigation and maintenance of the street trees and other vegetation in accordance with the City Ordinance.
9. All trees to be planted shall be planted in the subdivision. All trees shall be subject to change based on the City Ordinance.
10. For City Code 7-10-4. All street trees must be located a minimum of:
  - 5 feet from water meter, by boxes, cable property lines, sewage, traffic collecting and "hot" utility or gas poles.
  - 3 feet from fire hydrants and manholes.
  - 5 feet from any trees that are in a tree base at least 100 feet tall.
  - 20 feet from any trees that are in a tree base at least 150-45 feet tall.
  - 30 feet from any trees that are in a tree base at least 40 feet tall.
  - 40 feet from the power lines or poles of the electric utility and all water mains.



**AMBERLY PLACE PUD**  
970 NORTH AMBERLY DR, NORTH SALT LAKE 84054  
**STREET TREE PLAN**

REVISION	DATE	BY	DESCRIPTION

**STREET TREE PLAN**

Scale: 1" = 20'  
Date: 10/10/2024  
Sheet: 1 of 1

**811**  
Know what's below.  
Call 811 before you dig.

**L1**



# Preliminary Plat Amberly Place PUD Architecture Examples





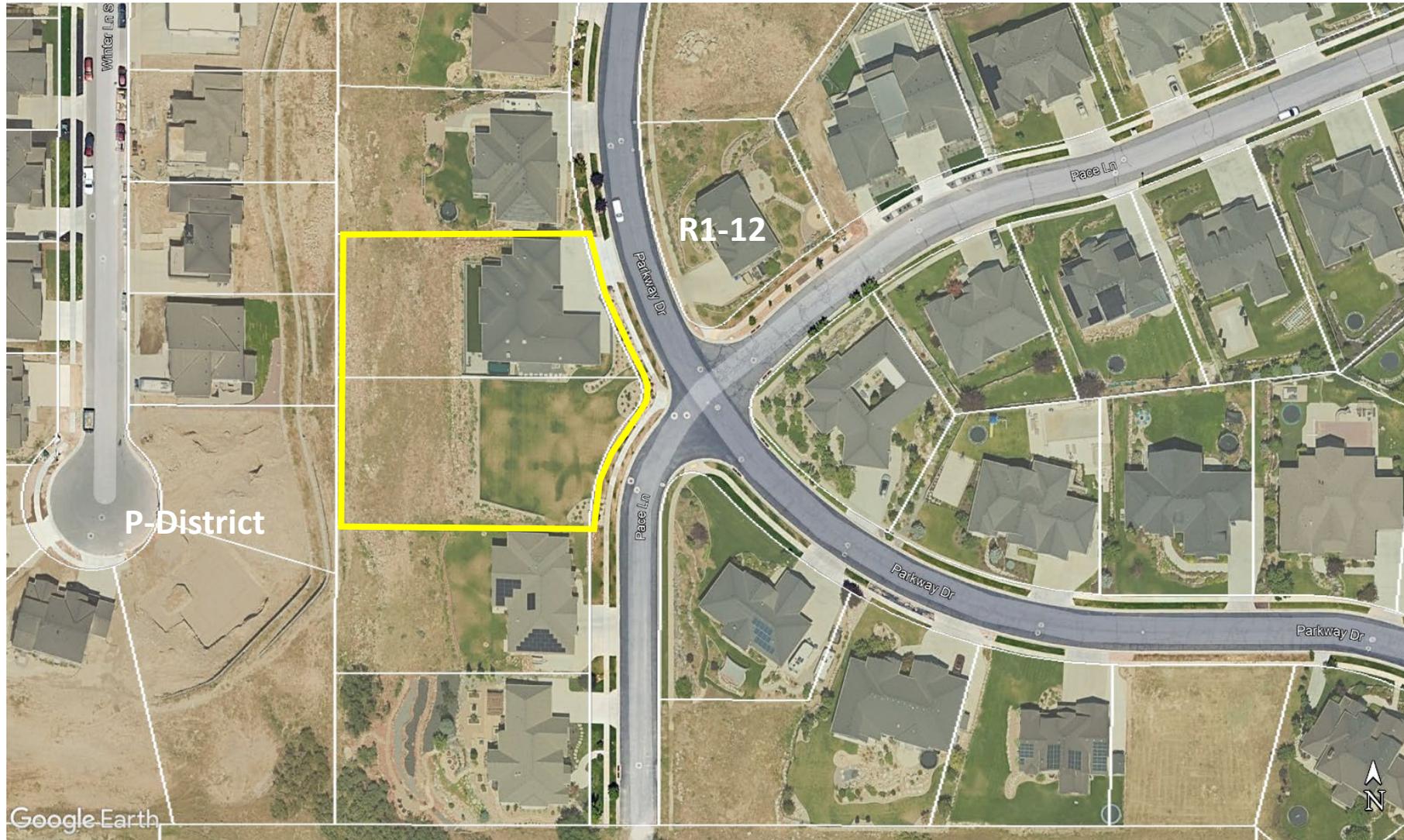
# Preliminary Plat Amberly Place PUD Architecture Examples



Conditional Use Permit  
Private Recreational Facility  
197 East Pace Lane &  
934 South Parkway Drive  
Tim German

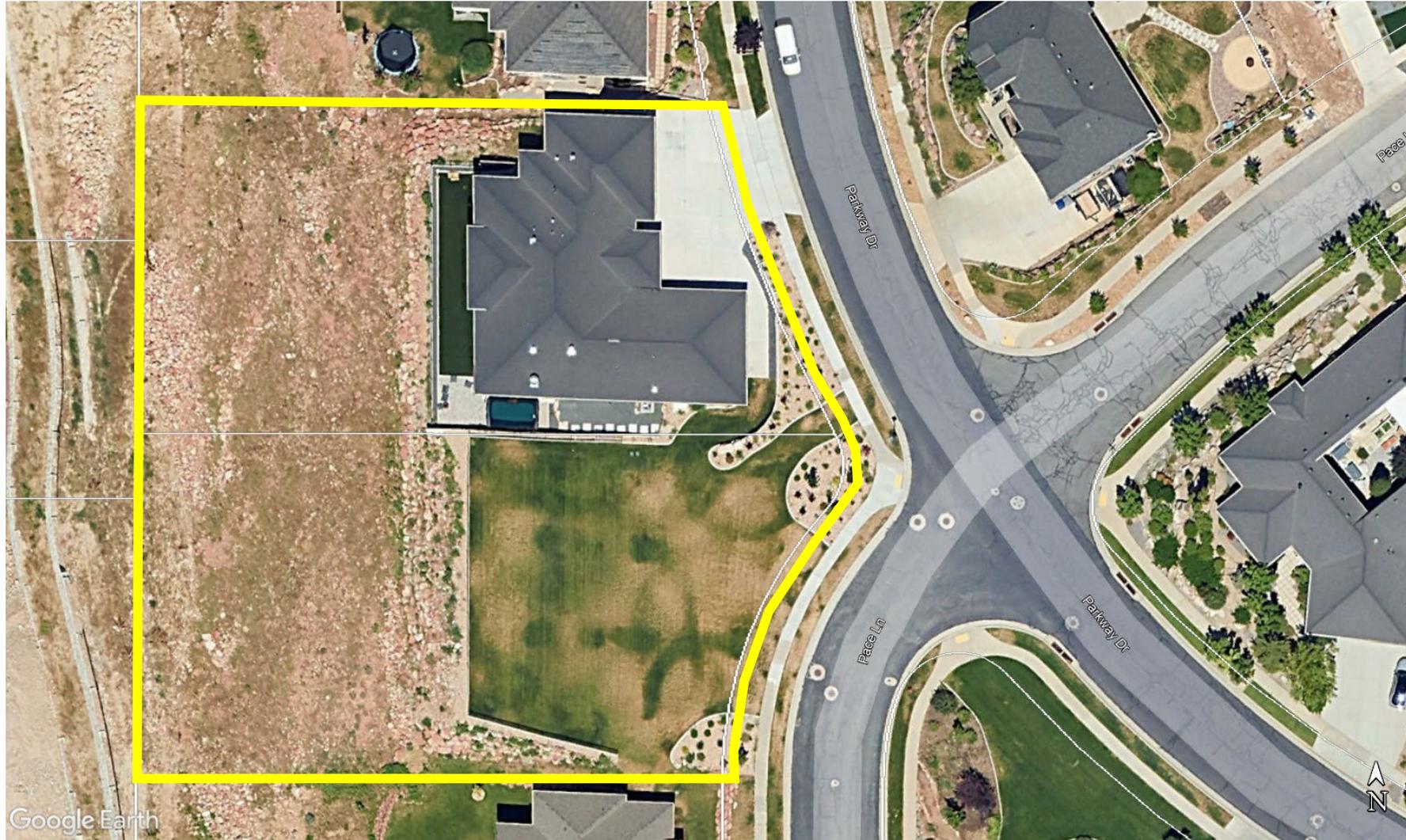


# Conditional Use Permit Private Recreational Facility Zoning



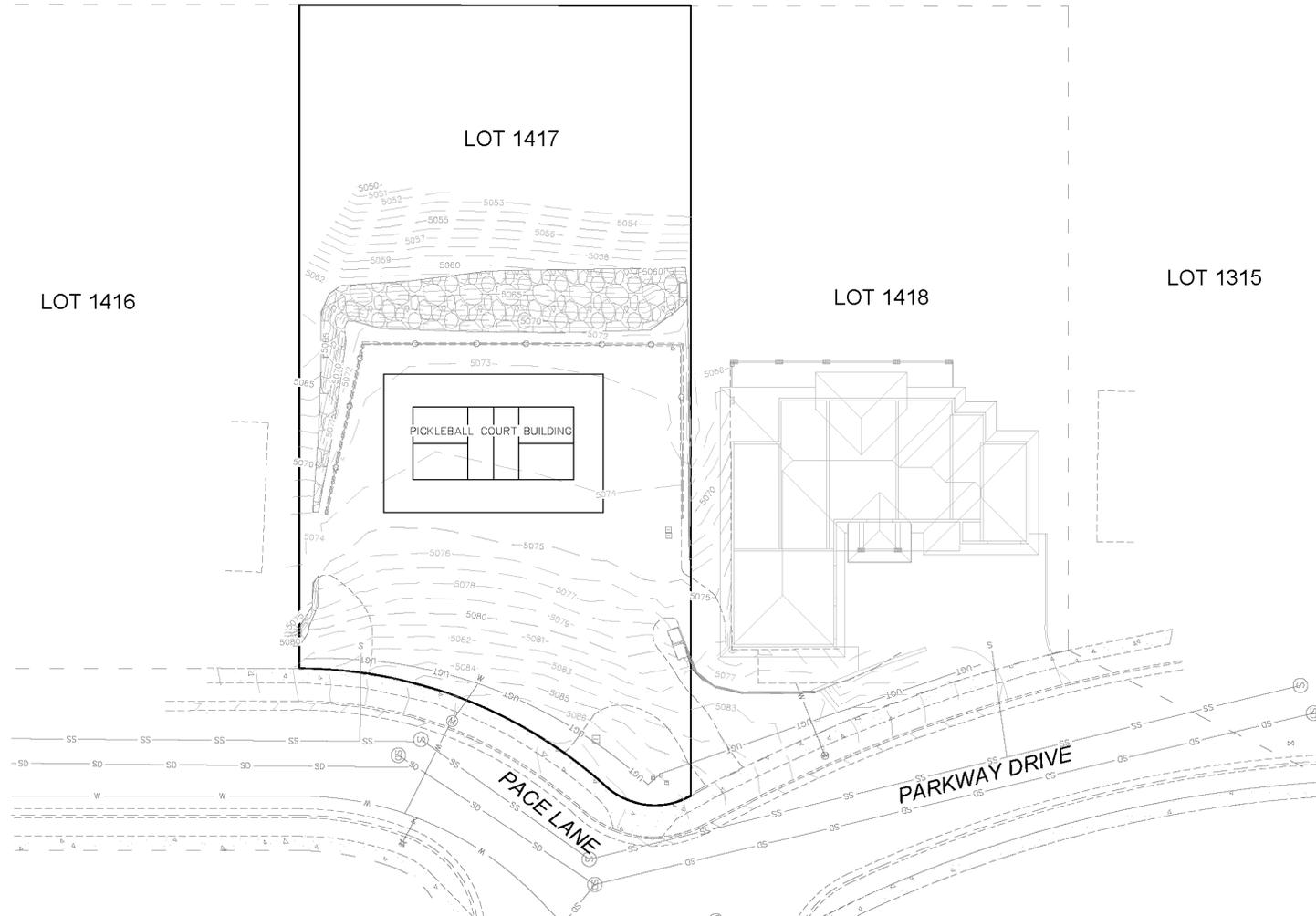


# Conditional Use Permit Private Recreational Facility Aerial



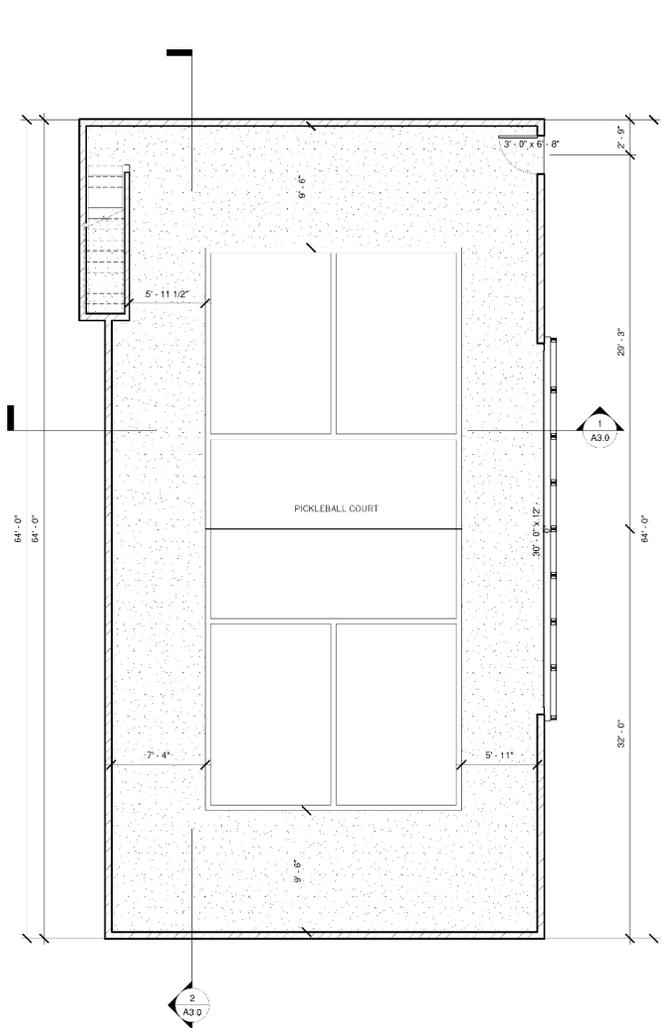


# Conditional Use Permit Private Recreational Facility Proposed Site Plan

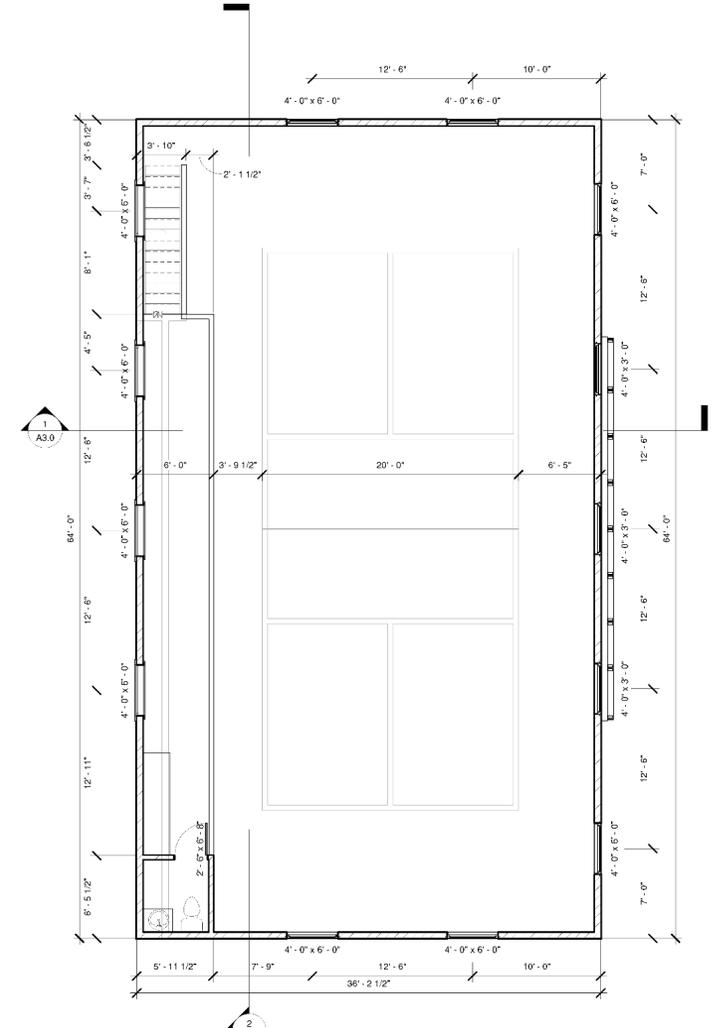




# Conditional Use Permit Private Recreational Facility Proposed Floor Plan



1 Ground Floor Plan  
3/16" = 1'-0"

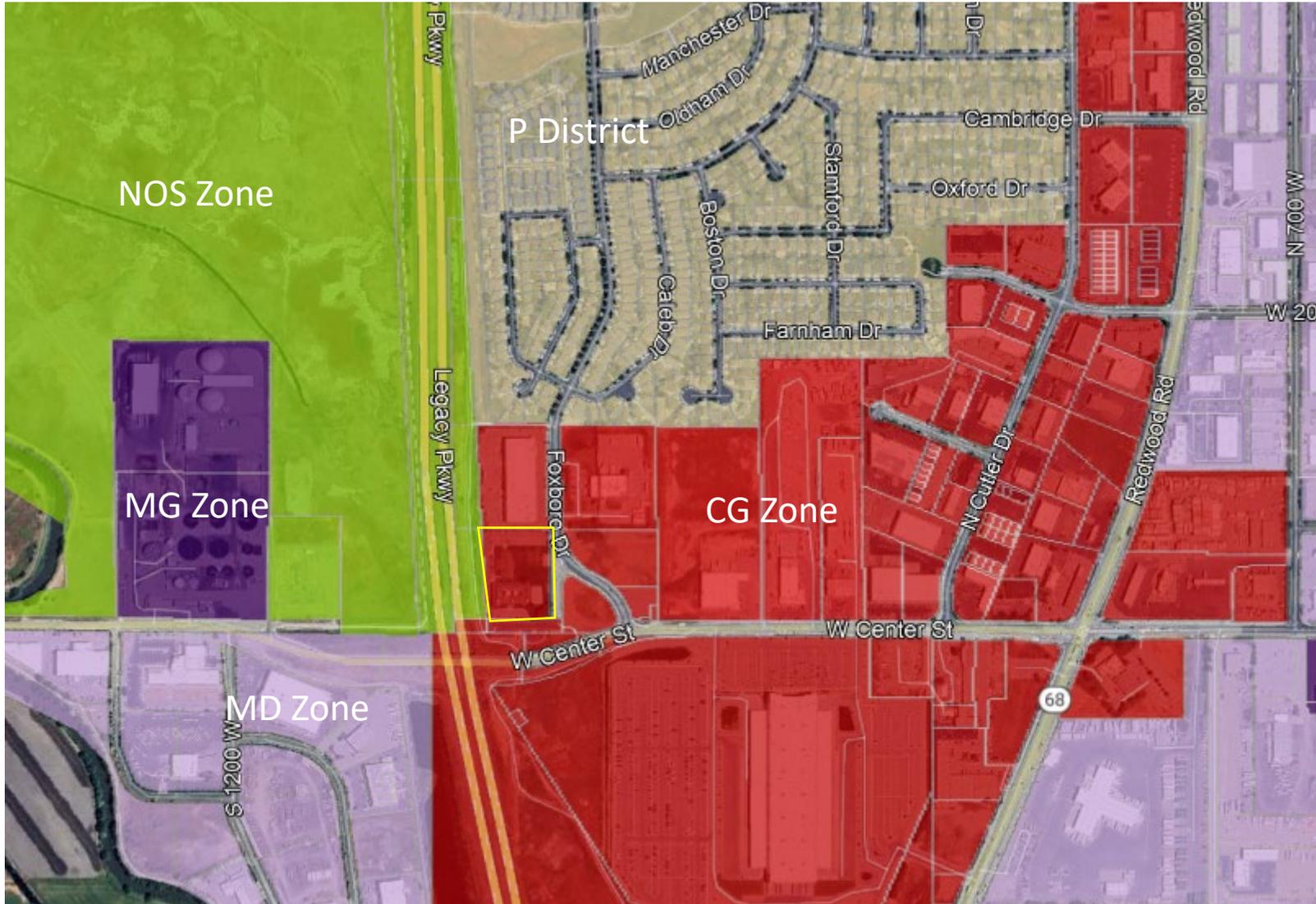


2 Upper Floor Plan  
3/16" = 1'-0"

Conditional Use Permit Amendment  
The John Volken Academy  
1130 West Center Street  
Jaynee Poulson

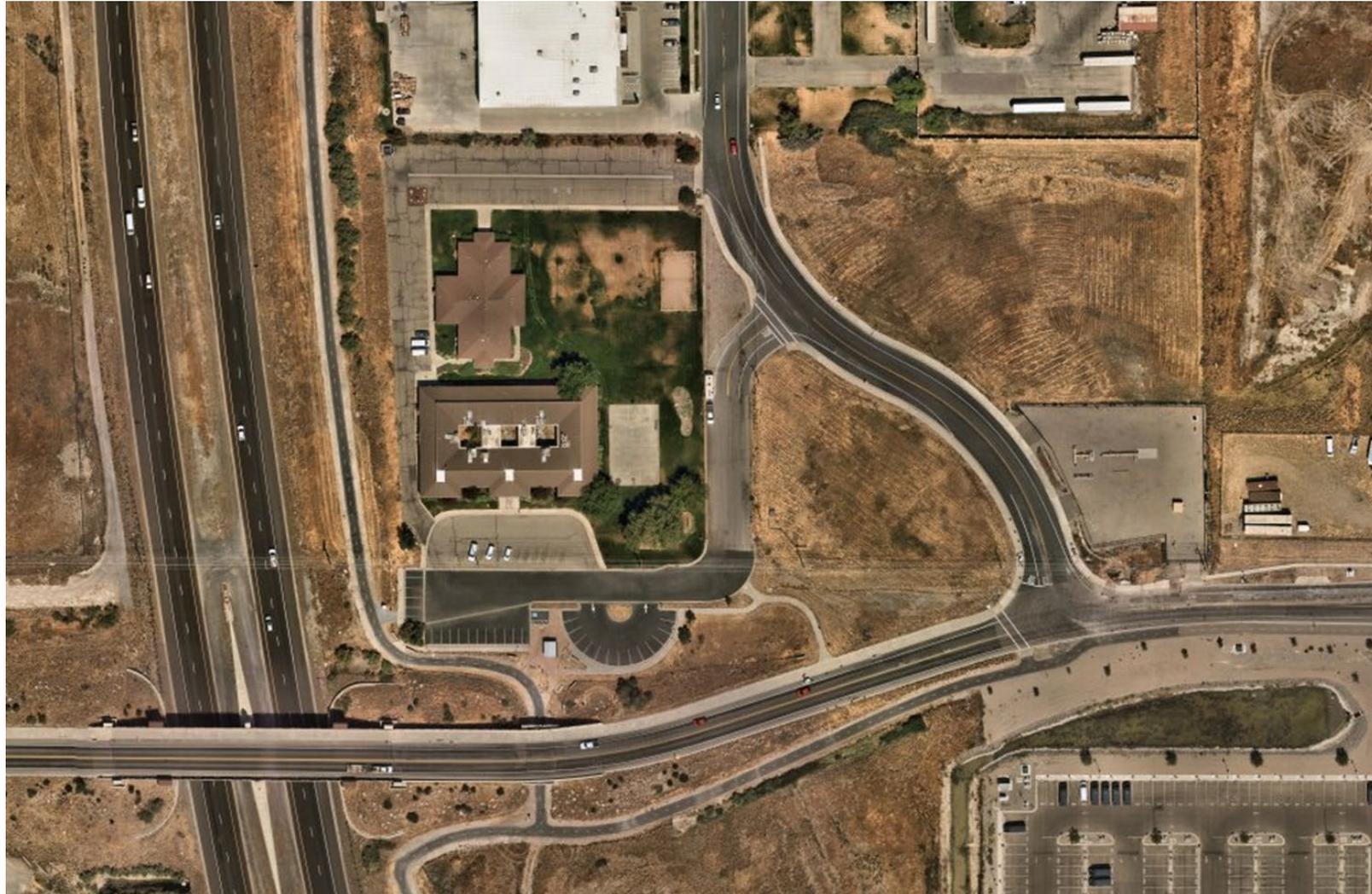


# Conditional Use Permit- Amendment 1130 West Center Street Aerial/Zoning



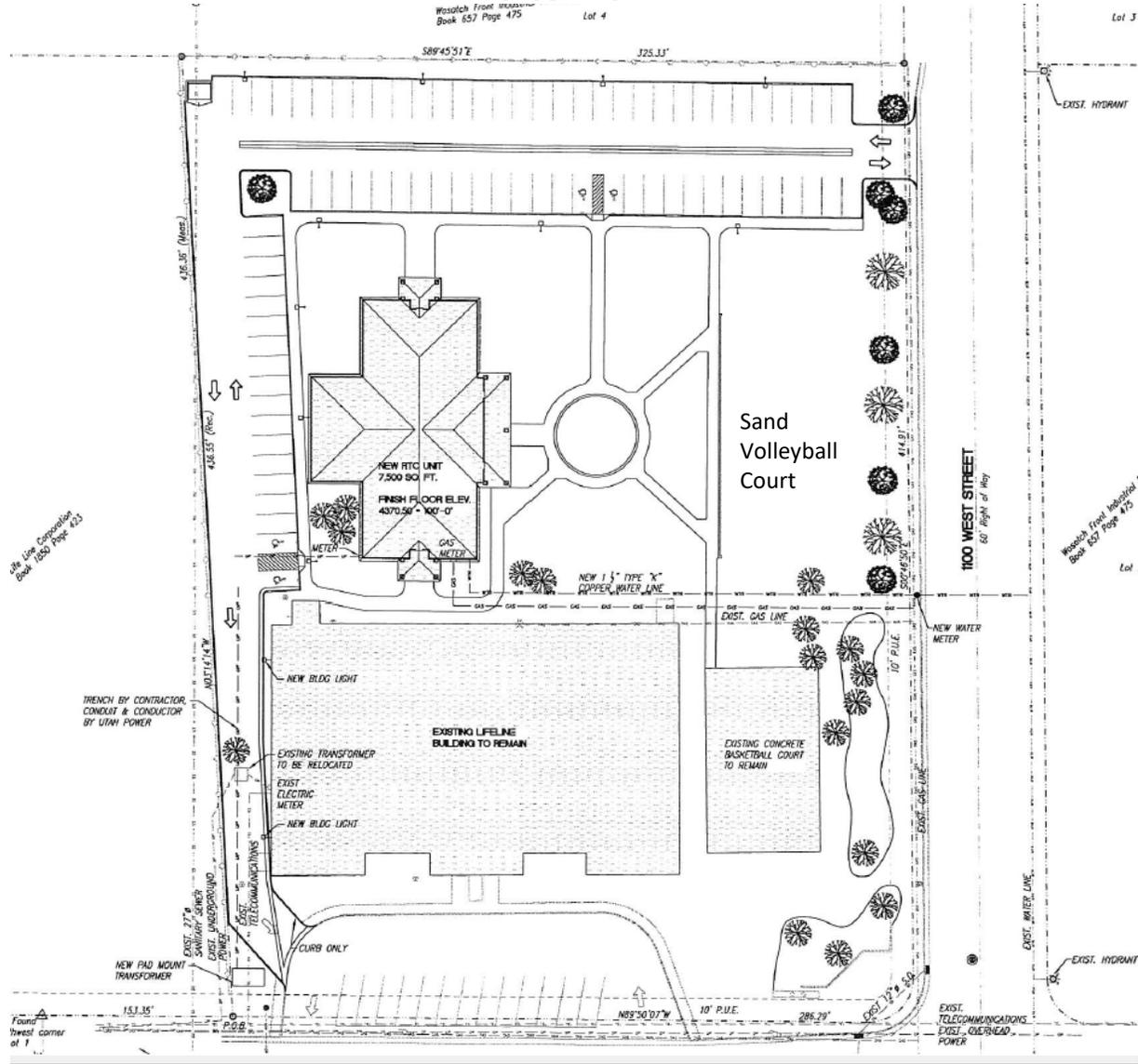


Conditional Use Permit- Amendment  
1130 West Center Street  
Aerial





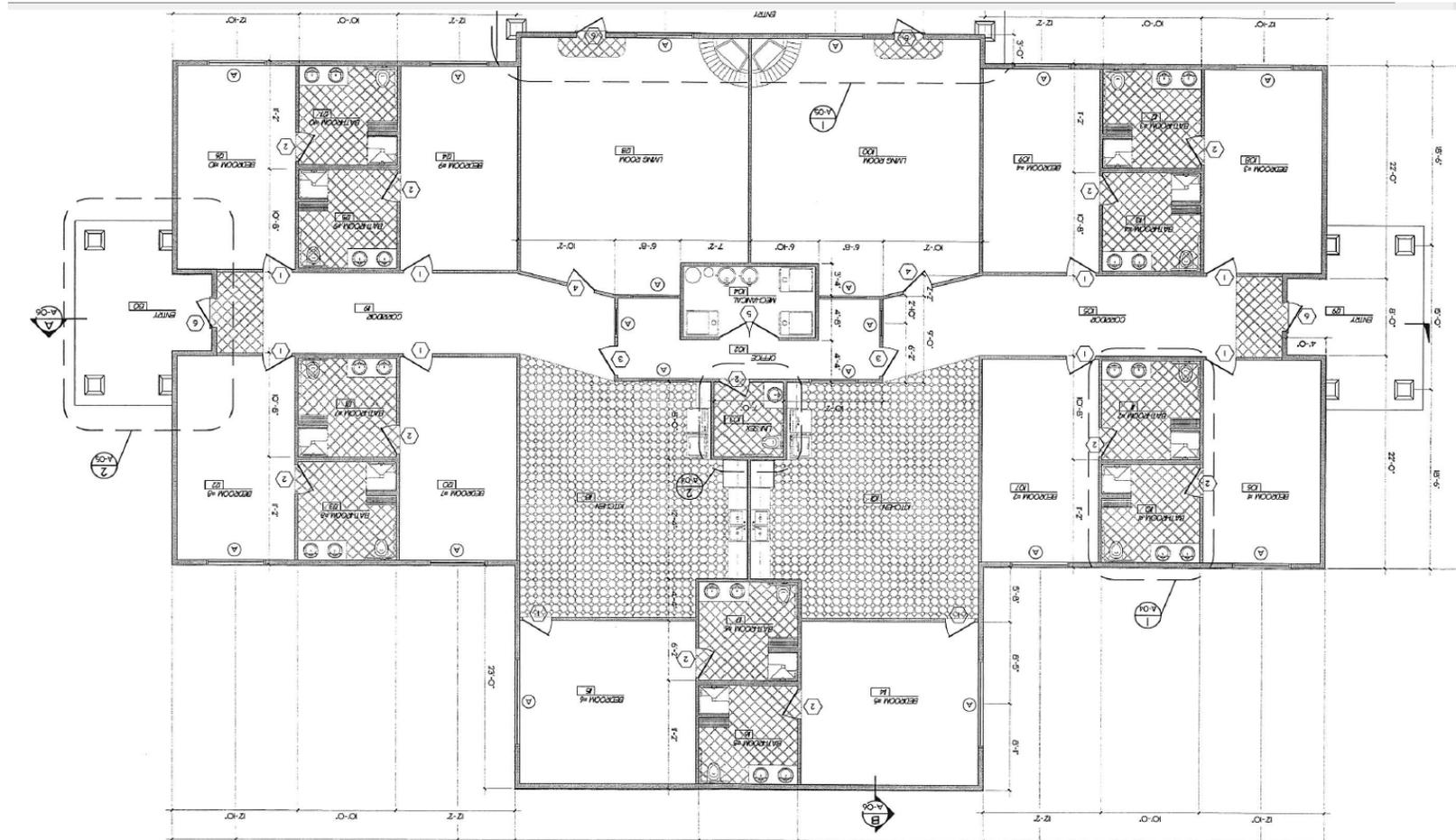
# Conditional Use Permit- Amendment 1130 West Center Street Site Plan





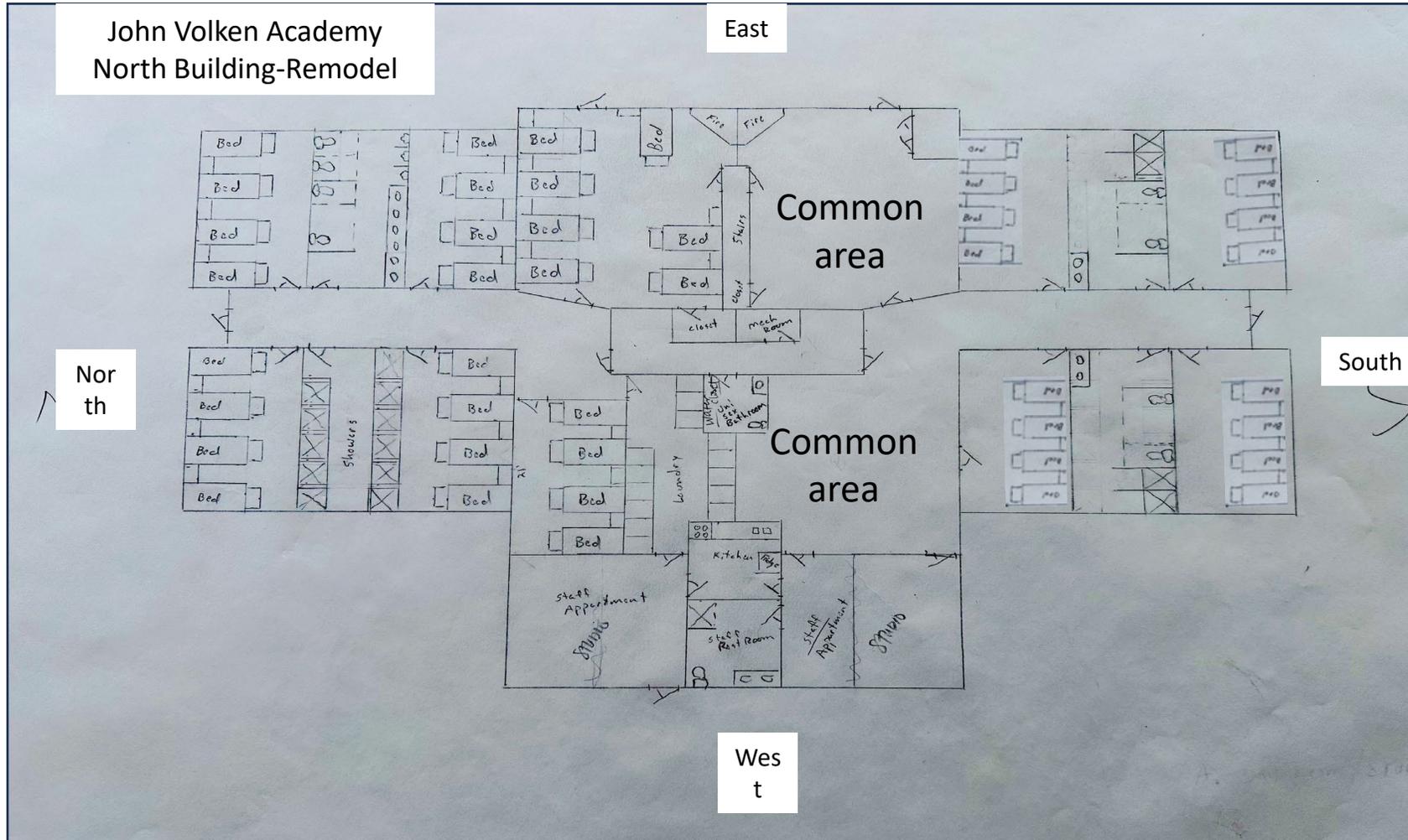
# Conditional Use Permit- Amendment 1130 West Center Street Floor Plans

## John Volken Academy North Building-Existing Floor Plan





# Conditional Use Permit- Amendment 1130 West Center Street Floor Plans





# ACTION UPDATE

Committed Building Owner:



Not  
Committed  
Building  
Owner:



# MINUTES

ADJOURN

# Bountiful City

<https://www.bountifulutah.gov>

## 14-4-105 YARD AND SETBACK REQUIREMENTS

The following minimum yard requirements shall apply in the (R) Zone:

A. Front Yard – Each lot or parcel shall have a front yard setback of not less than twenty five (25) feet from the front lot line. Except for corner lots, where the elevation of the ground differs ten (10) feet or more from the curb level, as measured at a point fifty (50) feet from the front lot line and midway between the side lot lines, said front yard setback may be reduced to twenty (20) feet.

B. Side Yard; Interior Lot – Each interior lot or parcel of land shall have two (2) side yards as indicated below for the sub-zone in which the lot or parcel is located:

Subzone	Min Sid Yard (ft)	Total Combined (ft)
R-3, R-4, R1	8	16
R-F	8	20

C. Side Yard; Corner Lot – On each corner lot or parcel of land, the side yard setback contiguous to the street shall not be less than **twenty (20) feet**, and shall not be paved or used for vehicle parking, except for a legally constructed driveway or parking area. The interior side yard setback shall be the same as the side yard setback for an interior lot. The twenty (20) foot street side yard extends from the minimum front yard setback to the rear property line.

D. Side Yard; Flag Lot – A flag lot shall have a minimum side yard setback equal to the minimum required rear yard setback.

E. Side Yard; Deep Setback – Any home that is located more than one hundred (100) feet from the front property line shall have a minimum side yard setback equal to the minimum required rear yard setback.

F. Side Yard; Driveway – When used for vehicle access to a garage, carport, or parking area in the rear yard, an interior side yard setback shall include at least eight (8) feet of unobstructed paved surface exclusive of window wells, stairs, door stoops, chimneys and other obstructions. Vehicle

# Farmington City

<https://farmington.utah.gov> Department>Community Development> Code Enforcement > Farmington City Codes

## 11-11-050: LOT AREA, WIDTH AND SETBACK STANDARDS:

- A. Minimum Standards: The following shall be the minimum lot areas, widths and main building setbacks for conventional layout subdivision development in single-family residential zones:

Zone	Lot Area In Square Feet	Lot Width		Front	Side	Side Corner	Rear
		Interior	Corner				
R	16,000	75'	85'	25'	8' minimum, total 18'	20'	30'
LR	20,000	85'	95'	25'	10' minimum, total 22'	20'	30'
S	30,000	95'	100'	25'	10' minimum, total 22'	20'	30'

# Woods Cross

<https://woodscross.gov> Departments > Community Development > Zoning Ordinances

## Chapter 12-6 RESIDENTIAL ZONE R-1-8

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### 12-6-102. Minimum Lot Standards – Setbacks.

All lots shall be developed and all structures and uses shall be placed in accordance with the following minimum standards and setbacks:

- (a) Lot Size: 8,000 square feet.
  - (b) Lot Frontage: 70 feet.
  - (c) Front Yard: 25 feet.
  - (d) Rear Yard: 25 feet.
  - (e) Side Yard: 8 feet one side and total of 18 feet for both sides; applies to main buildings only.
  - (f) Side Yard Corner: 20 feet for all buildings on the side adjacent to the street.
-



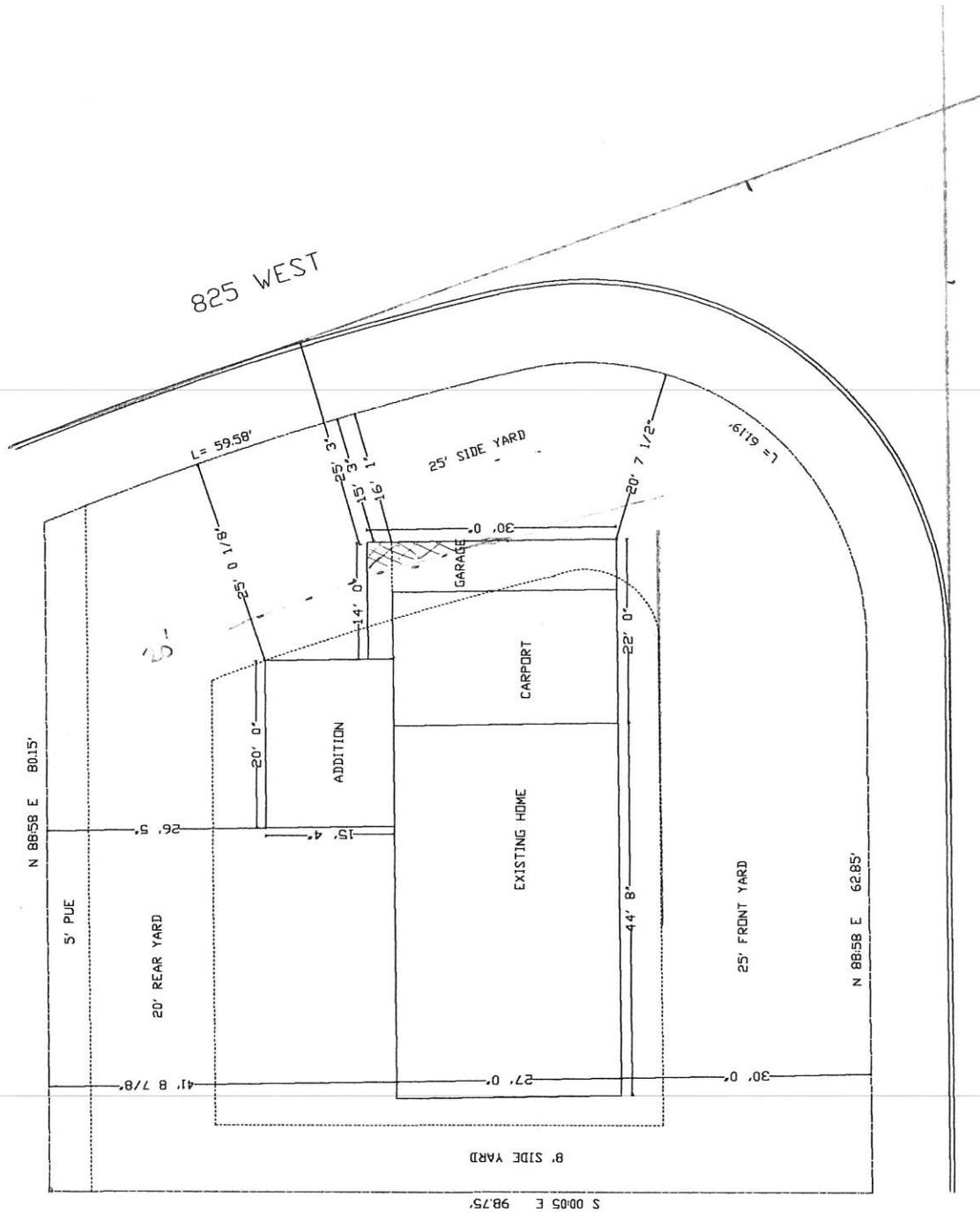
Call Residence  
Parcel #000570014  
828 West 3900 South  
North Salt Lake, Utah

Area: .18 Acres

Scale: 1" = 10'

----- Property Line  
..... Building Setbacks

Zone R-1-7  
Front Setback: 25'  
Street Side Setback: 25'  
Side Setback: 8'  
Rear Setback: 20'  
Max. Lot Coverage: 35%



3900 SOUTH