

PLANNING COMMISSION MEETING

November 25, 2025
6:30 p.m.



CITIZEN COMMENT

HEALTH & WELLNESS



A person wearing a blue jacket and a yellow backpack is riding a mountain bike on a dirt trail. The background features a vast, hilly landscape with dry grass and distant mountains under a clear sky.

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%

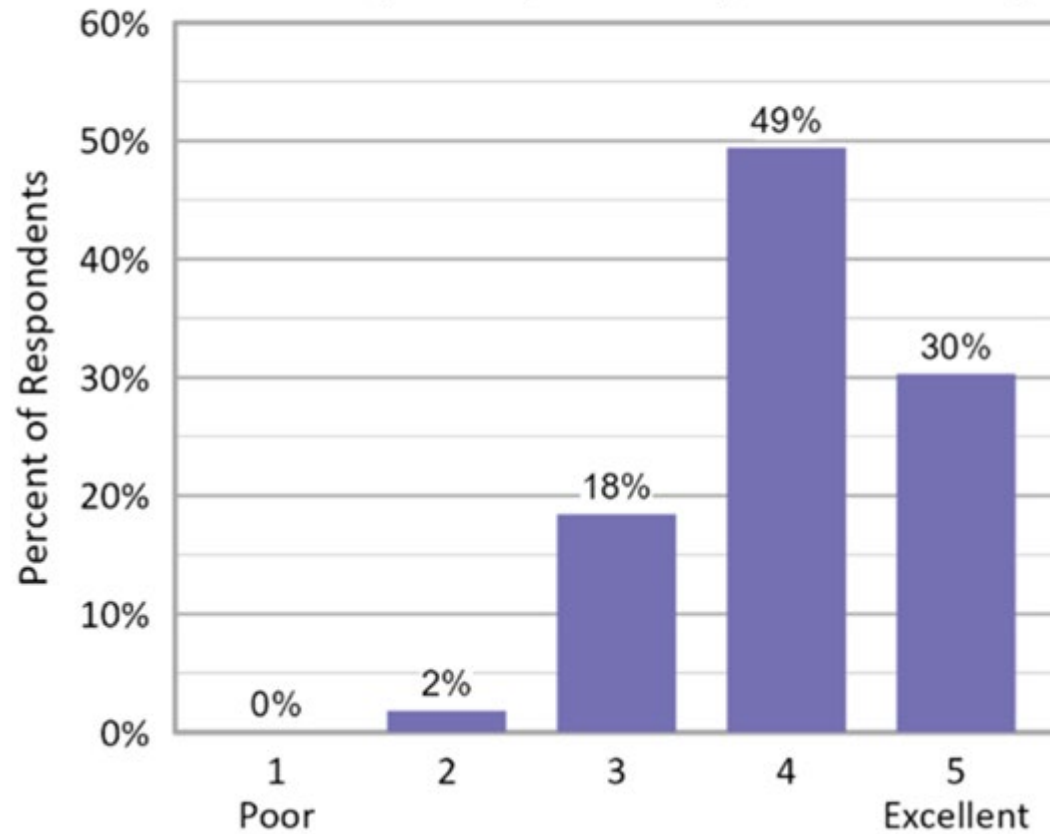
City Area

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%

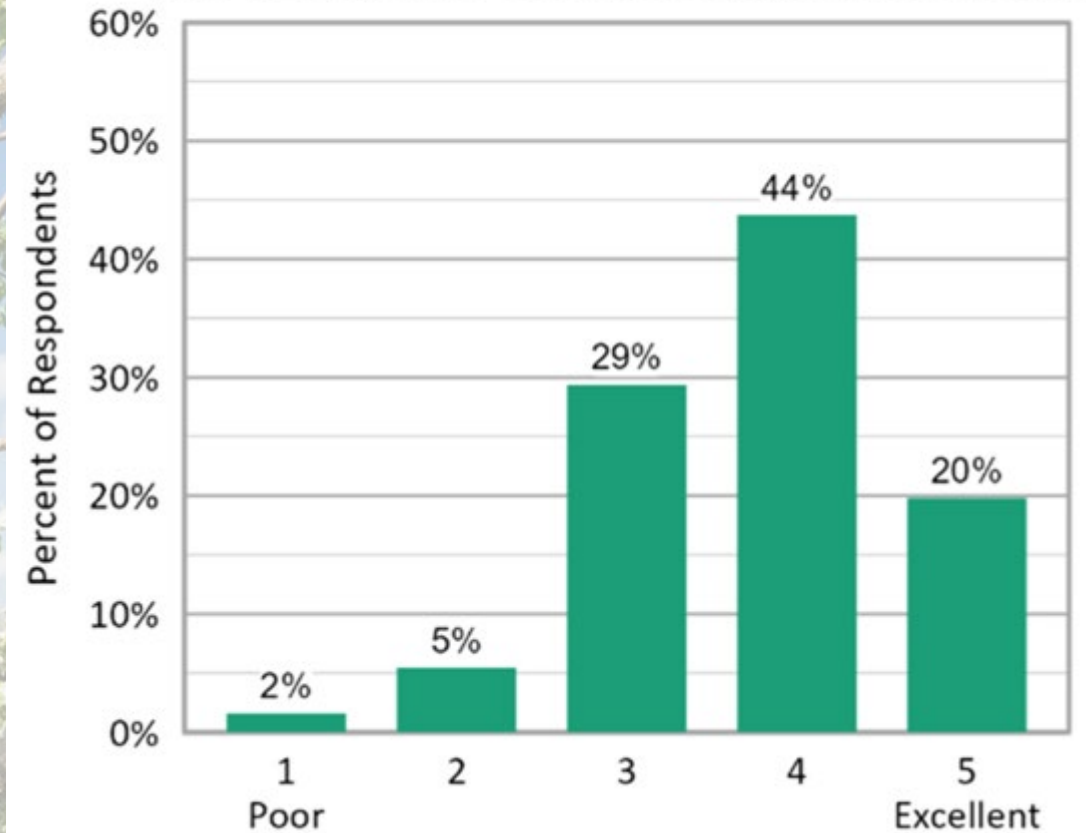
Personal Wellbeing in North Salt Lake

How would you rate your overall personal wellbeing?



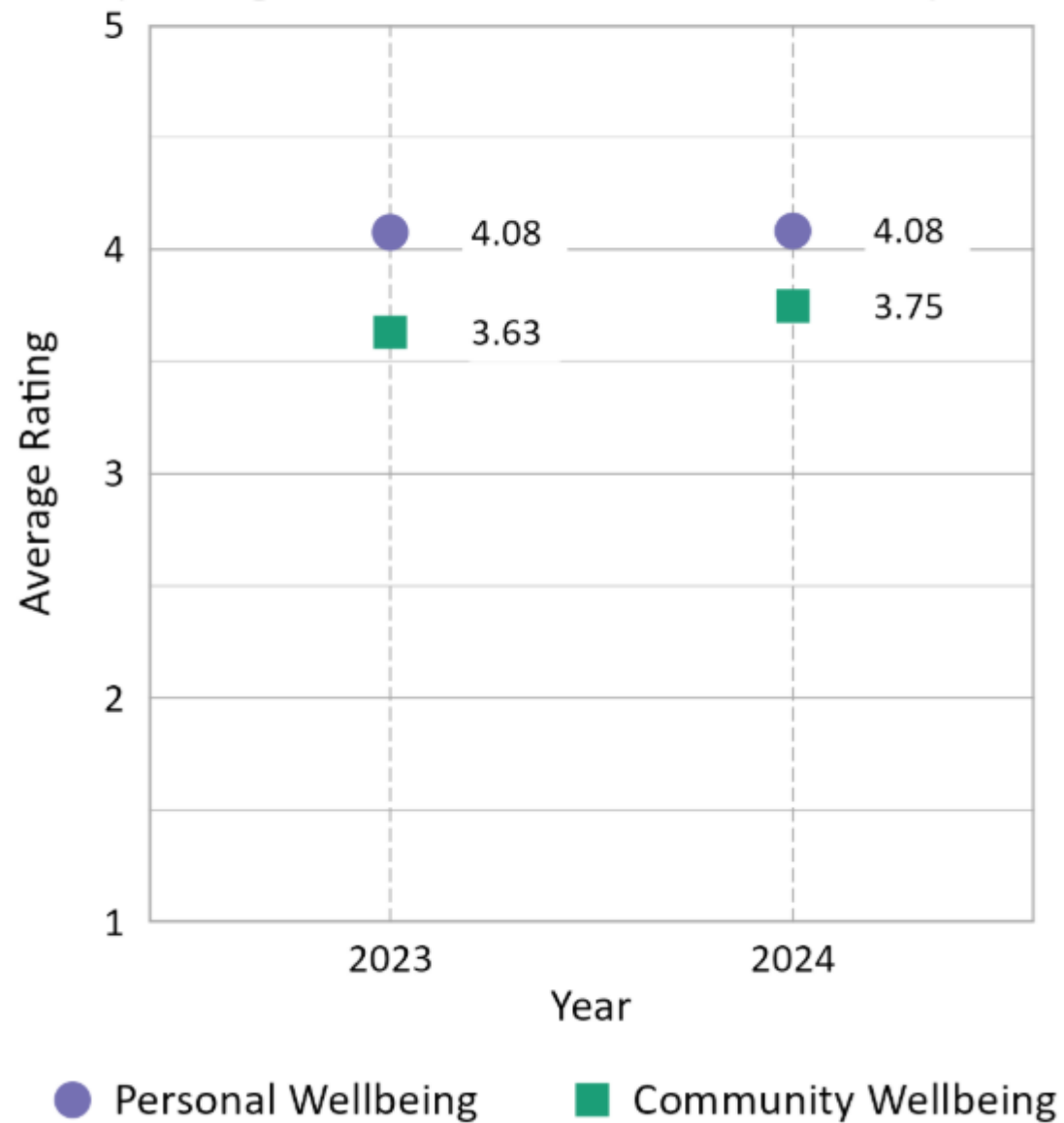
Community Wellbeing in North Salt Lake

How would you rate overall wellbeing in North Salt Lake?



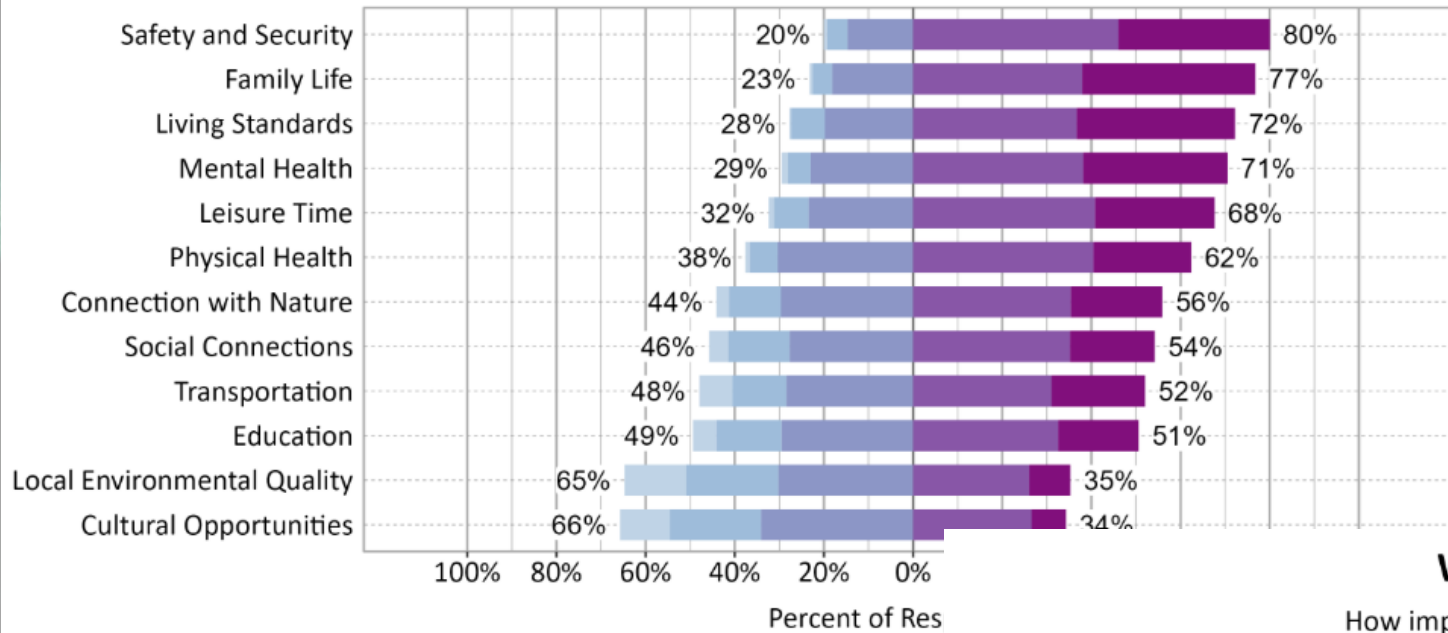
Average Rating of Personal and Community Wellbeing Over Time in North Salt Lake

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



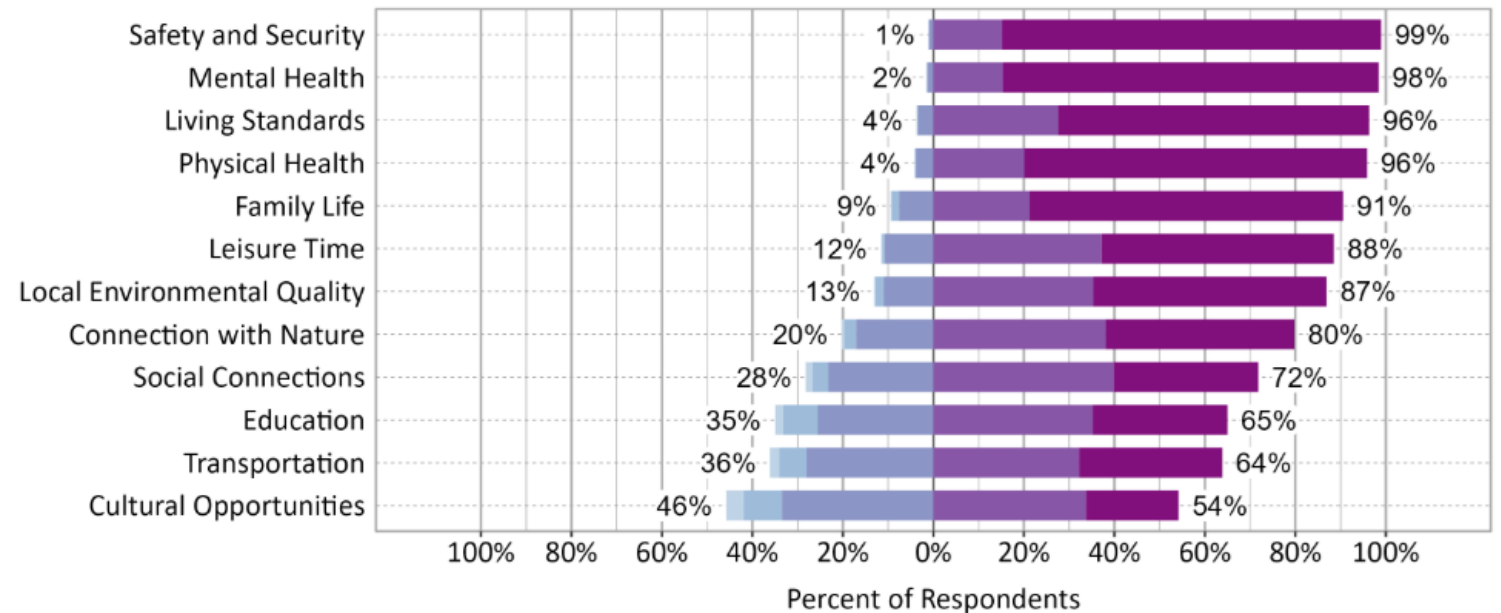
Wellbeing Domain Ratings in North Salt Lake

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

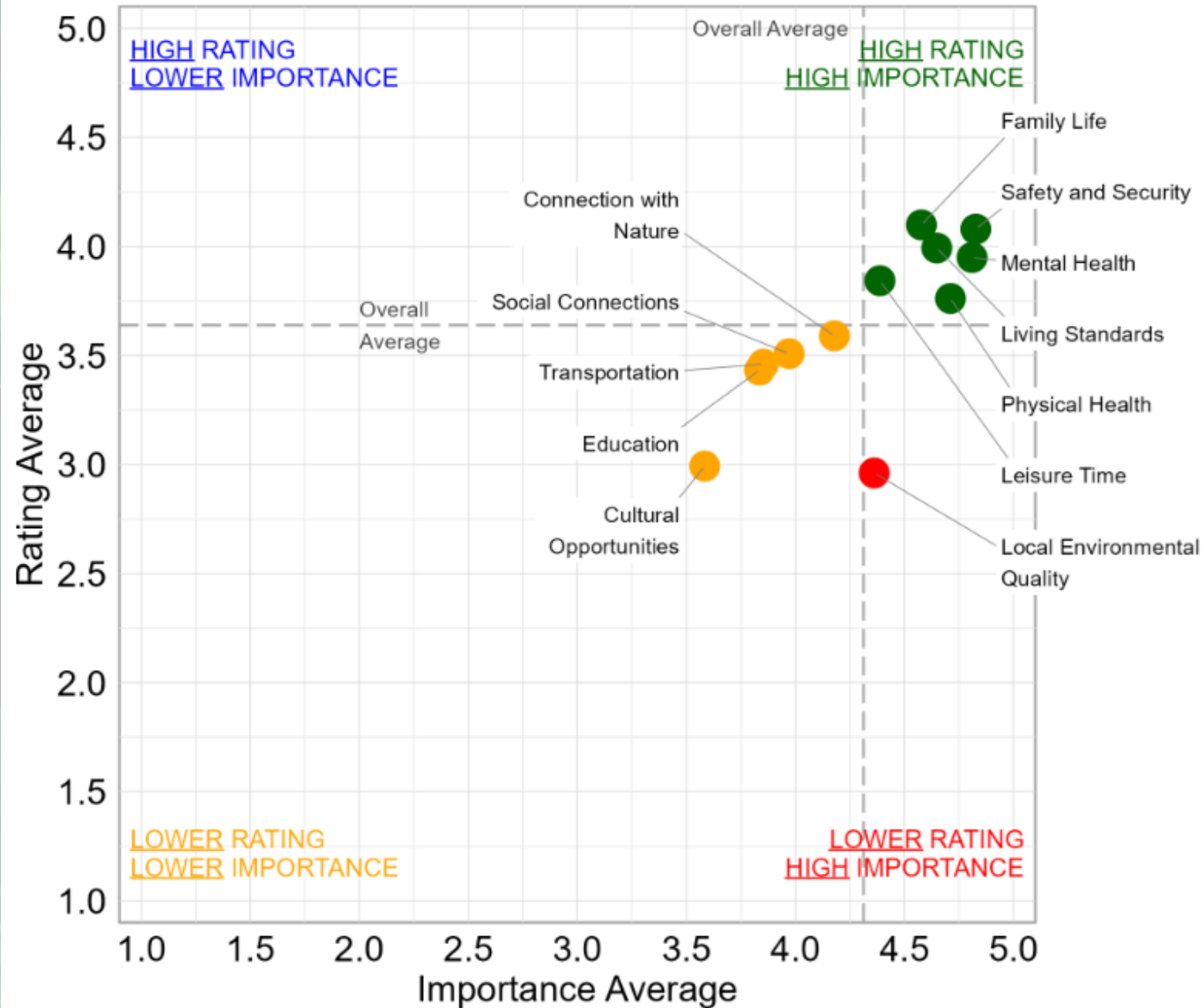


Wellbeing Domain Importance in North Salt Lake

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

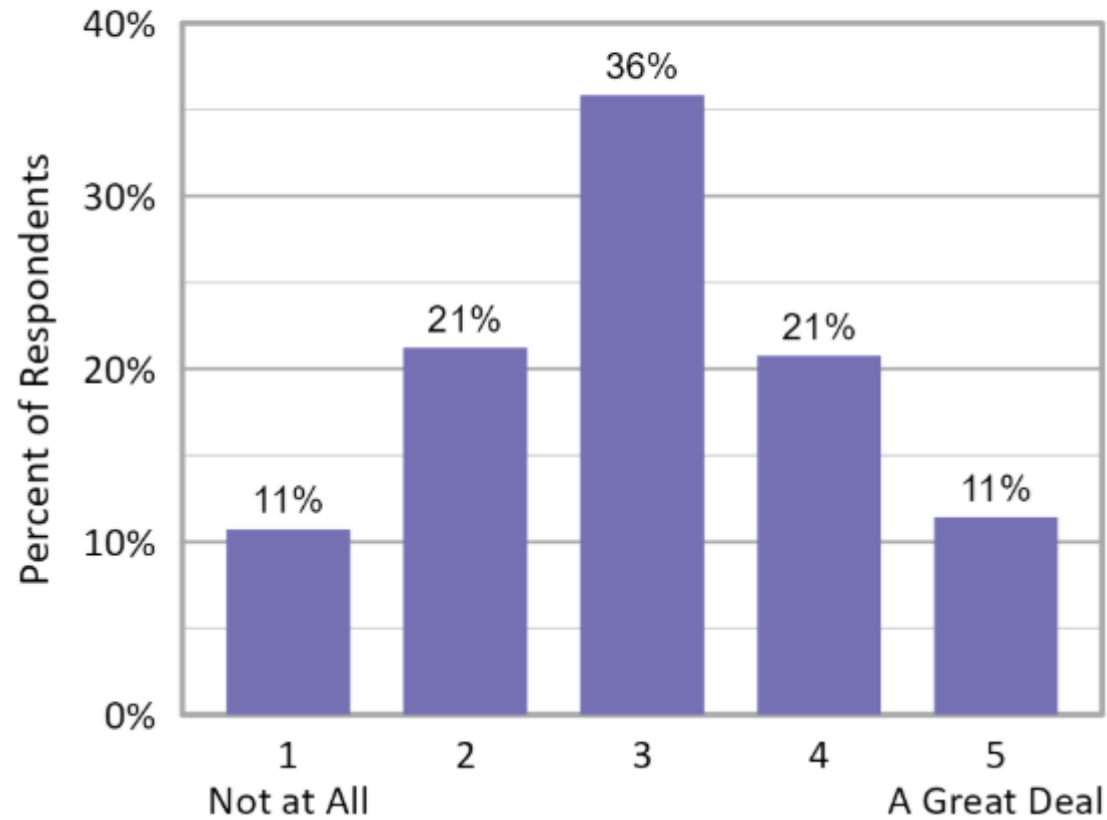


North Salt Lake Wellbeing Matrix

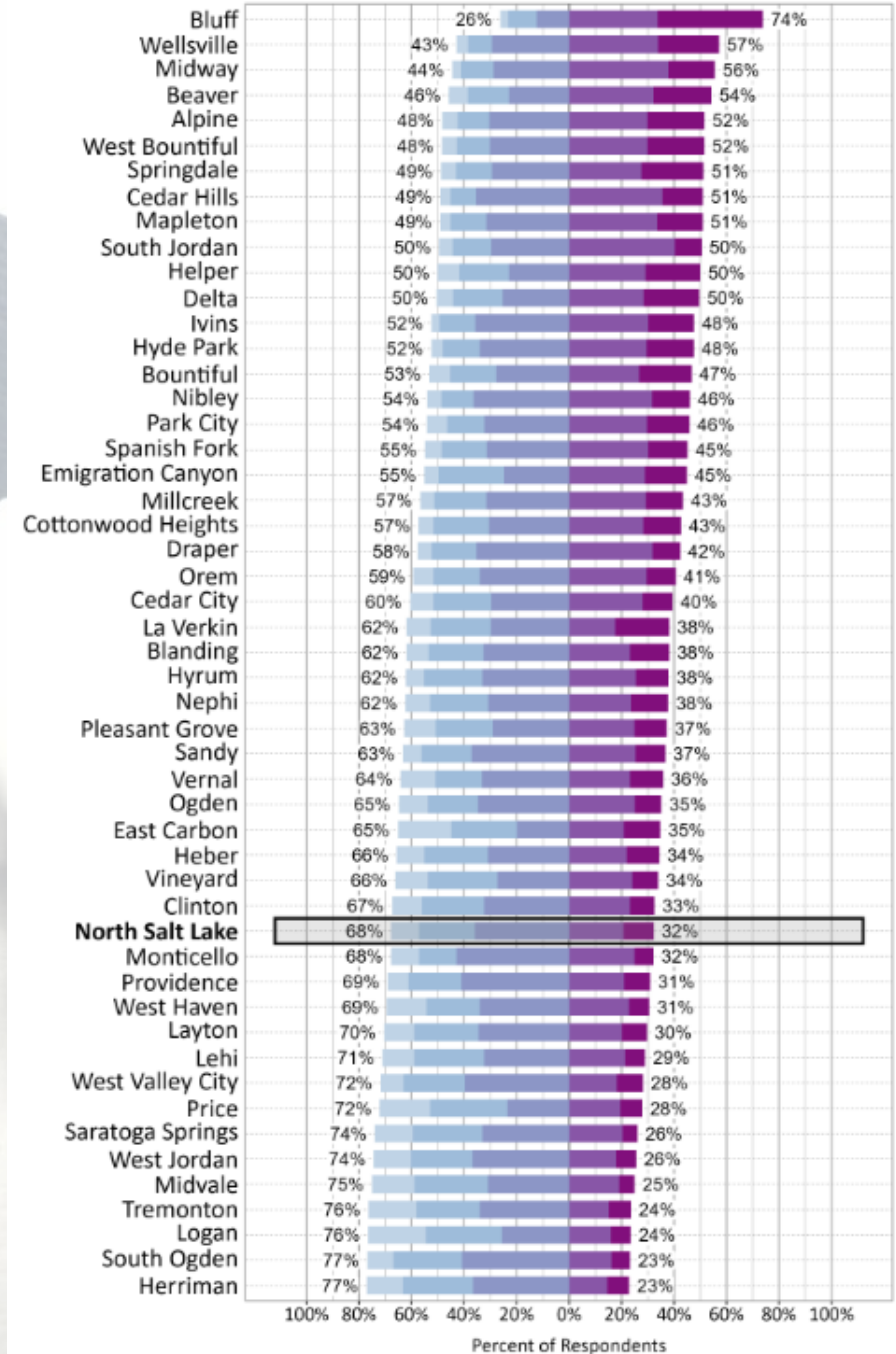


Community Connection in North Salt Lake

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



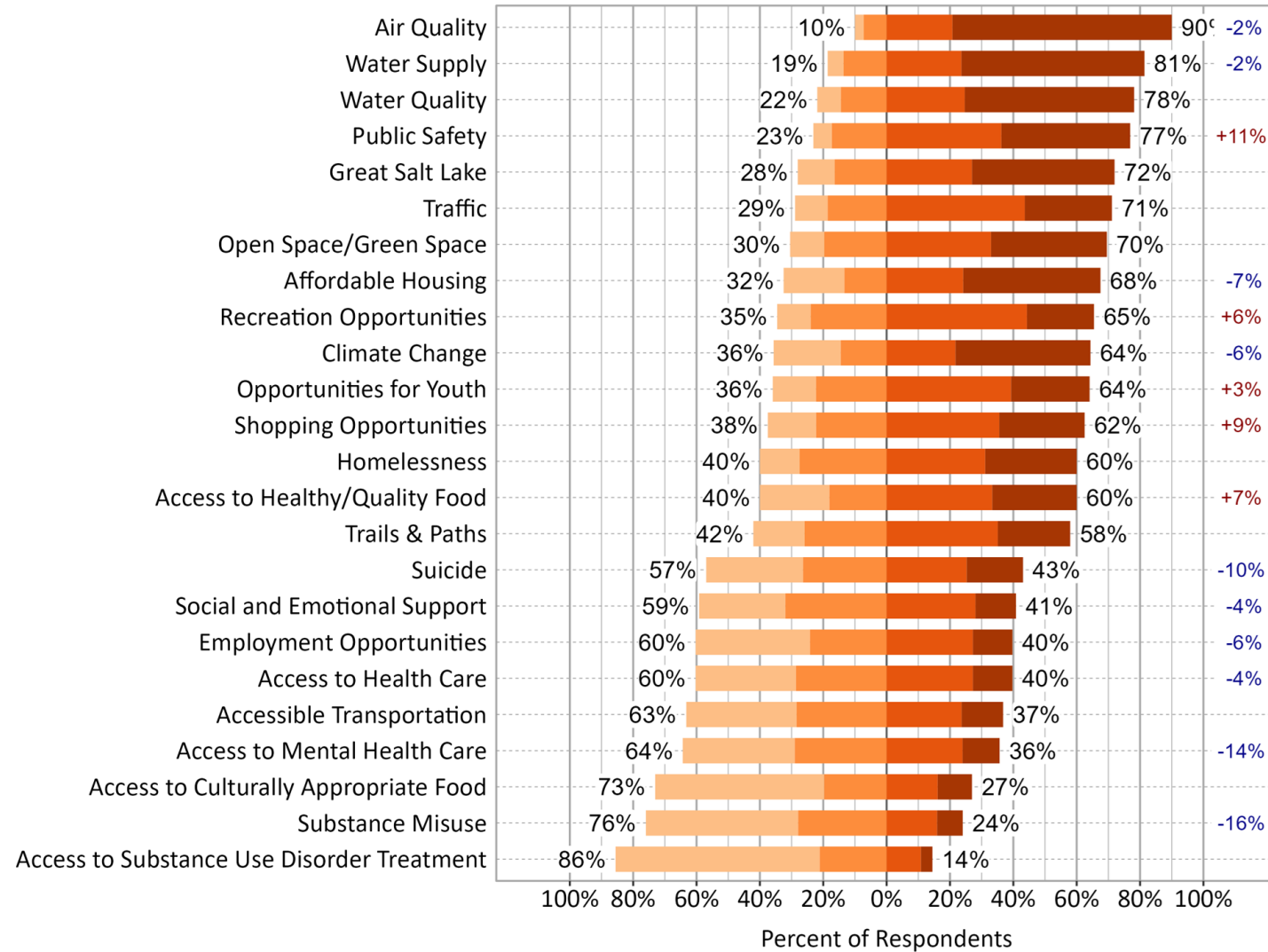
Comparing Community Connection Across Cities



Concerns in North Salt Lake

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

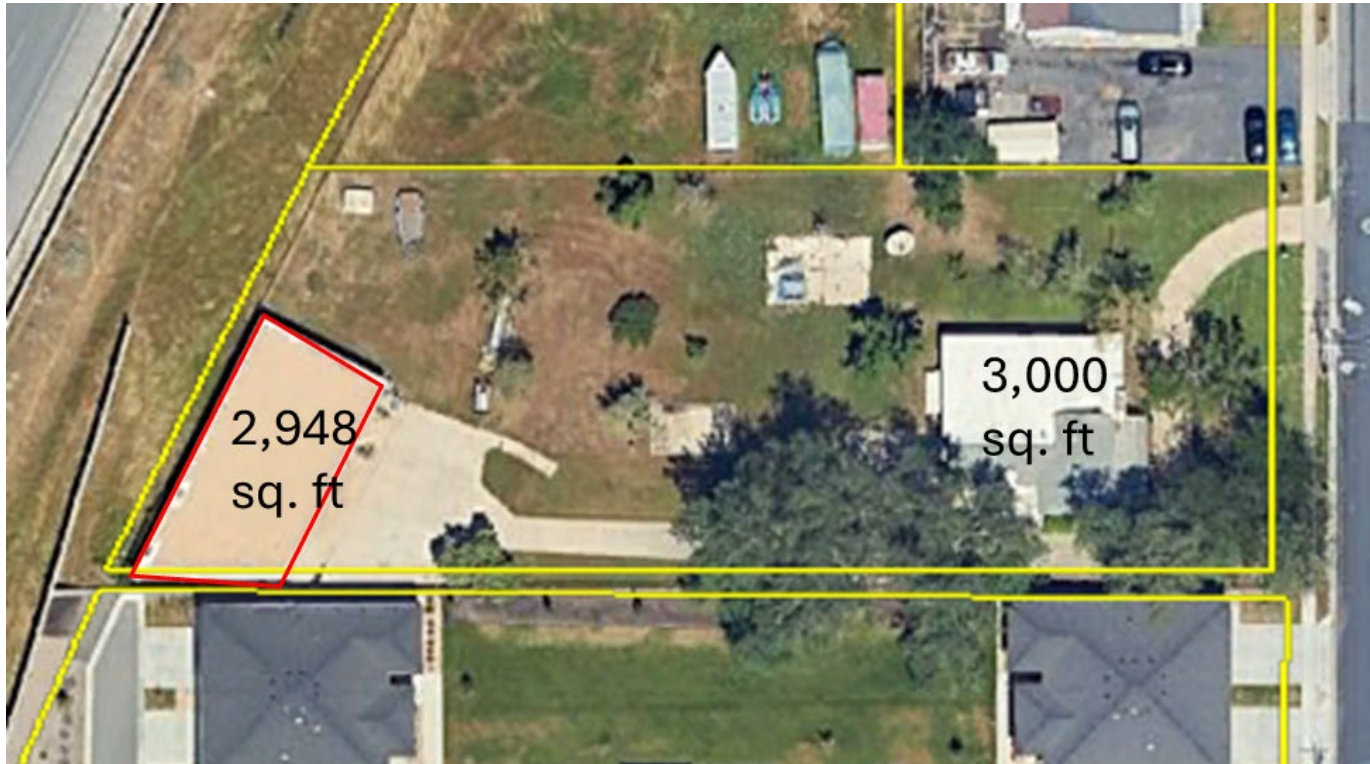
% change
from 2023



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)



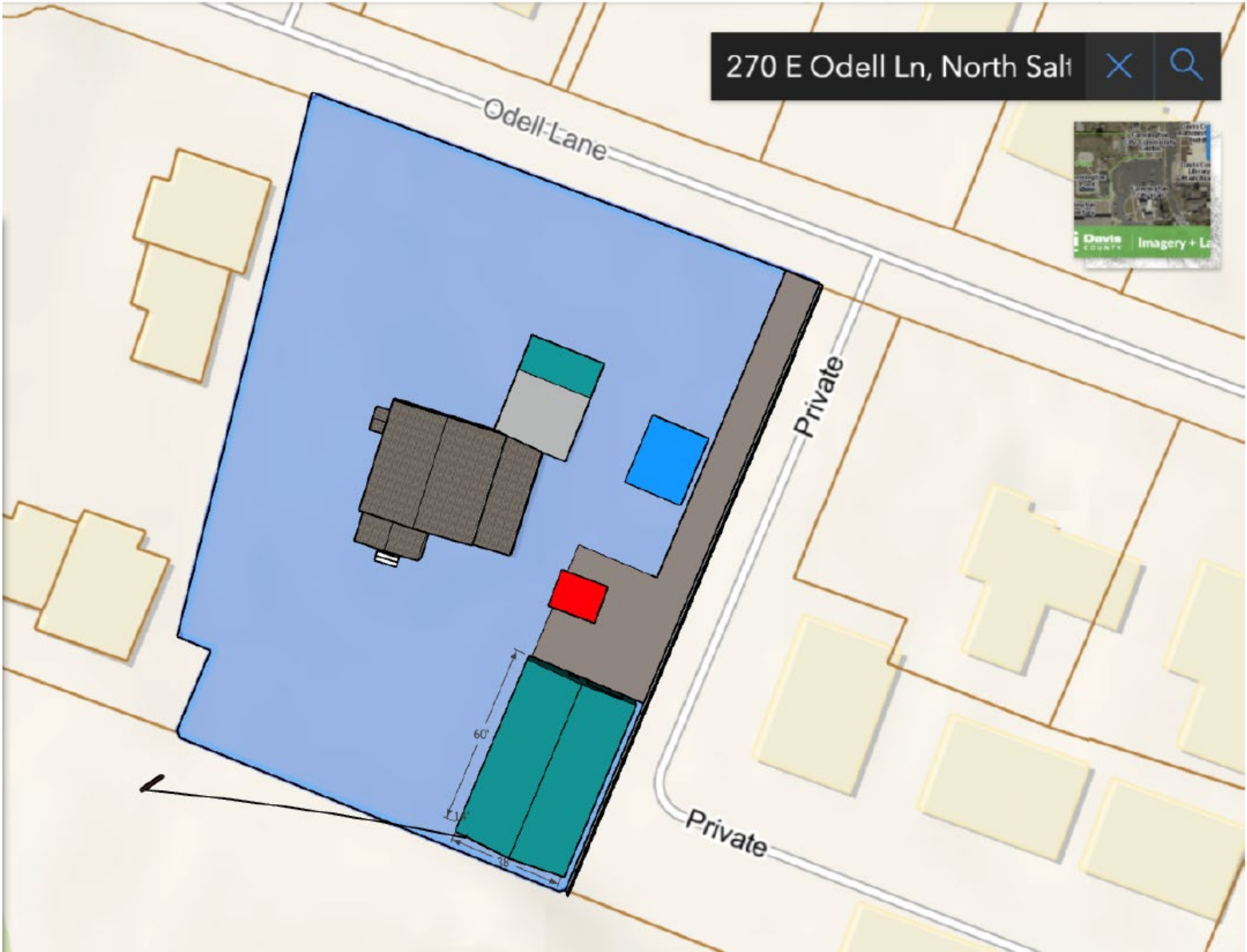


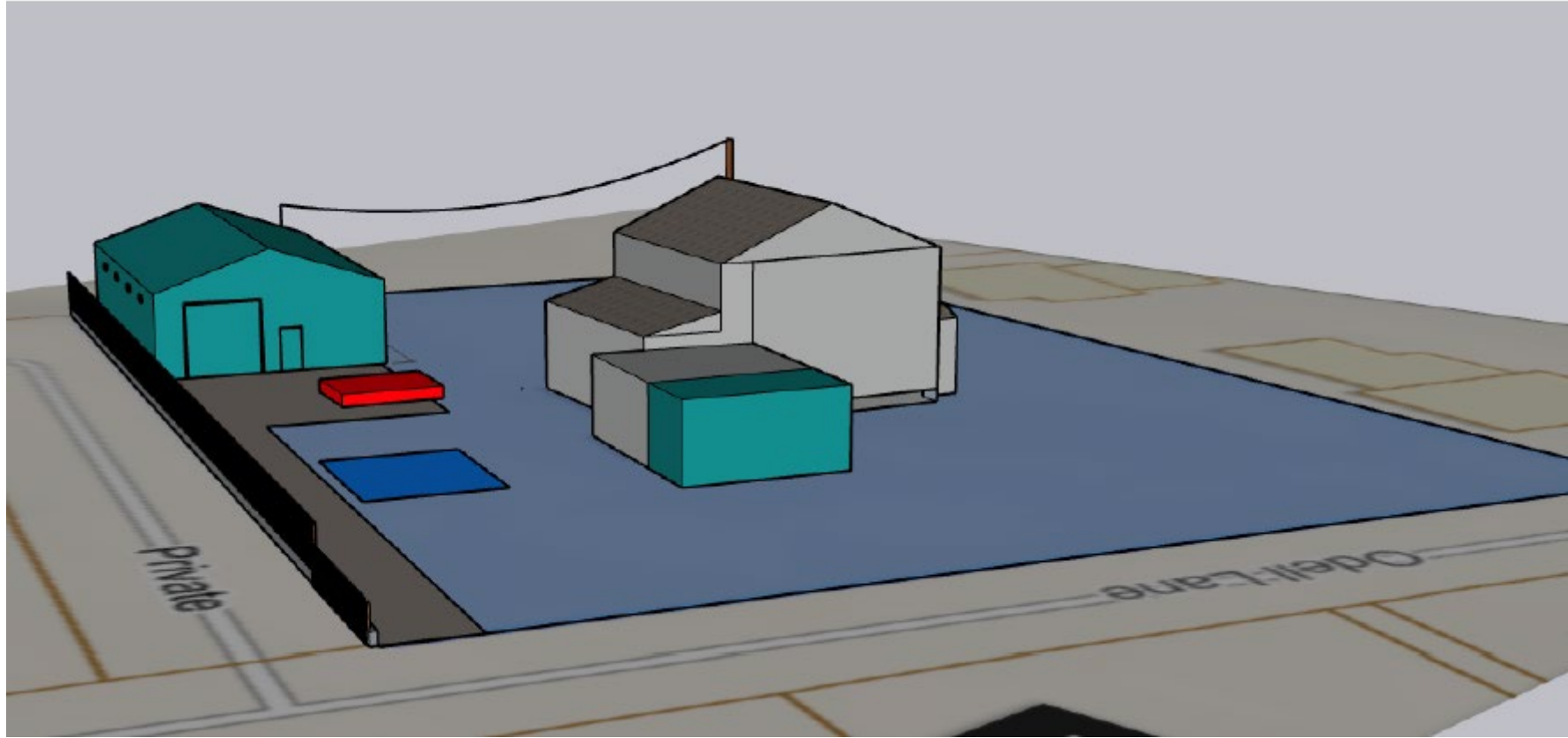
278 E Odell: 0.88 acre
Rear yard=15,000
Dwelling=2,506 sq. ft.

Max Acc.=2,500 sq. ft.

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

270 E Odell Ln, North Salt Lake





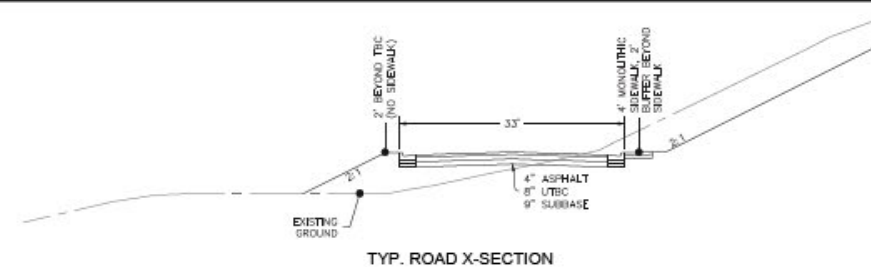
PUBLIC HEARING

Code Amendment

Title 10, Chapter 1, Section 39

Title 10, Chapter 12

Sensitive Areas District and
Geologic Hazards



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

Clay region taken from
IGES Geotechnical and
Geological Hazard Study
dated April 7, 2020.

- 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

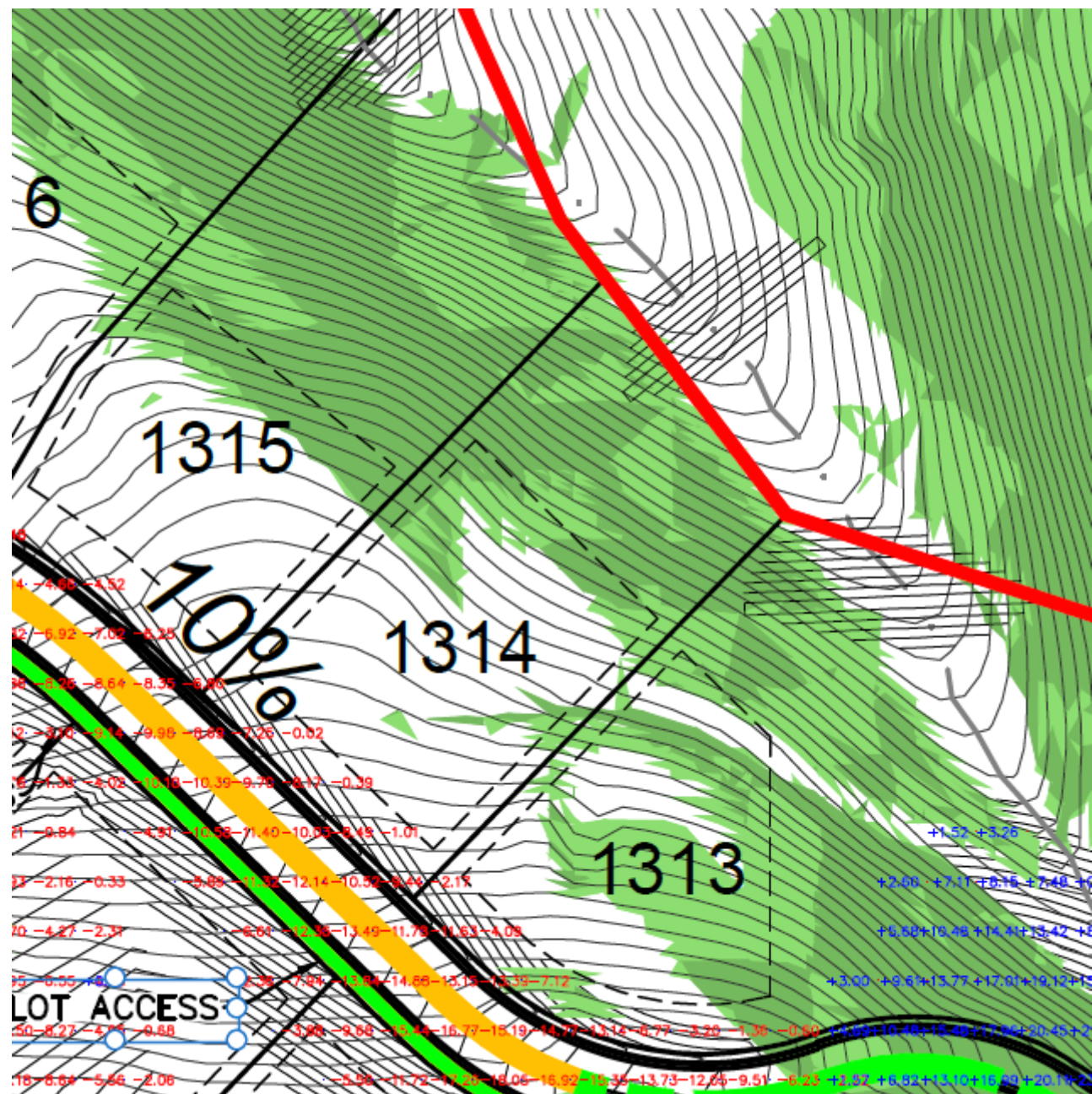
SCALE (FEET)

A horizontal scale bar with markings at 0, 150, 300, and 450 feet. The bar is divided into four equal segments by vertical tick marks.

B BINGHAM
ENGINEERING
SALT LAKE CITY • (801) 532-2520
CIRCLE 1 - (801) 399-1664

Print Date: 12/16/2020	Created: 12/16/20	Proj. #: 4893
Copyright © 2020 Graham Engineering, Inc. Drawing not to be reused in part or in whole without written permission.		
E:\4893\G&D\Plot\4893Pb13 -water Grading.dwg		jason

A	JJS	12/16/20	CITY REVIEW
Rev.	By	Date	Revised by



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:

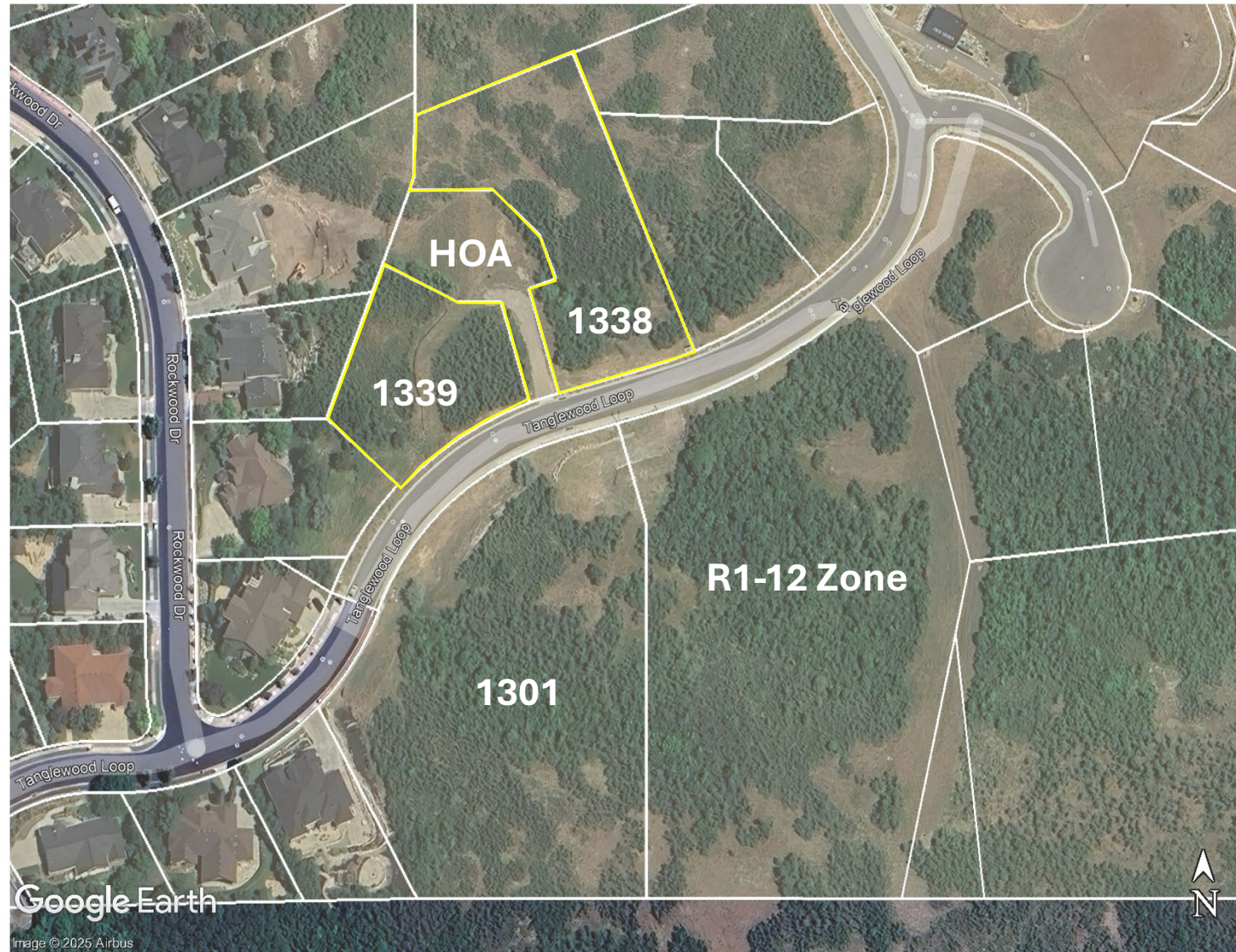
Clarifies that slope protection easements for critical slopes does not include slopes greater than 30% when the vertical rise is eight feet or less. Current practice has been to not include slopes with a vertical rise of 5 feet or less.

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

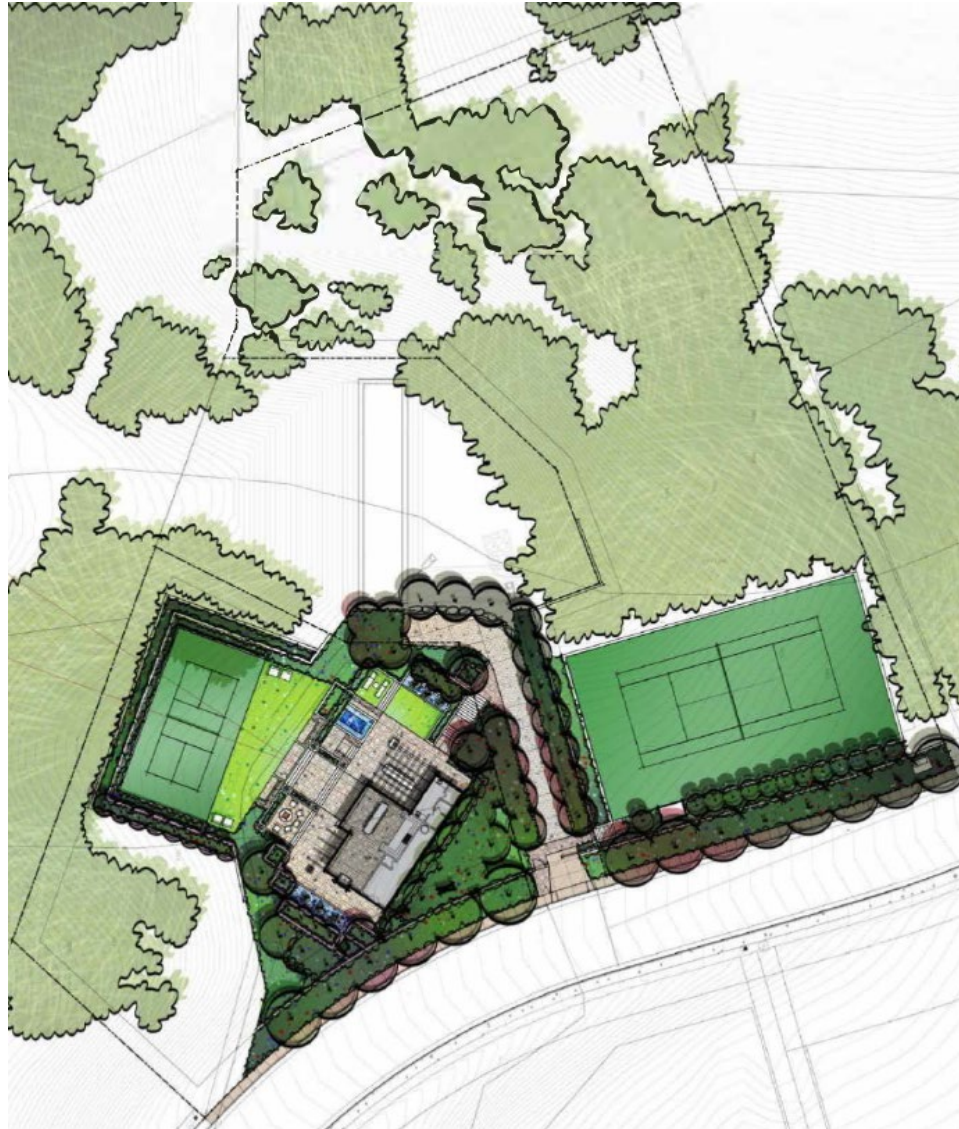


Privately Owned Recreational Facilities 716 South and 726 South Tanglewood Loop Zoning/Aerial Map





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