

PLANNING COMMISSION MEETING

January 13, 2026
6:30 p.m.



CITIZEN COMMENT

2026 Chair & Vice-Chair Appointment

2026 Chair & Vice-Chair

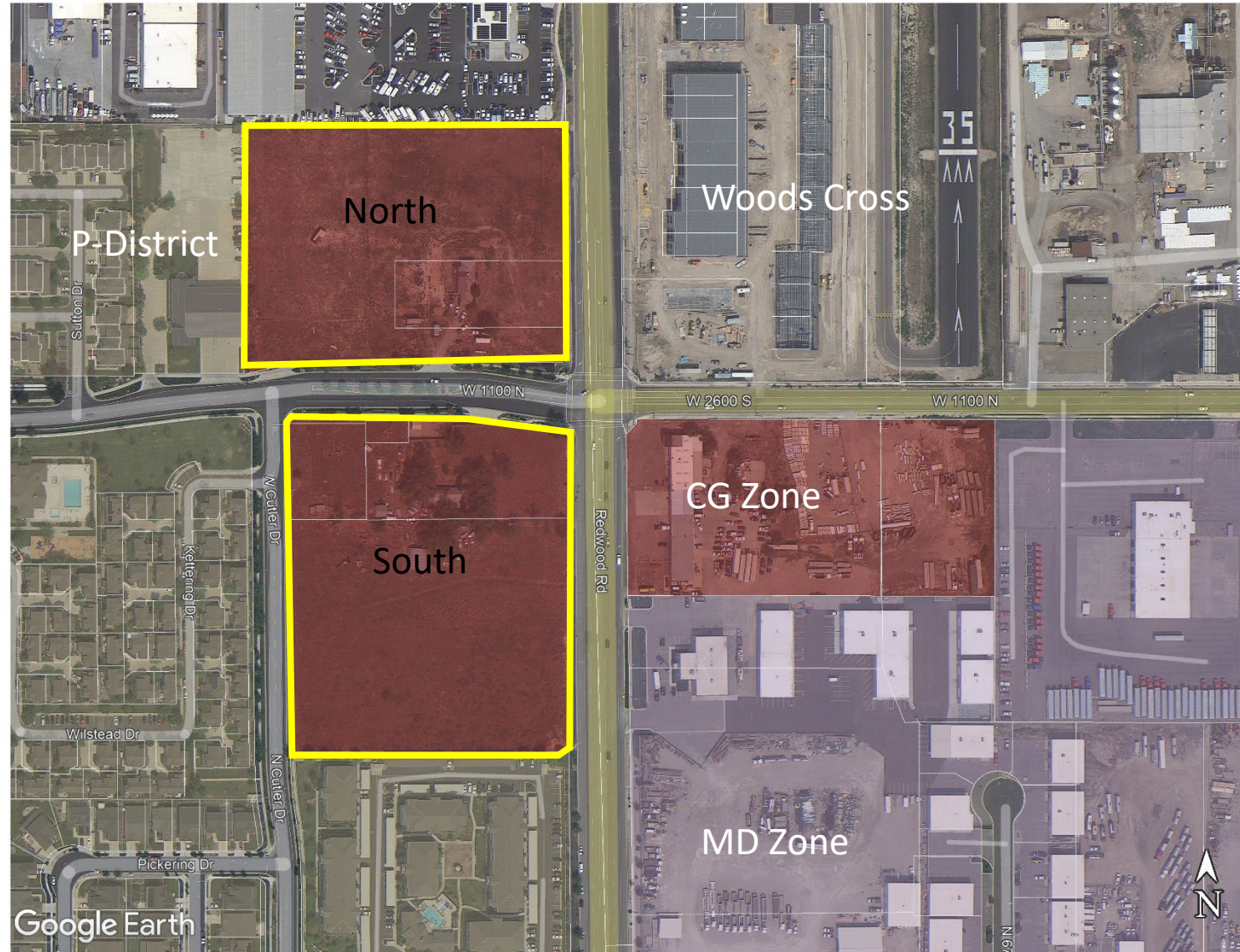
Proposed Motion:

I move that the Planning Commission appoint _____ as the 2026 Planning Commission Chair

I move that the Planning Commission appoint _____ as the 2026 Planning Commission Vice Chair

General Development Plan
Amendment
Clifton Place South PUD

Amendment General Development Plan Clifton Place South Zoning



Amendment General Development Plan Clifton Place South

P-District/General Development Process:

- PC-Public Hearing for Rezone
- PC Recommendation on General Development Plan (GDP)=Concept Plan
- City Council Approval of GDP
- PC *Approval* of Preliminary Subdivision Plat or Site Plan (exhibit for Development Agreement)
- PC Recommendation on P-District Rezone
- CC Approval of the P-District Rezone and Development Agreement
- Final Plat approved by Staff (if applicable)
- Construction Permits

Amendment General Development Plan
Clifton Place South

Clifton Place History:

7/12/2022

- PC-Public Hearing
- PC Recommendation on General Development Plan (GDP)=Concept Plan

7/19/2022

- City Council Approval of GDP

9/13/2022

- PC Recommendation for Preliminary Subdivision Plat (North & South)
- PC Recommendation on P-District Rezone

10/4/2022

- CC Approval of the P-District Rezone (ORD 2022-07) and Development Agreement

5/14/2024

- PC Rec. Amended GDP-North
- Approve Prelim Plan-North

5/21/2024

- CC Approve Amended GDP

9/9/2022

- Dev. Agr. Executed (North)

9/12/2024

- Final Plat (North)

10/1/2024

- CC Approve ORD2024-06 P-District Rezone (North)

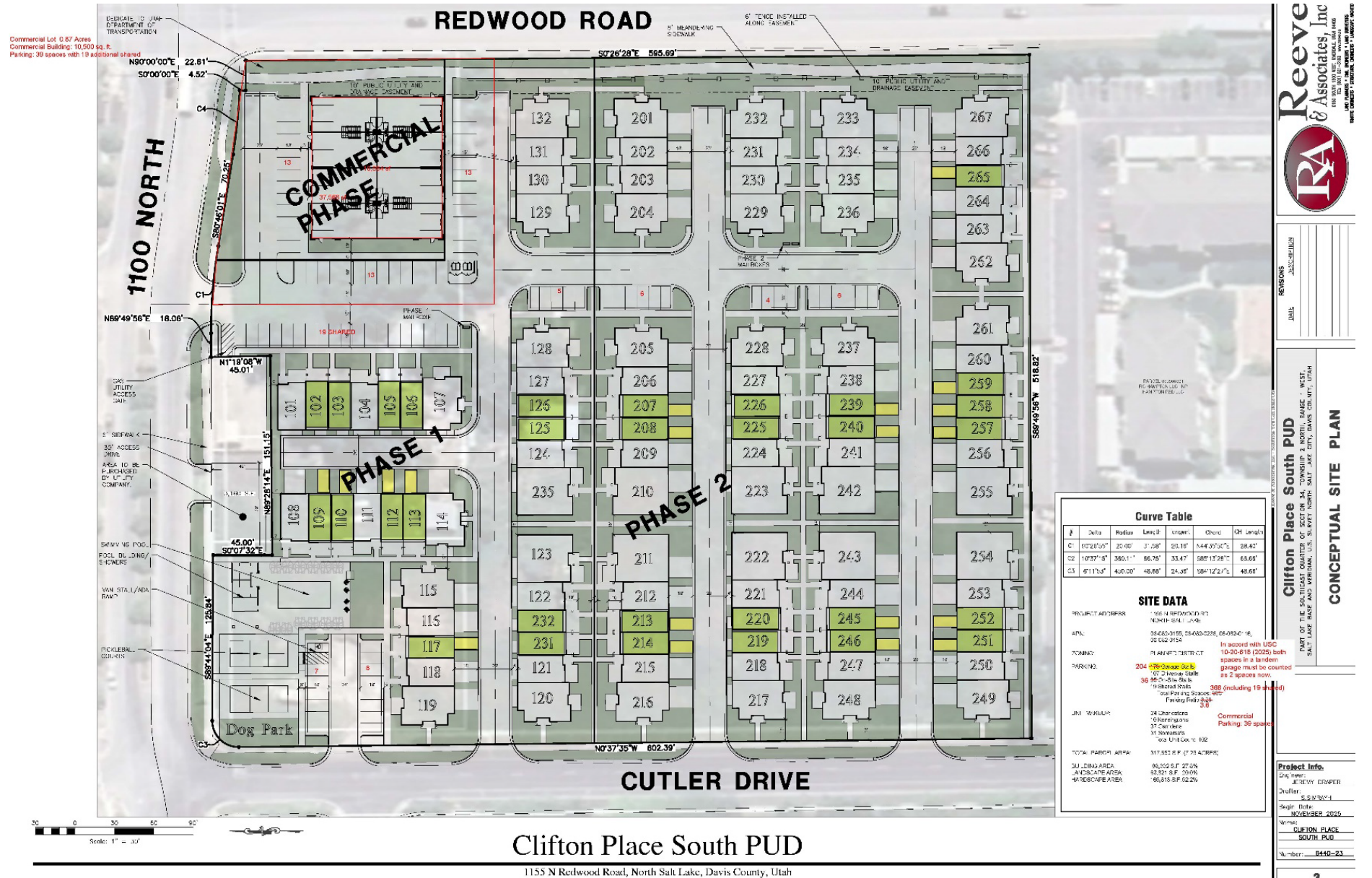
North: 68 units

Amendment General Development Plan Clifton Place South-Proposed

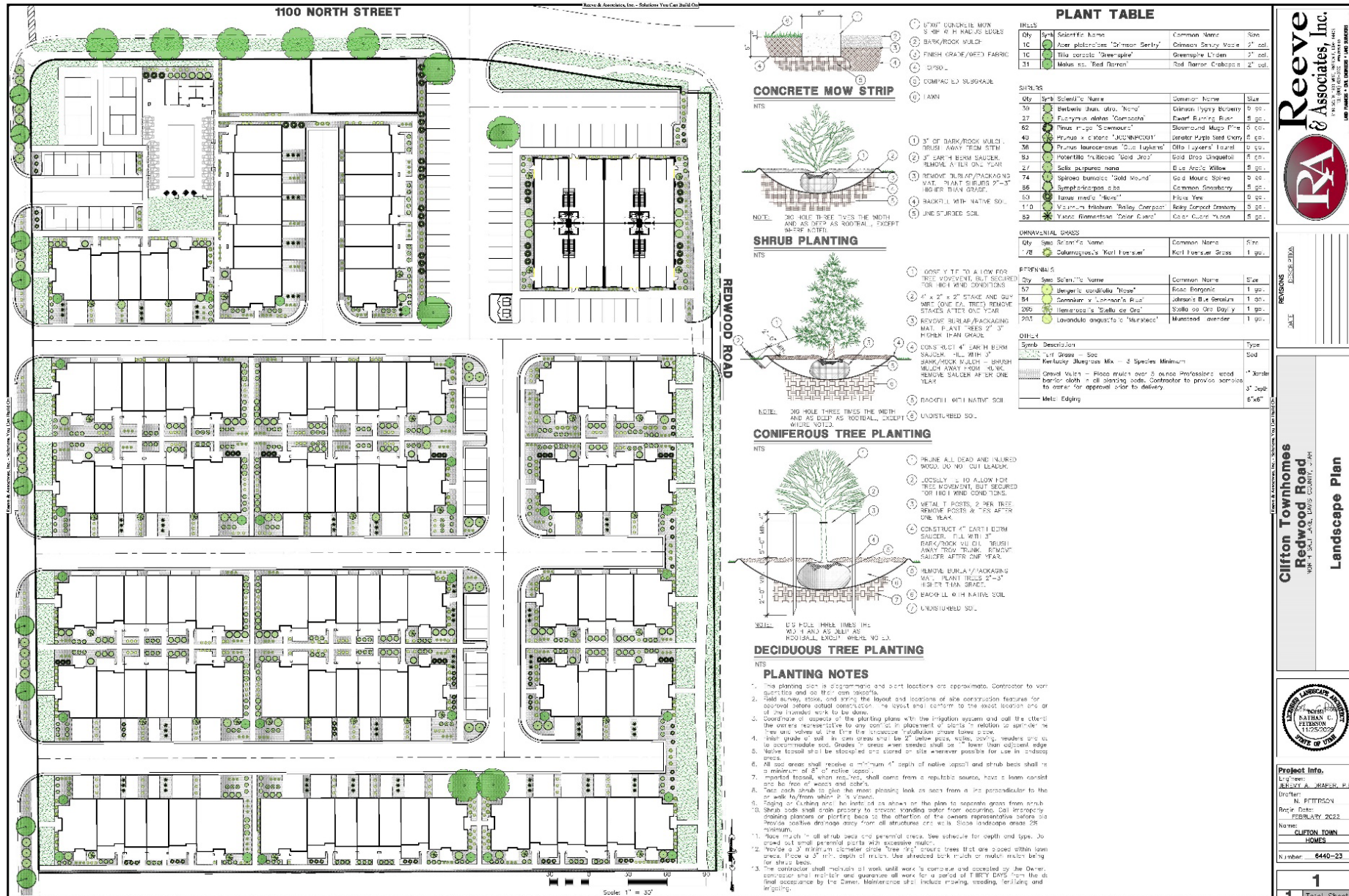
Original GDP
Total Units: 185
South: 111
Parking: 278 (2.5/du)

Proposed GDP
South: 102
Parking: 366 (3.6/du)

Commercial Parking
39 spaces



Amendment General Development Plan Clifton Place South-Landscape Plan



Amendment General Development Plan
Clifton Place South-Building Elevations



Amendment General Development Plan
Clifton Place South

1/13/2026

- PC Rec. Amended GDP

Amended GDP Requests:

- Reduction in number of units
- Street/site layout
 - Addition of pickleball courts
- Fencing along Redwood Road
 - Dev. request sight obscuring (solid)
 - DRC recommends decorative metal
- Redlines
 - Add ped connections to Redwood Rd. trail
 - Amenity parking access-move south
 - Update parking counts

1/20/2026

- City Council Approval of GDP

TBD

- PC Approval Preliminary Plan (South)

TBD

- CC Approval of the P-District Rezone and Development Agreement

TBD

- Staff Approve Final Plat
- Construction

Amendment General Development Plan
Clifton Place South

Proposed Motion:

I move that the Planning Commission recommend to the City Council the approval of the proposed amended General Development Plan for Clifton Place South PUD with the following findings and conditions:

Findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

Conditions:

1. The fencing along Redwood Road shall be decorative metal with masonry columns;
2. Pedestrian connections shall be made from the internal sidewalks to the Redwood Road trail;
3. The driveway for the guest parking adjacent to the community amenities (pool and pickleball) shall be reconfigured to move the access to the south and inline with the development entry across Cutler Drive;
4. The General Development Plan be corrected for redline corrections of parking counts;
5. Subject to final approval of the P-District Rezone and Development Agreement.

General Development Plan
Amendment
Village Station

Village Station
General Development Plan Amendment
Aerial



Amendment General Development Plan Village Station

Village Station History:

6/12/2007

- Eaglewood Village Dev. Agr.

2013-2020-Construction

- Eaglewood Lofts Apartments
- Views at Eaglewood Village

7/23/2019

- PC Rec. Amend GDP for Village Station (Brighton)

8/6/2019

- CC Approval Amend GDP & Dev. Agr.
 - 323 Apts
 - 103 Apts. Or Hotel
 - Commercial

1/28/2020

- PC Rec. Site Plan Bldg. 1-3

2/18/2020

- CC Approve Site Plan Bldg. 1-3
- Partial vacation of Orchard Dr. (parking)

3/22/2022

- PC Rec. Site Plan Bldg. 4-5

4/19/2022

- CC approve Site Plan Bldg. 4-5

2/4/2025

- CC discussion of amendment to Bldg. 4 into rental townhomes and street vacation

Village Station

General Development Plan -Current



SITE PLAN 1
1" = 80'

135 E. CENTER STREET, NORTH SALT LAKE, UTAH 84054 | 849 W. HILL FIFTH RD. STE. 201 LAYTON, UT 84041

UNIT COUNT	1BED	2BED	3BED	STUDIO	TOTAL	AREA COUNT	PER FLOOR	TOTAL	COMMERCIAL AREAS:
BUILDING 1	60	37	-	7	104	BUILDING 1	23,387 SF	94,348 SF	BUILDING 2 - 18,000 SF
BUILDING 2	27	27	-	6	60	BUILDING 2	17,326 SF	71,712 SF	BUILDING 6 - 8,000 SF
BUILDING 3	23	36	14	-	73	BUILDING 3	20,901 SF	83,804 SF	BUILDING 7 - 9,800 SF
BUILDING 4	35	47	10	-	92	BUILDING 4	26,306 SF	105,224 SF	
BUILDING 5	63	40	-	-	103	BUILDING 5	24,176 SF	96,704 SF	
TOTAL	208	182	24	10	424	BUILDING 6	8,000 SF	8,000 SF	
RATIO:	(49%)	(43%)	(6%)	(2%)	(100%)	BUILDING 7	9,800 SF	9,800 SF	
						TOTAL	-	469,102 SF	

UNIT AREAS:

- 1 BEDROOM - 630 SF - 723 SF
- 2 BEDROOM - 875 SF - 1075 SF
- 3 BEDROOM - 1,190 SF - 1,250 SF
- STUDIO - 425 SF

PARKING COUNT	PARKING BY USE:
SURFACE STALLS: 891	COMMERCIAL (27,600 SF) 1 STALL PER 1,000 SF 28 REQ.
GARAGE STALLS: 57	OFFICE (16,000 SF) 3 STALL PER 1,000 SF 48 REQ.
TOTAL: 748 STALLS	RESIDENTIAL (424 UNITS) 1.75 STALLS PER UNIT 742 REQ.
(1.76 STALLS PER UNIT)	
PARKING COUNT PER PHASE:	
NORTHERN PHASE (BUILDINGS 1-3):	
• 108 UNITS	TIME OF USE (7AM - 5PM):
• 183 STALLS	1. 75% RESIDENTIAL 557 STALLS
• 1.77 STALLS PER UNIT	2. 60% OFFICE 24 STALLS
	3. 100% COMMERCIAL 28 STALLS
	TOTAL 609 STALLS
SOUTHERN PHASE (BUILDINGS 4-7):	
• 321 UNITS	TIME OF USE (6PM - MIDNIGHT):
• 565 STALLS	1. 80% RESIDENTIAL 564 STALLS
• 1.76 STALLS PER UNIT	2. 5% OFFICE 3 STALLS
	3. 80% COMMERCIAL 25 STALLS
	TOTAL 626 STALLS
	TIME OF USE (MIDNIGHT TO 7AM):
	1. 100% RESIDENTIAL 742 STALLS
	2. 5% OFFICE 3 STALLS
	3. 80% COMMERCIAL 25 STALLS
	TOTAL 745 STALLS REQ.



LINETYPE LEGEND

---	EXISTING
---	SETBACKS/REQUIREMENTS
---	SETBACKS
---	MAJOR ROADS
---	MAJOR ROADS/TOPOGRAPHY
---	MAJOR ROADS/TOPOGRAPHY
---	MAJOR ROADS/TOPOGRAPHY
---	MAJOR ROADS/TOPOGRAPHY



A0.1
SITE PLAN OPTION 1
EAGLEWOOD VILLAGE



MAY 6, 2019

150 N. MAIN STREET STE. 101 HERR CITY, UT 84032 | (801) 936-1343



Village Station
General Development Plan –Building Elevations



Amendment General Development Plan Village Station

Amended GDP Requests:

- Bldg. 4 (94 units) replaced with 60 townhomes
- Bldg. 3 (60 units) increased to 74 units
- Vacation of Orchard Dr. South of roundabout

1/13/2026

- PC Rec. Amended GDP

2/3/2026

- CC Public Hearing-Street Vacation
- CC Approval of GDP & Amend Dev. Agr.

TBD

- Geotech Review
- Plat Amendment
- PC Approve Final Site Plan

TBD

- Construction

Amendment General Development Plan
Village Station

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Conditions:

1. The City Council approval of the proposed road vacation;
2. The City Council approval of the amended Development Agreement to require building #3 include 74 dwelling units and allow the 60 rental townhomes in lieu of the approved 94 unit apartment building #4;
3. The Village Station PUD plat be amended to include the vacated right of way;
4. Approval of geotechnical hazard review as part of the Site Plan Approval by the Planning Commission.

Open & Public Meetings Act Annual Training

ACTION UPDATE

- New Councilmember Heidi Smoot-assigned to Arts Committee, Audit Committee and Tree City USA/Arbor Day
- Jean Montanaro-Appointed to the Arts Committee
- WUI Code-Adopted without Map
 - No areas of Extreme High Risk in NSL
 - Staff and Fire working on draft WUI Map

Upcoming Agenda Items

- Jan. 27-Urban Design Standards-Progress Report & Visual Preference Survey
- March-General Plan Draft

MINUTES

Minutes-December 9, 2025

Proposed Motion:

I move that the Planning Commission approve the minutes for December 9, 2025 with

- No changes
- or
- With modifications as discussed

ADJOURN