



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
October 13, 2026
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. Consideration of a conditional use permit for a specialty fence at 702 South Tanglewood Loop, Brigham Ricks, The Fox Group, applicant (Administrative)
4. Public Hearing: Consideration of a General Development Plan for Walker Ridge Townhomes PUD at 3533 South Highway 89 and the rezone request for 3533 South Highway 89 (Highway Commercial, CH) and Gold Mine Acres Condominiums at approximately 3513 South Highway 89 (Residential, RM-7) to Planned District (P), Justin Hansen, applicant (Legislative)
5. Public Hearing: Consideration of an amendment to the City's Moderate Income Housing Plan, adopting additional moderate income housing strategies (Legislative)
6. Public Hearing: Consideration of an amendment to code section 13-6-1: Planned Unit Developments, to allow PUDs which preserve existing moderate income housing stock with reduced lot standards, Clay Smith, applicant (Legislative)
7. Report on City Council actions on items recommended by the Planning Commission
8. Approval of Planning Commission Minutes of September 8, 2026
9. Adjourn

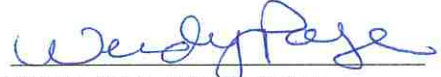
Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:

<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/pmnp/>, City's Website: <https://nslcity.gov/>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: October 12, 2026



Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: October 13, 2026

SUBJECT: Conditional Use Permit for a specialty fence at 702 South Tanglewood Loop

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the specialty fence in a front yard setback at 702 South Tanglewood Loop with no conditions.

BACKGROUND

The property of 702 South Tanglewood Loop is zoned R1-12 and is currently vacant. The property owner plans to construct a single-family home on the site. Due to the nature of the property owner's employment, there is a unique need for additional security measures for the new home which includes complete perimeter fencing.

The proposed fencing on the sides and rear of the property are permitted by right, per City Code. City Code 10-1-29 regulates that the maximum height for a fence in the front yard setback is 4 feet but can be increased with a conditional use permit for a "special fence". The proposed 6 foot fence in the front yard setback has been classified as a specialty fence due to the unique nature of the request. Specialty fences can have reduced setbacks with a conditional use permit. The proposed fence is 6 feet tall and is setback 10 feet from the front property line. It will be decorative metal with pillars.

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 a specialty fence in a front yard setback at 702 South Tanglewood Loop with no conditions.

Attachments

- 1) Zoning Map/Aerial Map
- 2) Plan
- 3) Fence Details

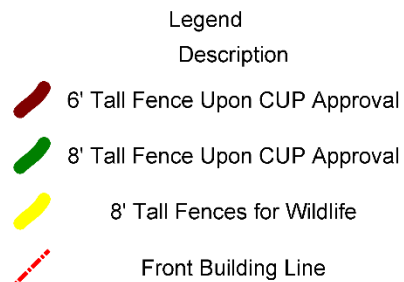


Specialty Fence Conditional Use Permit

702 South Tanglewood Loop

Zoning/Aerial





LEGEND:
FF - FINISHED FLOOR
TUF - TOP OF FOUNDATION
TUP - TOP OF PORCH
GFL - GARAGE FLOOR
BFT - BASEMENT FINISHED FLOOR
FG - FINISHED GRADE
EG - EXISTING GRADE
TBC - TOP BACK OF CURB
BOW - BACK OF WALK

SETBACKS:
FRONT - 20'
SIDE - 8'
REAR - 20'

NOTES:

1. DRAINAGE SWALES SHALL BE INSTALLED AT JOINTS AND AT THE END OF EACH CONSTRUCTION PHASE. SWALES SHALL REMAIN UNDISTURBED, AND BE MAINTAINED BY THE PROPERTY OWNER.
2. EROSION CONTROL MEASURES SHALL BE IN PLACE FOR EXCAVATION AND A MINIMUM OF 75% ADJUST PROHIBITED.
3. ALL CONSTRUCTION IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
4. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO CONSTRUCTION, INCLUDING THE ELIMINATION OF THE EXISTING CONDITIONS.
5. THE GRADE ABOVE FROM CONSTRUCTION SHALL BE FALL A MINIMUM OF SIX INCHES WITHIN THE PUGS TO FILL AREA.
6. ROCK IS TO BE USED TO CONVEY GRADE AS MUCH AS POSSIBLE TO PREVENT EROSION OF THE EXISTING SLOPE. THE SLOPE SHALL BE MAINTAINED AT THE EXISTING SLOPE.
7. FROM A LANDING OR OTHER SURFACE OF ALL EXTERIOR DOORS, LANDSCAPING MUST BE DEEP (MIN. 12") AND WIDE (MIN. 48") TO PREVENT EROSION.
8. A MAINTENANCE FENCE AND PORTABLE CONSTRUCTION TOILETS SHALL BE PROVIDED AT ALL CONSTRUCTION SITES.
9. ANY WORK IN THE STREET SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL CONSTRUCTION LAWS AND REGULATIONS.
10. UTILITIES NOT SHOWN THAT ANY CONSTRUCTION SHALL BE DONE SHALL BE LOCATED BY THE PROPERTY OWNER PRIOR TO CONSTRUCTION.
11. NOTIFY BEEHIVE STAKES (800) 308-2000 OR



JORGENSEN RESIDENCE

702 S. TANGLEWOOD, NORTH SALT LAKE, UTAH

SITE PLAN

REVISION DE C&C		JAN. OUTROS
3	20172	
1	00000	00000
2	00000	00000
3	00000	00000
4	00000	00000
5	00000	00000

SITE PLAN

Scale	1:10	Drawn	TJ
Date	8/31/2026	App'd:	26-0177
			

DP-1



A. Example of stone pillars with tall ironwork and no sharp points



B. An example of ironwork with no sharp points



C. The Utah Department of Wildlife's recommendation for wildlife fences

Residential fences in the wildland-urban interface

While the best fence for wildlife is no fence at all, fences to delineate property lines, discourage trespassing or maintain privacy are often a necessity. Keep wildlife movement and access to food and water in mind when selecting your fence design and materials.

RESIDENTIAL FENCING

Potential issues for wildlife:



Consider these wildlife-friendly features:





MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: October 13, 2026

SUBJECT: General Development Plan for Walker Ridge Townhomes at 3533 South Highway 89 and the rezone request for 3533 South Highway 89 (Highway Commercial, CH) and Gold Mine Acres Condominiums at approximately 3513 South Highway 89 (Residential, RM-7) to Planned District (P)

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the General Development Plan for Walker Ridge Townhomes at 3533 South Highway 89 with the following conditions to be determined at the time of Development Agreement approval:

1. Final architecture design;
2. Final layout;
3. Final engineering;
4. Submittal of required Development Agreement.

Note: No recommendation for P-District Rezone is required at this step in the process, see below.

PROCESS

P-District Rezones and General Development Plans are regulated within Chapter 13 of the City's Land Use Ordinance. The code requires that both applications be filed together, however, the recommendation on each application occurs separately. Step 1 requires the Planning Commission to hold a public hearing on the rezone request prior to the recommendation of the General Development Plan (concept plan) to the City Council. Step 2 occurs after City Council approval of the General Development Plan and includes recommendation of the rezone and Development Agreement with a final site plan or preliminary subdivision plat. Therefore, no recommendation will be made on the zone change, only the General Development Plan at this time.

BACKGROUND

Gold Mine Acres Condominiums is located at approximately 3513 South Highway 89 and is zoned RM-7. It consists of 11 existing condo units, ten of which are owned by the Hansen family who have acquired the adjoining property to the west known as 3533 South Highway 89. The newly acquired property is 0.3933 acres, zoned Highway Commercial, and has an existing single-family home.

The applicant, Justin Hansen, plans to demolish the existing single-family home and other improvements at 3533 South, construct eight new for sale townhomes, and incorporate the property into the Gold Mine Acres HOA. The request is to rezone the Gold Mine Acres property from RM-7 and the 3533 South property from Highway Commercial (CH) into a Planned District called Walker Ridge Townhomes or Gold Mine Acres Phase 2 that will regulate the existing condo units and the eight new residential units. The rezone encompasses approximately 1.32 acres.

REVIEW

The Highway 89 Corridor Agreement with UDOT requires 77' of road width measured from back of curb. From the back of curb, there must be an additional 16' of right of way which contains an 8' park strip and 8' sidewalk. Based on the existing conditions and property line, the applicant must dedicate an additional 8 feet of right of way to UDOT and relocate the sidewalk as part of this project. The existing drive approach accessing the single-family home will be replaced with curb and gutter. The new townhome units will be accessed from the shared drive approach currently servicing the Gold Mine Acres Condos and the commercial building to the north, currently used as a car dealer.

The first row of townhomes fronting Highway 89 will be staggered to complement the angle of the property line and Highway 89 alignment. Unit 1 will be setback 5 feet from the new front property line (approx. 20 feet from the back of curb). Unit 4 will be setback 29 feet from the new front property line (approx. 45 feet from the back of curb).

Both rows of townhomes will be setback 5 feet from the southern property which is adjacent to a commercial property currently used as a car dealer and a single-family home. The townhomes will be setback 5 feet from the shared private drive. The back row of townhomes will be setback approximately 18 feet from the eastern property line which is adjacent to the existing condos.

City Code 10-6-1(H)4 sets minimum parking standards for PUDs and multifamily developments based on the number of bedrooms in a unit. Units with two bedrooms are required to provide a minimum of 2 parking spaces per unit. Units with 3+ bedrooms must provide a minimum of 2.5 stalls per unit. Six of the proposed townhomes have 4 bedrooms, two car garages, and full driveways. The other two townhomes have 2 bedrooms, tandem garages, and full driveways that can fit two cars. The development provides four parking spaces per unit. Below is a parking table demonstrating this proposal's compliance with minimum parking standards.

	Unity Quantity	Min. Spaces per Unit	Required Spaces
2 Bedroom Unit	2	2	4
3+ Bedroom Unit	6	2.5	15
	Total Required		19
	Total Provided (Garage)		16
	Total Provided (Driveway)		16
	Total Provided		32

The proposed townhomes are three stories and have a maximum height of 36.5 feet from finished grade to roof peak. The maximum height for all buildings in the neighboring residential R1-7 zone is 35 feet. If approved, the Development Agreement will allow the new townhomes to be 1.5 feet taller than the permitted height in all residential zones of the city. The architectural treatments include stucco, fiber-cement board, and brick siding. The first floor on the end units will be treated with fiber-cement board and stucco for aesthetic appeal.

Site grading and potential retaining will be reviewed at preliminary plan.

PROPOSED MOTION

I move that the Planning Commission recommends approval to the City Council of the General Development Plan for Walker Ridge Townhomes at 3533 South Highway 89 with the following conditions to be determined at the time of Development Agreement approval:

1. Final architecture design;
2. Final layout;
3. Final engineering;
4. Submittal of required Development Agreement.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Concept Plan
- 4) Concept Landscape Plan
- 5) Floor Plans
- 6) Drafted Architecture
- 7) Color Renderings

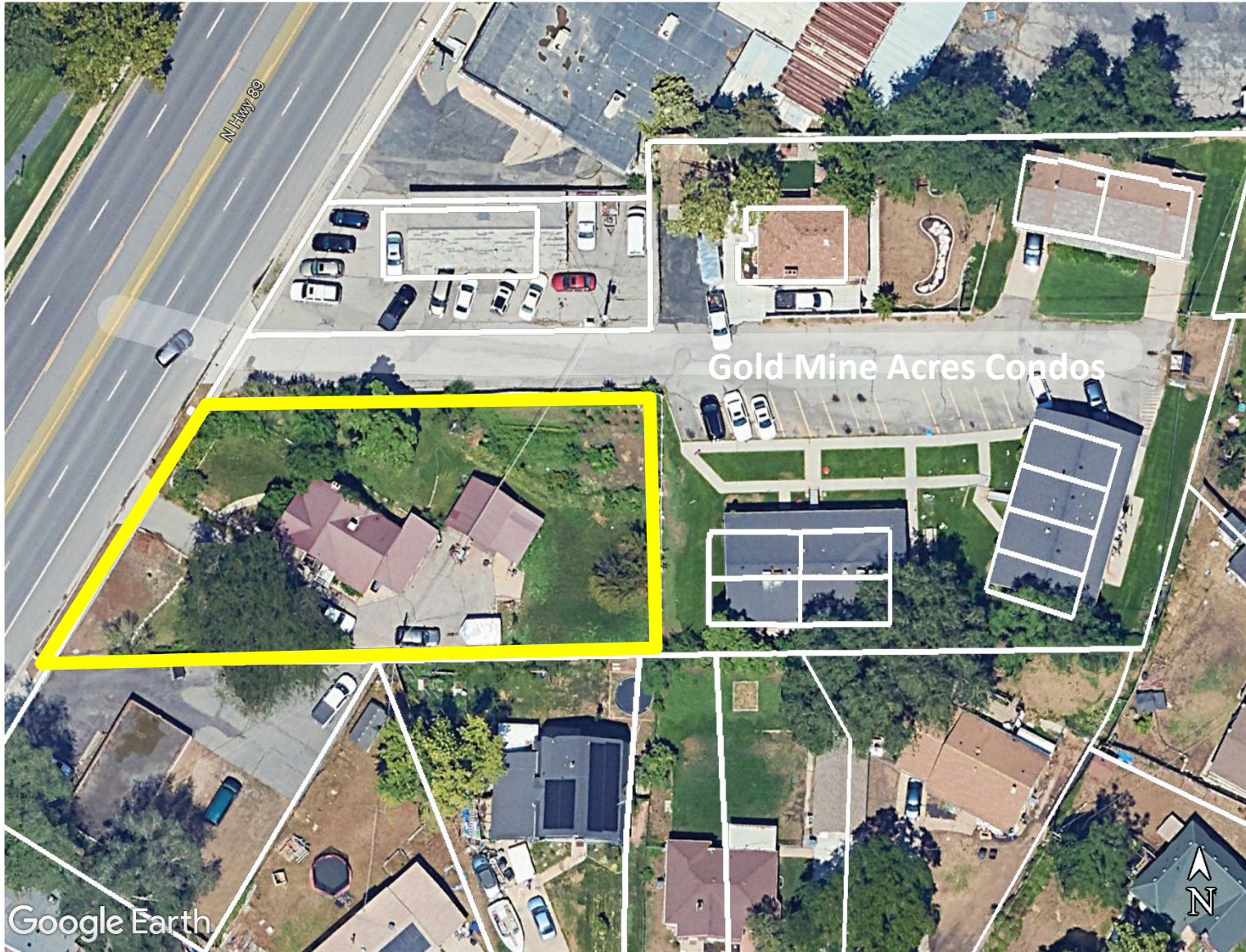


General Development Plan Walker Ridge Townhomes Zoning





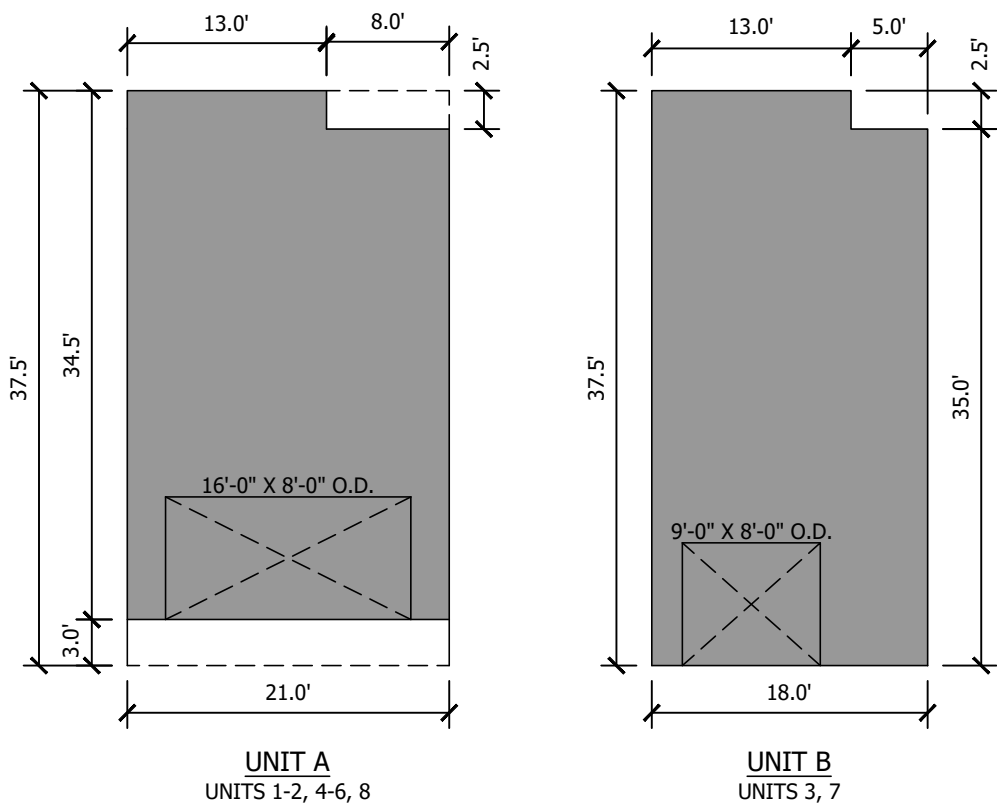
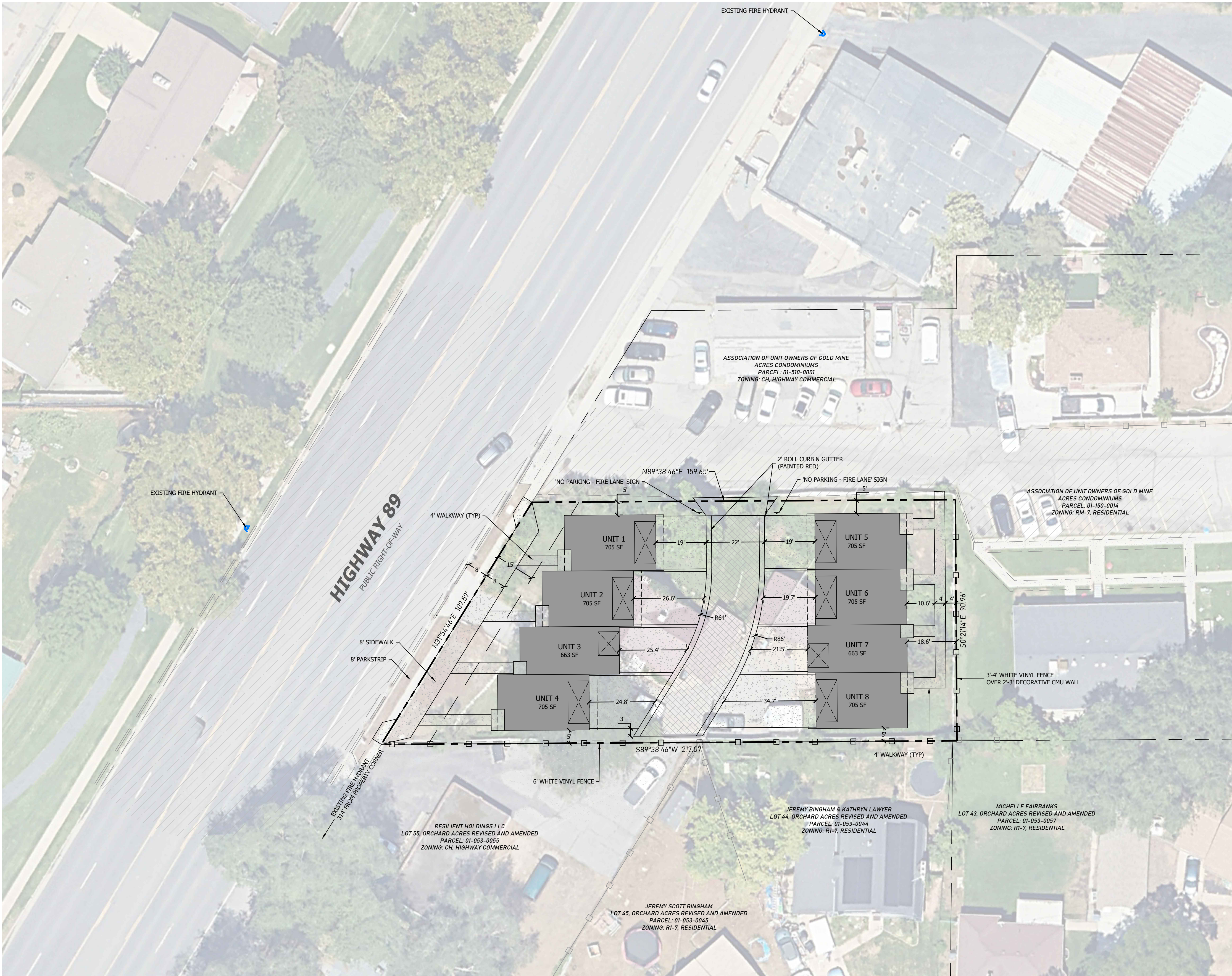
General Development Plan Walker Ridge Townhomes Aerial



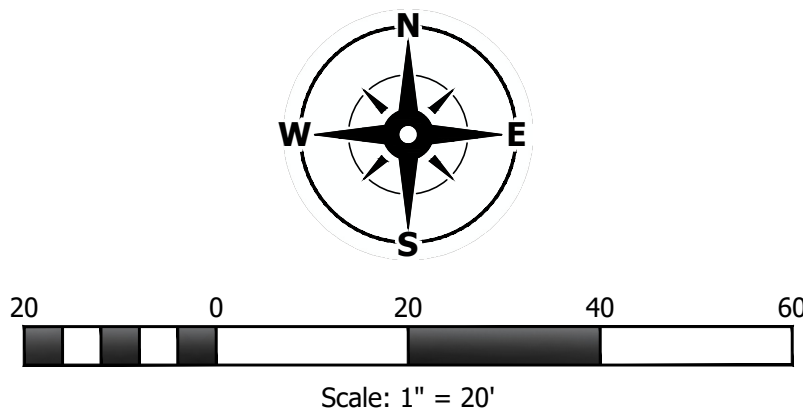
R:\AN H C\Users\Ryan H\Hunt Day Dropbox\Projects\211-01 North Salt Lake P-District\03 DRAWINGS\01_AUTOCAD\04_CONSTRUCTION\211-01 Walker Ridge Townhomes-2026.09.24 9/29/2026 1:44 PM



Know what's below.
Call before you dig.



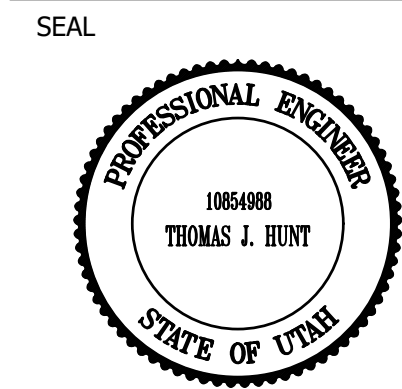
TYPICAL UNIT DIMENSIONS
SCALE: NTS



GENERAL NOTES			
1. VERTICAL HEIGHT OF BUILDING TO BE 30'-0" MAX PER IFC 2024 D 105.1.			
DEVELOPMENT SUMMARY			
ZONING:	P, P-DISTRICT		
PARCEL AREA:	17,133 SQ FT	0.39 ACRES	(100%)
BUILDING AREA:	5,556 SQ FT	0.13 ACRES	(32.4%)
HARD SURFACE AREA:	7,833 SQ FT	0.18 ACRES	(45.7%)
LANDSCAPE AREA:	3,744 SQ FT	0.09 ACRES	(21.9%)
NOTICE TO CONTRACTORS			
THE EXISTENCE AND PLACEMENT OF ANY SUBSURFACE UTILITIES OR STRUCTURES REPRESENTED IN THESE PLANS HAVE BEEN SOURCED FROM THE MOST CURRENT DATA ACCESSIBLE. PLEASE NOTE THAT THE POSITIONS INDICATED ON THESE PLANS ARE APPROXIMATE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THESE LOCATIONS. SHOULD ANY CONFLICTS OR INCONSISTENCIES OCCUR, PROMPTLY REACH OUT TO THE PROPERTY OWNER OR THE ENGINEER OF RECORD. FURTHERMORE, THE CONTRACTOR IS REQUIRED TO CONTACT THE RELEVANT UTILITY COMPANIES AND TAKE PRECAUTIONARY MEASURES TO SAFEGUARD ALL UTILITIES, WHETHER OR NOT THEY ARE DEPICTED ON THESE PLANS.			

PROJECT TITLE
WALKER RIDGE TOWNHOMES
3533 NORTH HWY 89
NORTH SALT LAKE, UT 84054
LOCATED IN THE NW QUARTER OF SECTION 1,
TOWNSHIP 1N, RANGE 1W, SL BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0' 1'
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

PROJECT INFO.	
Engineer:	G. Day
Drawn:	R. Hatfield
Date:	06 / 02 / 2026
Proj. No.	211 - 01
SHEET TITLE	

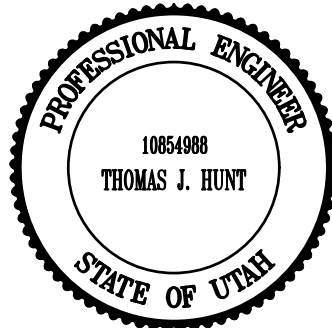
**CONCEPT
PLAN**

SHEET NO.
C1.00

PROJECT TITLE
WALKER RIDGE TOWNHOMES
3533 NORTH HWY 89
NORTH SALT LAKE, UT 84054
LOCATED IN THE NW QUARTER OF SECTION 1,
TOWNSHIP 1N, RANGE 1W, SL BASE AND MERIDIAN

REV.	DATE	DESCRIPTION	BY

SEAL



VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
IF NOT ONE INCH ON THIS SHEET, ADJUST
SCALES ACCORDINGLY

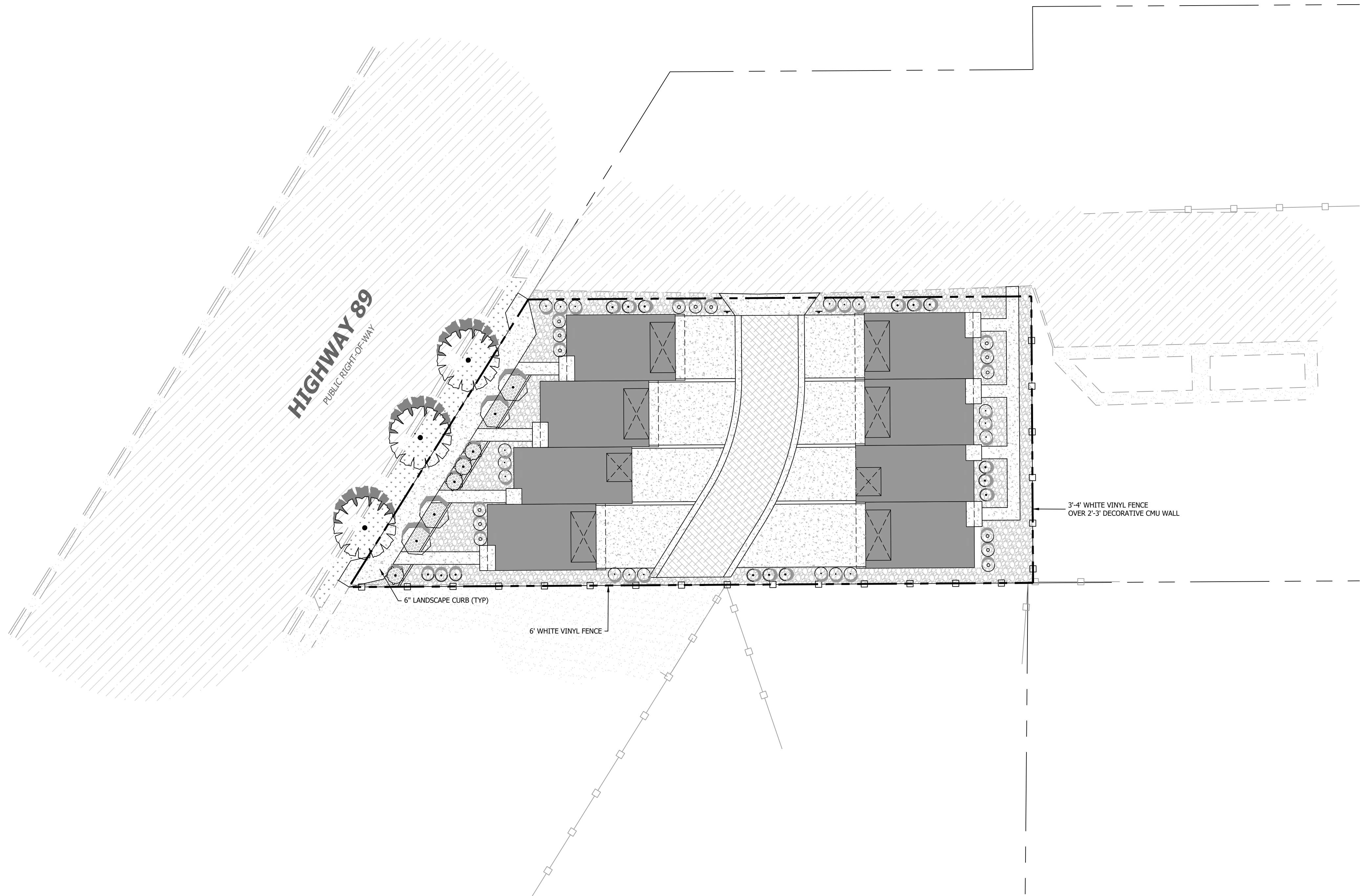
PROJECT INFO.
Engineer: G. Day
Drawn: R. Hatfield
Date: 06 / 02 / 2026
Proj. No. 211 - 01

SHEET TITLE

**PRELIMINARY
LANDSCAPE
PLAN**

SHEET NO.

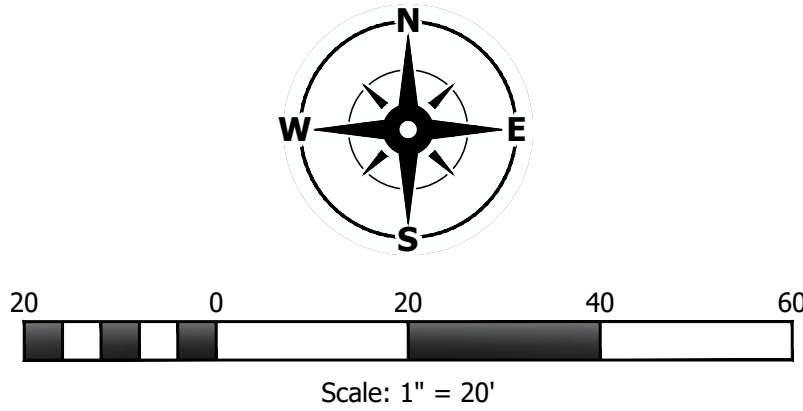
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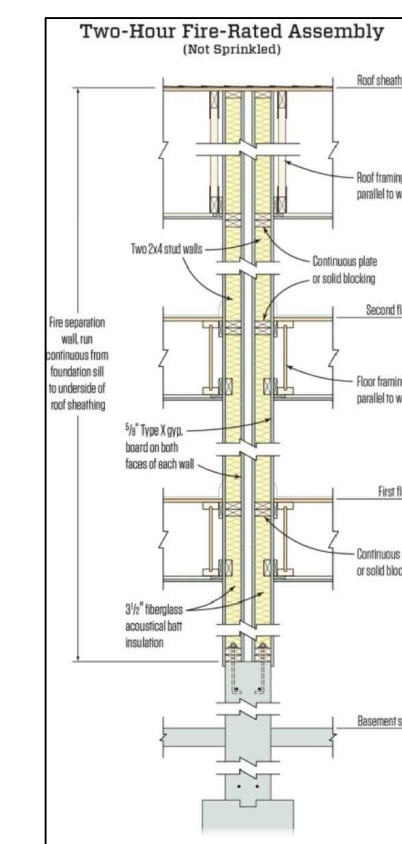
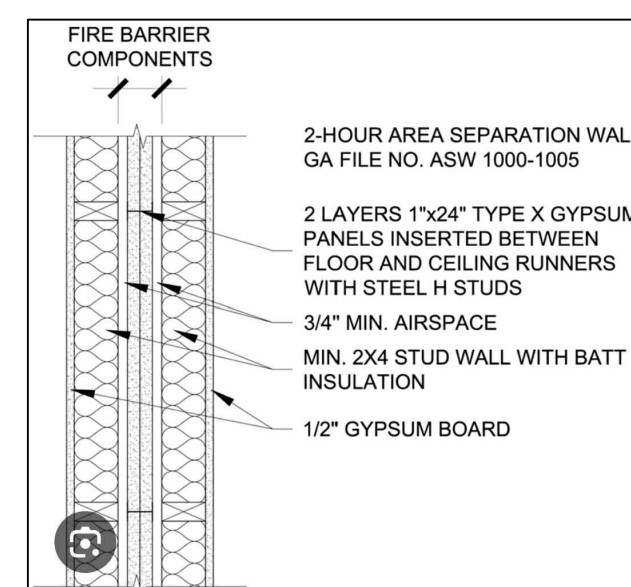
MATERIAL SCHEDULE	
SYMBOL	DESCRIPTION
	New Lawn Area. Provide Drought Tolerant Mixture Install over 4" deep min of topsoil
	Grey, 4"-1"minus Cobble (or approved equal) Install 4" deep min over top weed barrier fabric.
	Medium fir bark mulch (or equiv.) Install 4" deep min over top weed barrier fabric.

PLANT SCHEDULE			
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE
TREES			
	<i>Celtis reticulata</i> / Netleaf Hackberry	3	6" Caliper 20-25' Height
SHRUBS			
	<i>Buxus</i> x 'Green Velvet' / Green Velvet Boxwood	4	5 Gallon (16 sf) (96 sf Total)
	<i>Ligustrum</i> x <i>vicaryi</i> / Golden Privet	4	5 Gallon (64 sf) (256 sf Total)
ORNAMENTAL GRASSES			
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Avalanche' / Avalanche Feather Reed Grass	18	5 Gallon (4 sf) (72 sf Total)
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Karl Foerster Feather Reed Grass	18	5 Gallon (4 sf) (72 sf Total)
	<i>Cenchrus alopecuroides</i> 'Hornet' / Hornet Fountain Grass	15	5 Gallon (6 sf) (90 sf Total)

DEVELOPMENT SUMMARY			
ZONING:	P, P-DISTRICT		
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BUILDING AREA:	5,556 SQ FT	0.13 ACRES	(32.4%)
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LANDSCAPE AREA:	3,744 SQ FT	0.09 ACRES	(21.9%)
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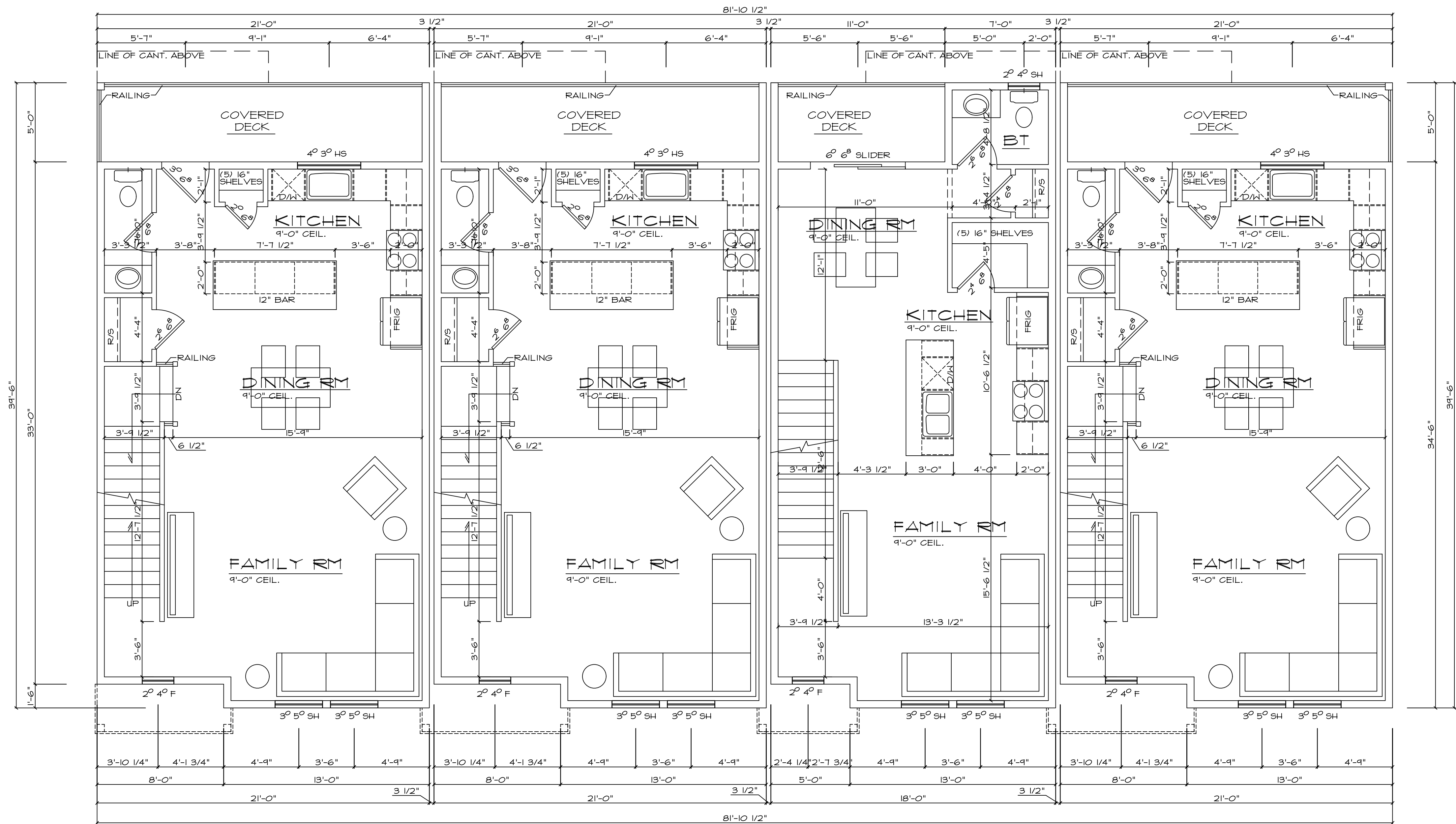
The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.



SQUARE FOOTAGE	
NAME	AREA
LOWER LEVEL	286
MAIN LEVEL	713
UPPER LEVEL	794
TOTAL	1,793
GARAGE	419

NOTE:
2X6 EXTERIOR WALLS (5 1/2'
9'-0" WALLS HEIGHT (TYP)
WINDOWS SET @ 6'-8" (TYP)
UNLESS NOTED OTHERWISE.

PLAN NUMBER
4-PLEX-26UE

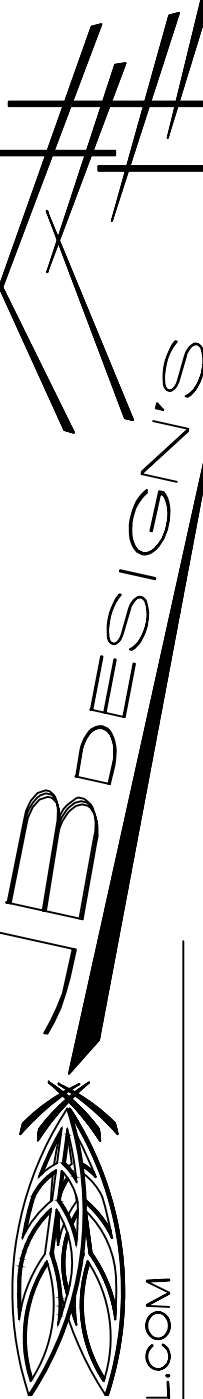


MAIN FLOOR PLAN
SCALE 1/4"

NOTE:
2X6 EXTERIOR WALLS (5 1/2")
9'-0" WALLS HEIGHT (TYP)
WINDOWS SET @ 6'-8" (TYP)
UNLESS NOTED OTHERWISE.

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIM	7-25-26
B	ISSUED FOR PRELIM	8-3-26

PLANNED FOR:
WALKER RIDGE TOWNHOMES
LOT #:
NORTH SALT LAKE, UTAH



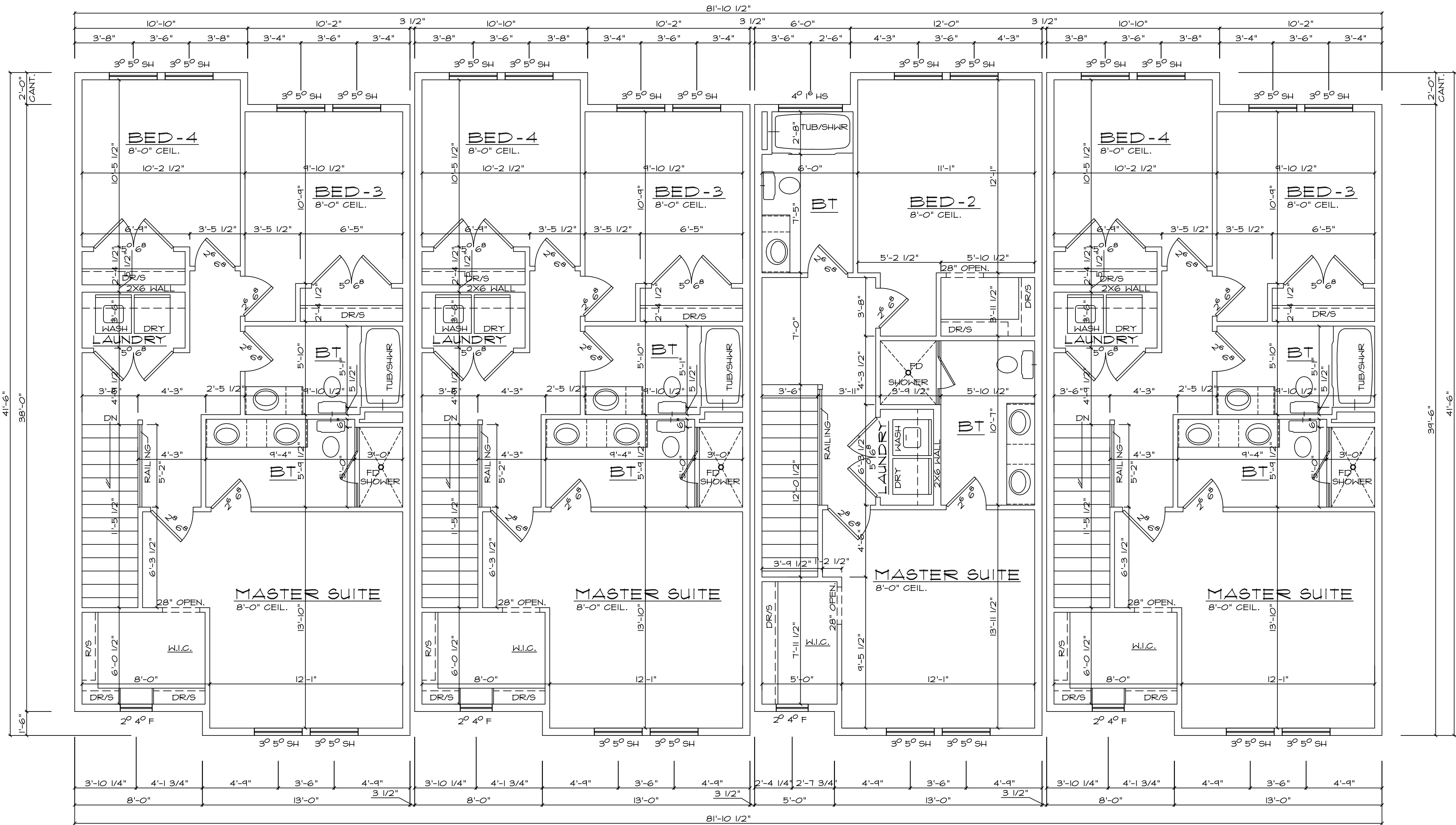
2253 N. 250 W.
HARRISVILLE, UTAH,
801-690-9579
JBDESIGNS931@GMAIL.COM

DATE:
JULY 11, 26

SHEET:
B1.2

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structural details of the building.

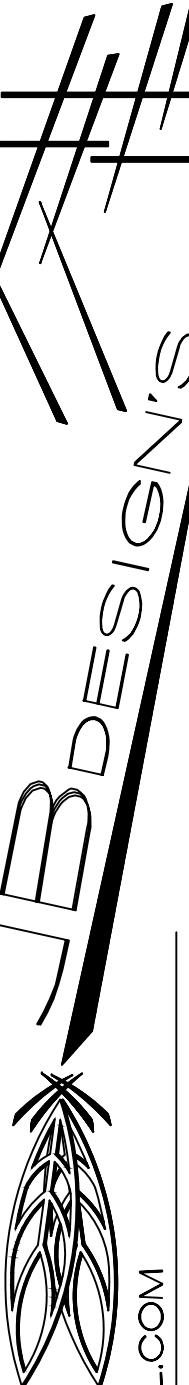


UPPER FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE:
2X6 EXTERIOR WALLS (5 1/2")
8'-0" WALLS HEIGHT (TYP)
WINDOWS SET @ 6'-8" (TYP)
UNLESS NOTED OTHERWISE.

NO.		DESCRIPTION	DATE
A	1	ISSUED FOR PRELIM	7-25-26
B	2	ISSUED FOR PRELIM	8-3-26
REVISIONS			
PLANNED FOR:		WALKER RIDGE TOWNHOMES	
		LOT #:	
		NORTH SALT LAKE, UTAH	



2253 N. 250 W.
HARRISVILLE, UTAH,
801-690-9579
JBDESIGNS931@GMAIL.COM

DATE:
JULY 11, 2026

SHEET:
B1.3

PLAN NUMBER
4-PLEX-26UE

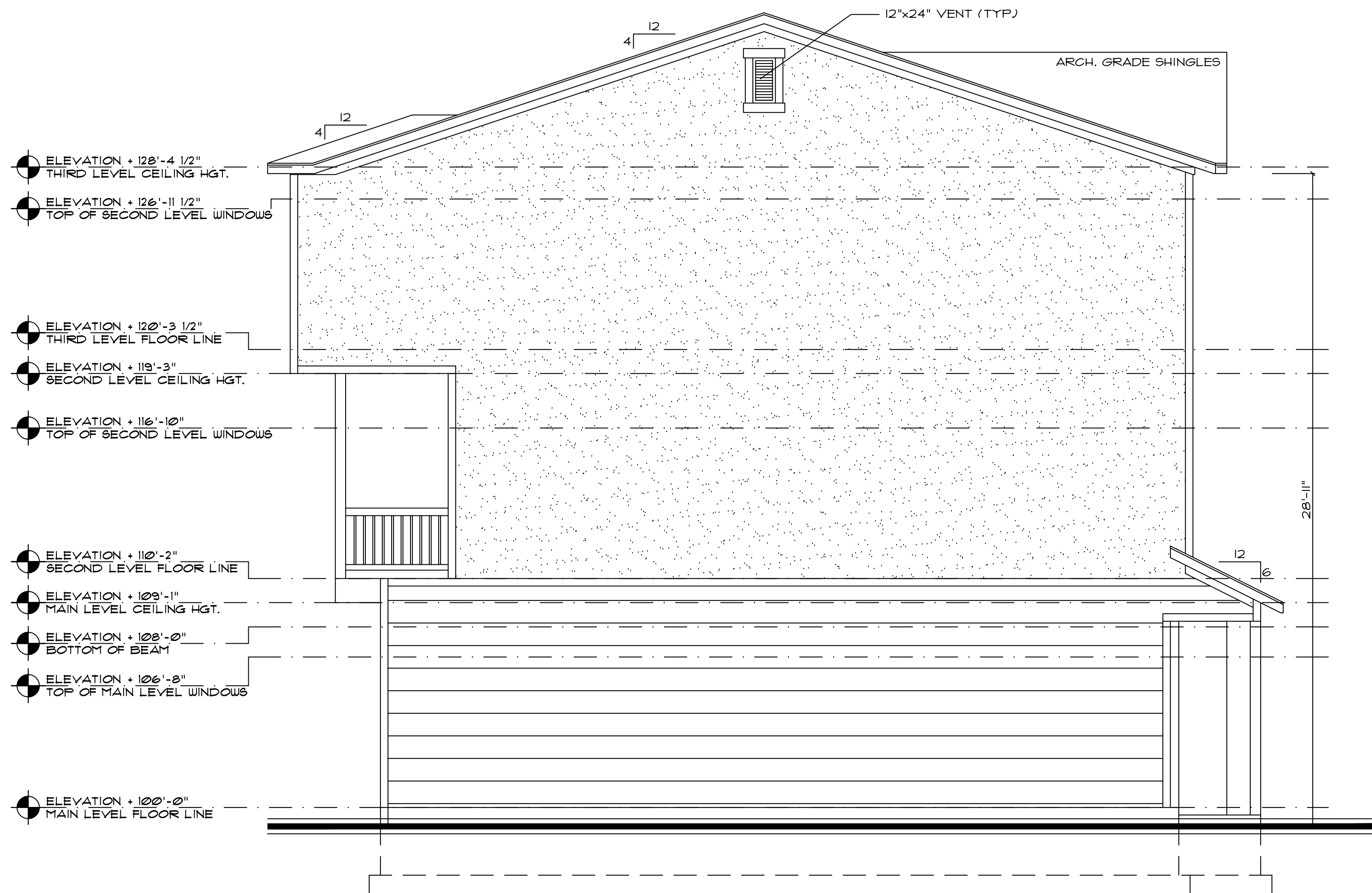
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the basis for any new plans.

The General Contractor or Builder is to assume full
responsibility to verify the conditions, dimensions and
structural details of the building.



FRONT ELEVATION

SCALE 1/4"



LEFT ELEVATION

SCALE 1/4"

NOTE:
VERTICAL DISTANCE TO BE LESS THAN 30'-0"
MAX MEASURED FROM GRADE PLANE TO BOTTOM
OF EAVE ELEVATION PER IFC 2024 D 105.1.
REFER TO CIVIL PLANS FOR UNIT GRADE
PLANE ELEVATIONS.

PLANNED FOR:	DESCRIPTION	NO.	DATE
WALKER RIDGE TOWNHOMES	ISSUED FOR PRELIM	A	7-25-26
	ISSUED FOR PRELIM	B	8-3-26

LOT #:
NORTH SALT LAKE, UTAH

J.B. DESIGN'S
ARCHITECTURE

2253 N. 250 W.
HARRISVILLE, UTAH,
801-690-9579
JBDESIGNS931@GMAIL.COM

DATE:
JULY 11, 26

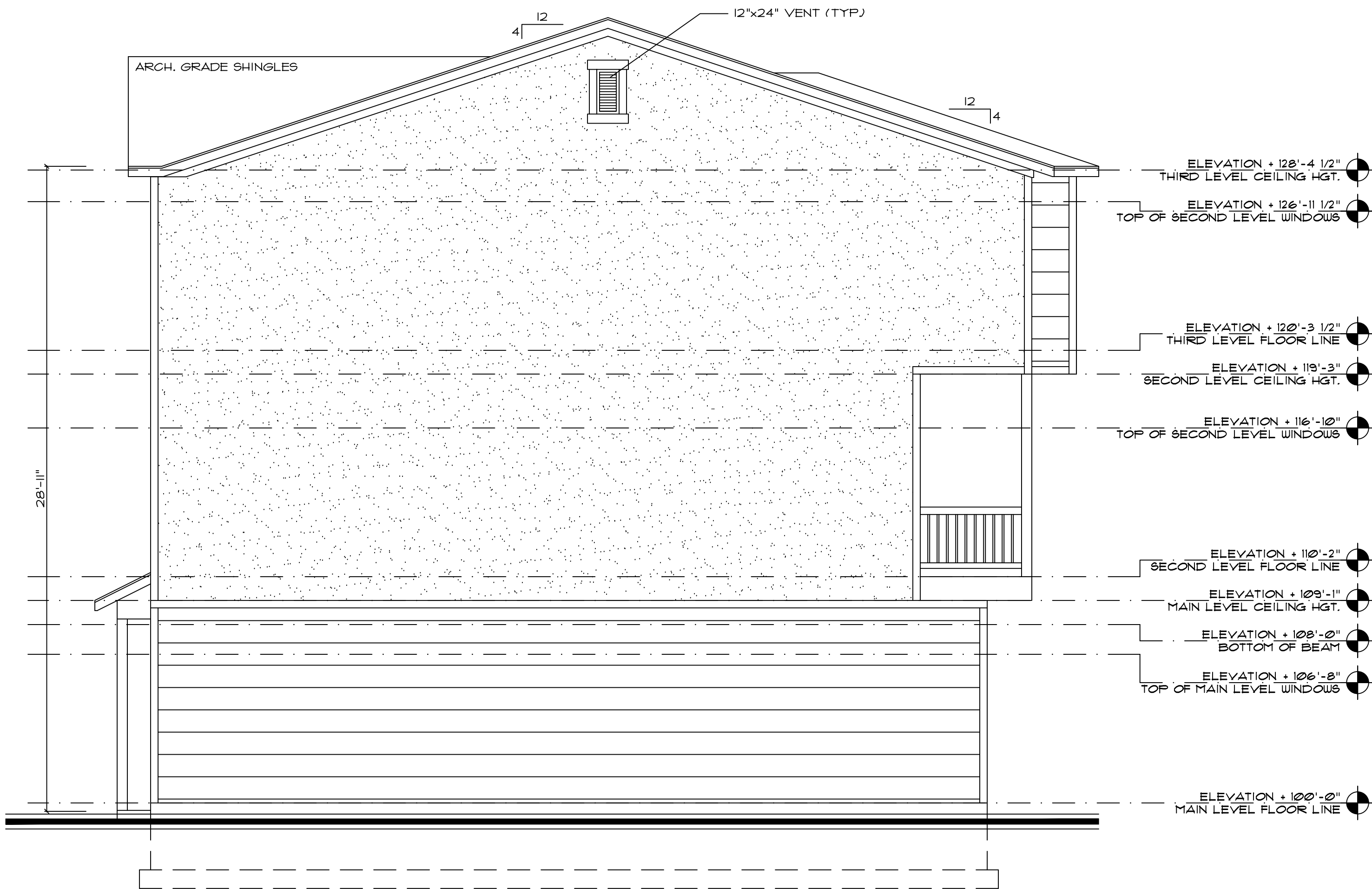
SHEET:
C1.0

The General Contractor or Builder is to assume full
responsibility to verify the conditions, dimensions and
structural details of the building.



REAR ELEVATION
SCALE 1/4"

NOTE:
VERTICAL DISTANCE TO BE LESS THAN 30'-0"
MAX MEASURED FROM GRADE PLANE TO BOTTOM
OF EAVE ELEVATION PER IFC 2024 D 105.1.
REFER TO CIVIL PLANS FOR UNIT GRADE
PLANE ELEVATIONS.



RIGHT ELEVATION
SCALE 1/4"

PLANNED FOR	DESCRIPTION	NO.	DATE
WALKER RIDGE TOWNHOMES	ISSUED FOR PRELIM	A	7-25-26
LOT #:	ISSUED FOR PRELIM	B	8-3-26
NORTH SALT LAKE, UTAH	REVISION		

J.B. DESIGN'S
ARCHITECTURE
2253 N. 250 W.
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801-690-9579
JBDESIGNS931@GMAIL.COM

DATE:	JULY 11, 26
SHEET:	C1.1





MEMORANDUM

TO: Planning Commission

FROM: Ali Avery, Long Range Planner

DATE: October 13, 2026

SUBJECT: Consideration of a General Plan Amendment updating the Moderate Income Housing Element

RECOMMENDATION

City Staff recommends approval of the draft update to the Moderate Income Housing Element of the General Plan with the following findings:

1. The state legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and
2. The proposed draft meets the requirements of the state code to address moderate income housing.

BACKGROUND

The State Code in section 10-21-201 requires that municipalities prepare a General Plan to address the present and future needs of the city and guide future growth and development. One of the requirements in a General Plan is a moderate income housing element. The state code requires the following of a moderate income housing element:

- Provides a realistic opportunity to meet the need for additional moderate income housing within the next five years;
- Selects three or more moderate income housing strategies described in Subsection (3)(a)(iii)
- Includes an implementation plan as provided in Subsection (4)

The last update to the Moderate Income Housing Element was in 2022. Each year, cities are required to report findings to the state regarding their implementation progress to be in compliance with recent State Code changes. The City's compliance with State Code regarding moderate income housing will allow the City to get funding from the state through different grant programs. It is required that the City include a minimum of three strategies in the plan in order to qualify for funding, and five or more strategies to qualify for priority funding. In the past, the City has included six strategies in the plan to ensure priority funding, and this update will include 12 strategies.

An opportunity was recently identified to update the PUD regulations in the City Code to allow for a PUD in cases where it includes the preservation of existing Moderate Income Housing. This code amendment would qualify, according to State Code, as an implementation strategy for the Moderate Income Housing Element of the City's General Plan. So, City Staff is requesting that the General Plan be updated to reflect this strategy prior to approval of the Code Amendment later on this meeting's agenda. This update is the city's attempt to comply with the State Code requirements regarding housing strategies and implementation without doing a full update of the data in the plan so that the Moderate Income Housing Element can be updated along with the rest of the General Plan next year. Nothing in the plan has changed except the Goals and Strategies section starting on Page 21.

PROPOSED MOTION

I move that the Planning Commission recommend to the City Council the proposed Moderate Income Housing Element as an amendment to the City General Plan with the following findings:

1. The state legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and
2. The proposed draft meets the requirements of the state code to address moderate income housing.

Attachments:

- A) Draft Moderate Income Housing Element update



MODERATE INCOME HOUSING PLAN



Adopted November 17, 2020
*Revised September 20, 2022
*Revised October 20, 2026

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Moderate Income Housing Plan

Executive Summary

Affordable housing is fundamental for individuals, households, and communities to thrive and prosper. The purpose of this moderate-income housing element of the general plan is to ensure that the City of North Salt Lake provides a reasonable opportunity for a variety of housing, including moderate income housing, to meet the needs of the population desiring to live in North Salt Lake.

The population of North Salt Lake, along with the Wasatch Front, is projected to increase substantially over the next several years. Approximately 29% of all North Salt Lake households are earning a moderate income or less, and the demand for affordable home ownership and rental opportunities will likely increase.

Comprehensive Housing Affordability Strategy (CHAS) data indicates that a number of households, particularly those earning a low income are expending a high percentage of their income on housing. A greater supply of affordable rental and owned housing units will be needed to meet the demand of affordable housing in North Salt Lake.

There are some definitive actions that the City can take to increase the availability of affordable housing.

This plan sets forth the following goals to maintain adequate affordable housing choices for current and future residents who wish to reside in the City of North Salt Lake:

- Increase Opportunities for Low to Moderate Income Households to Purchase Affordable Housing.
- Increase Affordable Rental Opportunities for Low to Moderate Income Households.
- Rehabilitate Existing Housing to Increase Rental Properties, Homeownership, Retention, and Reinvestment in North Salt Lake.

*Go to the Goals section for details and objectives.

Introduction

In 1996 the Utah Legislature passed House Bill 295 requiring cities and counties to include an affordable housing element as part of the general plan. Housing is considered affordable when households of various incomes, spend no more than 30% of their gross monthly income on housing expenses. In this plan, housing needs are considered for moderate-income households within the following Area Median Income (AMI) brackets: 1) Low-income [50-80% AMI], 2) Very low-income [30-50% AMI], and 3) Extremely low-income [<30% AMI].

The intent of this affordable housing plan is to ensure that the City of North Salt Lake provides a reasonable opportunity for a variety of housing, including low to moderate income housing, to meet the needs of the population desiring to live in the City. Housing should be encouraged to allow persons earning a moderate income or less to fully participate in, and benefit from all aspects of neighborhood and community life.

Methods and Terminology

Data Methods

City staff utilized the *Utah Affordable Housing Forecast Tool* (UAHFT) to analyze housing needs in the community, based upon the affordability of the existing housing stock. The UAHFT is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases. Data for the model is obtained through the US Census, the US Department of Housing and Urban Development, the Utah State Governor's Office of Planning and Budget (GOPB), and other sources. Findings from the model are summarized throughout this document.

In addition to the use of the UAHFT model, City staff extensively researched Census data, including the information from the City's 2013 Census challenge, obtained information from the Davis Community Housing Authority, and from the Utah Anti-Discrimination and Labor Division. City staff also researched city building permit data between the years 2010-2020 to attain housing counts.

Terminology

The following terms commonly used throughout this document are defined below:

- **Affordable Housing:** Housing for which the occupant is paying no more than 30 percent of his or her income for gross housing costs, including utilities.
- **Area Median Income (AMI):** The Area Median Income is a statistic generated by the U.S. Department of Housing and Urban Development (HUD) for purposes of determining the eligibility of applicants for certain federal housing programs.
- **American Community Survey (ACS):** The American Community Survey is an ongoing survey by the U.S. Census Bureau. It regularly gathers information previously contained only in the long form of the decennial census, such as ancestry, educational attainment, income, language proficiency, migration, disability, employment, and housing characteristics. Sent to approximately 295,000 addresses monthly, it is the largest household survey that the Census Bureau administers.

- Comprehensive Housing Affordability Strategy (CHAS): Custom tabulations of American Community Survey (ACS) data that demonstrate the extent of housing problems and housing needs, particularly for low income households.
- Utah Affordable Housing Forecast Tool (UAHFT): The UAHFT is a housing needs model that projects housing needs based upon current trends of housing affordability and projected population increases.
- Low to Moderate Income Households (LMI): Low to Moderate Income households refer to households whose income does not exceed 115 percent of the median income for the area when adjusted for family size.
- U.S. Department of Housing and Urban Development (HUD): HUD is a Cabinet department in the Executive branch of the United States federal government.
- Cost burdened households: Households spending more than 30 percent of their income for housing costs are considered to be cost burdened.

Demographics

Population Change and Affordable Housing Demand

The population estimates for North Salt Lake based upon the 2010 Census projected an increase of 16,322 in 2010 to 20,648 by 2020, 24,879 by 2025, and 28,644 by 2030. These additional residents amount to an additional 2,766 households by 2025, and an additional 3,965 households by 2030, based on the city's current average household size (3.05 in 2010 and 3.14 thereafter).

Actual building permit data demonstrates that 2,169 dwelling units were constructed between 2010 and 2020. The current estimated population as of 2020 is 23,626, exceeding the 2020 projection. Current housing stock consists of 2,230 multi-family rental units, 497 mobile homes, and 4,875 single family dwellings and individually owned townhomes or condos.

Based on anticipated population growth, current building permit data, and the existing vacancy rate, it is projected that North Salt Lake will need an additional 725 housing units by 2030. Of those 725 units, 70 will need to be affordable to extremely low-income ($\leq 30\%$ AMI) households, 45 will need to be affordable to low-income ($>30\%$ to $\leq 50\%$ AMI) households, and 112 will need to be affordable to moderate-income ($>50\%$ to $\leq 80\%$ AMI) households.

Ethnic and Racial Minority Populations

According to the 2010 US Census, 19% of the population of North Salt Lake reported a race other than "white". For a complete description of North Salt Lake's Ethnic and Racial makeup see the graph below.

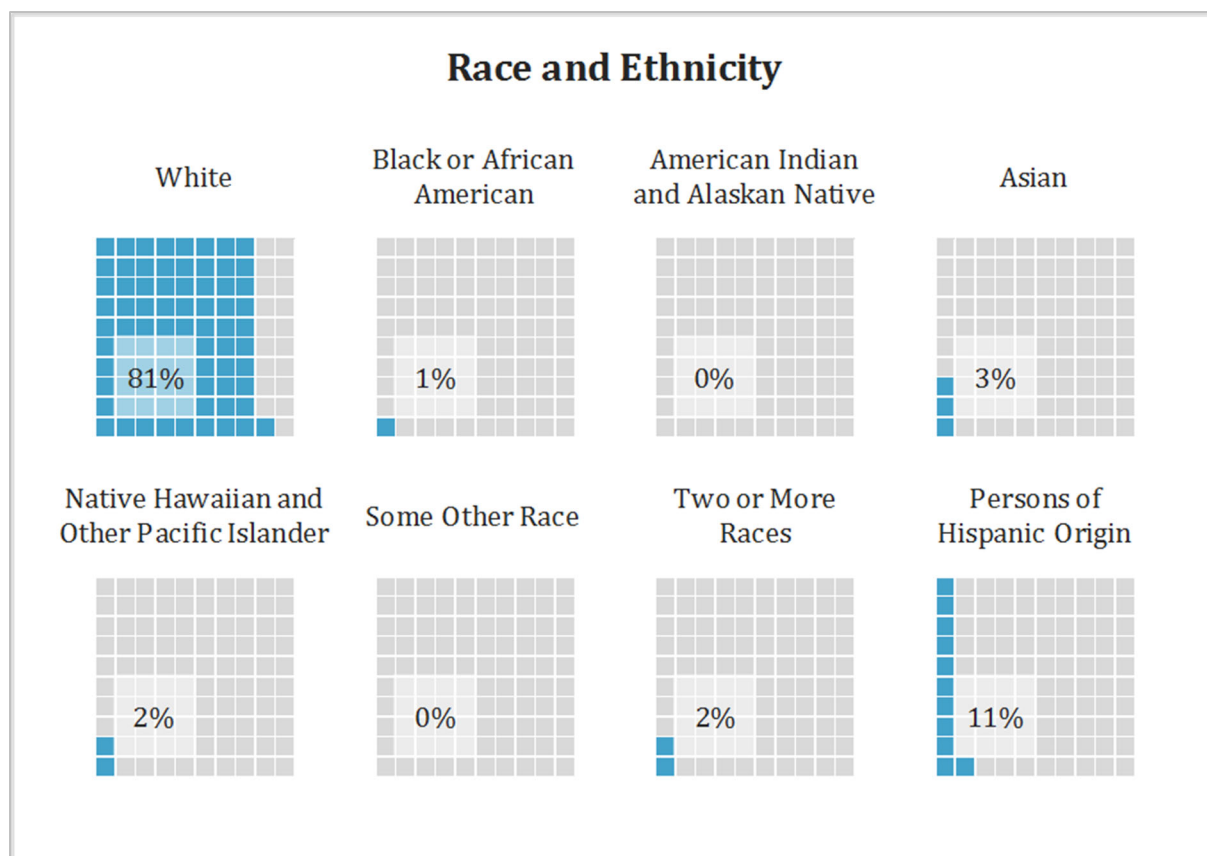


Figure 1: Race and Ethnicity

Source: 2010 US Census

Racial and ethnic minority status is correlated with poverty level. In North Salt Lake, 6.8% of the entire population is reported to be below the poverty level. For example, approximately 8.9% of the “Hispanic or Latino” population is below the poverty level, while 3.4% of the “white alone, not Hispanic or Latino” population is below poverty (ACS, 2013-2017 estimates). The poverty rates by race and ethnicity are identified below:

Race

White alone: 3.7%

Black or African American alone: 14.8%

American Indian and Alaska Native alone: 0%

Asian alone: 31.8%

Native Hawaiian and Other Pacific Islander alone: 76.2%

Some other race alone: 13.4%

Two or more races: 3.3%

Ethnicity

Hispanic or Latino: 8.9%

White alone, not Hispanic or Latino”: 3.4%

Because of this correlation, any deficiencies in low to moderate income housing units available, disproportionately impacts minority populations.

Typically, racial minority populations are more likely to be renter households than owner households. However, 36% of all of the minority householders in North Salt Lake are renters with 64% of the minority householders in owner-occupied housing. The only minority population in North Salt Lake that has a higher rental rate than ownership rate is the “Native Hawaiian and Other Pacific Islander alone population”, which also has the highest poverty rate in the City. Therefore, lack of affordable rental housing disproportionately impacts that particular minority population in the City.

Special Needs Population

It is important to the City of North Salt Lake to address affordable housing for those with special needs. People with special needs may include vulnerable populations such as senior citizens, people with disabilities, the homeless, or those otherwise in need of specialized or supportive housing.

Disabled

People with disabilities under the age of 65 comprise approximately 6.3% of the population in North Salt Lake, or 1,147 individuals. It is estimated that 35.4% of all Americans 65 or older have some form of disability. According to the ACS approximately 275 people, or 24.9% of North Salt Lake residents over 65 have a disability. People with disabilities often face financial and social difficulties that make it difficult to obtain housing. Programs that are geared toward helping people with disabilities obtain housing include: low rent and public housing voucher programs, assistance through centers of independence, and employment and training resources.

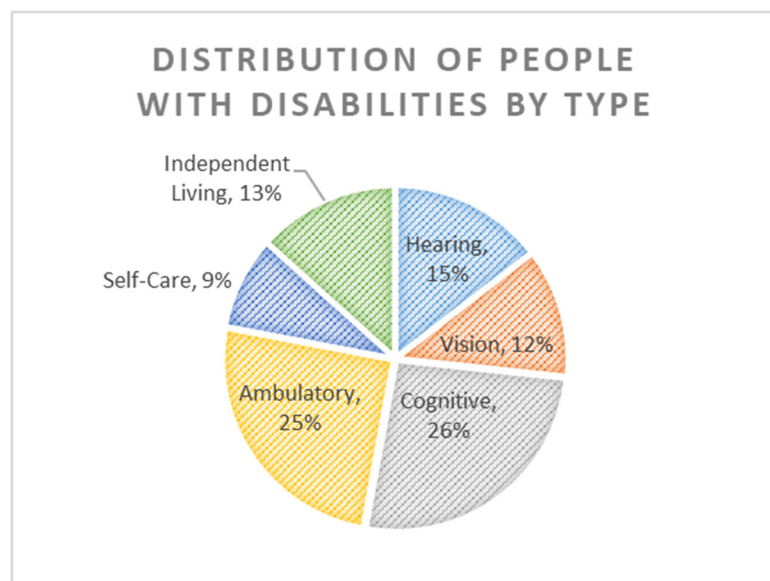


Figure 2: Distribution of People with Disabilities by type
Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Housing affordability is a particular concern for people with disabilities in the City of North Salt Lake. The median income of an individual with a disability was \$40,050 per year, which is 52% of North Salt Lake's 2017 median household income of \$77,011. At this rate, people with a disability earned a gross income of \$3,338 per month or \$20.86 per hour. The median gross rent in the city is \$1,030 per month, according to the 2017 ACS estimates. This means that a single income householder with a disability would pay 31% of their income on rent, which is 1% more than standards set by U.S. Dept. of Housing and Urban Development and most banks. At a minimum, a person with a disability would need to earn \$21.46 per hour to afford the median gross rent in the City.

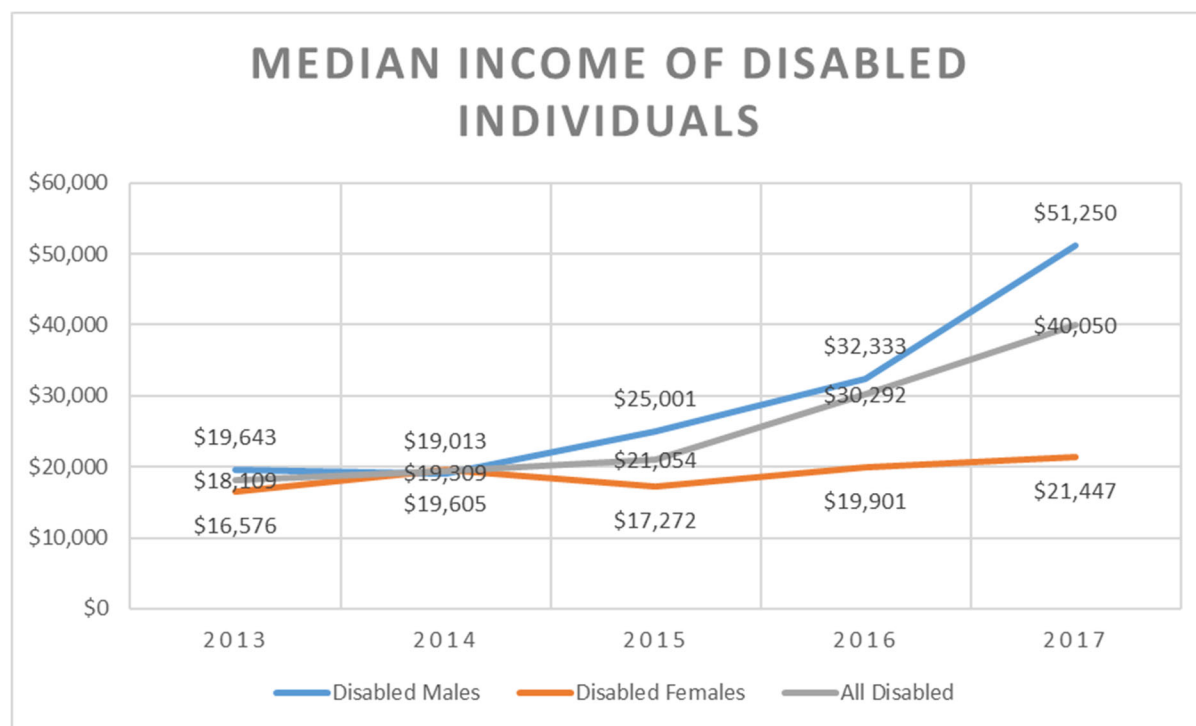


Figure 3: Median Income of Disabled Individuals
Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Seniors/Elderly

About 6.5 percent of North Salt Lake's population was 65 and older as of the 2010 U.S. Census. The share of the city's population that is 65 and older is expected to remain approximately the same from 2010 to 2020 and then increase to 8.2 percent by the year 2030. Some elderly individuals may not be able to remain in their homes or may choose to relocate to a dwelling type that better suits their preferences and needs. The legislative body of North Salt Lake recognizes the need to evaluate the housing options available to seniors wishing to remain in or move to the community.

Homeless

According to the 2020 annualized Point in Time count, roughly 0.1% of Utah's population is homeless. Although regional differences may impact the rate of homelessness, this percentage can be used to estimate the number of homeless individuals in North Salt Lake, which is approximately 24. The City participates in a low income emergency housing repair grant program to address the needs of the low income population,

who may be at risk of becoming homeless due to the cost of home repairs. This program is funded through the Community Development Block Grant program and administered by the Davis Community Housing Authority.

Veterans

Based on the 2013-2017 American Community Survey, veterans account for approximately 4.3% of North Salt Lake's population, or 565 people. Men make up 91.7% of those veterans and women 8.3%. There are 180 veterans, or 31.8% of North Salt Lake's veteran population who are 65 and older. Also, 124 veterans in North Salt Lake were reported as having some form of disability, which amounts to 6% of the city's disabled population being veterans. Of the 327 working aged veterans (18 to 65 years old), 5.5% or 18, were unemployed compared to 3.5% of the general population. There were no veterans who reported living below the poverty level, which is 7.1% lower than the city as a whole. Nevertheless, the median income of a veteran is \$48,836 per year compared to the city's median household income of \$77,011. This suggests that a single income household with a veteran is less likely to afford the median housing unit in the city. Given these estimates, the City should work with the Utah Department of Workforces Services to consider strategies to lower the unemployment rate among working-aged veterans.

Analysis of Special Needs Housing

Although there is a significant population of seniors and people with disabilities, there is currently a deficiency of housing specifically designated for this segment of the population in North Salt Lake. As the city grows, the need for specialized housing will likely continue to increase and the city should evaluate and monitor current zoning regulations to assure that there are minimal regulatory barriers to constructing this type of housing.

Housing Demand

New Housing Demand

Based upon the projected increase in population, observed income levels, and existing vacancies; the UAHFT Housing Model estimates that the demand for new housing units from 2010 to 2020 was 1,347 units. The model recommends that 423 of those units be constructed for low to moderate income households. The demand for new units from 2020 to 2030 is estimated at 725, of which 227 should be for low to moderate income households.

During the period from 2010 to 2020 there were 2,326 residential units constructed. Of those residential units 864 units (37%) were rental apartments. Construction has outpaced the forecasted housing demand during this period by more than one-third.

The Department of Workforce Services' Five Year Projection Calculator shows the housing gap for 2016 and 2020, and the progress that has been made in providing moderate-income housing between those years. See the table below for the results of that calculation:

2020 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	995	1,410	995	415	0
≤ 50% HAMFI	530	540	230	10	-300
≤ 30% HAMFI	375	130	45	-245	-330

2016 Shortage	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	855	1,225	845	370	-10
≤ 50% HAMFI	580	495	225	-85	-355
≤ 30% HAMFI	355	145	25	-210	-330

PROGRESS	Renter Households	Affordable Rental Units	Available Rental Units	Affordable Units - Renter Households	Available Units - Renter Households
≤ 80% HAMFI	140	185	150	45	10
≤ 50% HAMFI	-50	45	5	95	55
≤ 30% HAMFI	20	-15	20	-35	0

Note: HAMFI represents Housing Urban Development Area Median Family Income, as defined by the U.S. Department of Housing and Urban Development

The City has made good progress in providing rental housing for households in the low to moderate income ranges. There is still improvement that can be made in the very low income (≤ 30% HAMFI) level.

Income

Analyzing the income of North Salt Lake's residents is critical to understanding the City's affordable housing need, because housing affordability at the household level is a direct function of income.

Because the cost of living is relative to the area in which the residents live and to household size, the U.S. Department of Housing and Urban Development (HUD) use a measure called the Area Median Income (AMI). The estimated AMI for Davis County as of 2017 was \$75,961. The AMI is the standard to determine housing attainability of the population. The chart below categorizes household income levels by AMI, and illustrates the number of North Salt Lake households whose total income falls within each income bracket.

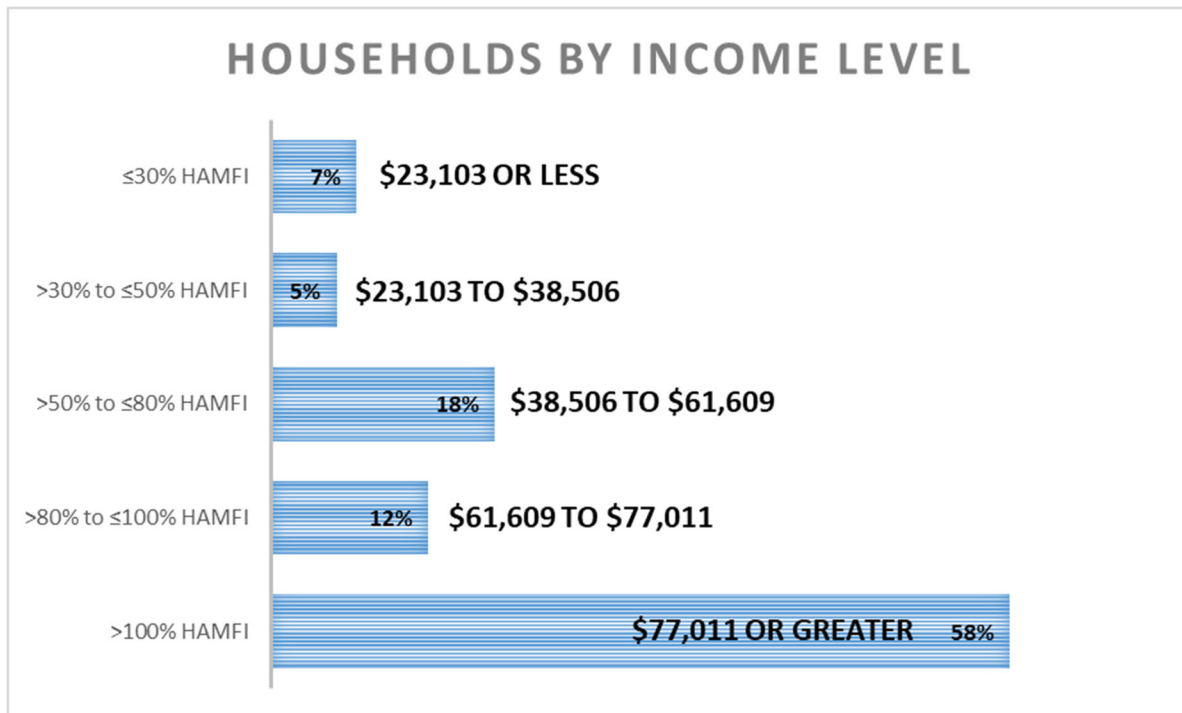


Figure 4: Households by Income Level

Source: CHAS 2017

Note: HAMFI represents Housing Urban Development Area Median Family Income, as defined by the U.S. Department of Housing and Urban Development

Analysis of Income

A moderate income is considered to be 80% of the AMI. There are 1,820 (29.5%) households in North Salt Lake with a household income categorized as moderate or less. As of 2017, 80% of the AMI equals an annual household income of \$60,769. An estimated 415, or 6.7% of households in North Salt Lake earn equal to or less than 30% of the AMI, or \$22,788 annually. The households that earn just 30% of the AMI find it very difficult to live within the affordable housing guidelines since they cannot afford average market rental rates. It is vital to the well-being of the community that households of all income levels have affordable housing options.

Housing Supply

As of November 2020, the housing stock in North Salt Lake is primarily made up of single family homes, with a limited supply of multi-family housing and mobile homes. The city records demonstrate there are 7,622 housing units currently built within the city. The composition of those units are shown in Figure 5 below:

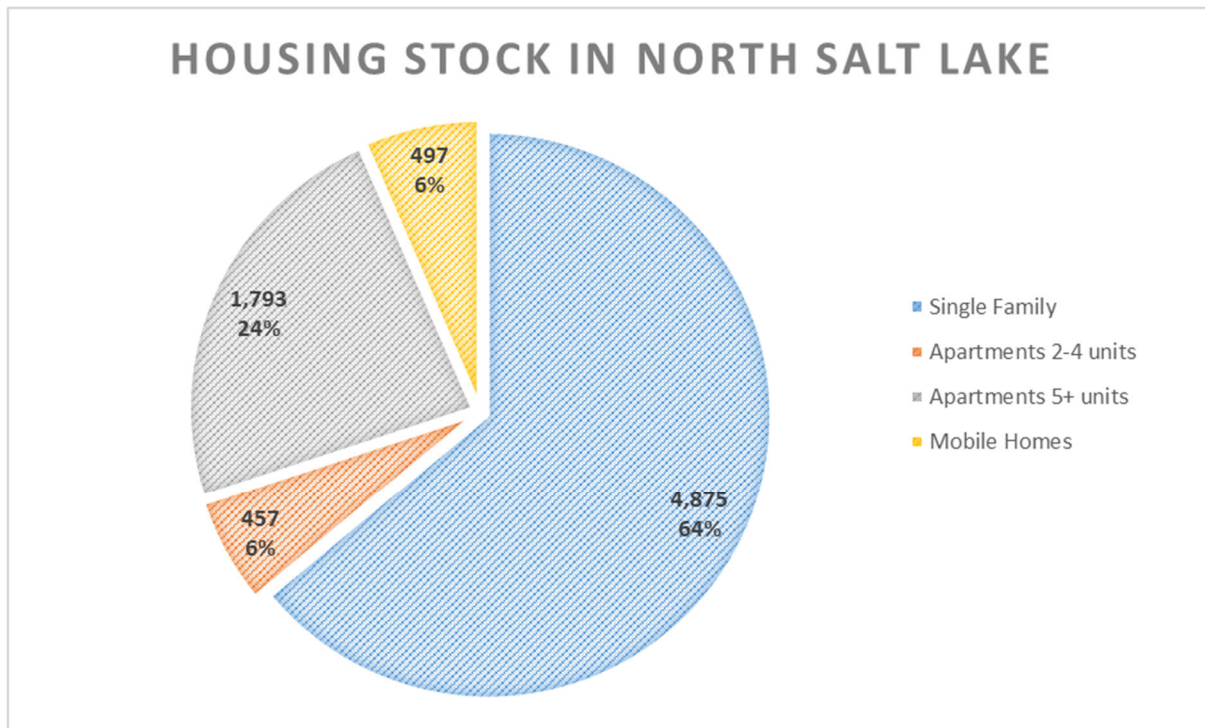


Figure 5: Housing Stock in North Salt Lake
Source: 2020 NSL Building Permit Data

Housing Occupancy and Vacancy

According to the 2017 American Community Survey (ACS), there were 6,381 housing units in North Salt Lake. The city, at that time, had a 3.1% vacancy rate. Of those occupied units, 72.8% or 4,493 units were owner occupied and 27.2% or 1,682 units were rented. According to the 2017 American Community Survey (ACS), the occupancy of rental units in Utah is 30.4% of all households, in general.

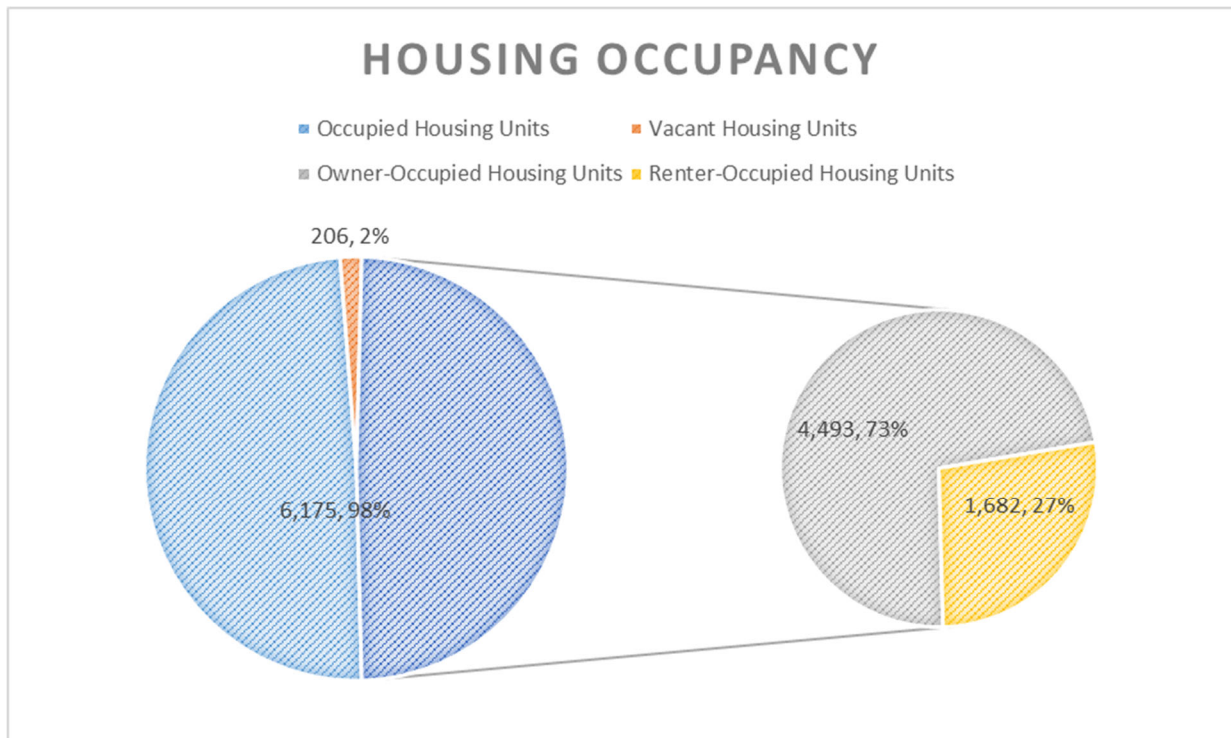


Figure 6: Housing Occupancy

Source: U.S. Census Bureau, 2017 ACS 5-year estimates

Age of Housing Stock

Approximately 56% of the housing stock in North Salt Lake was built in 2000 or later, with approximately 6% built before 1959. Although much of the housing stock is relatively new, approximately 30% of the housing stock is over 30 years old, which requires ongoing maintenance to adequately meet the demand for affordable housing.

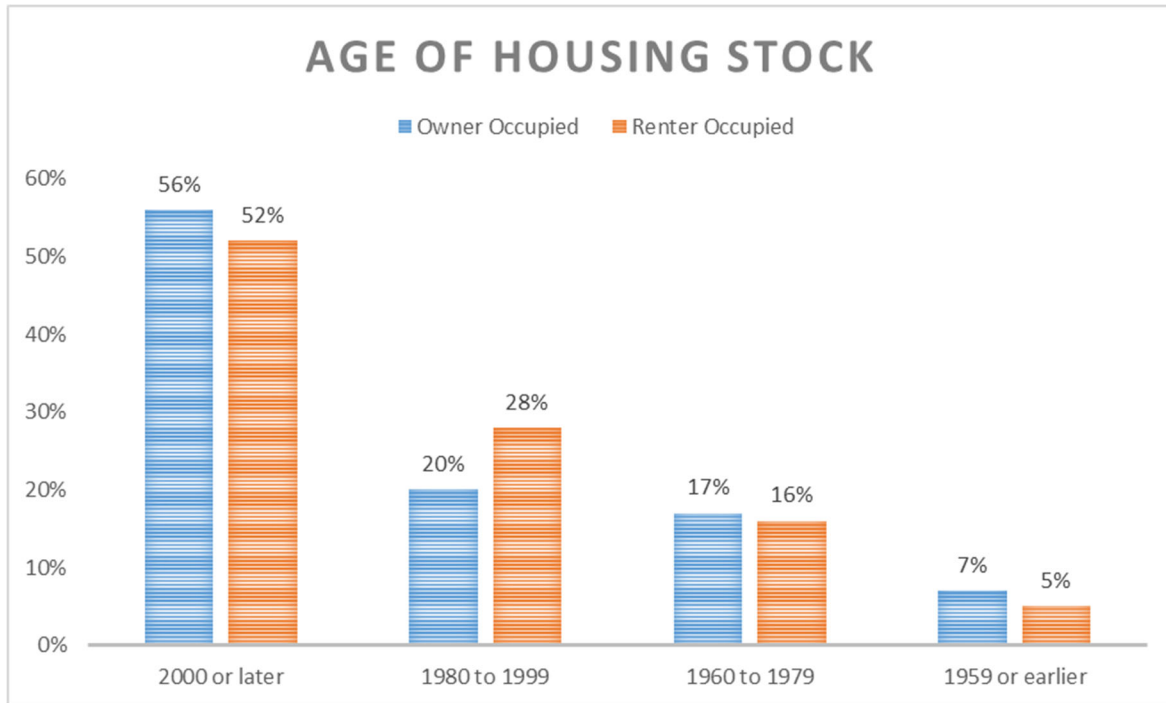


Figure 7: Age of Housing Stock
Source: U.S. Census Bureau, 2017 ACS 5-Year Estimates

Housing Affordability

The affordability of the housing stock is determined based upon the Area Median Income (AMI) and the amount that a household at each income level can afford. According to current State and Federal definitions, housing is considered affordable when a household spends no more than 30% of their annual income on housing expenses, including mortgage or rent and utilities. Those that spend more than 30% of their monthly income on housing expenses are considered “cost-burdened” and are referred to as such throughout this document.

In Davis County, the 2017 (AMI) was \$75,961 annually or \$6,330 monthly. Based upon this standard, mortgage or rent and utilities should not exceed \$1,899 per month for a median income earning household to be considered affordable.

The purpose of this plan is to ensure that housing is affordable for all income levels, not just those earning a median income or higher. The same affordability standards apply to households that earn less than the AMI. For example, a moderate income household in North Salt Lake earns 80% of the AMI, which is \$60,769 annually or \$5,064 monthly. In order to remain affordable for this household income, mortgage or rent and utilities should not exceed \$1,519. The table below summarizes the maximum monthly affordable housing costs for various income levels in North Salt Lake.

SUMMARY OF AFFORDABILITY		
Household Income	Maximum Monthly Income for Housing Expenses	Maximum Mortgage Loan Amount
≤30% AMI	\$578	\$138,100
>30% to ≤50% AMI	\$962	\$229,849
>50% to ≤80% AMI	\$1,519	\$253,700
>80% to ≤100% AMI	\$1,925	\$459,936

Figure 8: Summary of Affordability

Source: U.S. Census Bureau, 2017 CHAS

Note: AMI represents Area Median Income, as defined by the U.S. Census

Available Housing Prices

Property research conducted on www.realtor.com indicates that there were currently 90 total homes for sale in North Salt Lake as of November 2020. There were 13 properties listed for rent on www.zillow.com or other sites used for listing property rentals.

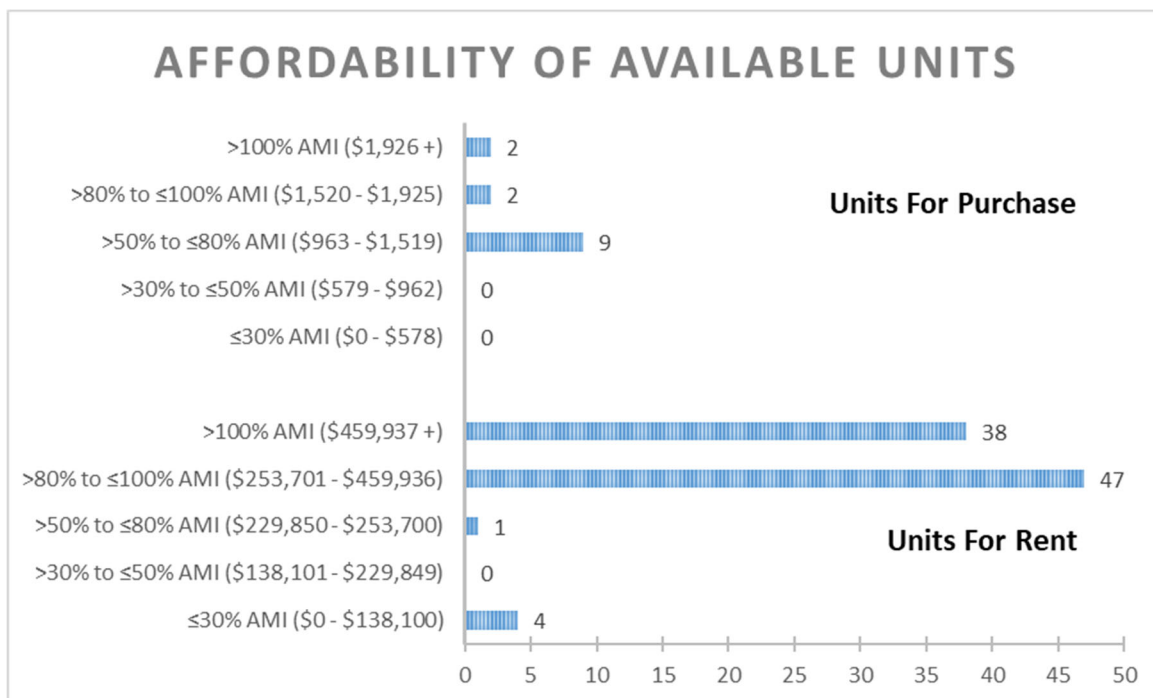


Figure 9: Affordability of Available Units

Source: 2017 HUD User Income Limits, Realtor.com, Zillow.com

Note: AMI represents Area Median Income, as defined by the U.S. Census

Affordability of Home Ownership

A monthly budget of \$1,519 for housing and utility expenses would support a mortgage of approximately \$253,700 based on a 30-year fixed rate loan at 2.943% interest, an average monthly utility bill of \$321, and a 0% down payment. Homes valued at or below \$253,700 are considered affordable for moderate income earning households in North Salt Lake.

Approximately 29% (1,820) of all households in North Salt Lake earn a moderate income or below. Although there are a limited number of units listed for sale, 5.5% (10 units) of those listed on www.realtor.com are affordable to moderate income households.

There are many owner occupied households that cannot afford the housing in which they live. The 2013-2017 ACS estimates that 50% of the owner occupied households earning a moderate income (50-80% AMI) are cost-burdened, and 53.3% of the LMI population is cost burdened.

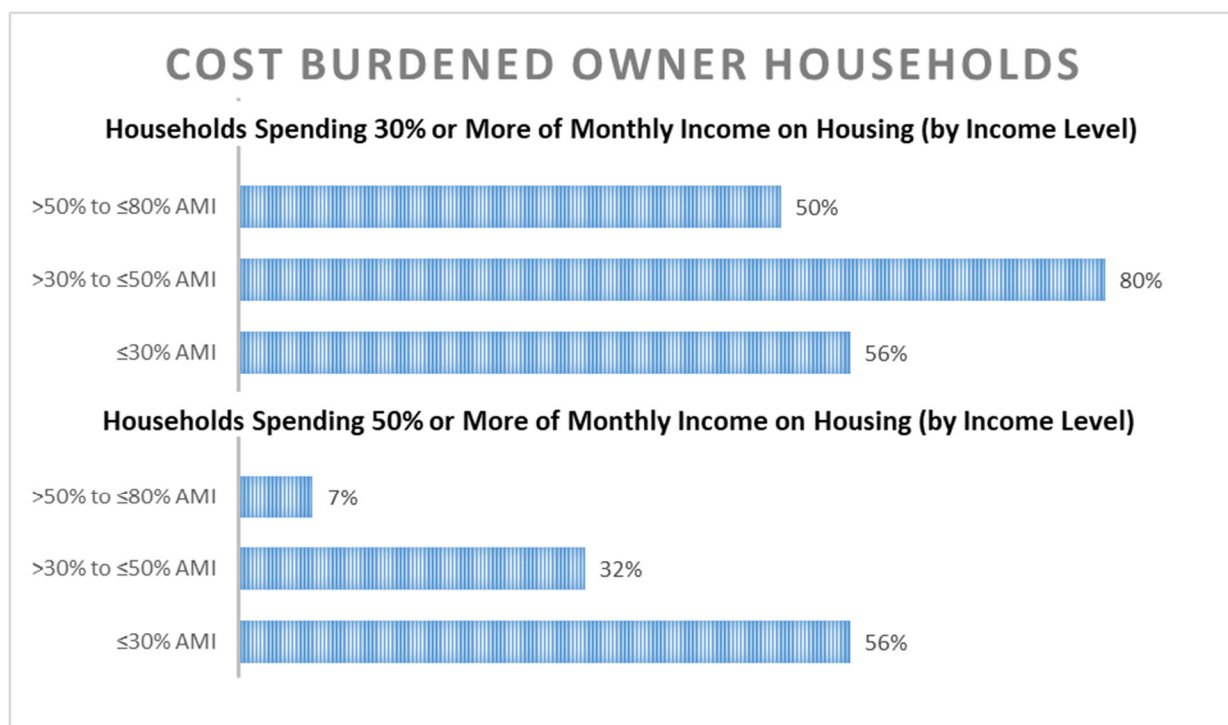


Figure 10: Cost Burdened Owner Households

Note: AMI represents Area Median Income, as defined by the U.S. Census

Source: U.S. Census Bureau, 2017 CHAS

Affordability of Rent

According to the 2017 American Community Survey (ACS) estimates there are 1,682 occupied units paying rent in North Salt Lake. Further, the median monthly gross rent for these households is \$1,030. According to Zillow.com the median cost of rent for available units in the City was \$1,295. 69% (9 units) of the rental units listed on zillow.com are affordable to moderate income households. While those earning a moderate income

or greater (80% or more of AMI) may not find these rates unaffordable, households earning 50% or less of the AMI may find it difficult to afford median rental rates. With a monthly budget for housing expenses of \$962.64, households earning below 50% of AMI income levels find it more difficult to afford rent. 2017 CHAS estimates indicate that 28.5% of rental households in North Salt Lake are cost burdened. The charts below are generated from the UAHFT tool, and display the percent of Cost Burden Households and extremely Cost Burdened Households by income level.

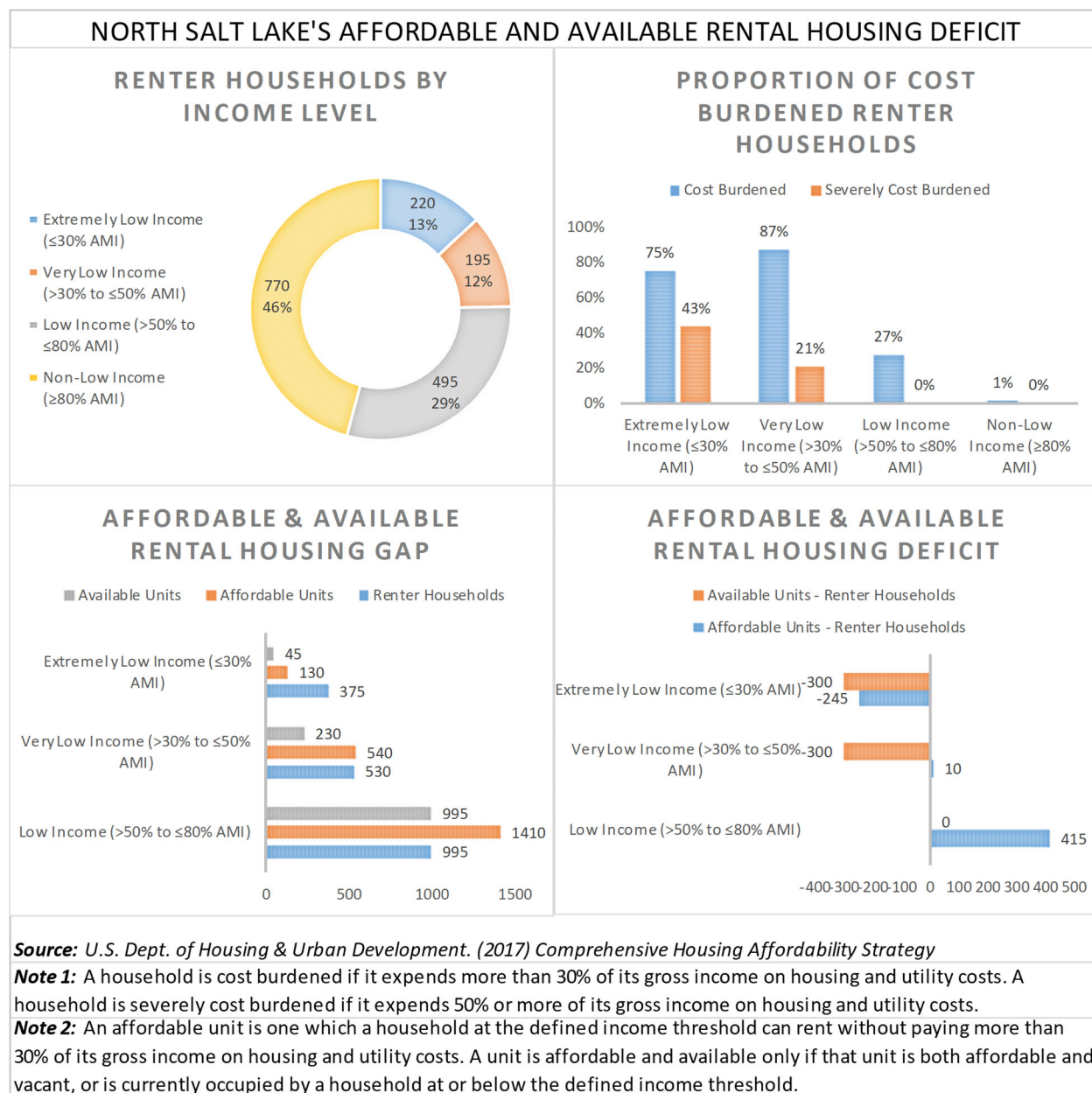


Figure 11: Affordable & Available Rental Housing Deficit

Source: U.S. Census Bureau, 2017 CHAS

Section 8 Housing Choice Voucher Program

The Davis Community Housing Authority participates in the Section 8 Housing Choice Voucher Program. Through this program, the Housing Authority subsidizes the balance of any rent payment that exceeds 30% of a very low-income renters' monthly income. As of 2018, the Davis Community Housing Authority has record of thirty-three (33) active Section 8 Housing Choice Vouchers in North Salt Lake. City staff analyzed the locations of the vouchers and determined that they can be categorized in the following ways:

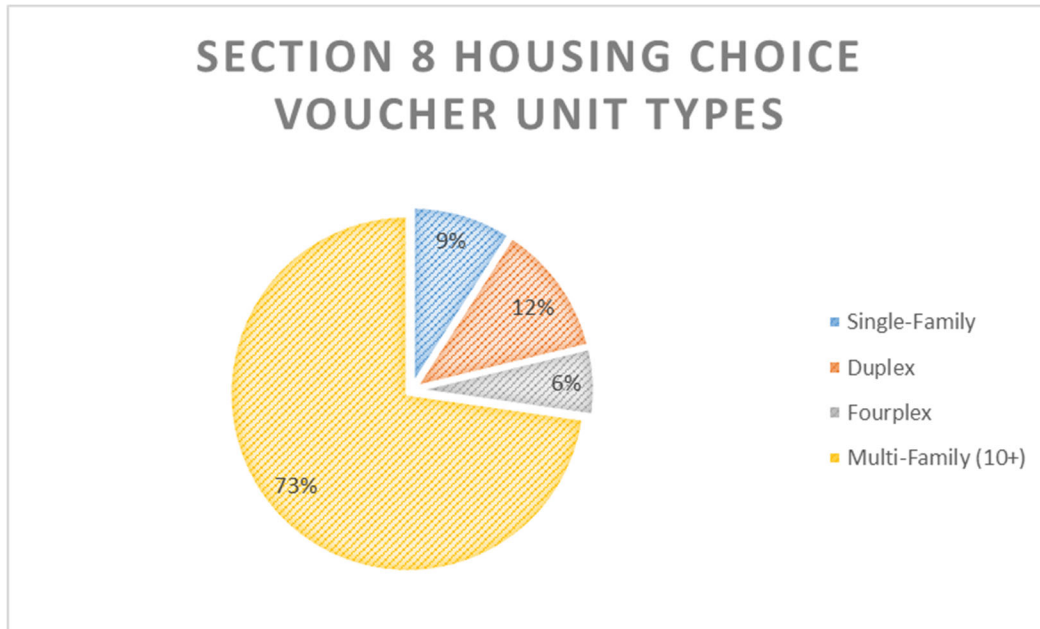


Figure 12: Section 8 Housing Choice Voucher Unit Types
Source: 2020 Davis Community Housing Authority

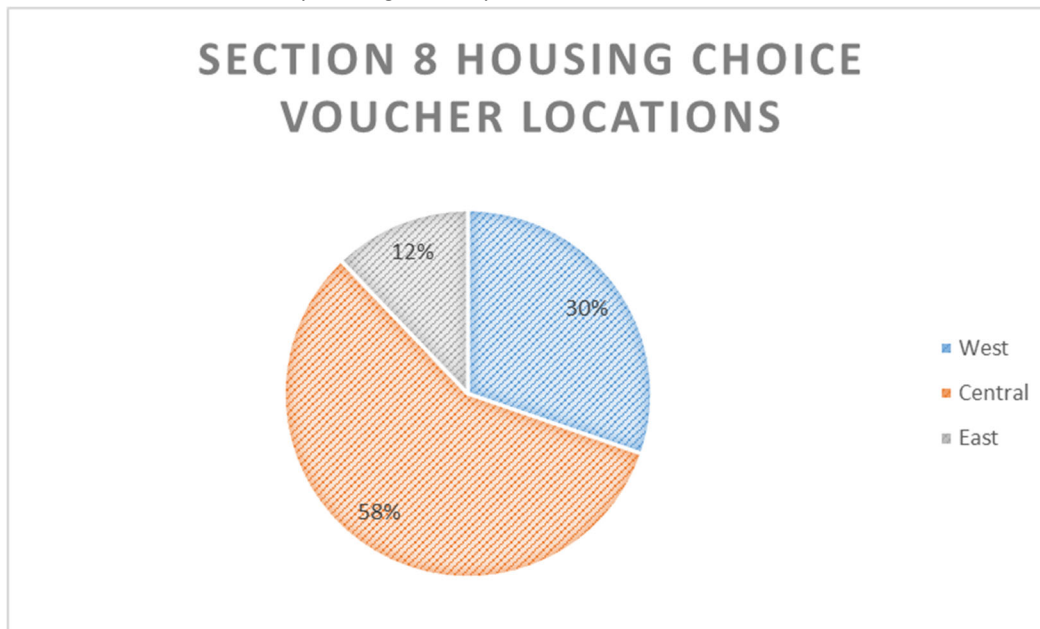


Figure 13: Section 8 Housing Choice Voucher Locations
Source: 2020 Davis Community Housing Authority

This data reflects the need for more affordable housing options to be provided throughout the City. The data also demonstrates that the current availability for very low-income housing is primarily located in multi-family housing developments. The City has recently allowed for alternative methods of providing additional affordable housing options in existing single family neighborhoods, including accessory dwelling units and short-term rentals. These types of units appeal to and can provide affordable housing opportunities for young families, single young adults, and seniors.

Zoning Regulatory Environment

In order to evaluate the potential for moderate income housing in the community, it is important to understand the regulatory environment for residential housing. Zoning regulations govern the use, lot size, and building size for new developments. These regulations have a direct impact upon the opportunity to provide affordable housing within the community.

Survey of Residential Zoning

Below is a description of the zoning districts in which residential dwellings are allowed in the City:

Residential (R1-12): To provide areas for low density, single-family residential neighborhoods of spacious and uncrowded character. Minimum lot size of 12,000 square feet.

Residential (R1-10): To provide areas for medium low density, single-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size of 10,000 square feet.

Residential (R1-7): To provide areas for medium low density, single-family or dual-family residential neighborhoods where low and medium costs of development may occur. Minimum lot size of 7,000 square feet for a single-family home or 8,500 square feet for a duplex.

Residential (RM-7): To provide areas for medium residential density with the opportunity for varied housing styles and character. Minimum lot size of 7,000 square feet for a single-family home with an additional 6,000 square feet for each dwelling unit or 8,500 square feet for a duplex.

Residential (RM-20): To provide areas for medium high residential density with the opportunity for varied housing styles and character. Minimum lot size of 7,000 square feet for a single-family home with an addition 1,900 square feet for each dwelling unit or 8,500 square feet for a duplex.

Planned (P): To encourage and provide a means for effectuating desirable development through the use of variations in siting, mixing land uses and/or varied dwellings or other buildings. Minimum development size of 5 acres. Minimum lot size not applicable when previously zoned Highway Commercial (CH).

Highway Commercial (CH): To encourage a mixture of uses supporting all modes of transportation utilizing Highway 89, including, but not limited to, pedestrians, cyclists, public transit, and vehicular traffic. Residential uses are currently permitted in the CH zone when re-zoned to a P District, and must contain 5 or more dwelling units.

Evaluation of Zoning Code's Effect upon Affordable Housing

The majority of North Salt Lake's Zoning Code allows for the development of affordable housing for low to moderate income households. The City should be proactive to permit development that provides a variety of housing types, including townhomes, condos, and apartments as demand for these types of housing arise. As the City continues to implement the General Plan and Town Center Master Plan, additional opportunities for varied housing types are being provided through infill development and flexible zoning tools, such as the form based code currently under review. Additionally, the role transportation plays in affordable housing should be considered when choosing locations to develop. Every effort should be made to reduce transportation costs for households living in affordable housing, including but not limited to: locating near public and active transportation routes, and reducing required parking for affordable housing developments within or near the Town Center and public transportation routes.

The zoning code was updated in 2018 to allow accessory dwelling units (ADU) in all residential zones upon a single family lot. Allowing for ADU's in single family residences was a strategy to increase the supply of affordable rental housing, by allowing those owning homes an option to use under-utilized portions of their property. Since the ordinance was passed in 2018, sixteen (16) Accessory Dwelling Units have been approved by the City.

Fair Housing

Acknowledgement of the Utah Fair Housing Act

By consent of the people of Utah, North Salt Lake lawfully exercises planning, zoning, and land use regulation authority to promote the health, safety, and welfare of its residents. North Salt Lake is committed to the equal protection and equitable treatment of all members of its community and anyone seeking to rent, lease, or purchase real property within its boundaries. North Salt Lake does not condone housing related practices that intentionally or indirectly discriminate on the basis of color, disability, ethnicity, familial status, gender identity, national origin, race, religion, sex, sexual orientation, source of income, or other suspect classifications. North Salt Lake upholds the Utah Fair Housing Act and complies with federal requirements that affirmatively further fair housing. North Salt Lake promptly reports housing discrimination to the Utah Antidiscrimination and Labor Division (UALD) and assists in its investigations of claims in a timely manner. North Salt Lake also systematically identifies and eliminates unfair encumbrances that impede its ability to promote and maintain an adequate supply of moderate-income targeted housing within its boundaries.

Addressing issues associated with fair and affordable housing requires regular reviews of plans, policies, and ordinances as well as ongoing monitoring and assessment of potential disproportionate impacts and adverse effects within the community. Regular performance reviews of implemented housing plans, policies, and ordinances provide North Salt Lake with continuing feedback for making improvements.

Evaluation of Fair Housing Legal Status

Utah's Fair Housing Act (Utah Code Annotated §57-21-1) prohibits discrimination on the basis of race, religion, color, sex, national origin, familial status, disability or source of income in the rental, purchase and sale of real property. According to The Utah Anti-discrimination and Labor Division, there were 8 fair housing related complaints in North Salt Lake between January 1, 2010 and October 31, 2020. One of the complaints was related to discrimination, four cases were related to national origin, 1 case was related to mental disability, 1 case was related to physical disability, and 1 case was related to sex/sexual orientation. This compares to 86 complaints in Davis County as a whole during the same time period. Because there have been only a few fair housing complaints in North Salt Lake in the last several years, the data suggests that discrimination is not an impediment to fair housing choice in North Salt Lake.

Currently, the only formal mechanism for identifying discrimination cases, based upon the parameters of the Fair Housing Act, is the incident of fair housing complaints. There are several annual trainings throughout the county geared to train landlords on housing discrimination. The City should remain diligent in its efforts to ensure that housing is provided in accordance with the Utah Fair Housing Act.

Goals and Strategies

~~2022~~October 20, 2026

**Items marked with an asterisk are strategies from Utah State Code*

Revised September 20,

Goal 1: Increase Opportunities for Low to Moderate Income Households to Purchase Affordable Housing

Strategy 1.1 — Work with the Davis Community Housing Authority and support their affordable housing programs. ~~Such programs may include the Family Self-Sufficiency Program and the Down Payment Assistance for First Time Home Buyers Program that would assist low-income households to purchase homes.~~

Implementation 1.1.1 — Refer prospective residents to the Davis Community Housing Authority to participate in affordable housing programs and advertise their programs on the city's website and social media.

Timing — Annual; Ongoing

*Strategy 1.2** — Inventory sites for consideration of re-zoning, especially those within close proximity to public transit, which may be appropriate for more diverse owner-occupied housing options which are harmonious with the surrounding neighborhoods.

Implementation 1.2.1 — Create an inventory of sites that are appropriate for re-zoning to allow for more diverse owner-occupied housing options and pursue re-zoning of those properties.

Timing — ~~2022-2025~~2026 - 2031

Goal 2: Increase Affordable Rental Opportunities for Low to Moderate Income Households

Strategy 2.1 — Work with the Davis Community Housing Authority to address affordable housing needs in North Salt Lake, including support for the Section 8 Housing Choice Voucher program.

Implementation 2.1.1 — Refer prospective residents to the Davis Community Housing Authority to participate in affordable housing programs and advertise their programs on the city's website and social media.

Timing — Annual; Ongoing

*Strategy 2.2** — Create or allow for, and reduce regulations to, internal or detached accessory dwelling units in residential zones

Implementation 2.2.1 - Continue to promote the establishment of “accessory dwelling units,” such as basement apartments to increase the supply of affordable rental units and assist cost burdened homeowners. This can be accomplished through continuing to provide free permits for existing ADUs and promoting legalizing ADUs on the city's website and social media.

Timing — Annual; Ongoing

Strategy 2.3 - Promote the construction of housing units across all income categories to facilitate the natural attrition of existing housing stock to become available for low to moderate income households.

Implementation 2.3.1 — Create an inventory of the housing stock in the City and consider re-zoning, where appropriate, to allow for a good balance of diverse housing options.

Timing — ~~2022—2025~~2026 - 2031

*Strategy 2.4** — Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing

Implementation 2.4.1 — Use moderate income housing set aside funds from the U.S. 89 CDA to incentivize moderate income housing developments in the Town Center.

Timing — ~~2022—2027~~2026 - 2031

*Strategy 2.5** — Amend land use regulations to allow for single room occupancy developments

Implementation 2.5.1 — This should be accomplished through the adoption of the Town Center Form-Based Code to explicitly allow for single room occupancy developments. In the

interim, this can be accomplished through including such allowances in Planned (P) District development agreements.

Timing – 2022 – 2025

Implementation 2.5.2 – Amend the City Code to explicitly allow for single room occupancy developments in all zoning districts that allow multi-family residential.

Timing – 2026 - 2031

Goal 3: Rehabilitate Existing Housing to Increase Rental Opportunities, Homeownership, Retention, and Reinvestment in North Salt Lake.

Strategy 3.1— Promote the use of the Emergency Repair Program (supported by CDBG funds and administered by the Davis Community Housing Authority) to extremely low and moderate income households. This program offers grants for maintaining and rehabilitating housing.

Implementation 3.1.1 - Refer prospective residents to the Davis Community Housing Authority to participate in affordable housing programs and advertise their programs on the city's website and social media.

Timing – Annual; Ongoing

Implementation 3.1.2 - Create a City-sponsored Home Repair Grant Program to provide grants for low-to-moderate income homeowners to make needed repairs on their homes.

*Timing – 2022 – 2024**2026 - 2031*

Strategy 3.2— ~~Identify low to moderate income families that need weatherization assistance. Assist these households in contacting the respective utility companies to participate in their weatherization programs. The Weatherization program lowers monthly utility bills by making housing more energy efficient.~~ Assist in reducing the cost of utilities for low-to-moderate income households.

Implementation 3.2.1 – Refer prospective residents to the appropriate utility companies to participate in weatherization programs and advertise their programs on the city's website and social media.

Timing – Annual; Ongoing

Implementation 3.2.2 – Create and implement a “hardship assistance” utility billing policy to assist low-to-moderate income households with City utility payments.

Timing – 2025 - 2030

Goal 4: Reduce household transportation expenses for low-to-moderate income households.

*Strategy 4.1** – Zone or rezone for higher density or moderate income residential development in commercial or mixed-use zones near major transit investment corridors, commercial centers, or employment centers

Implementation 4.1.1 - Promote the establishment of low-to-moderate income housing within and near the Town Center. With a walkable Town Center, residents will have better access to shopping, work, and recreation without the need for a vehicle. This should be accomplished through the adoption of the Town Center Form-Based Code and subsequent rezoning of all properties within the Town Center district. In the interim, properties can be rezoned to allow for higher density residential developments and/or moderate income residential developments through the Planned (P) District rezoning process.

Timing – 2022 – ~~2025~~2026

Implementation 4.1.2 – Allow for higher density residential developments in Planned (P) Districts or other zoning districts near areas identified as Centers on the Wasatch Choice Vision and/or in the City’s General Plan.

Timing – 2026 - 2031

*Strategy 4.2** – Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors

Implementation 4.2.1 - Promote the establishment of low-to-moderate income housing near public transportation routes. Locating affordable housing near public transportation will enable residents to get to work without owning a vehicle. This should be accomplished through the adoption of the Town Center Form-Based Code. In the interim, higher density residential developments and/or moderate income residential developments should be included in Planned (P) District development agreements within the Town Center.

Timing – 2022 – ~~2025~~2026

*Strategy 4.3** – Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the residents own vehicle, such as residential development near major transit investment corridors or senior living facilities

Implementation 4.3.1 - Reduce parking requirements for housing developments in the Town Center and near public transportation routes to reduce the cost of parking infrastructure that is passed on to tenants. This should be accomplished through the adoption

of the Town Center Form-Based Code. In the interim, parked reductions should be included in Planned (P) District development agreements within the Town Center.

Timing – 2022 – ~~2025~~2026

Implementation 4.3.2 – Amend the City Code to restrict the “unbundling” of parking in any multi-family residential developments.

Timing – 2026 - 2031

Goal 5: Promote the construction of new, and preservation of existing, affordable housing units.

Strategy 5.1* – reduce, waive, or eliminate impact fees related to moderate income housing

Implementation 5.1.1 – Conduct a fee study to analyze the impacts of reducing, waiving, or eliminating impact fees related to moderate income housing and update the Comprehensive Fee Schedule accordingly.

Timing – 2026 - 2031

Strategy 5.2* – implement zoning incentives for moderate income units in new developments

Implementation 5.2.1 – Amend the Planned Unit Development (PUD) requirements in City Code to allow for PUDs in instances that include the preservation of existing moderate income housing stock which might not otherwise be preserved due to non-conformance to minimum lot size, building setbacks or lot width standards.

Timing – 2026 - 2031

Strategy 5.3* – rezone for densities necessary to facilitate the production of moderate income housing

Implementation 5.3.1 – Utilize the Planned (P) District process to incentivize the creation of moderate income housing units through development agreements.

Timing – 2026 – 2031

Implementation 5.3.2 – Rezone properties currently zoned as single-family, nearby commercial zoning districts, within and around the Town Center, along major street or transit corridors, and in walkable districts that are more effectively utilized as medium-density or higher-density zones.

Timing – 2026 - 2031

Strategy 5.4* – apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of moderate income housing, an entity that applies for programs offered by the Utah Housing Corporation within the Utah Housing Corporation's funding capacity, an entity that applies for affordable housing programs administered by the Division of Housing and Community Development within the Governor's Office of Economic Development, an entity that applies for affordable housing programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act, an entity that applies for services provided by a public housing authority to preserve and create moderate income housing, or any other entity that applies for programs or services that promote the construction or preservation of moderate income housing

Implementation 5.4.1 – Partner with organizations and/or developers to promote the construction and administration of moderate income housing.

Timing – 2026 - 2031

Strategy 5.5* – create or allow for, and reduce regulations related to, multifamily residential dwellings compatible in scale and form with detached single-family residential dwellings and located in walkable communities within residential or mixed-use zones

Implementation 5.5.1 – Inventory single-family residential zoning districts in the city and update regulations to allow for medium-density and “missing middle” housing, where appropriate.

Timing – 2026 – 2031

This Plan was prepared by the City of North Salt Lake staff.

Contact:

Ali Avery, Long Range Planner
~~alia@nslcity.org~~ alia@nslcity.gov
(801) 335-8729

Adopted Resolution

RESOLUTION NO. 2022-34R

A RESOLUTION ADOPTING CERTAIN AMENDMENTS TO THE CITY OF NORTH SALT LAKE GENERAL PLAN RELATED TO THE MODERATE INCOME HOUSING ELEMENT AND APPROVING THE ANNUAL HOUSING REPORT

WHEREAS, City of North Salt Lake is an incorporated city in Davis County Utah; and

WHEREAS, the City Council of North Salt Lake, in accordance with Utah State Statute 10-9a-401, adopted a Moderate Income Housing Plan on November 17, 2020 as an amendment to the City General Plan; and

WHEREAS, the State Legislature of Utah has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and

WHEREAS, the State of Utah Statute 10-9a-408 requires beginning in 2022, on or before October 1 of each calendar year, the legislative body of a specified municipality shall annually submit a written moderate income housing report to the division.

The moderate income housing report submitted in 2022 shall include:

- (i) a description of each moderate income housing strategy selected by the specified municipality for implementation; and
- (ii) an implementation plan.

WHEREAS, the Planning Commission conducted a public hearing on the proposed updates to the plan on September 13, 2022 and made a favorable recommendation to the City Council;

WHEREAS, the City staff has prepared an annual report with findings of review of the plan and its implementation; and

WHEREAS, the City Council finds that it is in the public interest that the North Salt Lake General Plan be amended at this time to revise the Moderate Income Housing Plan.

NOW THEREFORE, BE IT RESOLVED by the Governing Body of the City of North Salt Lake hereby accepts the 2022 Moderate Income Housing Report and amends the City's Moderate Income Housing Plan as attached:

Exhibit "A" – 2022 Annual Report of Moderate Income Housing

Exhibit "B" – Moderate Income Housing Plan

APPROVED AND ADOPTED by the City of North Salt Lake, Utah, on this 20th day of September, 2022.

CITY OF NORTH SALT LAKE

By:




BRIAN J. HORROCKS
Mayor

ATTEST:


WENDY PAGE
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	<u>aye</u>
Council Member Gordon	<u>aye</u>
Council Member Knowlton	<u>aye</u>
Council Member Porter	<u>aye</u>
Council Member Van Langeveld	<u>aye</u>



MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: October 13, 2026

SUBJECT: Proposed Code Amendment to City Code 13-6-1, amending the Planned Unit Development section to allow the preservation of existing moderate income housing to qualify for a PUD.

RECOMMENDATION

The Development Review Committee (DRC) recommends the proposed amendment to City Code Section 13-6-1 as proposed.

BACKGROUND

City Code Title 13 Chapter 6 provides regulations for subdivisions, specifically Planned Unit Developments (PUD). The purpose of a PUD is to permit flexibility in land use regulation to cluster dwellings for a variety of reasons, including preserving open spaces, natural features, variety of land uses, and efficient use of infrastructure. A PUD allows the Planning Commission to reduce some development standards such as setback, lot width, frontage, or road width. There are seven listed circumstances under which a PUD may be considered.

City Staff was approached by Clay Smith, the owner of a home and lot at 3826 South 775 West. The property is zoned R1-7 and is 0.3 acres. The existing home was built in 1957 in unincorporated Davis County. The home is presently situated on the lot such that the home has no rear setback. Mr. Smith also owns another 0.3 acre lot directly west of this property also containing a home built in 1941, but recently rehabilitated. In an effort to address the rear setback issue for the 3826 South home, Mr. Smith has filed a lot line adjustment between the two lots. The lot line adjustment will increase the rear setback from 0' to 13' and maintain a side setback for the second home of 8 feet. The lot line adjustment increases the lot size for the 3826 South home to 0.34 acres (14,810 sq. ft.) and decreases the second lot to 0.26 acres (11,325 sq. ft.). The minimum lot size in the R1-7 zone is 7,000 sq. ft.

In addition to the lot line adjustment Mr. Smith wishes to now subdivide the 3826 South lot into two lots. Although the amended lot for 3826 contains the required size and frontage for 2 lots, the non-conforming setbacks for the existing home will not allow that home to be preserved if subdivided. In order to qualify for a subdivision Mr. Smith would have to raze the existing home, but would then be allowed to build 2 new homes. Mr. Smith expressed concern regarding evicting the current

tenants from a home that, while small, is in good condition and is an affordable rental property in South Davis County. In review of the code it was determined that preserving existing affordable housing stock is not a listed circumstance under which the Planning Commission could approve a PUD. Mr. Smith has filed an application to amend the code to add the preservation of existing moderate income housing stock. In his particular case the amendment would allow a 2 lot PUD with a new 7,000 sq. ft. lot and maintain the existing home on a 8,106 sq. ft. lot with a rear setback of 13' and a side setback of 5'.

In review of the proposed amendment to the PUD regulations it was determined that the preservation of existing affordable housing is a goal of the City's Moderate Income Housing Plan, a part of the City's General Plan. Each year the city is required to report to the State the actions implemented by the City to support and preserve moderate income housing and it was determined that this implementation policy could be added to the City's Plan, as noted in the previous application. In evaluation of properties under similar circumstances that this proposed change may benefit, only a handful of properties could be identified that might qualify.

The Development Review Committee reviewed the proposal and has recommended approval of the proposed amendment as a small improvement to the code that would assist in preserving some affordable housing units within the City.

PROPOSED MOTION

I move that the Planning Commission recommend to the City Council the proposed amendment to City Code 13-6-1(B) 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:

- A) Aerial/Zoning Map
- B) Property Survey
- C) Proposed Amendment



Development/Application Zoning





Development/Application Aerial



NARRATIVE

THE PURPOSE OF THE SURVEY WAS TO DO CREATE A 3 LOT SUBDIVISION AS SHOWN AND DESCRIBED HEREON. THE SURVEY IS BASED ON THE COMMITMENT FOR TITLE INSURANCE PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER FTUT2600187-DW AND FTUT2600186-DW WITH AN EFFECTIVE DATE OF JANUARY 2, 2026 AT 8:00 A.M. THE SURVEY WAS ORDERED BY CLAY SMITH. THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 1 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN BETWEEN THE NORTH WEST QUARTER AND THE CENTER POINT, WHICH BEARS SOUTH 89°43'50" EAST, DAVIS COUNTY, UTAH, NAD 83 STATE PLANE GRID BEARING.

SYCAMORE SUBDIVISION, 1ST AMENDMENT
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP
1 NORTH, RANGE 1 WEST SALT LAKE BASE & MERIDIAN
BOUNTIFUL CITY, DAVIS COUNTY, UTAH
JUNE 2026

BOUNDARY DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BOUNTIFUL CITY, DAVIS COUNTY UTAH. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 18, SYCAMORE SUBDIVISION, SAID POINT BEING NORTH 89°43'50" WEST 142.63 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 AND SOUTH 0°16'14" WEST 291.93 FEET FROM THE CENTER OF SAID SECTION 1 AND RUNNING THENCE;

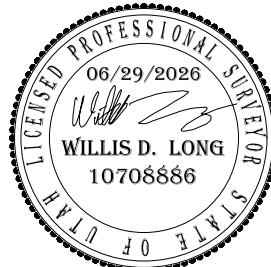
SOUTH 0°05'00" EAST 148.00 FEET;
THENCE SOUTH 88°09'34" WEST 177.46 FEET;
THENCE NORTH 0°05'00" WEST 150.05 FEET;
THENCE NORTH 88°58'00" EAST 177.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 26,473 SQ. FT. OR 0.608 ACRES MORE OR LESS AND 3 LOTS.

SURVEYOR'S CERTIFICATE

I, Willis D. Long, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 10708886 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS 29TH DAY OF JUNE, 2025.



Willis D. Long, PLS NO. 10708886

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

SYCAMORE SUBDIVISION, 1ST AMENDMENT

AND HEREBY DEDICATE, GRANT AND CONVEY TO BOUNTIFUL CITY, DAVIS COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS ____ DAY OF ____, 2026.

BY: _____

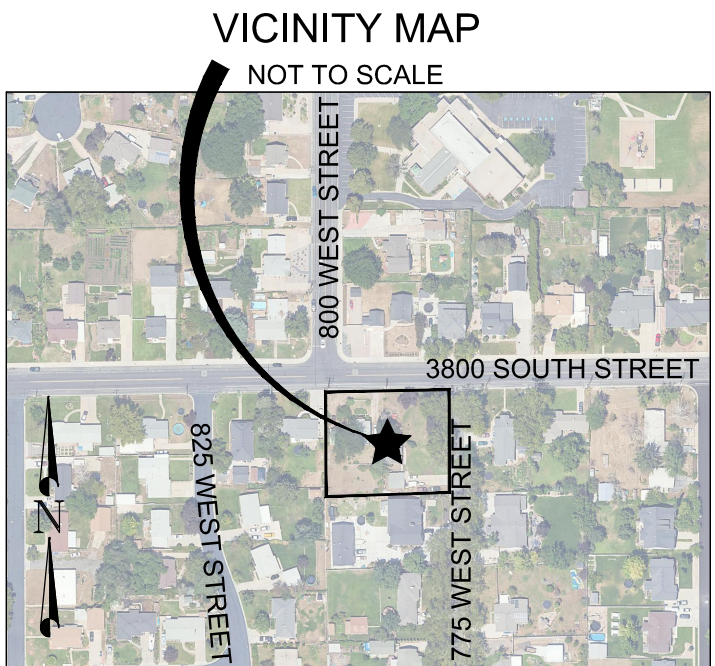
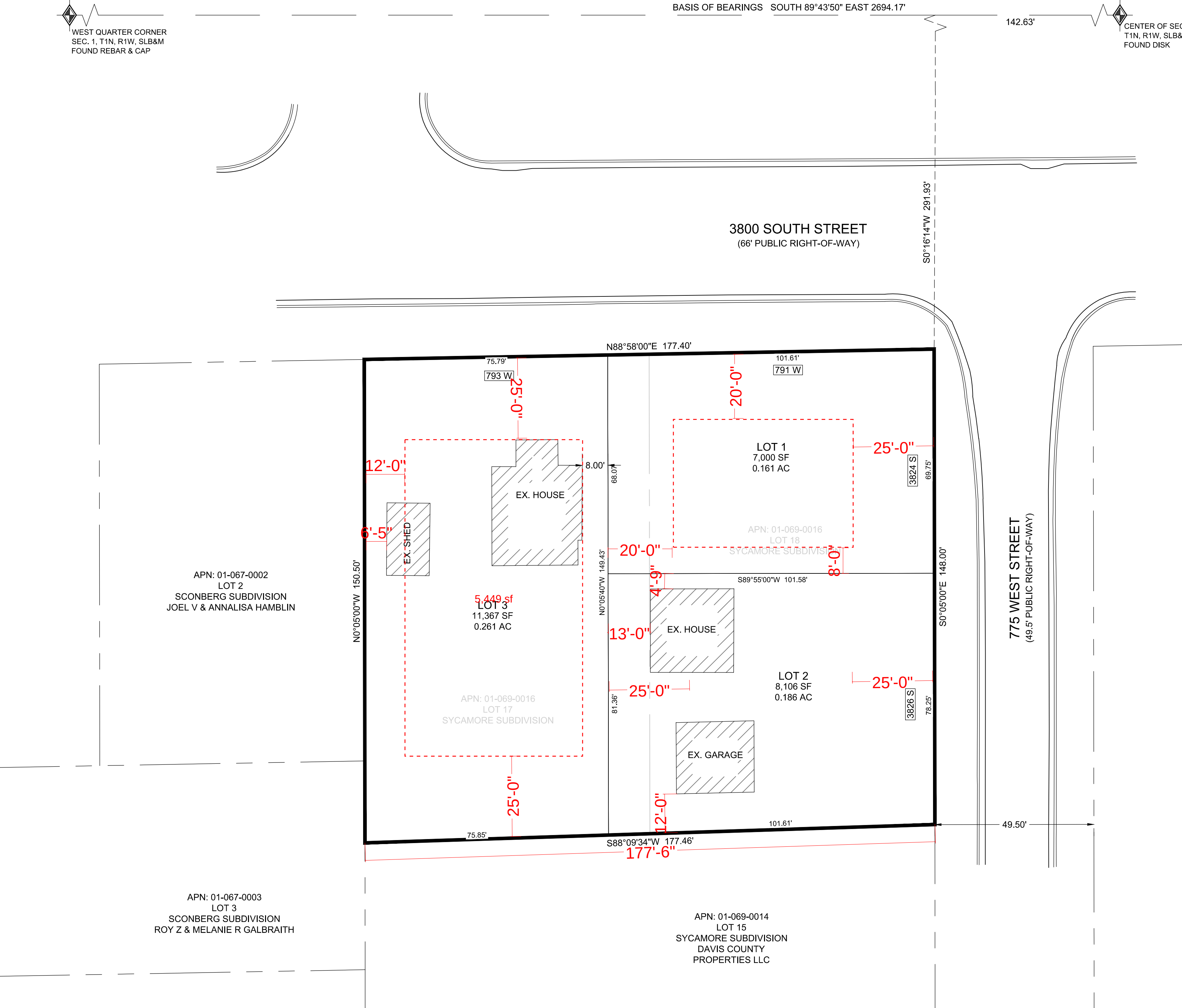
ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF ____)

On this ____ day of ____, in the year 20 __, before me ____, a notary public, personally appeared Clay Smith the owner of C&J Smith Properties LLC proved on the basis of satisfactory evidence to be the person whose name is subscribed to in the foregoing Owner's Dedication regarding the Syracuse Subdivision, 1st Amendment and was signed by him/her on behalf of said C&J Smith Properties LLC and acknowledged that he executed the same.

Commission Number _____
My Commission Expires _____

Print Name: _____
A Notary Public Commissioned in Utah



LEGEND

- COUNTY MONUMENT AS DESCRIBED
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT

PUBLIC WORKS THIS PLAT HAS BEEN REVIEWED BY OUR OFFICE AND IS HEREBY APPROVED AND ACCEPTED. DATE _____ BOUNTIFUL CITY PUBLIC WORKS DIRECTOR	COUNTY ASSESSOR REVIEWED AND ACCEPTED BY THE OFFICE OF THE BOUNTIFUL CITY ASSESSOR THIS ____ DAY OF ____, 2025. _____ BOUNTIFUL CITY ASSESSOR	BOUNTIFUL CITY FIRE SERVICE DISTRICT THIS PLAT HAS BEEN REVIEWED AND APPROVED BY THE BOUNTIFUL CITY FIRE SERVICE DISTRICT. DATE _____ BOUNTIFUL CITY FIRE MARSHAL	COUNTY ENGINEER I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH AVAILABLE INFORMATION ON FILE IN THIS OFFICE. DATE _____ BOUNTIFUL CITY ENGINEER	GOVERNING BODY APPROVAL AND ACCEPTANCE APPROVED THIS ____ DAY OF ____, 2025 ON BEHALF OF THE BOUNTIFUL CITY COUNCIL. DATE _____ BOUNTIFUL CITY MAYOR	APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS ____ DAY OF ____, 2025. _____ BOUNTIFUL CITY ATTORNEY	COUNTY RECORDER ENTRY NO. _____ FEE PAID _____ FILED FOR AND RECORDED _____ AT _____, IN BOOK _____ OF OFFICIAL RECORDS, PAGE _____, RECORDED FOR _____ _____ COUNTY RECORDER BY: _____
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13-6-1: PLANNED UNIT DEVELOPMENTS; SPECIAL REQUIREMENTS:

A. Purpose: The purpose of planned unit development (PUD) is to permit flexibility in land use regulations and for the consolidation of open spaces by clustering dwelling units, in order to preserve natural features, allow a variety of land uses, provide meaningful and usable open spaces, and to make efficient use of essential infrastructure and public facilities. The application of planned unit development concept is intended to encourage neighborhoods, housing, design, open space and facilities compatible with the present living environment in the City as described by the General Plan, while at the same time ensuring compliance with practices which will assure the health, safety and public welfare of the future inhabitants of the planned unit development, as well as maximizing the energy utilization efficiency of the project. In exchange for the additional services provided by the developer in a planned unit development, this chapter will allow for increased intensity of buildings and more flexible uses of the land.

B. The PUD approach is expected to result in development that is superior to what could be obtained through ordinary lot-by-lot development. It is not intended to circumvent conventional land use regulations. The City may apply the flexibility of the planned unit development regulations, when the development, through its design and establishment, will provide benefits that may include, but are not necessarily limited to the following:

1. The stabilization and preservation of the existing or planned land uses in abutting areas and surrounding residential neighborhoods;
2. Preservation and enhancement of desirable site characteristics such as natural topography, vegetation and geologic features, and the prevention of soil erosion;
3. Preservation of buildings which are architecturally or historically significant or contribute to the character of the City;
4. Maximizing and preserving vegetation and open space and/or other special development amenities to provide light, air and privacy, to buffer abutting properties and to provide active and passive recreation opportunities for residents of the planned development and/or the community;
5. Minimize significant through traffic impacts on adjacent residential neighborhoods;
6. Provide an appropriate transition or buffering between uses of differing intensities both on site and off site; ~~and~~
7. Provide safe and convenient vehicle and pedestrian connections between adjacent uses;~~i~~
8. Preserve existing moderate income housing stock which might not otherwise be preserved due to non-conformance to minimum lot size, building setbacks or lot width standards.

C. In return for greater flexibility in site development, the PUD introduces some special requirements and standards for design approval. These conditions will be employed to maximize quality of site design. They will not be used to cause undue delays nor unwarranted increase in costs, when compared to more conventional development. The PUD process will not be used as a device to force a decrease in residential density below that otherwise allowed by the comprehensive plan and underlying zoning.

D. Planned Unit Developments Approval: A development which is to be developed as a PUD shall be processed in the same manner as subdivisions. PUD developments shall comply with the underlying zoning requirements except as specifically varied by this section.

E. Deviation From Design And Improvement Standards: Requests for design deviations, other than those outlined in this section or as approved by development agreement in conjunction with a P-District rezone, may only be approved as a legislative decision by the City Council. Where, in the opinion of the City Council, the literal enforcement of the design and improvement standards in this Title would result in an unreasonable utilization of land and water or undue hardship due to unique circumstances compliance with one or more of the design and improvement standards may be waived, according to the following procedure:

1. Application: Application for a modification of design standards shall be made on a form provided by the City and shall include:

- a. A description of the land to be developed;
- b. An identification of the title provision from which the modification is requested;
- c. A description of the peculiar physical conditions pertaining to the land in question and which do not pertain to other lands in the general area;
- d. A description of the hardships which will accrue to the detriment of the property owner if the requested modification is not granted;
- e. A nonrefundable modification review fee, where established and payable to the City, in accordance with the Comprehensive Fee Schedule as adopted by resolution of the City Council.

2. Public Hearing; Notice: The Planning Commission shall hold a public hearing before making a recommendation on the requested modification. Notice of said public hearing shall be given in accordance with USC 10-20-205 as a class B notice.

3. Recommendation To City Council: The Planning Commission shall review the modification application and shall submit its written recommendations for approval or disapproval of such application to the City Council, along with written reasons therefore within thirty (30) calendar days from receipt of said application at a regularly scheduled meeting of the Planning Commission. The Planning Commission may at its own discretion conditionally approve a preliminary plat subject to approval of the modification by the City Council, or may table action on a preliminary plat until the City Council has acted on the modification request.

4. Decision Of City Council: The City Council may approve the requested modification upon making a finding based upon the record submitted that the issuance of the modification will not be detrimental to the interest of the public safety, health or welfare, the proposed development substantially complies with the City General Plan and adopted Zoning Ordinance, and the proposed modification will result in improved overall development design.

5. Records Maintained: A record of all correspondence, recommendations, submissions and official action regarding all design modifications applications shall be maintained permanently by the City as a public record.

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 SEPTEMBER 8, 2026
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 Commission Vice Chair Ryan Holbrook via Zoom
12 Commissioner Scott Jones
13 Commissioner Ron Jorgensen
14 Commissioner Jacob Kapp
15 Commissioner Irene Stone
16

17 EXCUSED: Commissioner Jonathan Marsh
18

19 STAFF PRESENT: Mackenzie Johnson, Planner, Abbi Anderson, Planning Intern.
20

21 OTHERS PRESENT: Dee Lalliss, Barry Bryson, residents; Eric Smith, APCO.
22

23 1. PUBLIC COMMENT
24

25 There were no public comments.
26

27 2. CONSIDERATION OF SITE PLAN APPROVAL FOR THE APCO PARKING LOT
28 EXPANSION AT 710 SOUTH REDWOOD ROAD, REID WINTERSTEEN, CIR
29 ENGINEERING, APPLICANT
30

31 Mackenzie Johnson presented an aerial view of the area zoned general commercial, and
32 highlighted APCO located at 710 South Redwood. She explained that the adjacent property
33 owner SandBar provided volleyball and similar recreation and had experienced parking issues
34 over the years. She went on that APCO and SandBar were working together on creating
35 additional parking to be shared. She said when the APCO site was developed, it included above
36 ground storm drain infrastructure at the north end of the side which was proposed to be paved
37 over to create additional parking. She continued that this site plan application included the storm
38 drain infrastructure being placed underground via a storm tech system, or alike.
39

Ms. Johnson said the City Engineer had not yet reviewed the proposal to determine if the proposed storm drain methods would be feasible. She continued that there were some concerns due to the high water table in the area, and that the City Engineer would review this including other means and methods that would provide compliance with all governmental regulations related to stormwater retention and detention. She noted that the recommended condition to correct redlines included an additional ADA parking space and confirmation of storm drain calculations and infrastructure from the City Engineer.

Mackenzie Johnson provided an existing plan showing the limits of demolition and noted this would only impact the northern part of the site including grass area currently used as storm drain infrastructure and a small portion of adjacent asphalt. She shared the proposed site plan which met the code for parking lot circulation related to parking islands and size spacing design. She noted that there was a cross access easement running along the west property line for the lots on the northern side of this property which could not be disturbed. She added that this resulted in balancing the maximum number of parking stalls while complying with the easement, which resulted in irregular shaped parking islands.

Mackenzie Johnson continued that there was a secondary issue with mosquitos and the outdoor volleyball courts of SandBar. She noted that SandBar had expressed interest in covering the courts to assist in mosquito problems but were unable to do so because of a public utility easement and 8" public waterline running along the northern property line. She shared an aerial view of the SandBar property and pointed out the location of the existing waterline. She noted that as part of the APCO site plan application, the plan was to abandon the existing waterline on the SandBar property and run a new line through the parking lot on APCO's property. She added that this modification to the waterline would allow the easement to be vacated and then SandBar could cover the outdoor courts in the future if they desired.

Mackenzie Johnson said the application for construction and other associated work on the SandBar property was not before the Commission at this time. She noted that the only item associated with SandBar as part of this site plan was the abandonment of the waterline and replacement on APCO's property. She explained that when the waterline infrastructure was in place and properly functioning, the easement on SandBar's property would be vacated and then dedicated accordingly on the APCO property.

Ms. Johnson shared the landscaping plan and noted that everything on Redwood Road would remain the same. She said the only landscape improvements included the parking islands with required trees, plants, gravel/mulch, etc. She continued that the Development Review Committee (DRC) recommended approval of the site plan application with the conditions of the correction of engineering and planning redlines, recordation of the shared parking easement before final

inspection, vacation of the public utility easement at 680 South Redwood Road, and dedication of the new public utility easement at 710 South Redwood Road.

Chair Larson asked why the site plan approval was not being tabled or postponed until the City Engineer had reviewed the plan. Mackenzie Johnson replied that staff had met with the City Engineer to discuss the proposed plan. She said even if there were engineering redlines, they were not substantial enough to change the site plan regarding improvements or their locations.

Chair Larson asked about the current overflow parking on the SandBar property. Mackenzie Johnson said one of the issues with parking was that there was no location for overflow, which may result in fewer clientele for the business. She noted that some patrons were parking up and down the easement where parking was not allowed due to issues related to safety and fire access.

Commissioner Jorgensen asked about replacing the detention basin. Mackenzie Johnson replied that there were ways to engineer this, including underground retention/detention systems. She spoke on the higher water table in this area and how engineers would find different ways to manage that water in compliance with federal and state regulations. She added that there were exceptions to allow the water to be routed to the adjacent Jordan River if needed.

Eric Smith, APCO, said it was basically an underground tanklike system that could store a certain amount of water during a heavy storm. He continued that it had a gravel bottom to allow some water to leech out into the system over time. He spoke on the benefits of the StormTech system and noted that the City had approved this system in other areas. Mackenzie Johnson added that a similar storm drain system was used in the nearby Clifton Place Development in the City.

Commissioner Kapp commented that he utilized these types of systems in the businesses they constructed. He noted the different underground storage systems including StormTech and R Tank and said they worked well.

Mackenzie Johnson elaborated that the potential issue in this area was that the high water table did not allow additional water to infiltrate into the ground before running off. She said if the groundwater was too high in this area then another solution would need to be implemented to ensure the water did not flood any of the properties or the road and was diverted.

Commissioner Jorgensen moved that the Planning Commission approve the site plan for the APCO parking lot expansion at 710 South Redwood Road with the following conditions:

- 1) **Correction engineering and planning redlines;**
- 2) **The shared parking easement be recorded on the properties prior to final inspection; and**
- 3) **Prior to final inspection and upon completion of the waterline relocation, the existing public utility easement on the north property line at 680 South Redwood Road be vacated, and a new public utility easement be dedicated on the 710 South Redwood Road property.**

Commissioner Jones seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, and Stone. Commissioner Marsh was excused.

3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE PLANNING COMMISSION

Mackenzie Johnson reported that the City Council were provided with the proposed Town Center Urban Design Standards during their September 1st meeting. She noted that they would then review these standards during their September 15th meeting with potential approval in October.

4. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of August 25, 2026 were reviewed and approved.

Commissioner Jorgensen noted a discrepancy on lines 314-320 and suggested “Planned Unit Developments (P Districts)” be replaced with “P District”.

Commissioner Jorgensen moved to approve the Planning Commission meeting minutes with the correction as noted for the August 25, 2026 meeting. Commissioner Stone seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, and Stone. Commissioner Marsh was excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:49 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, October 13, 2026 by unanimous vote of all members present.

157 *BreAnna Larson, Chair*

Wendy Page, City Recorder