

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
NOVEMBER 25, 2025

FINAL

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

PRESENT:

Commissioner Ryan Holbrook  
Commissioner Ron Jorgensen  
Commissioner Jonathan Marsh  
Commissioner Irene Stone  
Commissioner Brandon Tucker  
Commission Vice Chair William Ward

EXCUSED: Commission Chair BreAnna Larson

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

OTHERS PRESENT: Dee Lalliss, Jeff Scroger, Reuben Wolsey, residents; Tyler McCue, Ryan Hamon, Magleby Construction; Rob Lozanoff, LOFTS IX FOUR; Shandell Smoot, Wilford Cannon, Eaglewood Development.

1. PUBLIC COMMENTS

There were no public comments.

2. NSL HEALTH AND WELLNESS COMMITTEE PRESENTATION

Jeff Scroger, Health and Wellness Committee, reported that one of the goals of the Committee was to meet with other City committees related to similar goals and priorities. He noted that the Health and Wellness Committee was established by resolution on September 21, 2021. He continued that the Committee was created 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. He shared that the Committee also provided relevant review of research and programs related to physical and mental health, emergency preparedness, personal wellness, food and housing issues as well as the creation of

feasible and relevant strategy recommendations to address barriers to physical and mental health services, etc.

Mr. Scroger reviewed the Utah Wellbeing Survey and said many of the decisions and focus of resources were based on citizen feedback. He explained that the City was one of 51 cities that participated in the Utah Wellbeing Survey project in 2024 through Utah State University. He noted the following info from the survey related to the City:

- 439 viable surveys were recorded in 2024
- 605 survey responses were recorded in 2023
- The adult population of NSL was estimated at 15,600 (US census)
- The 439 survey responses represented 2.8% of the adult population in the City
- Conservative margin of error of 4.61%

He then shared the following statistics related to the survey respondents:

- Full time residents 98.9%
- Part time residents 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 < 35.5%
- Zip code 84010 2.4%
- Zip code 84054 97.6%
- East of Orchard Drive 38.1%
- Midtown (I-15 and Orchard Dr) 19.6%
- West (west of I-15, Foxboro) 42.2%

Jeff Scroger then reviewed the results including:

- personal wellbeing (79% rated 4 or 5)
- community wellbeing (64% rated 4 or 5)
- 2023 personal wellbeing overall score of 4.08
- 2023 community wellbeing overall score of 3.63
- 2024 personal wellbeing overall score of 4.08
- 2024 community wellbeing overall score of 3.75

Mr. Scroger shared two graphs with wellbeing domain ratings from the following questions: “How would you rate your level of personal wellbeing in each of the following categories” and “How important are the following categories in your overall personal wellbeing.” He noted that these ratings included these categories: safety and security, family life, living standards, mental health, leisure time, physical health, connection with nature, social connections, transportation, education, local environmental quality, and cultural opportunities. He said that these were listed by ranking with social connections, transportation, education, local environmental quality and cultural opportunities generally ranking at the bottom overall on both charts.

Jeff Scroger reviewed the NSL wellbeing matrix, community connection graph (68% voted 3 or higher), and comparing community connection across cities (ranked lower half). He presented a graph with concerns in the City with air quality, water supply, water quality, public safety, the Great Salt Lake, traffic, and open space/green space ranking highly as a major concern (70% or higher). He shared how these results were relevant to the Planning Commission including transportation, community connection, and local environmental quality.

Commissioner Jorgensen asked if there was specific data from the east, midtown, and west side related to the connection from Salt Lake City. Jeff Scroger replied that he was unsure if that was specified in the survey results.

Jeff Scroger concluded that some items were being addressed through the Hatch Park renovation (open space/green space and social connections).

Commissioner Jorgensen asked if there was anything that stood out to the Committee that needed to be addressed including through the General Plan update. Jeff Scroger responded that the location for events dictated who might attend (proximity) and how Hatch Park was more centralized and might help with connection. He also mentioned communication and sharing information and resources with the public at a city and community level.

3. 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

Sherrie Pace reported on the application to amend Section 10-19-17(c) with regard to the size of accessory structures. She explained that prior to 2018 City code allowed any size accessory structure provided it did not exceed the size of the main structure. She noted that City code has since been updated to limit the size to a maximum 50% of the footprint of the main structure for accessory structures. She said the applicant, Reuben Woolsey, would like to construct a shop

accessory structure on his property that exceeded the maximum size and staff advised him to apply for a code amendment.

Sherrie Pace shared that the requested amendment would allow accessory structures on lots larger than a half (1/2) acre to exceed the maximum 50% footprint on the main structure but not to exceed the footprint of the main structure. She continued that to address the impact of larger accessory structures (greater than 800 square feet or 20x40 feet) on adjacent properties that the regulation would require the structure to be setback from the side property line the same distance for the main structure and ten (10) feet from the rear property line unless there were no windows or doors on the rear in which it could be reduced to five (5) feet.

Ms. Pace noted that 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. Ms. Pace said currently the code allows a setback for side and rear property lines of three (3) feet which may be reduced to one (1) foot if the wall adjacent to the property line has a one (1) hour fire rating and no doors or windows on that wall. She commented that this conflicted with international building code and could be corrected with this application to adjust the standard to five feet (5') with the exception being three feet (3') with the one (1) hour fire rating.

Sherrie Pace presented aerial shots of several half acre or larger properties in the City with existing large accessories structures to show the scope of the requested proposal. She showed that these had minimal impact on adjacent properties. She noted that the rear yard coverage would not change and said the current code for accessory structures would still limited the size to the max coverage of 25% of the rear lot. She explained that there were only a few larger lots in the main part of the City and several in the hillside area that this amendment would apply to.

Ms. Pace showed an aerial photo of Mr. Woolsey's property, located on Odell Lane, which was 0.88 acres with a 1,500 square feet rear yard and a 2,500 square foot dwelling. She said the proposed structure was 2,200 square feet. She concluded that the Development Review Committee (DRC) recommended approval of the proposed amendments regarding accessory structures for side and rear yard setbacks and maximum size on lots greater than a half (1/2) acre. She reiterated that the proposed accessory structure would not be allowed to be taller than the main building or 20 feet in height and would require increased setbacks if it were over 800 square feet.

Commissioner Marsh asked how the rear yard was calculated. Sherrie Pace replied that the rear yard was the yard opposite of the main frontage and if it was a corner lot it would be the yard

opposite of where the front door faced. She clarified that the rear yard began at the edge of the building.

**At 6:52 p.m. Vice Chair Ward opened the public hearing. There were no comments and he closed the public hearing at 6:53 p.m.**

**Commissioner Marsh moved 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.**

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

- 4. 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**

Sherrie Pace reported that this request was related to the administration of the building envelopes in Eaglewood Cove and other hillside lots. She shared a slope map for Eaglewood Cove and stated that there were notes on the plat stating that each individual lot would have a site-specific topographical survey performed to identify areas of 30% slope or greater. She shared an example of several lots with slopes greater than 30% in the building envelope and how some areas in the building envelope may not be buildable due to the slope.

She reviewed the proposed amendments including:

Section 10-1-39: Definitions:

- 1) Definition for 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.
- 4) Definition change under Geologic Hazard from “unstable soil” to “problem soil” with a definition “soils which may present a hazard from specific soil and/or rock properties such as collapsible soil, corrosive soil, and rock, land subsidence and earth fissures, soluble soil, rock or unstable soils”.

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

### 10-12-2: Definitions:

- 1) Replacement of the term “accepted engineering geologic 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 distributed 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 square feet 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.

Commissioner Stone asked about the change from the current slope protection easement with a vertical rise of five feet to a vertical rise of eight feet. Sherrie Pace replied that the topography lines were generally two foot intervals but there was not a specific reason for five or eight feet.

Commissioner Jorgensen mentioned right of ways of easements and asked if this applied to private and public right of ways. Sherrie Pace responded that any existing easement through the property whether they were private or public could not be included in the building envelope.

Commissioner Holbrook commented on the responsibility of the hazard study would fall on the developer and increased requirements with compelling evidence. Sherrie Pace said the City would make this determination based on findings from the geological hazards report and would be more stringent than City code.

Commissioner Marsh asked if these updates were from the International Building Code or building standards. Sherrie Pace responded that the City's entire geologic hazards code was similar to most cities along the Wasatch Front as well as suggestions from geo consultants and Utah Geologic Survey (UGS). She said the current code and the amendments were standard and best practices as well as being based on previous experience.

Commissioner Jorgensen mentioned the definition of geologic hazard study and referencing an engineering geologist and a geotechnical engineer. He asked if this was the standard or specific experience required both expertise. Sherrie Pace spoke on previous experience and explained that it was required as these were two different areas of expertise that would work together.



**At 7:10 p.m. Vice Chair Ward opened the public hearing. There were no comments and he closed the public hearing at 7:11 p.m.**

Commissioner Jorgensen commented on geohazards and the potentially substantial impact of some type of failure. He suggested that the City adopt periodic updates to the sensitive overlay map. Sherrie Pace replied that the City Engineer would like to see it updated for earthquakes as well.

**Commissioner Jorgensen moved 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 amendments reasonably necessary to carry out the “purposes” stated in this title.**

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

- 5. 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**

Mackenzie Johnson reported that this was a conditional use permit for a privately owned recreational grounds and facilities not open to the general public or to which admission charge is made. She noted that the Nielson family currently owned Lot 1301 (725 South Tanglewood Loop) of the Eaglewood Cove Subdivision Phase 13, where they plan to construct a single-family home. She continued that the Nielson’s were repurchasing Lots 1338 (716 South Tanglewood Loop) and 1339 (726 South Tanglewood Loop) across the street from Lot 1301 to be used for private recreational facilities including, but not limited to, a tennis court, pickleball court, hot tub, and pavilion. She shared a zoning/aerial map of the area with the three properties highlighted.

Ms. Johnson clarified that Lots 1338 and 1339 were divided by an HOA owned and maintained access to a subdivision detention/retention stormwater infrastructure. She said staff had not yet



received a building permit but have been working with the contractor to review preliminary plans related to maximum building heights, retaining walls, and building locations. She noted that they would build within the building envelope which would lessen the impact to the slopes and hillside. She said that the Planning Commission would be approving the land use component as a private recreational ground and staff would then administer the construction plans. She concluded that the DRC recommended approval of the conditional use permit with no conditions.

Commissioner Stone commented that this would be privately owned and asked if the property owner could host private events at the proposed recreational ground. Mackenzie Johnson clarified that they could host private events on the property such as a wedding or birthday party. She noted that it was an extension of their private yard but could not be utilized for as a commercial venue.

Sherrie Pace commented that they could not utilize the property for commercial events. She said they could invite guests to the property but could not charge an admission fee. She mentioned that the property would be fenced with HOA access for maintenance to the pond.

Mackenzie Johnson said the construction would hinge on approvals by the HOA for use as a recreational ground and access to the pond.

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

#### 6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION

Sherrie Pace reported that the City Council approved the zone change on 1100 North on the boundary line agreement for the Krause Crossing subdivision. She reminded the Planning Commission of the Christmas party on December 4. She thanked Commissioner Ward and Commissioner Tucker for their two terms of service and presented them with plaques of recognition. She noted that the December 9<sup>th</sup> meeting would include consideration of adoption of the Wildland Urban Interface Code.

Commissioner Ward commented that he enjoyed his eight years on the Commission and hoped he had made a meaningful contribution.

Mackenzie Johnson expressed appreciation for Commissioners Ward and Tucker for their knowledge and kindness.

## 7. APPROVAL OF PLANNING COMMISSION MINUTES

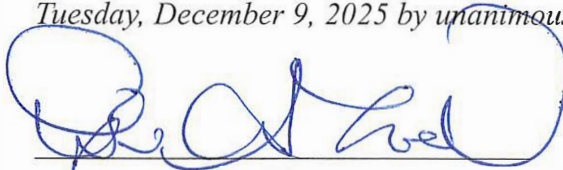
The Planning Commission meeting minutes of November 12, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the Planning Commission meeting minutes as drafted for the November 12, 2025 meeting. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

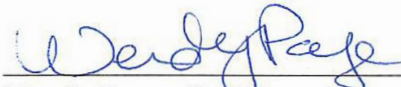
## 8. ADJOURN

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

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, December 9, 2025 by unanimous vote of all members present.*



Breanna Larson, Chair



Wendy Page, City Recorder

