



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
November 25, 2025
6:30 PM**

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time at City Hall, 10 East Center Street, North Salt Lake, Utah. Some Commissioners may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits:

AGENDA ITEMS

1. Welcome and Introduction
2. Public Comment
3. NSL Health and Wellness Committee Presentation
4. Public Hearing: Consideration of a proposed code amendment to Title 10, Chapters 1 & 19, City Code, modifying the setbacks and maximum size of an accessory structure on parcels greater than one-half acre, Reuben Woolsey, applicant (Legislative)
5. Public Hearing: Consideration of a proposed code amendment to Title 10, Chapter 1, Section 39, Definitions and Chapter 12, Sensitive Area District and Geologic Hazards, related to the buildable envelopes for properties which are located within the Sensitive Lands Overlay (Legislative)
6. Consideration of a conditional use permit for a privately owned recreational facility not open to the general public at 716 South and 726 South Tanglewood Loop, Tyler McCue, Magleby Construction, applicant (Administrative)
7. Report on City Council actions on items recommended by the Planning Commission
8. Approval of Planning Commission Minutes of November 12, 2025
9. Adjourn

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

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: November 20, 2025

Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: November 25, 2025

SUBJECT: Public Hearing: Consideration of a proposed code amendment to Title 10, modifying the maximum size for an accessory structure on parcels greater than one-half acre, Reuben Woolsey, applicant

RECOMMENDATION

The DRC recommends approval of the proposed amendments regarding accessory structures for side and rear yard setbacks and maximum size on lots greater than ½ acre.

BACKGROUND

The City has received an application to amend Section 10-19-17(c) with regard to the size of accessory structures. The code limits accessory structure to a maximum size of 50% of the footprint of the main structure on a property. Prior to 2018 the code allowed any size accessory structure provided it did not exceed the size of the main structure. Mr. Woolsey owns a property which is almost one acre in size and wishes to construct a shop on his property for the purpose of using it as an artist studio for his sculptures. The proposed structure would have been allowed under the previous ordinance. Upon reviewing the code language and the previous language with staff, Mr. Woolsey has requested an amendment to increase the size of accessory structures on lots greater than ½ acre in size.

The proposed amendment would allow accessory structures on lots larger than ½ acre to exceed the maximum 50% of footprint of the main structure but not exceed the footprint of the main structure. To address the impact of larger accessory structures (greater than 800 sq. ft. or 20x40 feet) on adjacent properties the regulation would require the structure be setback from the side property line the same distance for main structures and 10 feet from the rear property line, unless there are no windows or doors on the rear in which it can be reduced to 5 feet. This is the same setback language used for accessory dwelling units in detached structures. The accessory structures would still be limited in size to the max coverage of 25% of the rear lot.

In addition to the proposed code amendment, the Building Official has made a request that the Planning Commission consider an amendment to 10-10-3 regarding the minimum setback for accessory structures in residential zones. Currently the code allows a setback for side and rear property lines of 3 feet which may be reduced to 1 foot if the wall adjacent to the property line has a 1-hour fire rating and no doors or windows on that wall. This conflicts with international building code and could be corrected with this application, the standard should be 5' with the exception being 3' with the 1-hour fire rating.

REVIEW

The effect of the proposed amendment on lots greater than ½ acre would be proportional to the actual lot size. An example is as follows:

Lot 0.51 Acres=21,780 sq. ft., if the home were sited on the lot such that the rear yard was 10,000 sq. ft., the maximum coverage in the rear yard is limited to 2,500 sq. ft. If the dwelling had a 2,000 sq. ft. foot print the accessory structure would have to be less than 2,000 sq. ft. If the dwelling were 3,000 sq. ft. the accessory structure would be limited to the 25% rule (2,500 sq. ft.). If the proposed accessory structure exceeded 800 sq. ft. (20'x40') the side setback required would be 8 feet and the rear setback 10'. The height of the structure would still be limited to a maximum total height of 20'.

PROPOSED MOTION

I move that the Planning Commission recommend to the City Council the proposed amendments to City Code Sections 10-10-3 and 10-19-3 regarding the setbacks for accessory structures and the maximum size of accessory structures on lots greater than ½ acre in size 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

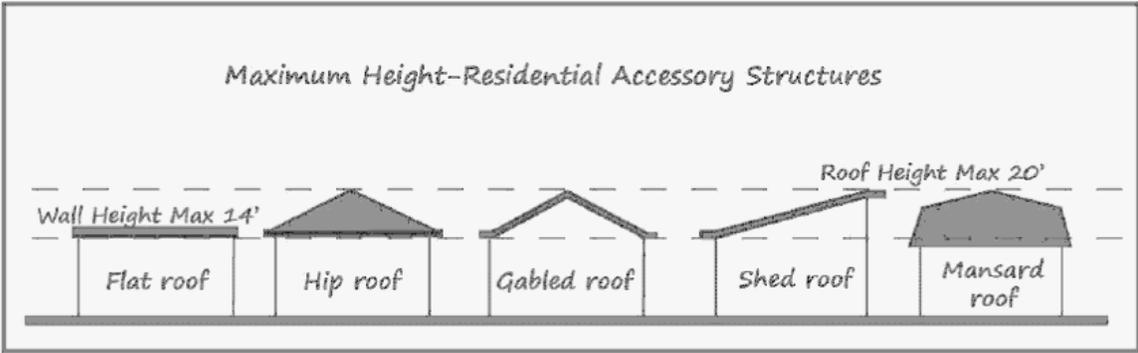
- 1) Drafted Code Amendment: 10-19-17 and 10-10-3
- 2) Applicant Letter

10-19-17: RESIDENTIAL:

C. Residential Structures:

1. Minimum Height Of Dwellings: No dwelling or structure containing a dwelling shall be erected to a height less than one (1) story above grade. (Ord. 2018-11, 10-2-2018)

2. Maximum Height And Floor Area Of Accessory Buildings: No building which is accessory to a one-family, two-family, three-family or four-family dwelling shall be erected to a height greater than one story, fourteen feet (14') to the top of the wall plate and no higher than twenty feet (20') to the highest point of the building roof or coping, nor be taller than the primary structure. For lot sizes one-half acre or less, the maximum square foot floor area of an accessory building is fifty percent (50%) of the footprint of the principal building to which it is accessory. For lots sizes greater than one-half acre, the maximum square foot floor area shall be no greater than the footprint of the principal building. An accessory structure greater than eight hundred sq. ft. (800) must meet the minimum of side yard required by the zone for the principal building and a rear yard setback of ten feet (10'), unless no windows, doors, or other openings are adjacent to the property line, in which case the allowed rear yard setback shall be five feet (5').



3. Area Of Accessory Buildings: No accessory building or group of accessory buildings in any Residential District shall cover more than twenty five percent (25%) of the rear yard. (Ord. 2018-14, 11-20-2018; amd. Ord. 2025-06, 4-1-2025)

10-10-3: USE REGULATIONS:

	ZONE				
	R1-12	R1-10	R1-7	RM-7	RM-20
Rear Yard Regulations (in feet)					
Accessory buildings (may be reduced to one three feet (13') feet 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.)	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>
Side Yard Regulations (in feet)					
The minimum side yard in feet for an accessory building, (May be reduced to one three feet (13') feet 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.)	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>	<u>35</u>

Supplement to Code Amendment Application 010470154

Description of the change desired and the reasons therefore:

The desired code change will allow larger accessory structures to be built on larger properties, while still maintaining a reasonable and proportional amount of yard. This change will allow for the greater utilization of property with the addition of an accessory structure.

In our case the building will be used for as an art and sculpture studio, with space considerations also given to temporary garaging, land maintenance equipment storage, and lumber drying.

The proposed placement of the building meets current setback requirements. Additionally, the driveway access for our neighbor to the east, Hidden Villas, borders our entire east property line, adding further buffering. The south property line is all Orchard Elementary open space. Access to the building will be via a new driveway along the east border line of our property. This will come as a benefit to us and our neighbors as shrubs will need to be cleared, and the regular maintenance of keeping the fence line clear, and sight lines for driver pullout on Odell Lane, will be eliminated.

Additionally, our property elevation sits lower than the Hidden Villas to the east, with a 2.5' cement retaining wall, and a 6' cedar fence on top of it, dividing the properties. This visual blockage mitigates some of the severity of the size of a 14' sidewall, even though it does meet the code requirement. The windows facing the east will be opaque, and well above eye level from the Hidden Villa perspective. No windows or openings will face Orchard Elementary.

Thank you for your consideration of this change. It will mean a great deal to us.



MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: November 25, 2025

SUBJECT: Public Hearing: Consideration of a code amendment to Title 10, Chapter 1, Section 39, Definitions and Chapter 12, Sensitive Area District and Geologic Hazards, related to the buildable envelopes for properties which are located within the Sensitive Lands Overlay

RECOMMENDATION

The DRC recommends approval of the proposed amendments to Title 10, Chapters 1 & 12 related to geologic hazards definitions and building envelopes for lots located in the Sensitive Overlay Area.

BACKGROUND

The City Staff has identified a need to clarify some of the language related to the administration of building envelopes related to the geologic hazards regulations. The proposed amendments are summarized below:

Section 10-1-39: Definitions:

1. Definition for a Geologic Hazards Study added.
2. Clarification to the definition for Lot Area, Buildable and Lot Area, Nonbuildable adding references to Section 10-12-22 (Sensitive Lands Chapter).
3. Removing a duplicate definition for Nonbuildable Area and provide reference to Lot Area, Nonbuildable.

Chapter 12: Sensitive Area District (SA) and Geologic Hazards:

10-12-2: Definitions:

1. Replacement of the term “accepted engineering geology report with “applicant’s approved Geologic Hazards Study”.

10-12-4: Responsibility for Geologic Hazards Study:

1. Removal of Section A, as the definition of Geologic Hazard Study has been added to the definition section.
2. Clarification of who is responsible for submittal of Geologic Hazard Studies and clarification that standards to the minimum requirements may be increased if there is “compelling” evidence from the approved study.
3. Clarification that site specific study for a building permit contain both engineering geologic hazards and geotechnical engineering analysis.

10-12-22: Lot Standards:

1. Clarification that a building envelope is required on subdivision plat when any portion of a lot exceeds 15% for an elevation change of 8 feet or greater.
2. Specifying exclusions from building envelopes for:
 - a. Required setbacks
 - b. Easements or Rights of ways
 - c. Known geologic hazards
 - d. Slopes greater than 30% unless certain circumstances exist
 - e. Critical vegetation needed for erosion control unless mitigated
 - f. Areas identified in study that should be avoided, unless mitigated
3. Specifying the circumstances when slopes greater than 30% but less than 50% may be included in a building envelope;
 - a. Existing subdivision lots with building envelopes containing such slopes which may be disturbed with a site specific study that contains slope-stability modeling and meets the minimum acceptable factors of safety.
 - b. New subdivision lots may have such slopes within the building envelope that may only be disturbed with a site specific study that contains slope-stability modeling and factors of safety, and such area may not exceed 25% of the total building envelope, provide that the building envelope has a minimum of 5,000 sq. ft. less than 30% slope.
 - c. Specifies that no permit may be issued retaining walls, grading, structures or other improvements on such slopes unless the study and slope stability factors of safety are met.

10-12-24: Slope Protection Easements:

1. Clarifies that slope protection easements for critical slopes does not include slopes greater than 30% when the vertical rise is eight feet or less. Current practice has been to not include slopes with a vertical rise of 5 feet or less.
2. Specifying that slopes under 30% slope may be designated as critical slopes for issues identified in the approved study.

PROPOSED MOTION

I move that the Planning Commission recommend to the City Council the proposed amendments to City Code Sections 10-1-39, 10-12-2, 10-12-4, 10-12-22 and 10-12-24

regarding the definitions for geologic hazards, building envelopes, and required geologic hazards studies for lots within the Sensitive Overlay Area 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 Amendments

10-1-39: DEFINITIONS:

Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this title. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word “building” shall include the word “structure”, the words “used” or “occupied” shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word “shall” is mandatory and not directory, and the word “may” is permissive; the word “person” includes a firm, association, organization, partnership, trust, company or corporation, as well as an individual; the word “lot” includes the words plot or parcel. An asterisk (*) at the definition means that the word is defined in the State Code. Words used in this title, but not defined herein, shall have the meaning as defined in any other ordinance adopted by the City.

- GEOLOGIC HAZARD:
- A. A surface fault rupture;
 - B. Shallow groundwater;
 - C. Liquefaction;
 - D. A landslide;
 - E. A debris flow;
 - F. ~~Unstable-Problem~~ soil;
 - G. A rockfall; or
 - H. Any other geologic condition that presents a risk:
 - 1. To life;
 - 2. Of substantial loss of real property; or
 - 3. Of substantial damage to real property.

Geologic Hazard Study: A “Geologic Hazard Study” shall contain both engineering geology and geotechnical engineering analyses, if applicable, to the proposed use for which applicant is seeking approval and shall consider, as appropriate, Geologic Hazards as defined in this Chapter. The engineering geology analysis shall be performed under the direct supervision of a qualified engineering geologist as defined in section 10-12-6. The geotechnical engineering analysis shall be performed under the direct supervision of a qualified geotechnical engineer as defined in section 10-12-5. The study should be a collaborative effort between the engineering geologist and geotechnical engineer.

LOT: A parcel or unit of land abutting a public street or approved private street, described by metes and bounds and held or intended to be held in separate lease or ownership, or a parcel or unit of land shown as a lot or parcel on a subdivision plat map, planned unit development plot map, or condominium lot map, provided it is created pursuant to this title.

LOT AREA: The area contained within the property lines of the individual parcels of land shown on a subdivision plat or required by this title, excluding any area within an existing street right-of-way, or any area required as open space under this title, and including the area of any easements.

LOT AREA,
BUILABLE: The buildable area of a lot shall be designated as follows:

1. The portion of a lot remaining after required yards, utility easements, scenic easements, or other rights of way have been provided;
2. The area designated as the buildable area or building envelope on an approved subdivision plat where the slope is which is less than thirty percent (30%) slope or less, or as provided in Section 10-12-22;
3. Any portion of the lot not defined as nonbuildable.

LOT AREA,
NONBUILDABLE: The nonbuildable area of a lot shall be designated as follows:

1. Any portion of a lot defined as nonbuildable under Title 10, Chapter 12;
2. Any portion of a lot defined as nonbuildable by an applicant's approved geotechnical studyGeologic Hazard Study meeting the requirements set forth herein;
3. Any portion of a lot outside the defined building envelope with slopes which that are greater than thirty percent (30%) or greater as provided in Section 10-12-22;
4. Any portion of a lot included within a defined building envelope on a plat which have that has slopes which that are greater than thirty percent (30%) or greater, except as provided in Section 10-12-22; or
5. Any portion of a lot with known or reasonably known geologic hazards that cannot be reasonably mitigated to an acceptable level, as concluded by an applicant's approved site-specific Geologic Hazard Study.

NONBUILDABLE AREA: See: LOT AREA, NONBUILDABLE

The nonbuildable area of a lot shall be designated as follows:

1. Any portion of a lot defined as nonbuildable under Title 10, Chapter 12;
2. Any portion of a lot defined as nonbuildable by an approved geotechnical study;
3. Any portion of a lot with slopes which are thirty percent (30%) or greater;
4. Any portion of a lot included within a defined building envelope on a plat which have slopes which are thirty percent (30%) or greater; or
5. Any portion of a lot with known or reasonably known geologic hazards.

Chapter 12: SENSITIVE AREA DISTRICT (SA) AND GEOLOGIC HAZARDS

10-12-2: DEFINITIONS:

BUILDABLE AREA: Based on an applicant's approved accepted engineering geology reportGeologic Hazard Study, the portion of a site not impacted by geologic hazards, or the portion of a site where it is concluded the identified geologic hazards can be mitigated to a level where risk to human life, property and city infrastructure are reduced to an acceptable and reasonable level and where structures may be safely sited, or as otherwise defined in Section 10-1-39.

NONBUILDABLE AREA: That portion of a site ~~which a geologic hazards report~~that an applicant's approved Geologic Hazards Study has concluded may be impacted by geologic hazards that cannot be reasonably mitigated to an acceptable level, and where the siting of habitable structures, structures requiring a building permit, or critical facilities, is not permitted, or as otherwise defined in Section 10-1-39.

10-12-4: RESPONSIBILITY FOR GEOLOGIC HAZARD STUDIES:

~~A. Geologic hazard studies often involve both engineering geology and geotechnical engineering. Engineering geologic studies shall be performed under the direct supervision of a qualified engineering geologist. Geotechnical engineering studies shall be performed under the direct supervision of a qualified geotechnical engineer.~~

~~BA.~~ Project developers, ~~and~~ and lot owner applicants shall present the results of any geologic-Geologic hazard-Hazard study Study in compliance with this chapter, its appendices and the latest guidelines adopted by the Utah geological-Geological surveySurvey. The standards set forth in the appendices to this chapter are the city's minimum requirements, but may be made more restrictive (in specific, fact sensitive circumstances) by the DRC based on recommendations of the city engineer, in collaboration with the City and applicant's or city geologic-consultants, or designee, if compelling evidence becomes available from an applicant's approved Geologic Hazard Study that suggests more stringent requirements are appropriate. In addition, the appendices shall not supersede other more stringent requirements that may be required by other regulatory agencies or governmental entities that have jurisdiction.

~~CB.~~ Building permits on single lots:

1. Any lot, whether or not in platted subdivisions, ~~which-that~~ is in the sensitive lands overlay area, or otherwise meets the criteria defined herein, shall be submitted with a site specific Geologic Hazard Study containing both engineering geologic hazard and geotechnical engineering analysis geotechnical report in accordance with chapter 18 of the international-International building-Building code-Code (IBC) and any engineered construction plan which has been designed in compliance with the recommendations made within the geotechnical reportGeologic Hazard Study for site excavation, grading, slope stability, structural components, landscaping, or any other geologic hazard mitigation specified.

2. The building permit may be issued administratively after it is determined that the lot may be developed in accordance with the intent of this chapter.

3. The building official shall require the geotechnical firm to observe the excavation of the site and submit verification of soil conditions and suitability of the site for construction.

4. If the only hazard associated with the site is high liquefaction, then the applicant must submit a soils report with recommendations for control of subsurface water as well as footing and foundation design. (Ord. 2015-16, 10-20-2015)

10-12-22: LOT STANDARDS AND IDENTIFICATION OF BUILDING ENVELOPE:

In order to facilitate the preservation of slopes, natural terrain and vegetation, or avoidance of geologic hazards, all subdivision lots shall identify a building envelope when any portion of the lot for an elevation change eight feet (8') or greater exceeds fifteen percent (15%) slope. the minimum depth of a lot in feet, as regulated in this title may be modified by the City Council upon recommendation by the Planning Commission. The resulting area must contain a "buildable area" as defined by section 10-1-47 10-1-39 of this title, "Lot Area, Buildable".

- A. Building Envelope Determination: In determining the extent of building envelopes for site plans, subdivision lots, or other construction projects, building envelopes shall exclude:
1. required building setbacks;
 2. easements and rights of ways;
 3. any areas with known, geologic hazards that have not or will not be mitigated as a condition of construction;
 4. areas greater than thirty percent (30%) slope, as measured in accordance with Section 10-12-24, except as provided for in subsection B below;
 5. areas of critical vegetation as identified in the applicant's approved Geologic Hazard Study which prevent erosion that cannot otherwise be mitigated;
 6. areas which have been designated for avoidance in the applicant's approved Geologic Hazard Study unless appropriately mitigated using the engineered methods described in the Geologic Hazard Study.
- B. Building envelopes with slopes greater than thirty percent (30%) and less than fifty percent (50%):
1. Existing subdivision lots with identified building envelopes that include slopes greater than thirty percent (30%) and less than fifty percent (50%) may only be disturbed in compliance with the recommendations contained within the applicant's approved Geologic Hazard Study that includes detailed site-specific slope stability modeling and is prepared by a qualified engineering geologist and geotechnical engineer. The study shall be prepared in accordance with this chapter and shall meet all requirements of section 10-12-33-2 (Appendix B, Minimum Standards for Slope Stability Analysis) including meeting the minimum acceptable factors of safety, as well as the requirements of all other sections of this title, the city's building code and all other applicable ordinances.
 2. New subdivision lots may be approved with building envelopes which contain areas of slopes greater than thirty percent (30%) and less than fifty percent (50%), provided, however, that such areas may only be disturbed in compliance with the recommendations contained within an approved Geologic Hazard Study prepared by applicant's selected geologist and geotechnical engineer that includes site-specific slope stability modeling. All areas within the proposed building envelope having slopes greater than thirty percent (30%) may not exceed twenty-five percent (25%) of the total buildable envelope area, provided, however, that a minimum of 5,000 square feet of the building envelope shall have a slope of less than thirty percent (30%), as measured in section 10-12-24, below.

3. No building permit shall be issued for construction within those areas of the building envelope which have slopes greater than thirty percent (30%) and less than fifty percent (50%) without approval of a site-specific Geologic Hazard Study that demonstrates and recommends that the proposed retaining walls, grading, structures, or other improvements meet the slope stability factors of safety.

A.C. Building Permit and Site Plan Applications: The ~~developer applicant~~ shall indicate on the site plan ~~and subdivision plat for the site or project, the maximum designated~~ building envelope, ~~or and~~ area of ultimate land/vegetation disturbance, ~~including designation of the building envelope's distance from the lot or site boundary lines, which that~~ will be caused by the proposed structure and its appurtenances. Prior to the beginning of any type of land disturbance or construction on a given lot, the contractor performing the work is responsible for identifying the building envelope in the field by marking of the building envelope perimeter. The building official may require markers to be surveyed when deemed necessary or appropriate. Marking of the building envelope shall be inspected by the City's building division prior to commencement of any land disturbance activity on the lot. (Ord. 2015-16, 10-20-2015)

10-12-24: SLOPE PROTECTION EASEMENTS:

The developer shall provide slope protection easements for all critical slopes (native or constructed) as part of the project. Critical slopes shall include slopes ~~which that are greater than average~~ thirty percent (30%) ~~or higher~~ for an elevation change ~~five-eight~~ feet (5'8") or greater. ~~The City Engineer may declare in writing o~~Other slopes ~~less than of~~ thirty percent (30%) ~~or less, may shall be designated by the City based upon the recommendations in the applicant's approved Geologic Hazard Study~~ as critical slopes due to geologic hazard, ~~soil stability unstable soils~~, drainage flows, vegetation conditions or designated open space. Slope protection easements shall be provided ~~by both indicating that are indicated them~~ on the final plat ~~and or~~ by separate recordable easement for each individual lot where the easements are located, ~~as designated by a site-specific approved Geologic Hazard Study as performed by the developer's engineering geologist and geotechnical engineer~~. Such individual easements shall be accompanied by a map indicating areas where land disturbance is prohibited. Easements for individual lots shall be recorded simultaneously with ~~or prior to~~ the recordation of the final subdivision plat. (Ord. 2015-16, 10-20-2015)



MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: November 25, 2025

SUBJECT: Conditional use permit for privately owned recreational facilities not open to the general public at 716 South and 726 South Tanglewood Loop

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for privately owned recreational facilities not open to the general public at 716 South and 726 South Tanglewood Loop with no conditions.

BACKGROUND

The Nielson family owns lot 1301 (725 South Tanglewood Loop) of the Eaglewood Cove Subdivision Phase 13, where they plan to construct a single-family home. They are purchasing lots 1338 (716 South Tanglewood Loop) and 1339 (726 South Tanglewood Loop) that are across the street from 1301 to be used for private recreational facilities including, but not limited to, a tennis court, pickleball court, hot tub, and pavilion. City Code 10-10-3 regulates that “privately owned recreational grounds and facilities not open to the general public or to which admission charge is made” is a conditional use in the R1-12 zone.

The applicant is working with planning and engineering staff to ensure that the construction plans for the private recreational facilities meet all applicable City Codes, including geohazard investigations, and the subdivision plat notes. The plans will be checked for compliance at building permit application. The Planning Commission is reviewing the proposed land use.

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 the date of issue.

PROPOSED MOTION

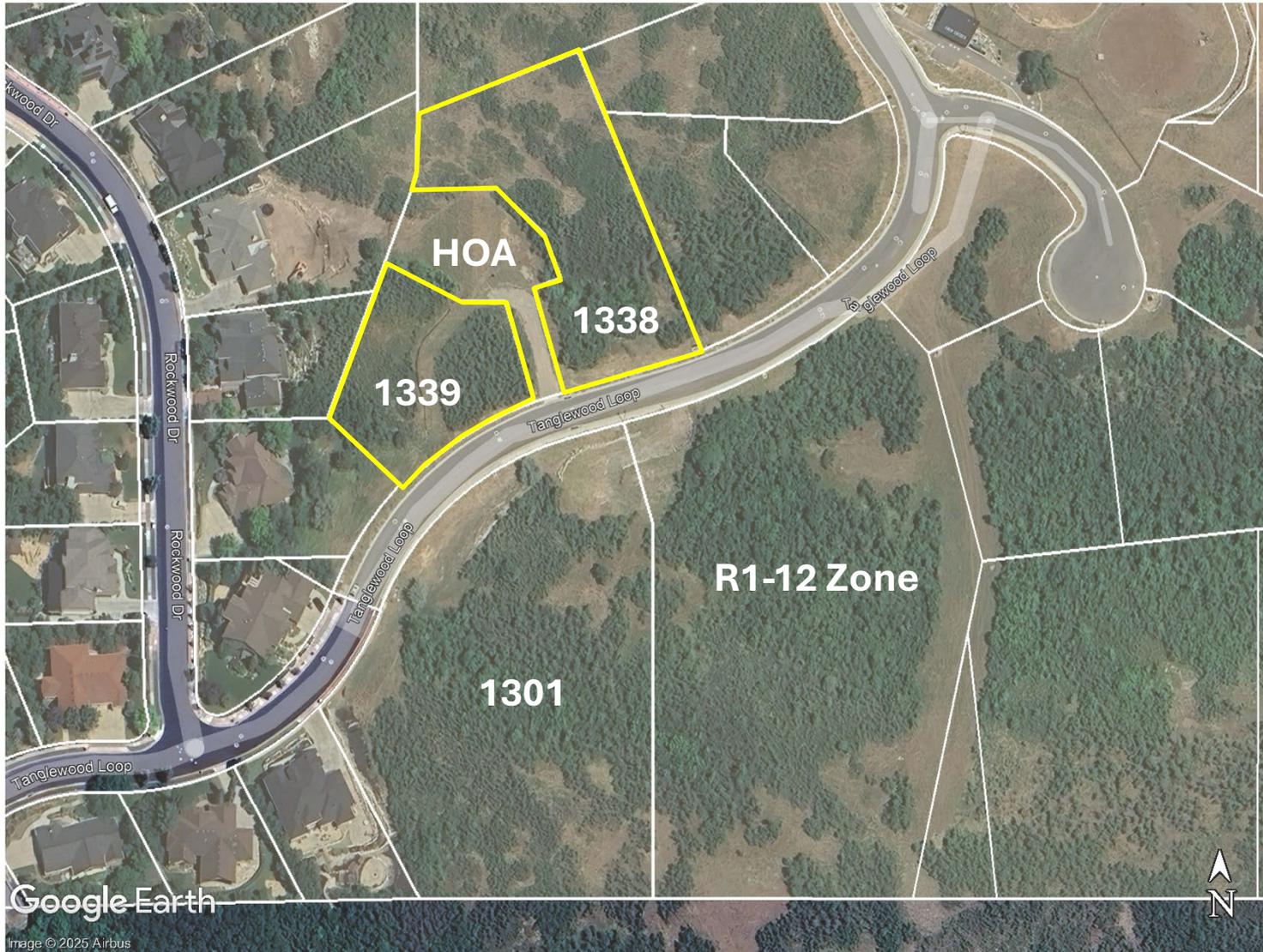
I move that the Planning Commission approve the conditional use permit for privately owned recreational facilities not open to the general public at 716 South and 726 South Tanglewood Loop with no conditions.

Attachments:

- 1) Zoning/Aerial Map
- 2) Concept Plan

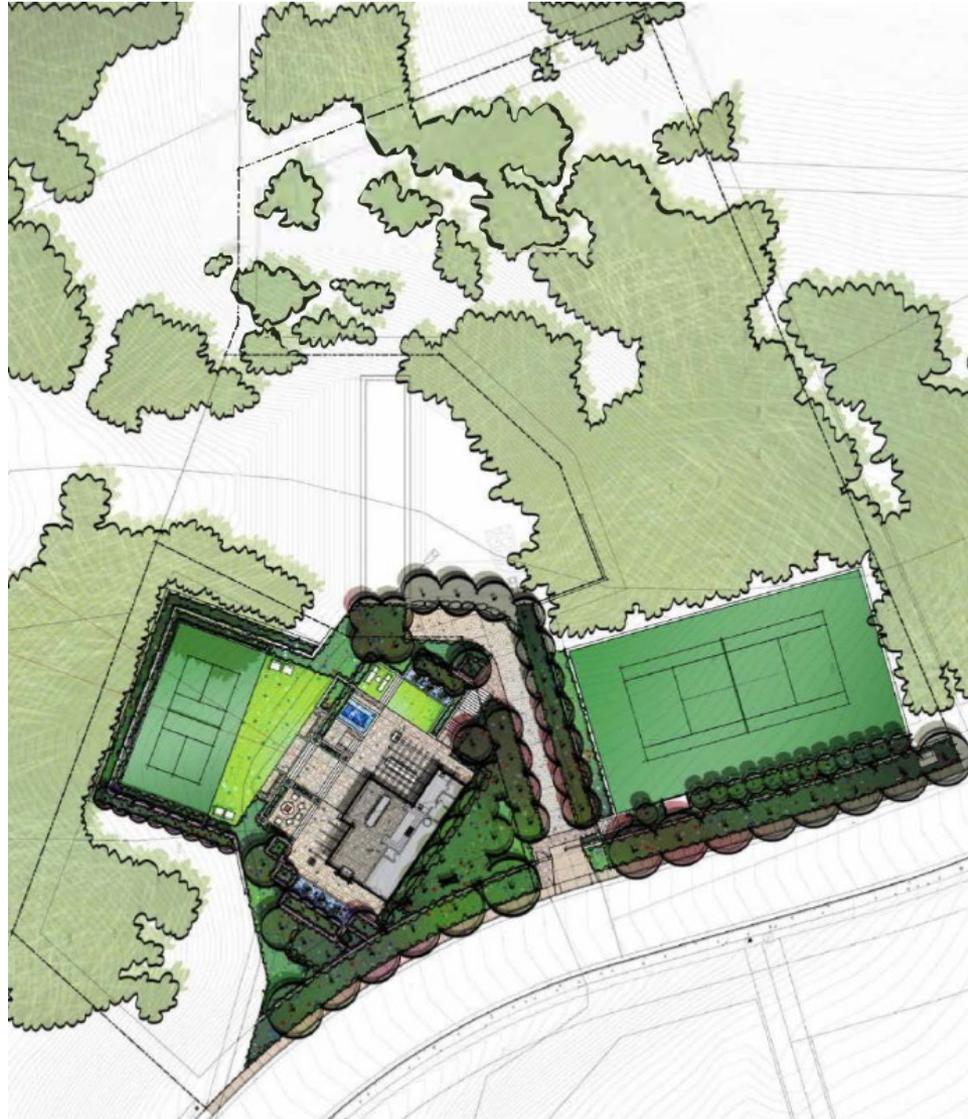


Privately Owned Recreational Facilities 716 South and 726 South Tanglewood Loop Zoning/Aerial Map





Privately Owned Recreational Facilities 716 South and 726 South Tanglewood Loop Concept plan



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 NOVEMBER 12, 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 Jonathan Marsh
14 Commissioner Brandon Tucker
15 Commission Vice Chair William Ward
16

17 EXCUSED: Commissioner Irene Stone
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner; Caden Baines, Planning Intern.
21

22 OTHERS PRESENT: Dee Lalliss, Barry Bryson, Jeff Thompson, residents; Alec Green, M.C.
23 Green and Sons; Logan Johnson, Wright Development.
24

25 1. PUBLIC COMMENT
26

27 There were no public comments.
28

29 2. PUBLIC HEARING: CONSIDERATION OF THE REZONING OF 1.106 ACRES OF
30 LOT 1 OF THE 1100 NORTH KRAUSE CROSSING SUBDIVISION AT 1096 NORTH
31 REDWOOD ROAD FROM GENERAL COMMERCIAL (CG) TO MANUFACTURING
32 DISTRIBUTION (MD), LOGAN JOHNSON, WRIGHT DEVELOPMENT GROUP,
33 APPLICANT
34

35 Mackenzie Johnson reported on the rezone application for a portion of the property located at
36 1096 North Redwood Road, also known as Lot 1 of the 1100 North Krause Crossing
37 Subdivision. She explained that the subdivision was approved as a two lot subdivision in 2022.
38 Lot 1 was zoned General Commercial (CG) while Lot 2 was rezoned to Manufacturing-
39 Distribution (MD). Lot 2 was rezoned at the time of subdivision due to its proximity to the
40 Skypark Airport runway. She elaborated on how the property was restricted by the FAA

41 regarding items such as occupancy limits, land use, and building height and the MD zoning was
42 a more complimentary fit to the FAA regulations.

43
44 Ms. Johnson explained that Lot 1 was originally slated to become a gas station but a change in
45 ownership halted that project. She continued that earlier in the year the City received a site plan
46 application for a McDonalds to be located on the corner of the property, but the application was
47 put on hold by the applicant. She shared that the property owner confirmed the McDonalds
48 would move forward but would only need approximately one and a half acres of the property.
49 The remaining half of Lot 1 would remain vacant. She said the minimum lot size in the CG zone
50 was one acre and a minimum of two acres in the MD zone.

51
52 Mackenzie Johnson reported that Crete Carriers, which was located to the east of these
53 properties, had begun creating a site plan to expand their parking lot onto Lot 2. She said staff
54 felt this was the best use for this property. She noted that Crete Carriers also wanted an additional
55 acre which could be accommodated in Lot 1. She explained that per State statute and City code
56 an uncontested lot line adjustment was handled administratively through staff. She continued that
57 this requested lot line adjustment would move the existing lot line between Lot 1 and Lot 2 to
58 accommodate the additional one acre.

59
60 Ms. Johnson clarified that staff would approve the lot line adjustment as long as it met City code
61 and the Planning Commission would review the rezone application for the 1.106 acres of Lot 1
62 from CG to MD to accommodate the proposed use. She noted that the Development Review
63 Committee (DRC) recommended approval of the proposed rezone of 1.106 acres of Lot 1 of the
64 1100 North Krause Crossing subdivision at 1096 North Redwood Road from CG to MD with no
65 conditions. She added that the DRC did discuss losing the commercial opportunity on this
66 property and how the minimum lot size for the CG zone was one acre.

67
68 Sherrie Pace explained that if the property owner only did the lot line adjustment and not the
69 rezone then the parcel would have two zones. She said City code specified that a parcel divided
70 into two or more zones then the more restrictive zoning would apply. She continued that the City
71 Attorney had clarified that the MD zone would likely be considered more restrictive in this case
72 including the minimum lot size (two acres) and maximum height (45 height). She noted that as
73 the MD zone would be the default zoning that it made more sense to rezone as well.

74
75 Commissioner Holbrook asked if the changes Crete wanted to make would be allowed in the CG
76 zone. Sherrie Pace responded that if the property was not rezoned, two thirds of the property
77 would be zoned MD and one third would be CG and the MD zone was considered more
78 restrictive so the entire parcel would fall under those zoning regulations.

79

80 Mackenzie Johnson shared the existing subdivision plat and the plat after the lot line adjustment
81 and noted that no easements would be vacated. She noted that this would accommodate the plan
82 proposed by Crete Carriers to improve the property for a parking lot.

83
84 Commissioner Marsh asked what the FAA required as the property was adjacent to the Skypark
85 Airport. Mackenzie Johnson replied that restrictions included height and use restrictions due to
86 alignment with the runway.

87
88 Sherrie Pace explained that the approach surface was 250 feet on each side of the center line of
89 the runway as well as transitional surfaces from the edge of the 250 feet and went up diagonally
90 from the ground. She clarified that activity (height, use, landscaping, traffic, etc.) was restricted
91 both horizontally and vertically particularly in the approach surface.

92
93 Mackenzie Johnson noted the difficulty these restrictions placed on the development of adjacent
94 properties. She shared that any new development on the surrounding properties required special
95 considerations per the FAA.

96
97 Commissioner Ward asked how the FAA documented the requirements. Sherrie Pace responded
98 that the City had an ordinance with an airport overlay zone. She explained that every airport was
99 required to have a plan and the impacted cities were required to have an overlay zone. She said
100 this meant that when an affected property owner approached the City they would need to obtain a
101 letter of clearance from the FAA for the use and the structure. She said the City would not issue a
102 building permit until the letter of clearance was received.

103
104 Mackenzie Johnson commented that the letter of clearance from the FAA was achievable by
105 other developers and property owners in the area such as the proposed gas station that fell
106 through.

107
108 Commissioner Jorgensen said this use seemed like a good solution for the circumstances that
109 existed here. He asked if this proposal would meet the objectives of the long term goals for 1100
110 North and the General Plan. Mackenzie Johnson responded that they would still be required to
111 comply with code regarding improvements such as beautifying the area with landscaping.. She
112 noted that Crete Carriers had been successful in maintaining their property and were on board in
113 complying with the new efficient landscaping standards. She added that the site plan application
114 would return to the Commission for review.

115
116 **At 6:46 p.m. Chair Larson opened the public hearing.**

117

118 Dee Lalliss, resident, commented that he had driven by the property that day and explained how
119 it had previously all been one parcel. He said because of height restrictions and the flight line due
120 to the airport location that this was an appropriate use for the property. He was in favor of the
121 proposed use as it would mitigate safety concerns with the nearby airport.

122

123 **At 6:48 p.m. Chair Larson closed the public hearing.**

124

125 **Commissioner Jorgensen moved that the Planning Commission recommend approval to the**
126 **City Council of the proposed rezoning of 1.106 acres of lot 1 of the 1100 North Krause**
127 **Crossing Subdivision at 1096 North Redwood Road from General Commercial (CG) to**
128 **Manufacturing Distribution (MD) with no following conditions. Commissioner Ward**
129 **seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen,**
130 **Larson, Marsh, Tucker, and Ward. Commissioner Stone was excused.**

131

132 3. CONSIDERATION OF SITE PLAN APPROVAL FOR M.C. GREEN'S ACCESSORY
133 STORAGE STRUCTURE AT 181 SOUTH 750 WEST, ALEC GREEN, M.C. GREEN &
134 SONS INC., APPLICANT

135

136 Mackenzie Johnson reported the applicant had requested site plan approval for an accessory
137 structure at 181 South 750 West. She shared an aerial zoning map and explained that the property
138 was surrounded by Manufacturing Distribution (MD) and General Industrial (MG) zoning. She
139 noted that the lot was accessed by a private cul-de-sac (750 West). She continued that the office
140 and contractor's shop/yard was approved in 2020 for construction company M.C. Green & Sons
141 Inc. She said adjacent property users were Gramoll Construction Co, Equipment Share, Amcor,
142 and Big West Oil.

143

144 Ms. Johnson explained that M.C. Green & Sons was seeking site plan approval for a new 10,800
145 square foot accessory structure in the construction yard which was presently a pervious dustless
146 surface. She noted that any time 5,000 square feet of impervious surface was created or altered,
147 site plan review was triggered to ensure compliance with low impact development and storm
148 water standards. She said the proposed structure would have a fabric cover and be constructed
149 atop a new concrete pad and a block foundation. She mentioned that the structure would be used
150 to store tools, equipment, and material and reduce the need for outdoor storage on the site.

151

152 Mackenzie Johnson shared an image of the covered "ClearSpan" structure. She reported that the
153 proposed structure met all setback requirements and was outside the 10 foot public utility
154 easements on the east and south property lines. She said the structure would be 40 feet 2 inches
155 tall from the finished grade to roof peak, including the block foundation. She noted the fabric
156 cover was 34 feet 2 inches tall from the block foundation to the roof peak. Ms. Johnson

157 continued that this structure was not visible from any public right of way and therefore not
158 regulated by any building design standards. She said that additional parking was not required due
159 to the use associated with the accessory structure.

160

161 Mackenzie Johnson said that the site would be improved to meet drainage and low impact
162 development standards due to the impervious area increasing more than 5,000 square feet. She
163 concluded that the DRC recommended approval and the City Engineer was reviewing the plans
164 for compliance with these standards.

165

166 Commissioner Marsh clarified that this approval was required due to the low impact
167 development standards related to the proposed size. Mackenzie Johnson replied affirmatively and
168 said City code required that a change of over 5,000 square feet to impervious surface required
169 site plan review.

170

171 Commissioner Marsh asked if similar future requests could be administratively reviewed and
172 approved by staff. Mackenzie Johnson responded that these were State or Federal guidelines for
173 low impact development standards.

174

175 Sherrie Pace commented that any changes to City Code related to site plan review could also
176 affect developments that the Planning Commission may want to review including new
177 developments.

178

179 **Commissioner Holbrook moved that the Planning Commission approve the site plan for**
180 **M.C. Green's Accessory Structure at 181 South 750 West with the following condition:**

181

182 **1) Correction of engineering redlines, if any.**

183

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

186

187 **4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE**
188 **PLANNING COMMISSION**

189

190 Sherrie Pace reported that the City Council approved the Self Storage and Storage Shed Overlay
191 Zone Map amendment at 211 West Center Street.

192

193 Mackenzie Johnson reported on the annual holiday party for the City Council, Commission, and
194 Boards. She spoke on the upcoming Planning Commission vacancies of Commissioners Tucker
195 and Ward and said the City received 17 applications with many qualified candidates.

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5. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of October 14, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the Planning Commission meeting minutes as drafted for the October 14, 2025 meeting. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward. Commissioner Stone was excused.

The City Council and Planning Commission joint meeting minutes of October 14, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the joint City Council and Planning Commission meeting minutes of October 14, 2025 as drafted. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward. Commissioner Stone was excused.

6. ADJOURN

Commission Chair Larson adjourned the meeting at 6:59 p.m.

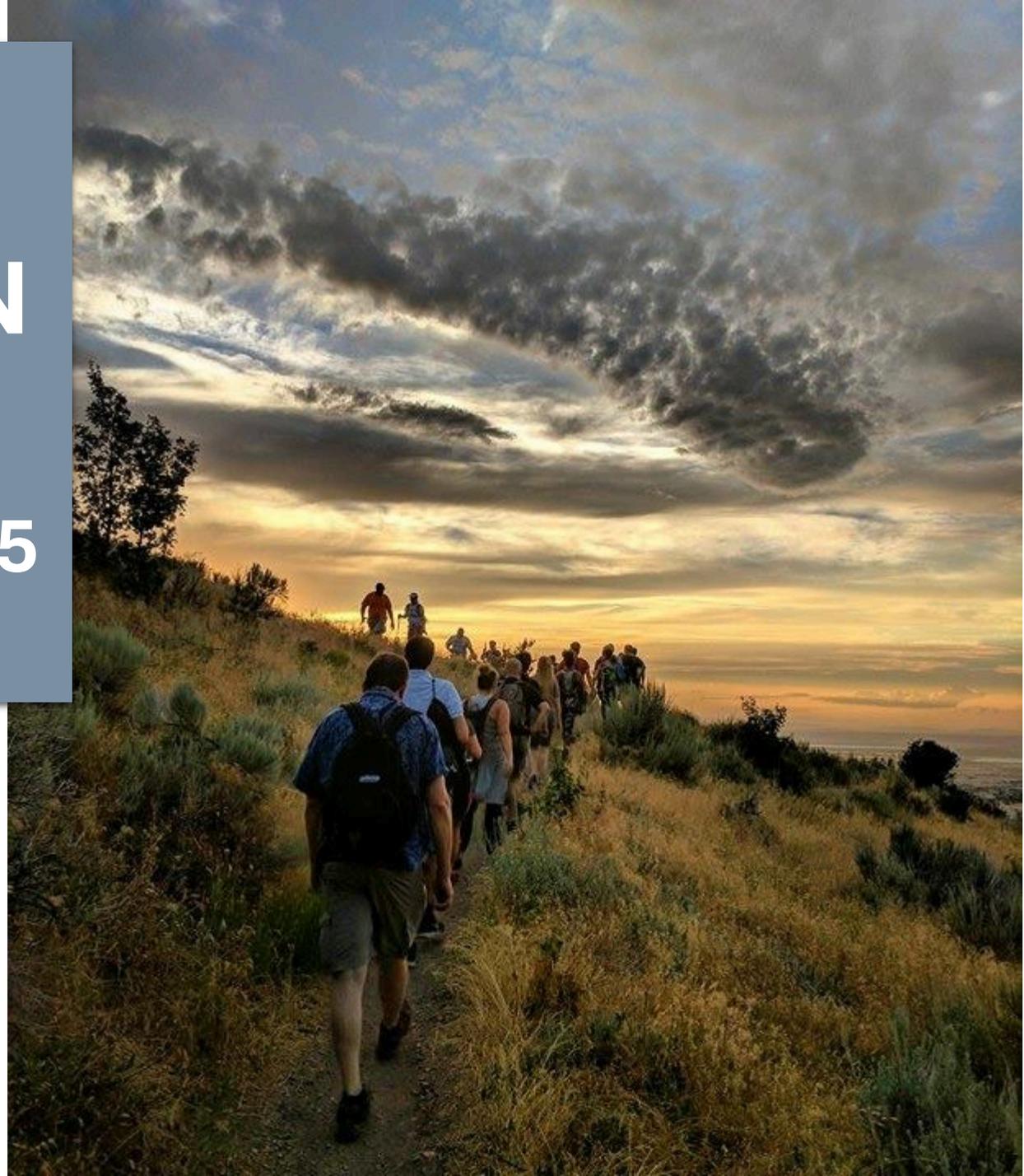
The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, November 25, 2025 by unanimous vote of all members present.

BreAnna Larson, Chair

Wendy Page, City Recorder

PLANNING COMMISSION MEETING

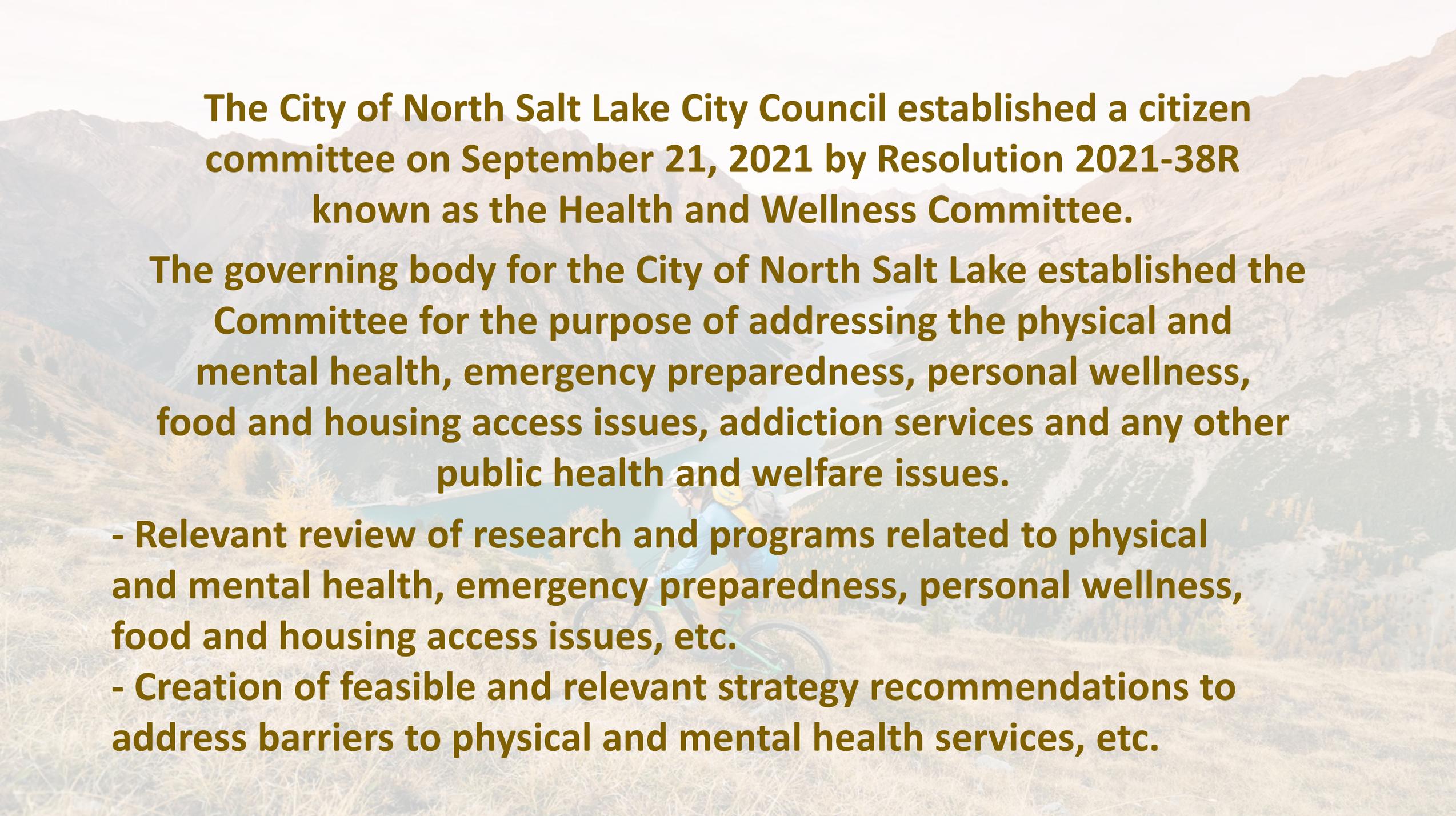
November 25, 2025
6:30 p.m.



CITIZEN COMMENT

HEALTH & WELLNESS



A cyclist wearing a blue jacket and a yellow backpack is riding a mountain bike on a dirt trail. The background shows a vast valley with mountains and a river, under a clear sky. The text is overlaid on this image.

The City of North Salt Lake City Council established a citizen committee on September 21, 2021 by Resolution 2021-38R known as the Health and Wellness Committee.

The governing body for the City of North Salt Lake established the Committee for the purpose of addressing the physical and mental health, emergency preparedness, personal wellness, food and housing access issues, addiction services and any other public health and welfare issues.

- Relevant review of research and programs related to physical and mental health, emergency preparedness, personal wellness, food and housing access issues, etc.**
- Creation of feasible and relevant strategy recommendations to address barriers to physical and mental health services, etc.**

Utah Wellbeing Survey

NSL is one of 51 cities participating in the Utah Wellbeing Survey Project in 2024.

Organized by Dr. Courtney Flint, USU Prof. of Environment & Society

- 439 viable surveys were recorded in this 2024 survey effort.**
- The North Salt Lake 2023 survey had 605 responses.**
- The adult population of North Salt Lake was estimated at 15,600, based on the American Community Survey by the U.S. Census.**
- The 439 survey responses in 2024 represent 2.8% of the adult population and have a conservative margin of error of 4.61%.**

Resident Statistics

Full Time Residents of North Salt Lake	98.9%
Part Time Residents of North Salt Lake	1.1%
Length of Residency — Range	0.2-67 years
Length of Residency — Average	13.1 years
Length of Residency — Median	9 years
Length of Residency 5 Years or less	35.0%

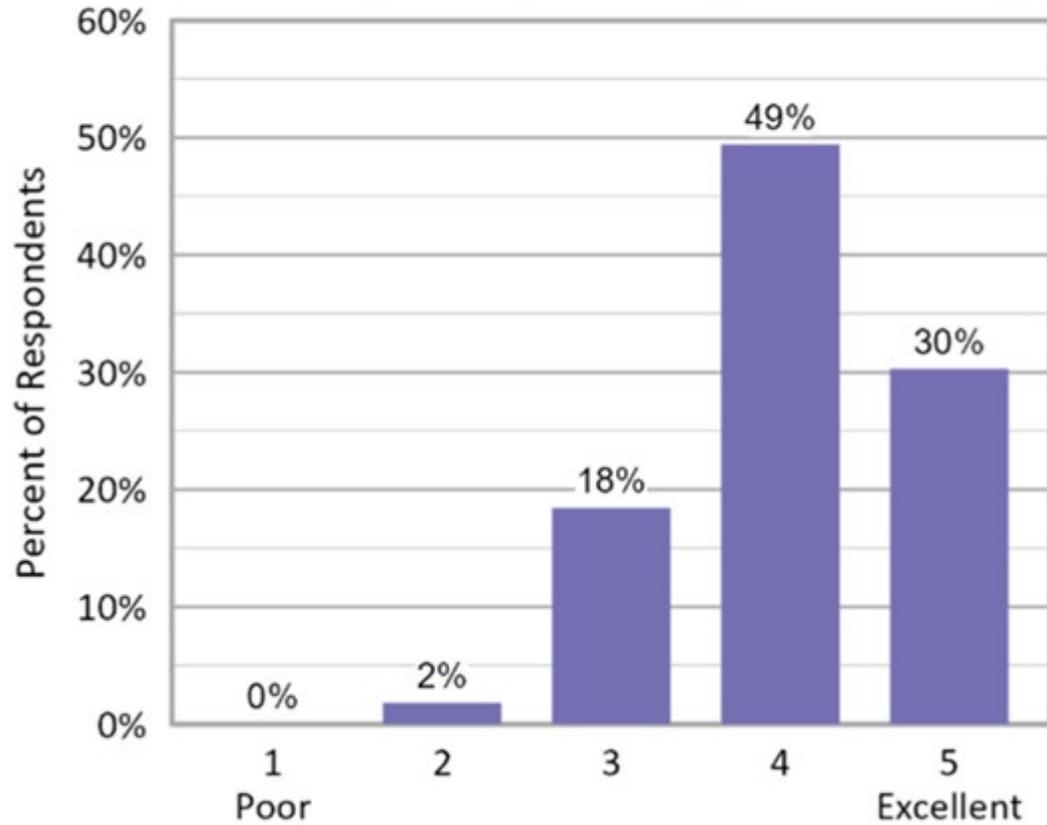
Survey Respondent Characteristics

ZIP Code	Percent
84010	2.4%
84054	97.6%

City Area	Percent
East (east of Orchard Dr)	38.1%
Midtown (between I-15 and Orchard Dr Area)	19.6%
West (west of I-15, Foxboro)	42.2%

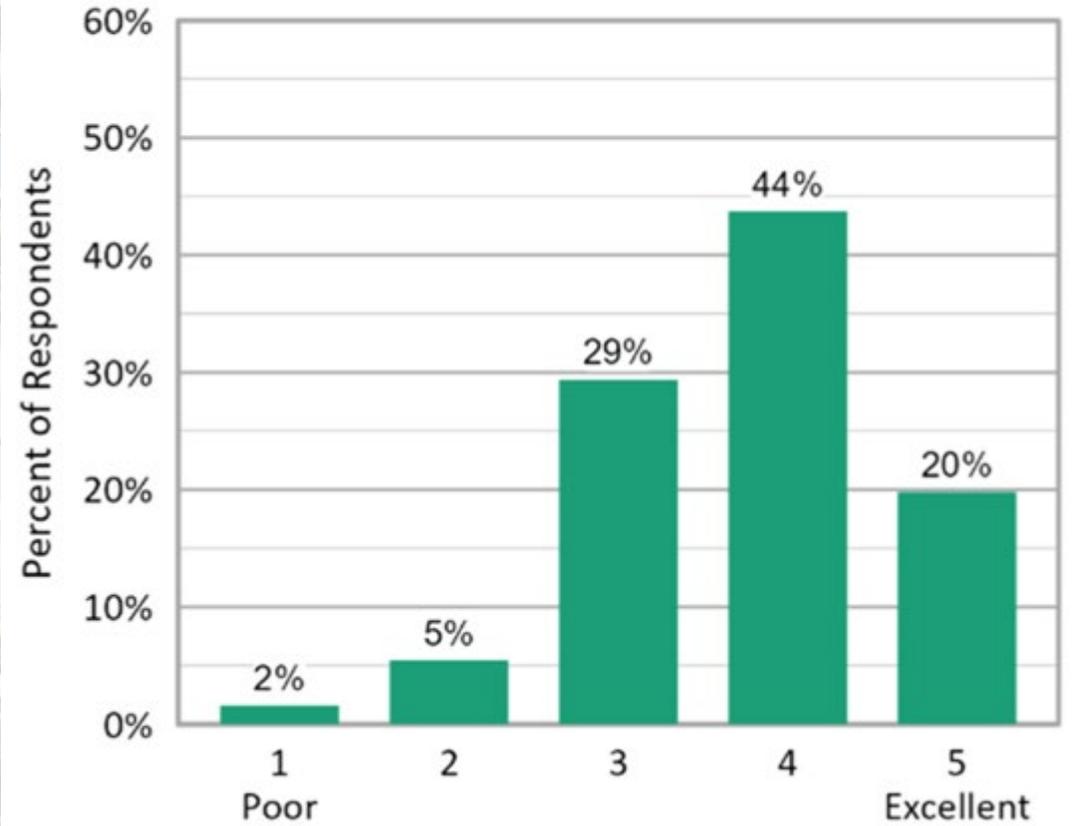
Personal Wellbeing in North Salt Lake

How would you rate your overall personal wellbeing?



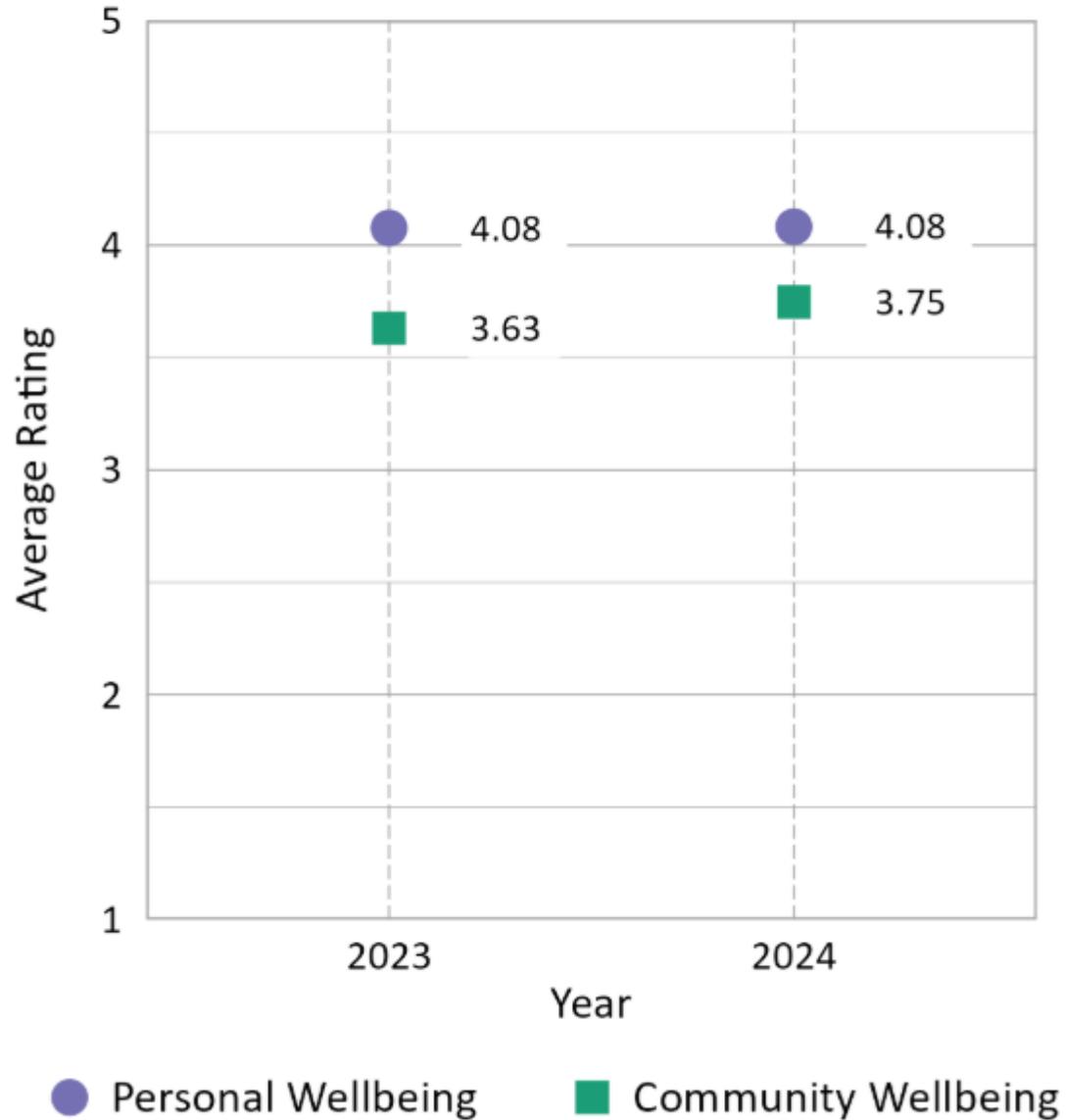
Community Wellbeing in North Salt Lake

How would you rate overall wellbeing in North Salt Lake?



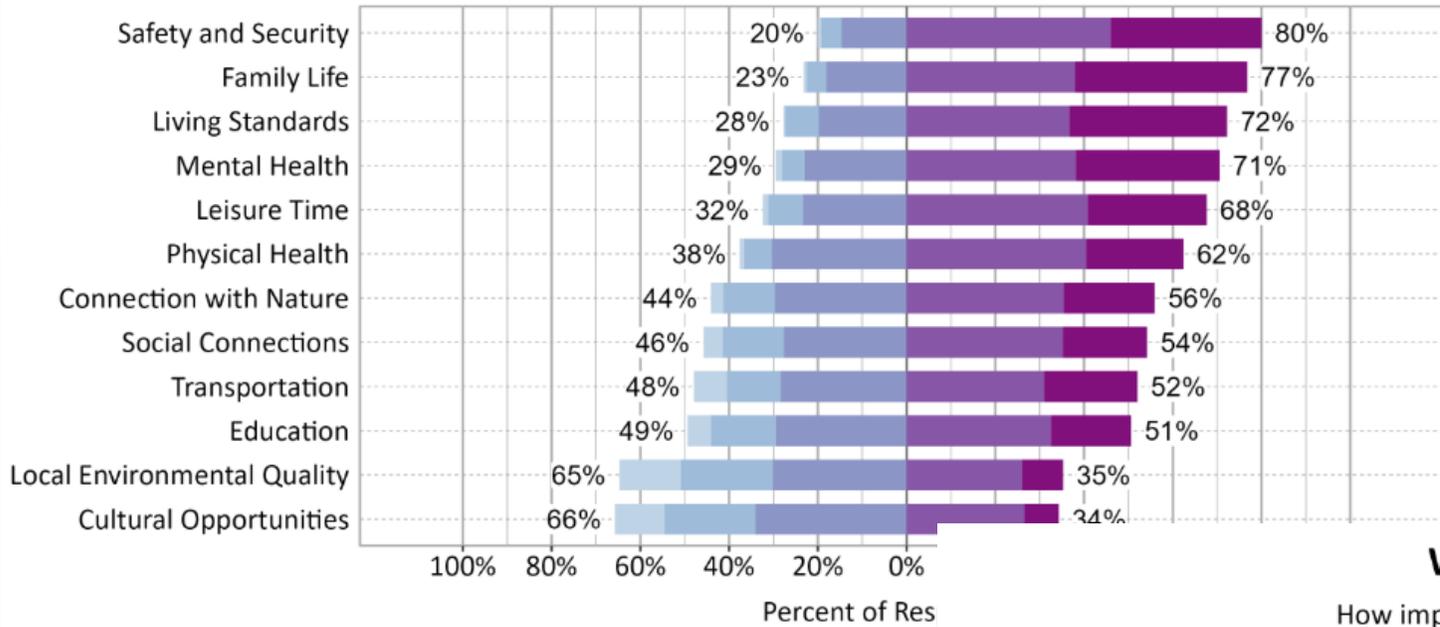
Average Rating of Personal and Community Wellbeing Over Time in North Salt Lake

(Wellbeing is rated on a scale from 1=Poor to 5=Excellent)



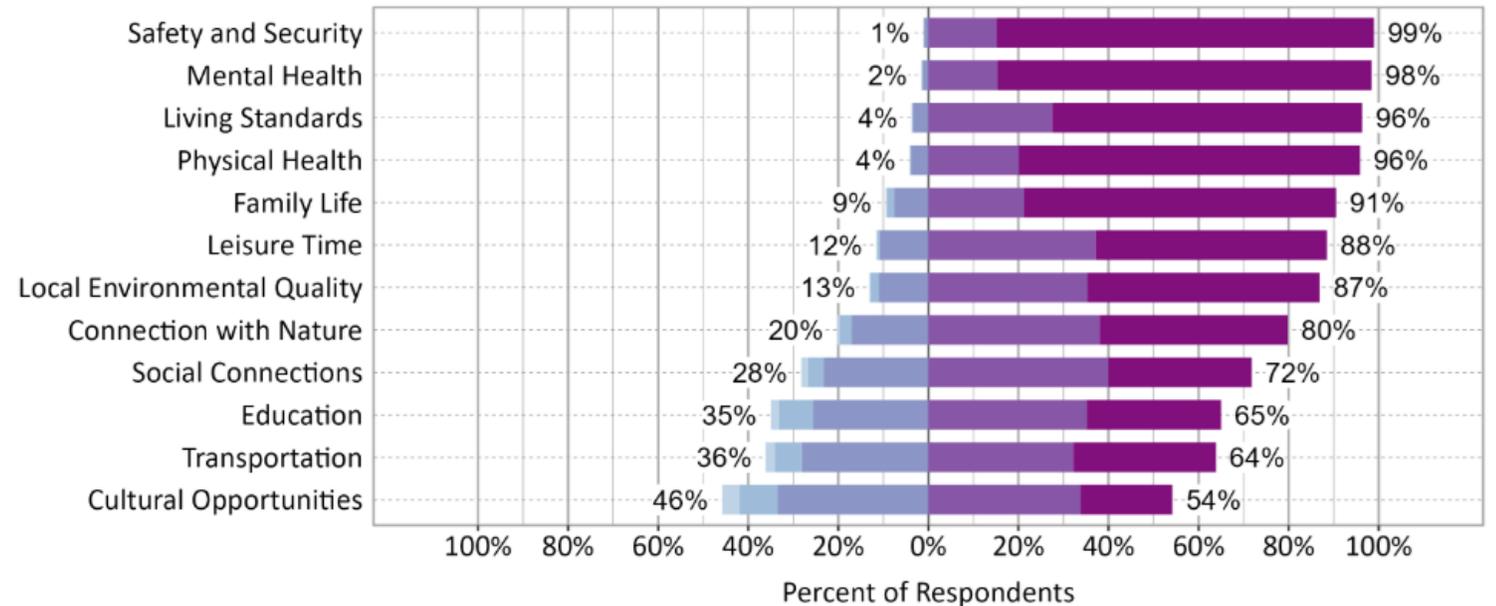
Wellbeing Domain Ratings in North Salt Lake

How would you rate your level of personal wellbeing in each of the following categories?

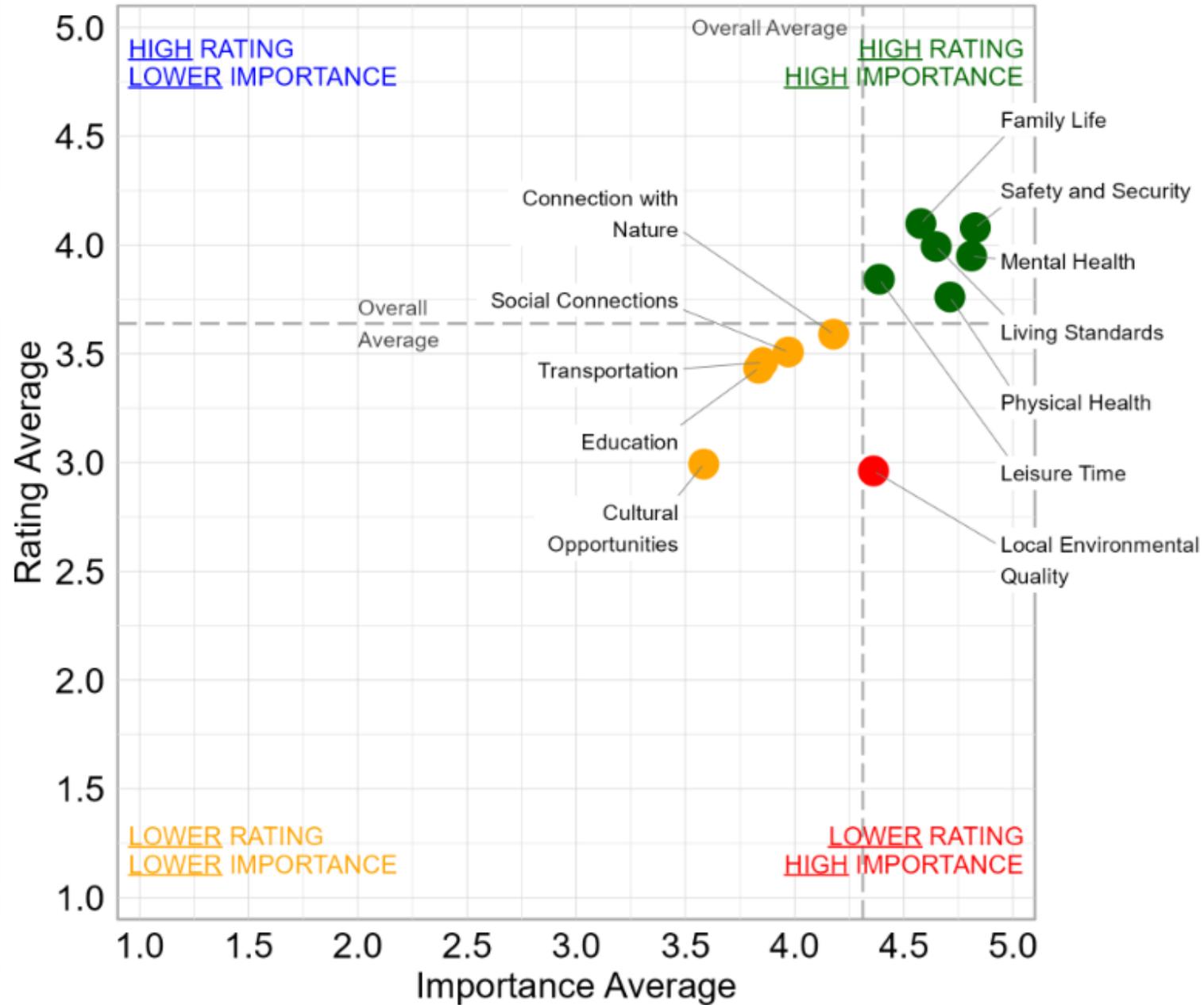


Wellbeing Domain Importance in North Salt Lake

How important are the following categories to your overall personal wellbeing?

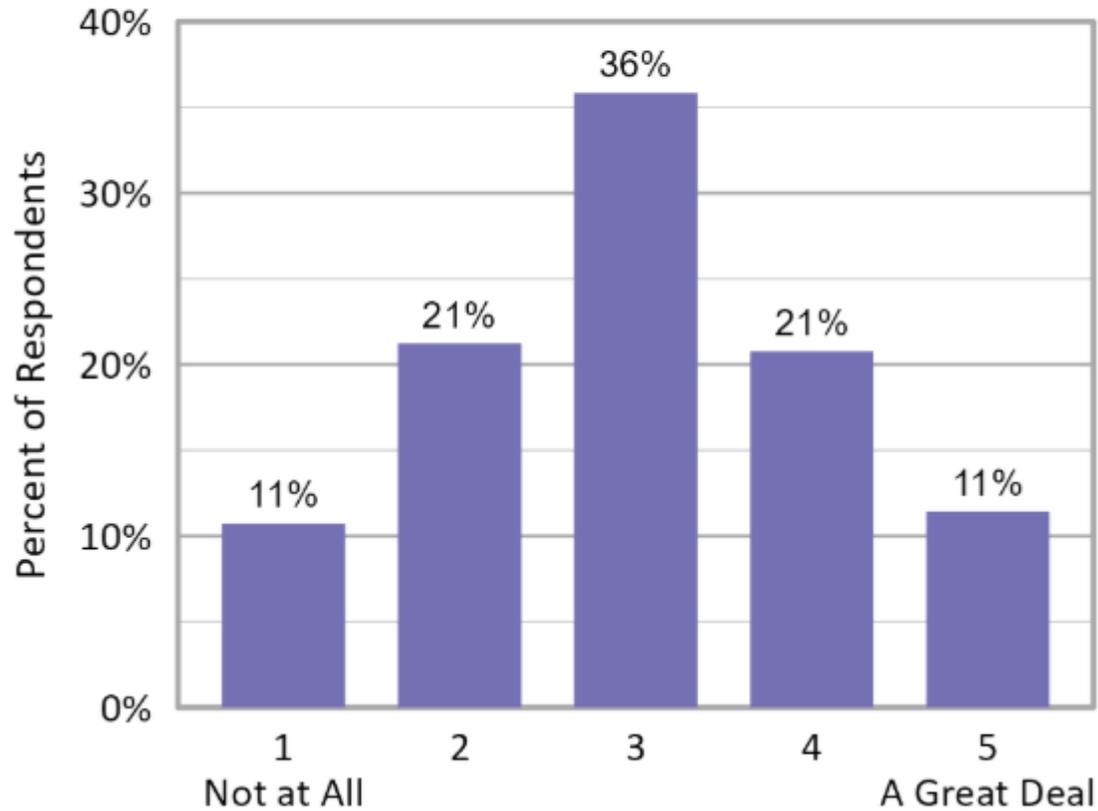


North Salt Lake Wellbeing Matrix

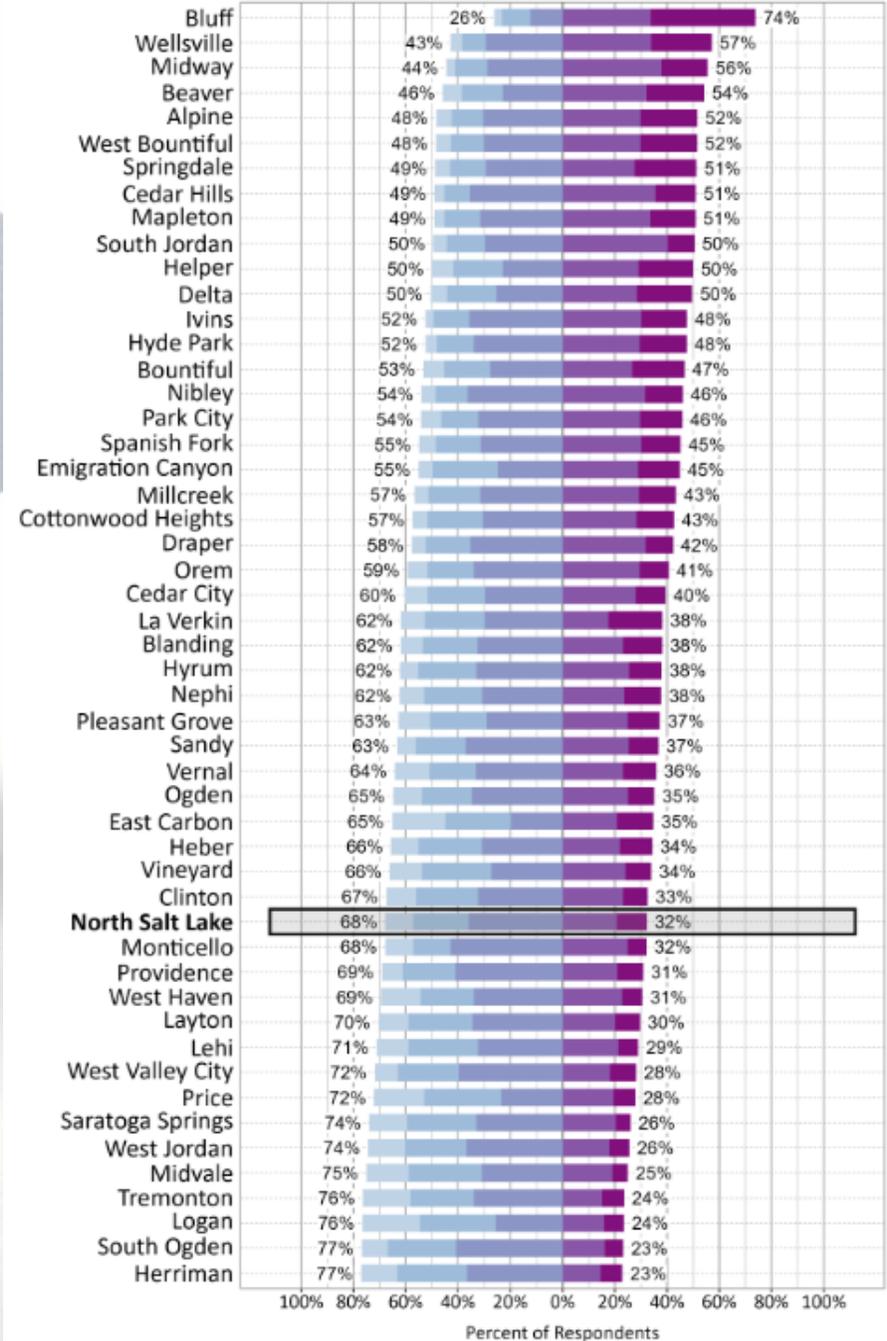


Community Connection in North Salt Lake

How connected do you feel to North Salt Lake as a community?



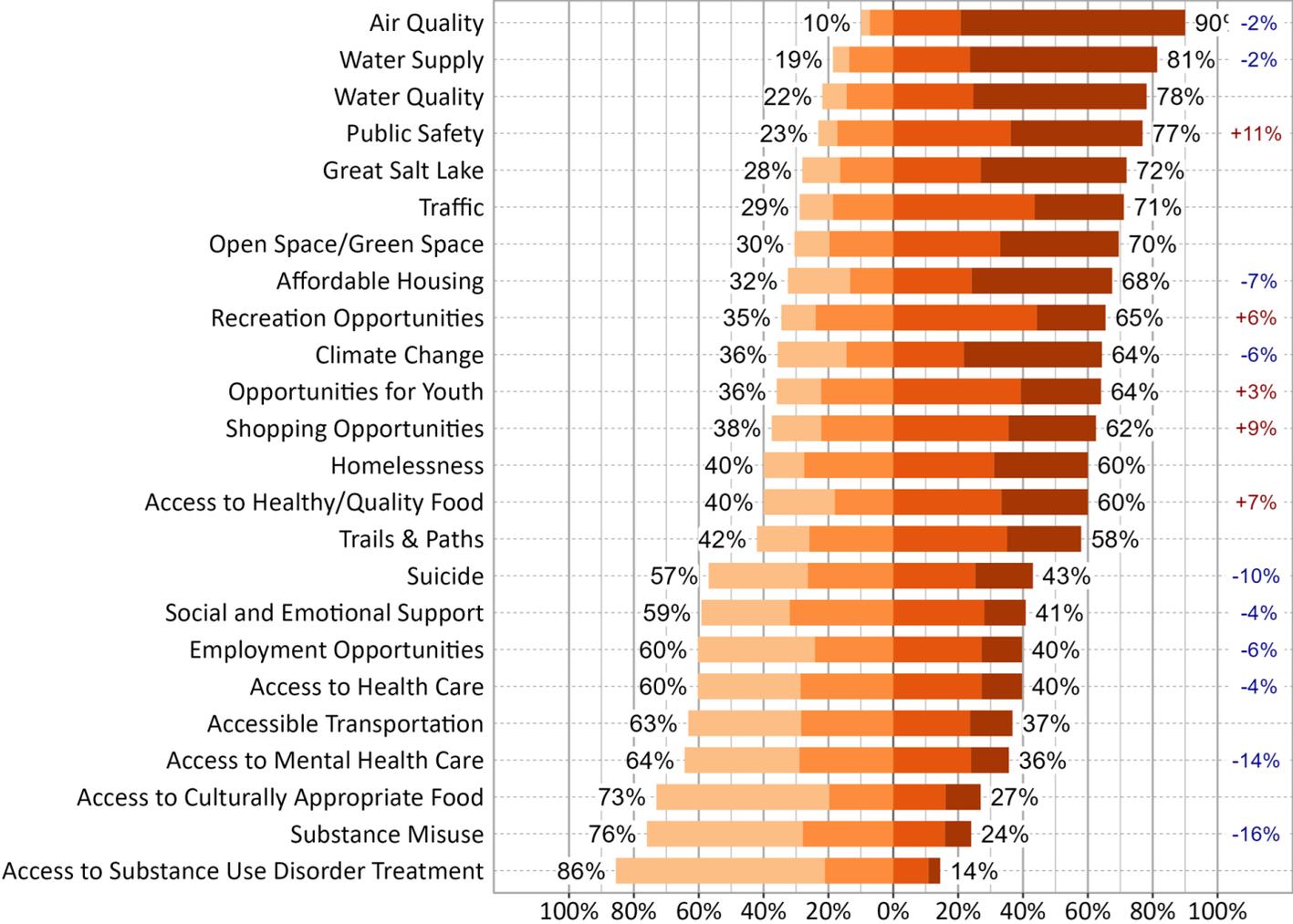
Comparing Community Connection Across Cities



Concerns in North Salt Lake

As you look to the future of North Salt Lake, how much of a concern are the following issues?

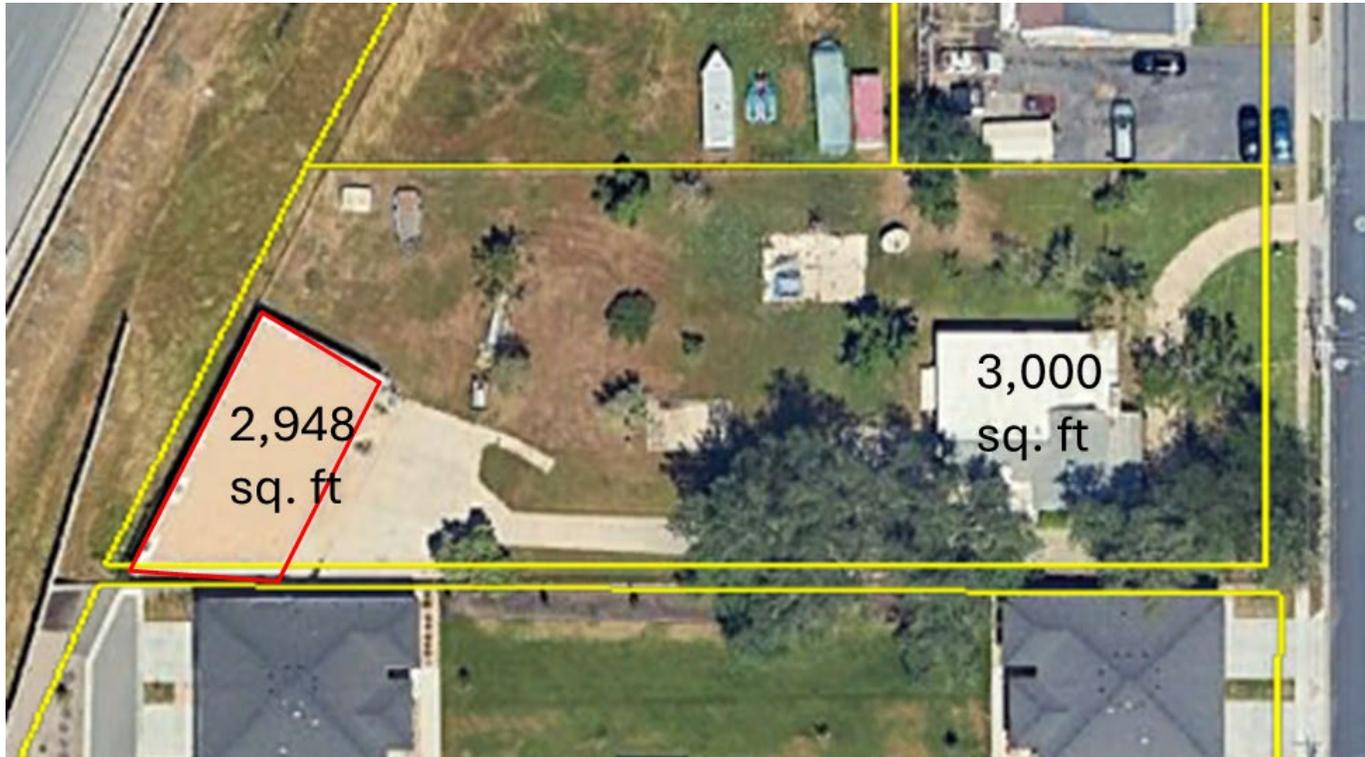
% change from 2023



Not A Concern At All
 Slight Concern
 Moderate Concern
 Major Concern

PUBLIC HEARING
Code Amendment
Title 10, Chapters 1 & 19
Accessory Structures
Reuben Woosley

353 N Main, 0.84 acres
Rear Yard=24,500 sq. ft.
dwelling~3,000 sq. ft.
Acc. Structure=2,968 sq. ft. (41x84)



450 E. 100 N: 0.72 acre
Rear yard=21,500
Dwelling=2,900 sq. ft.
Acc. Structures=2,800 sq. ft. (63x30)



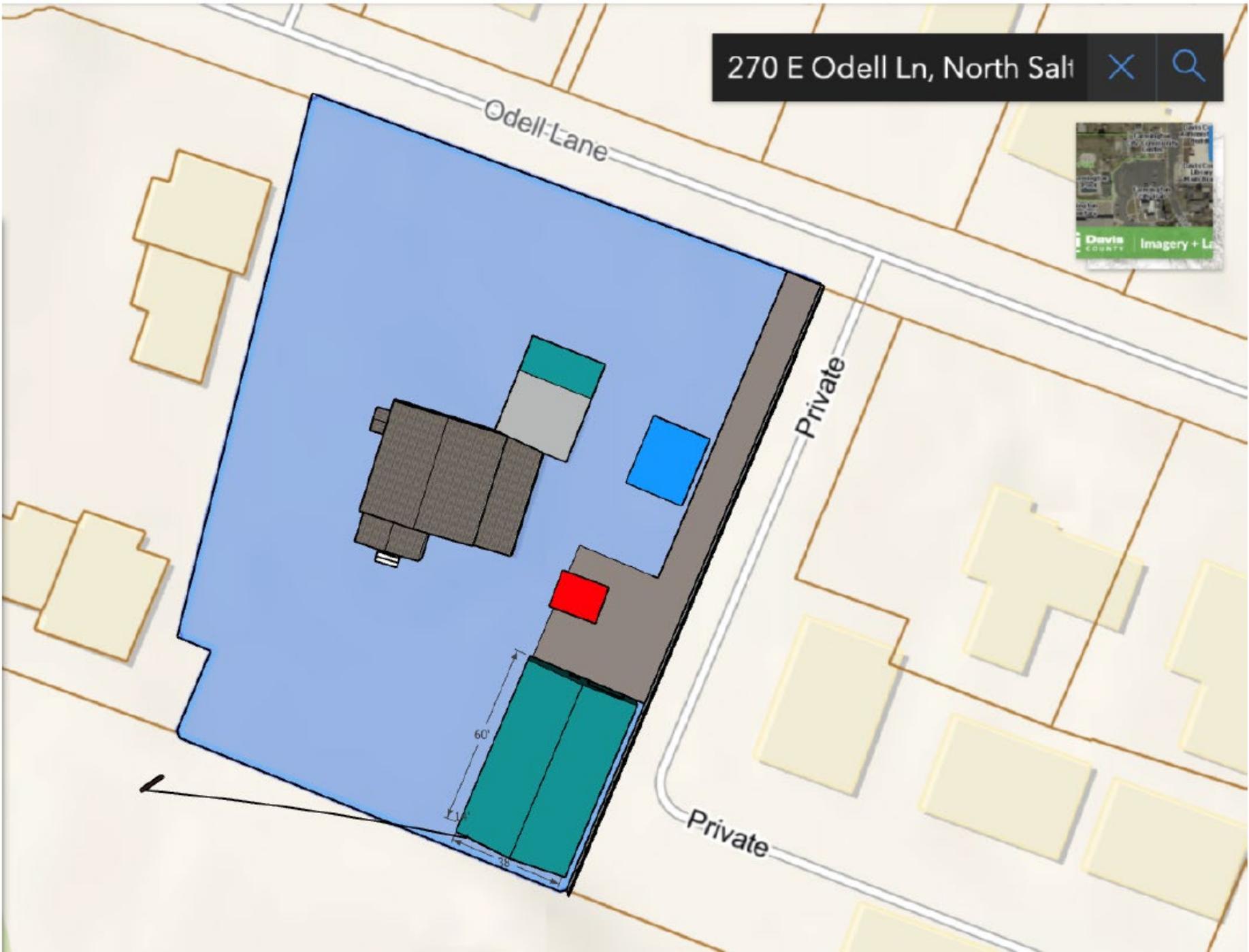


278 E Odell: 0.88 acre
Rear yard=15,000
Dwelling=2,506 sq. ft.

Max Acc.=2,500 sq. ft.

Proposed structure=2,280 sq. ft.(60x38)

270 E Odell Ln, North Salt



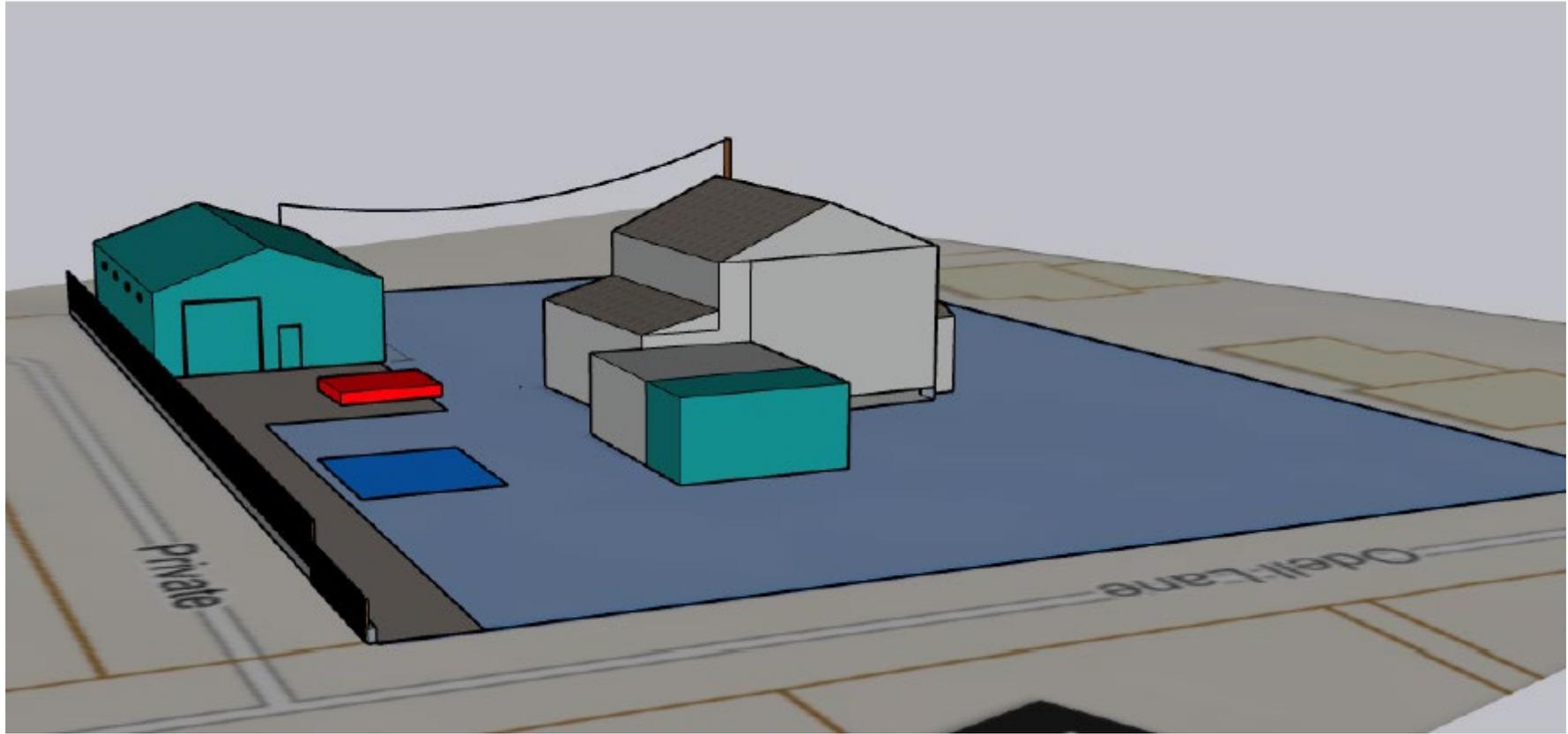
Odell Lane

Private

Private

60'





PUBLIC HEARING

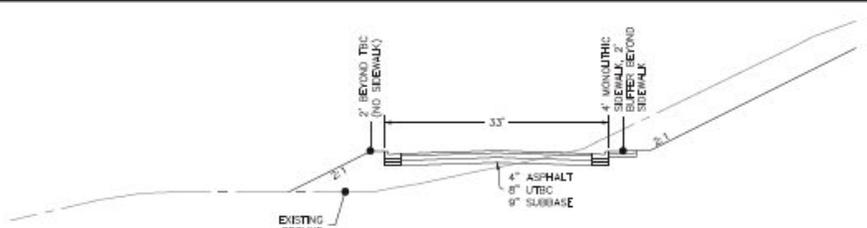
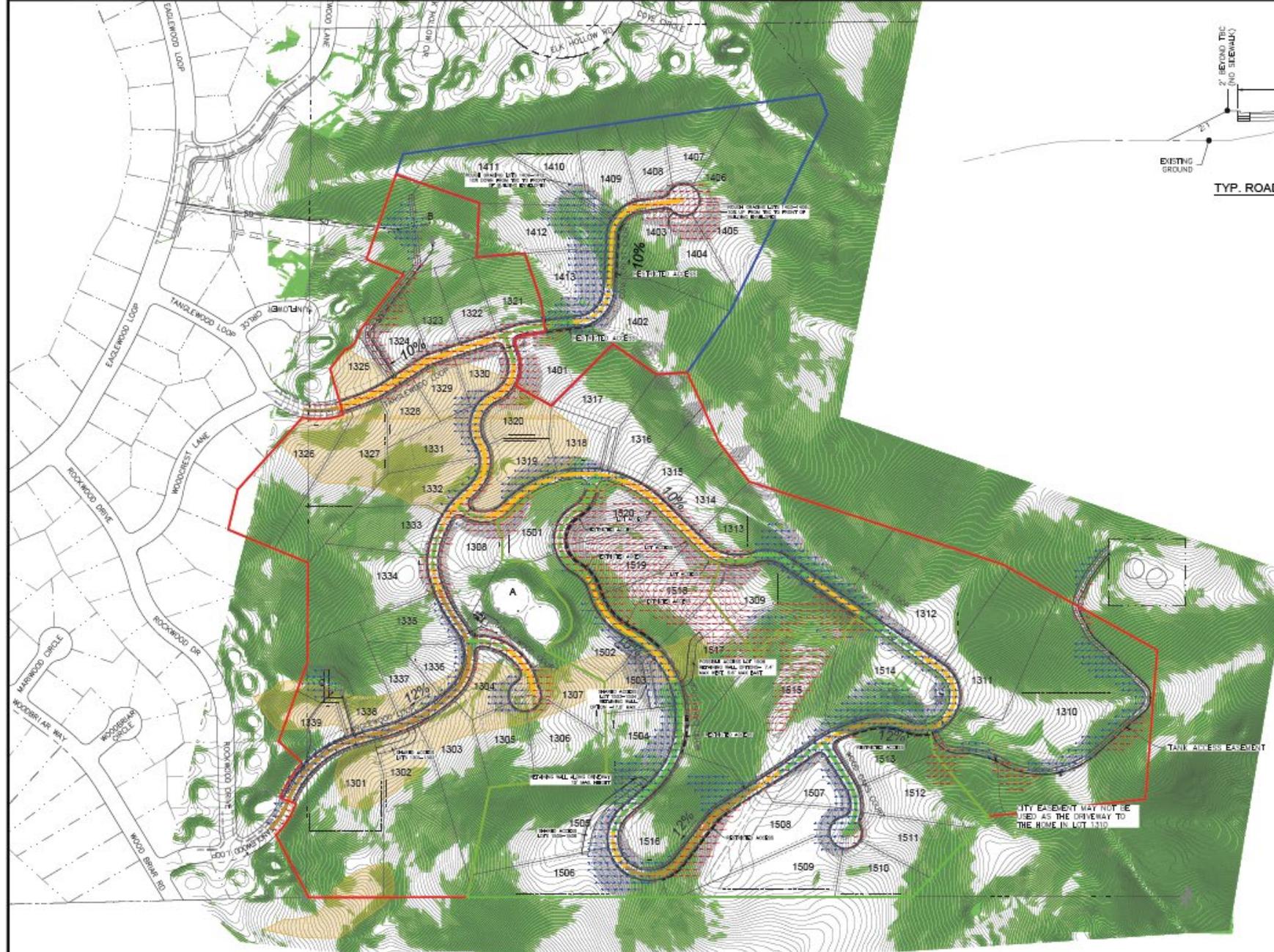
Code Amendment

Title 10, Chapter 1, Section 39

Title 10, Chapter 12

Sensitive Areas District and

Geologic Hazards



TYP. ROAD X-SECTION

MAPPING CONTOUR INTERVAL: 2' & 10'
 CONTOURS SHOWN FOR CLARITY
 DATE OF RECORDING TOPOG: JAN. 29, 2020

CITY YEAR			
DATE	DESIGN	REVISION	BY
1	2020	10.08.20	JLS

City region taken from
 ICS Geotechnical and
 Geological Hazard Study
 dated April 7, 2020.

- 12% GRADE
- 10% GRADE
- < 10% GRADE
- - - - - VERTICAL CURVE

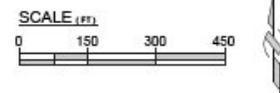
TOTAL
 CUT = 127,306 CY
 FILL = 136,289 CY
 NET = 8,983 CY FILL

PHASE 13
 CUT = 53,310 CY
 FILL = 50,374 CY
 NET = 2,936 CY CUT

PHASE 14
 CUT = 20,325 CY
 FILL = 30,752 CY
 NET = 10,427 CY FILL

PHASE 15
 CUT = 53,597 CY
 FILL = 55,154 CY
 NET = 1,557 CY FILL

- + FILL
- CUT

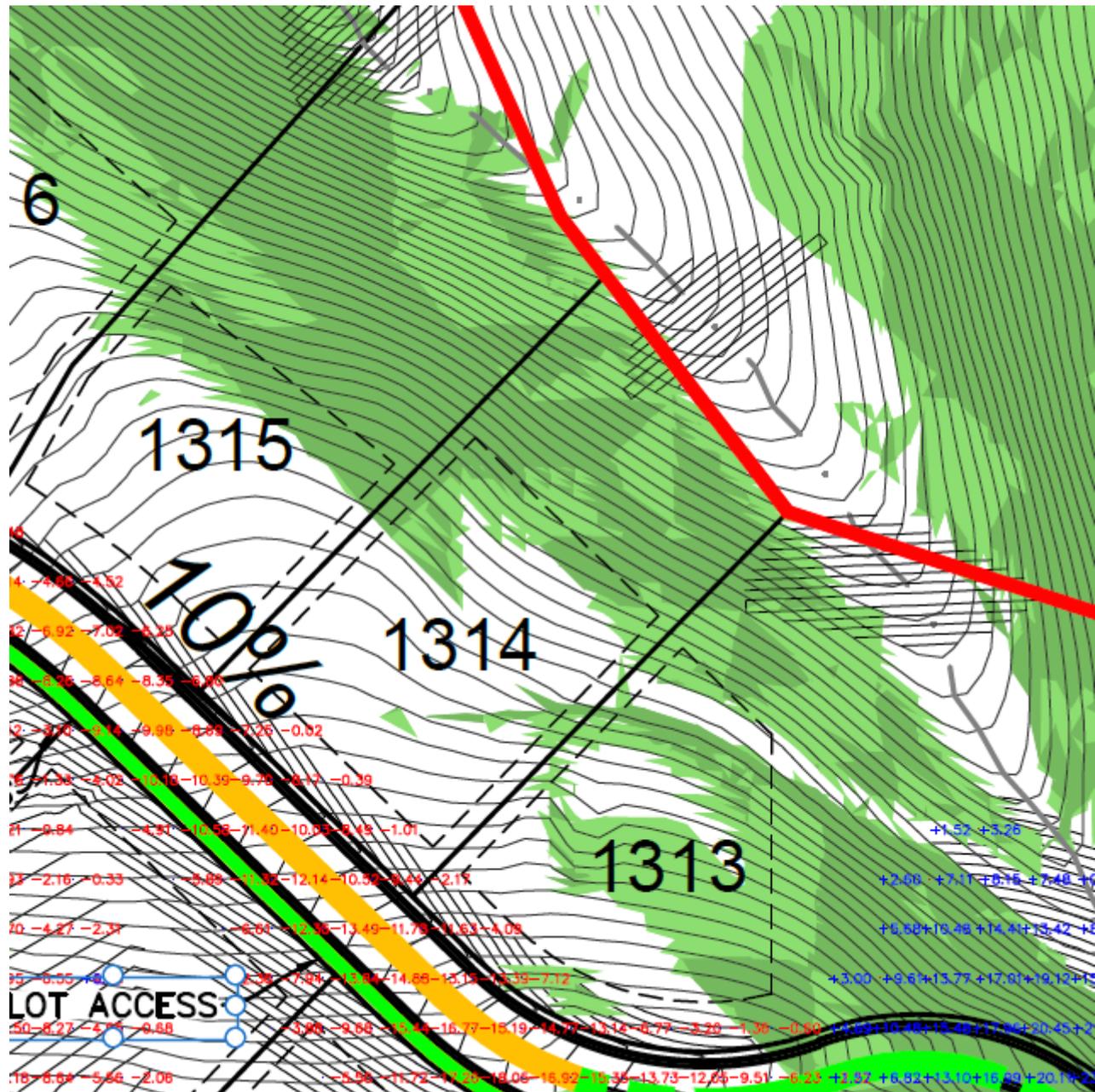


EAGLEWOOD DEVELOPMENT
 EAGLEWOOD COVE PLAT 13
 MASTER GRADING PLAN

B BINGHAM ENGINEERING	DESIGNED BY	JLS	M2
	CHECKED BY	JLS	
SALT LAKE CITY • (800) 533-2520		DATE	12/15/20
ORLANDO • (408) 399-1663		PROJECT NO.	4995
DATE PLOTTED: 12/16/2020		PLotted	12/15/20
SCALE: 1" = 30'		DATE	12/15/20
PROJECT: 1301-1519		DATE	12/15/20

1. ALL INFORMATION ON THIS PLAN IS BASED ON THE RECORDING OF THE PLAT AND THE RECORDING OF THE PLAT. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER INFORMATION THAT WOULD AFFECT THE ACCURACY OF THIS PLAN. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER INFORMATION THAT WOULD AFFECT THE ACCURACY OF THIS PLAN. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO EVIDENCE OF ANY OTHER INFORMATION THAT WOULD AFFECT THE ACCURACY OF THIS PLAN.

NO.	BY	DATE	DESCRIPTION
A	JLS	12/16/20	CITY REVIEW



Section 10-1-39: Definitions:

1. Definition for a Geologic Hazards Study added.
2. Clarification to the definition for Lot Area, Buildable and Lot Area, Nonbuildable adding references to Section 10-12-22 (Sensitive Lands Chapter).
3. Removing a duplicate definition for Nonbuildable Area and provide reference to Lot Area, Nonbuildable.

Chapter 12: Sensitive Area District (SA) and Geologic Hazards:

10-12-2: Definitions:

Replacement of the term “accepted engineering geology report with “applicant’s approved Geologic Hazards Study”.

10-12-4: Responsibility for Geologic Hazards Study:

Removal of Section A, as the definition of Geologic Hazard Study has been added to the definition section.

1. Clarification of who is responsible for submittal of Geologic Hazard Studies and clarification that standards to the minimum requirements may be increased if there is “compelling” evidence from the approved study.
2. Clarification that site specific study for a building permit contain both engineering geologic hazards and geotechnical engineering analysis.

10-12-22: Lot Standards:

Clarification that a building envelope is required on subdivision plat when any portion of a lot exceeds 15% for an elevation change of 8 feet or greater.

1. Specifying exclusions from building envelopes for:
 - a. Required setbacks
 - b. Easements or Rights of ways
 - c. Known geologic hazards
 - d. Slopes greater than 30% unless certain circumstances exist
 - e. Critical vegetation needed for erosion control unless mitigated
 - f. Areas identified in study that should be avoided, unless mitigated
2. Specifying the circumstances when slopes greater than 30% but less than 50% may be included in a building envelope;
 - a. Existing subdivision lots with building envelopes containing such slopes which may be disturbed with a site specific study that contains slope-stability modeling and meets the minimum acceptable factors of safety.
 - b. New subdivision lots may have such slopes within the building envelope that may only be disturbed with a site specific study that contains slope-stability modeling and factors of safety, and such area may not exceed 25% of the total building envelope, provide that the building envelope has a minimum of 5,000 sq. ft. less than 30% slope.
 - c. Specifies that no permit may be issued retaining walls, grading, structures or other improvements on such slopes unless the study and slope stability factors of safety are met.

10-12-24: Slope Protection Easements:

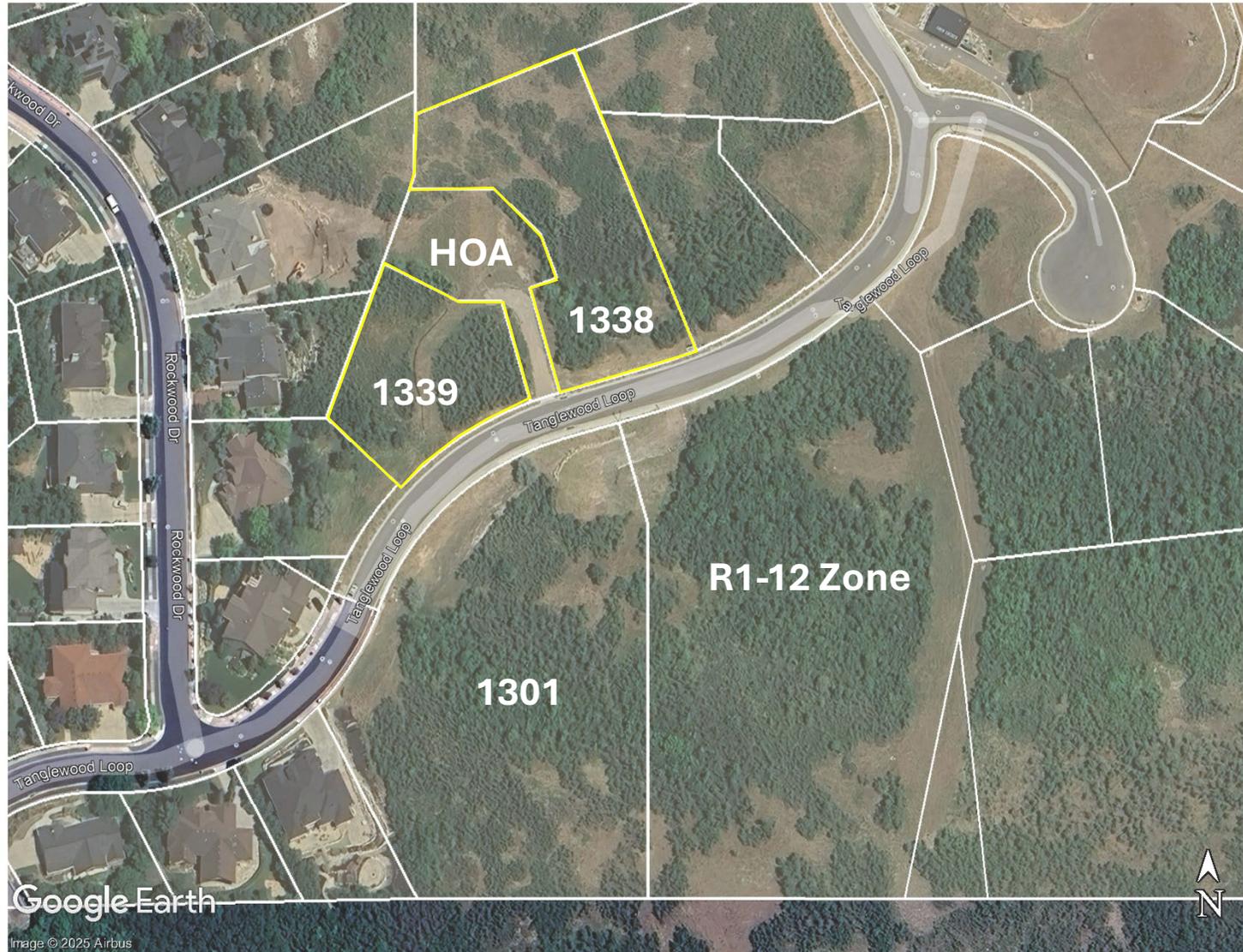
Clarifies that slope protection easements for critical slopes does not include slopes greater than 30% when the vertical rise is eight feet or less. Current practice has been to not include slopes with a vertical rise of 5 feet or less.

1. Specifying that slopes under 30% slope may be designated as critical slopes for issues identified in the approved study.

Conditional Use Permit
Privately Owned Recreational Facilities
716 & 726 South Tanglewood Loop
Tyler McCue, Magleby Construction

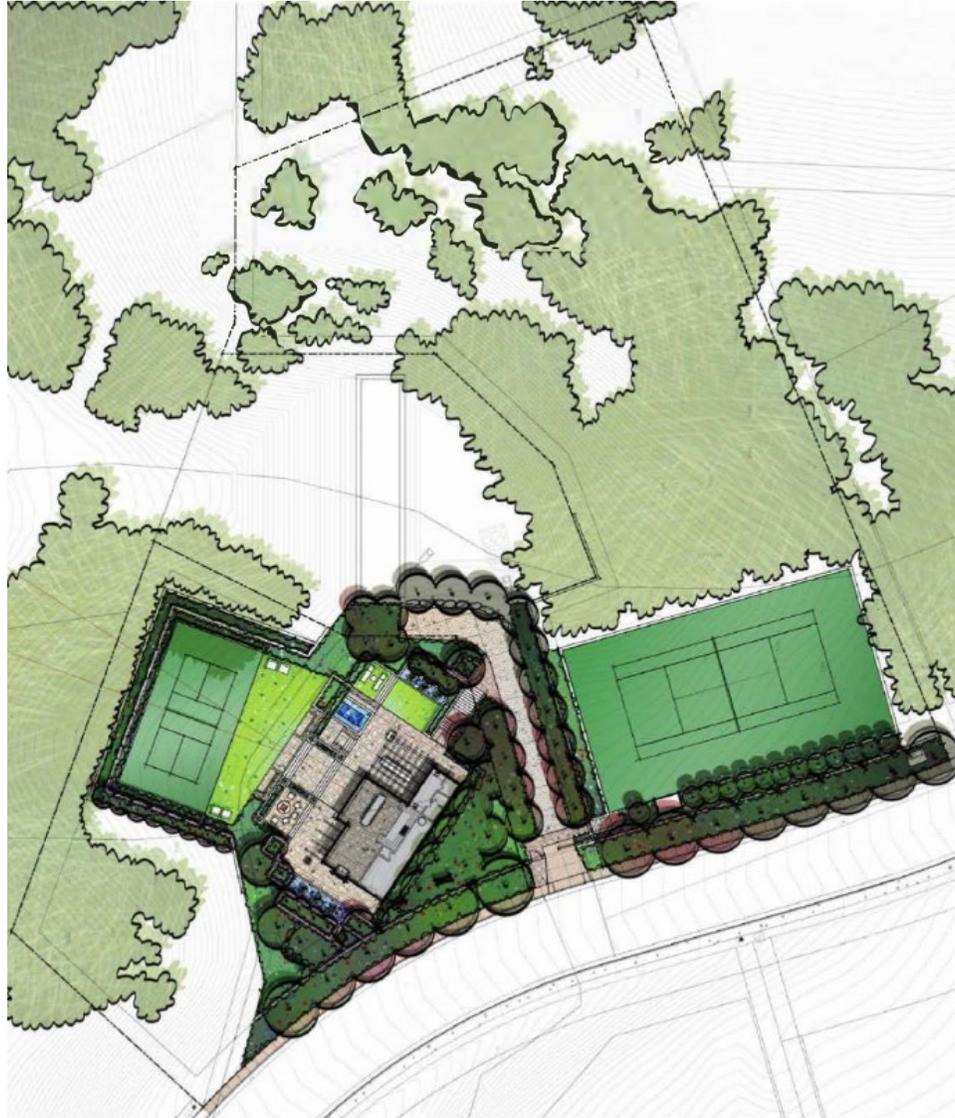


Privately Owned Recreational Facilities 716 South and 726 South Tanglewood Loop Zoning/Aerial Map





Privately Owned Recreational Facilities 716 South and 726 South Tanglewood Loop Concept plan



ACTION UPDATE

- Rezoning 1.106 Acres of Lot 1 of the 1100 North Krause Crossing Subdivision at 1096 North Redwood Road from CG to MD
 - Christmas Party-Thursday, December 4 at 6:00 p.m.

UPCOMING

Wildland Urban Interface Code and Map

MINUTES

ADJOURN