

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
JANUARY 13, 2026

**FINAL**

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

PRESENT: Commission Chair BreAnna Larson  
Commission Vice Chair Ryan Holbrook  
Commissioner Scott Jones  
Commissioner Ron Jorgensen  
Commissioner Jonathan Marsh  
Commissioner Irene Stone

EXCUSED: Commissioner Jacob Kapp

STAFF PRESENT: Sherrie Pace, Community Development Director; Caden Baines, Planning Intern.

OTHERS PRESENT: Dee Lalliss, resident; John Blocker, Nick McMurtrey, Brighton Homes.

1. WELCOME AND INTRODUCTION

Chair Larson noted the two new Commissioners were Scott Jones and Jacob Kapp. She noted that Commissioner Kapp was excused from this meeting. She invited Commissioner Jones to introduce himself.

Commissioner Jones shared that he moved to the City in 1967 and has lived in multiple areas within the City. He noted that he started his business in the City over thirty years ago and sold it to Bish's RV.

2. PUBLIC COMMENT

There were no public comments.

3. APPOINTMENT OF CHAIR AND VICE CHAIR FOR 2026

**Commissioner Marsh moved to nominate BreAnna Larson as Chair. Commissioner Jorgensen seconded the motion.**

**Commissioner Jorgensen moved to nominate Ryan Holbrook as the Vice Chair. Commissioner Stone seconded the motion.**

**Commissioner Stone moved that the Planning commission appoint BreAnna Larson as the 2026 Planning Commission Chair and Ryan Holbrook as the 2026 Planning Commission Vice Chair. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Larson, Marsh, and Stone. Commissioner Kapp was excused.**

4. CONSIDERATION OF A REQUEST TO AMEND THE GENERAL DEVELOPMENT PLAN FOR CLIFTON PLACE SOUTH PUD, LOCATED AT 1095 NORTH REDWOOD ROAD, 102 TOWNHOMES AND 10,500 SQUARE FEET OF COMMERCIAL, BRIGHTON HOMES UTAH II, LLC, APPLICANT

Sherrie Pace reported that Clifton Place, located at 1100 North and Redwood Road, consisted of North and South development properties on either side of 1100 North. She explained the process for a Planned (P) District and General Development plan included a public hearing on the request to rezone to the P District and review of the General Development plan. She continued that the Commission made a recommendation on the General Development Plan to the City Council for review. She noted that once the General Plan was approved by the Council the next step would be a preliminary plat or site plan review by the Commission. Ms. Pace clarified that per State code only the Planning Commission would act on subdivision plans.

Commissioner Marsh asked about the differentiation between needing a preliminary plat or site plan. Sherrie Pace replied that it depended on the type of development and explained that a for sale product with individual lots would require a preliminary plat while an development on a single parcel without individual ownership, for example an apartment building or business would be a site plan.

Sherrie Pace continued that after the preliminary plat or site plan the Commission would make a formal recommendation for the P District rezone which would go to the City Council for approval. She said the terms of the plat or plan would then be incorporated into a development agreement and final rezone for Council approval. She noted that once the development

agreement was executed the developer could move forward with final plat or construction permits.

Ms. Pace reviewed the history of Clifton Place including:

- July 12, 2022: The Planning Commission held a public hearing for the Clifton Place PUD General Development Plan and P-District Rezone for Clifton Place PUD (North and South) and recommended approval to the City Council.
- July 19, 2022: The City Council approved the General Development Plan (North and South).
- September 13, 2022: Planning Commission recommended Preliminary Plan (North and South).
- October 4, 2022: City Council approved Preliminary Plan, P-District Rezone (ORD 2022-07), and Development Agreement (North and South).
- May 14, 2024: Planning Commission recommended amendment to GDP (North) and approved Preliminary Plan.
- May 21, 2024: City Council approved amended GDP and amended Development Agreement (North).
- September 9, 2024: Development Agreement executed.
- September 12, 2024: Final Plat Signed (North phases 1 & 3).
- October 1, 2024: City Council approved revised ORD2024-06 for P-District Rezone (repealing ORD2022-07) removing South from the ordinance.
- July 15, 2025: Final Plat Signed (North phase 2).

Sherrie Pace presented the amended General Development plan for Clifton Place noting there were 185 total dwelling units per the original General Development plan. She shared that the first General Development plan including the site plan for Clifton Place South which showed 111 units and Clifton Place North with an amended 68 units as of May 2024. She explained that they originally had 74 units on the North side but reduced the count by six units due a change in

building footprint utilizing two story end units. She reviewed the site plan and noted the building orientation and commercial location.

Ms. Pace then shared the proposed amendment to the General Development plan and explained that previously the plan included 111 units for the South building with 278 parking stalls (2.5/du) and the proposed amendment included a reduction to 102 dwelling units with 366 parking stalls (3.6/du) plus an additional 39 commercial parking spaces. She explained that 31 additional spaces came from a legislative change related to tandem parking spaces where cities are required to count tandem garages as 2 spaces, not 1 space as previously counted. She noted that the commercial development would be located near Redwood Road and mirror the commercial on the north development.

Sherrie Pace commented that there were several redlines on the General Development plan that would need to be updated prior to City Council review. She said these changes included the parking counts, an additional parking area near the amenity, and units with tandem garages. She presented the landscaping plan and noted the existing trail adjacent to the curb will be moved into the 24 feet of landscaping behind the curb. She shared renderings of the proposed building elevations.

Sherrie Pace reviewed the amended General Development plan requests:

- Reduction in number of units
- Street/site layout
  - Addition of pickleball courts, swimming pool
- Fencing along Redwood Road
  - Developer request sight obscuring (solid)
  - Development Review Committee recommended decorative metal per original agreement
- Redlines
  - Add pedestrian connections to Redwood Road trail
  - Amenity parking access-moved south
  - Update parking counts

Ms. Pace clarified that the DRC had expressed concern about the developer's request for a sight obscuring (solid) fence due to safety and aesthetic (graffiti) concerns and allow for trail and commercial connections. She reviewed the timeline for approval:

- January 13, 2026: Planning Commission recommendation of amended General Development plan

- January 20, 2026: City Council approval of General Development plan
- TBD: Planning Commission approval of preliminary plan (South)
- TBD: City Council approval of the P District rezone and development agreement
- TBD: Staff approval of final plat
- TBD: construction

Ms. Pace concluded that the DRC recommended approval with the following 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 in line with the development entry across Cutler Drive; and 4) the General Development Plan be corrected for redline corrections of parking counts.

Commissioner Jorgensen asked for feedback from the applicant related to the requests from the DRC. John Blocker, Brighton Homes, replied that staff had been great to work with and said they had an understanding of what the City wanted. He said the pushback on the fence was due to the consideration of the five residents who would be adjacent to Redwood Road.

Commissioner Jorgensen mentioned the Enbridge Gas facility on 1100 North and the existing vinyl fencing. John Blocker said Enbridge would purchase a portion of the property to expand their facility and would work with City staff on this and the current facility fencing would be maintained.

Chair Larson asked about the motivation to reposition the buildings and decrease the number of units. John Blocker shared that the buyer pool narrows when building too many of the same product type, so offering another floor plan is beneficial. He explained that the proposed layout was more livable and had an improved appearance. He also spoke on waiting to see how the north development performed before building the south development.

Commissioner Holbrook asked if the square footage of commercial space would remain the same. Sherrie Pace responded that the previous General Development plan showed an overall lot size of 1.11 acres and the revised plan was 0.87 acres but included shared access roads and parking with the residential development. She noted that while the lot acreage had decreased, the square footage of the commercial remained similar.

Commissioner Marsh asked about the process for commercial approval. Sherrie Pace replied that the developer would construct the building and lease the spaces or sell the units as condominium

commercial space through a plat amendment. She said architectural review would occur during site plan approval by the Planning Commission.

Nick McMurtrey, Brighton Homes, commented that the plan was to sell the commercial units.

Commissioner Stone asked about guest parking and if the 54 stalls included those near the dog park. Sherrie Pace responded affirmatively and said the guest parking near the pool could be used by guests or residents in the development.

Chair Larson asked if there was any discussion around the fencing requirement per the DRC.

Commissioner Marsh asked if the fencing request was for the five residential units adjacent to Redwood Road or the commercial as well. Sherrie Pace clarified that the request was for the residential units and was proposed to run from the southern property line to the commercial site for the sight obscuring fencing.

The Commission discussed fencing around similar developments (Lees Marketplace, Hampton Place), graffiti, concerns by the police department, and visual appearance.

**Commissioner Holbrook moved 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.**

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

5. CONSIDERATION OF A REQUEST TO AMEND THE GENERAL DEVELOPMENT PLAN FOR VILLAGE STATION, LOT 11, LOCATED AT 445 SOUTH ORCHARD DRIVE, BRIGHTON HOMES UTAH II, LLC, APPLICANT

Sherrie Pace presented an aerial view of Village Station which was located at 445 South Orchard Drive. She noted that this was part of Eaglewood Village which originally commenced in 2007. She continued that this site was previously proposed to be an apartment building. Ms. Pace explained how when buildings 1 and 2 were constructed that several measures (concrete barriers, center of the street parking, etc.) had been implemented for traffic calming and to discourage gravel truck traffic. She said since that time UDOT planned to disconnect Orchard Drive to create a cul-de-sac to align Highway 89 on the east side of I-15.

Sherrie Pace provided a brief history of the project including:

- June 12, 2007: First development agreement for Eaglewood Village
- 2013-2020: Construction of Eaglewood Lofts and Views at Eaglewood Village
- July 23, 2019: Planning Commission recommended amending the General Development plan for Village Station (Brighton)
- August 6, 2019: City Council approval to amend General Development plan and development agreement
  - 323 apartments
  - 103 apartments or hotel
  - Commercial
- January 28, 2020: Planning Commission recommended site plan for buildings 1-3
- February 18, 2020: City Council approve site plan for buildings 1-3
- Partial vacation of Orchard Drive (parking)
- March 22, 2022: Planning Commission recommended site plan for buildings 4-5
- April 19, 2022: City Council approve site plan for buildings 4-5
- February 4, 2025: City Council discussion of amendment to building 4 into rental townhomes and street vacation



Sherrie Pace shared the proposed site plan and reviewed the requested amendment to the General Development to vacate Orchard Drive south of the roundabout and replace building 4 with 94 units to 60 townhome rental units. She clarified that the development agreement would include an increase in unit count in building 3 from 60 units to 74 units to compensate for the reduction of overall unit counts within Village Station lost from building 4. She presented the building elevations which utilized similar materials and architecture found in Village Station. Ms. Pace reviewed the proposed amendments to the General Development plan for Village Station:

- Building 4 (94 units) replaced with 60 townhomes
- Building 3 (60 units) increased to 74 units
- Vacation of Orchard Drive south of the roundabout

Ms. Pace then reviewed the timeline for the project:

- January 13, 2026: Planning Commission recommended amendment to General Development Plan
- February 3, 2026: City Council public hearing for street vacation
- City Council approval of General Development Plan and amend development agreement
- TBD:
  - Geotech review
  - Plat amendment
  - Planning Commission approval of final site plan
  - Construction

Chair Larson asked what the geotechnical review was specifically reviewing. Sherrie Pace replied it was for rockfall hazard as well as evaluation of the toe of the slope. She explained that when Building 1 was approved that the geotechnical hazards addressed removal of the largest boulders on the slope and construction of a rockfall fence.

Commissioner Jorgensen mentioned the Geotech review and if these were incremental studies above and beyond what was previously required for the existing buildings. He also spoke on the earthquake fault that ran through this property. Sherrie Pace replied affirmatively and said the fault line would be part of the scope of the review as well. She added that when the developer applied for a geotech hazard review that there was a scoping meeting with the City's geotechnical consultant, the developer's geotechnical consultant, the City Engineer, and the City's Community Development Director. She concluded that the report would then be drafted and reviewed by the City's geotechnical consultant and the City Engineer until all issues in the City code were addressed.



Commissioner Jorgensen mentioned how this property included the fault line and was located near three high pressure gas pipelines and should be given consideration in the Geotech review. Sherrie Pace noted where the pipelines were located on the map in relation to the property. She explained that none of the pipelines would be located under buildings on this property.

Commissioner Holbrook asked if this revised layout would be adding parking to building 1. Sherrie Pace replied that no additional parking would be added and explained that the parking included shared parking and how each townhome unit would include two car garages. Commissioner Marsh asked about building 3 and if it would be in the same footprint. Sherrie Pace responded that the interior would be reconfigured but the footprint would remain the same.

Commissioner Marsh mentioned the proposed configuration of the road. Sherrie Pace said currently there is no through traffic and with UDOTs plan to terminate the road it would not be reopened and should be vacated. She noted that the City would need to maintain easements for utilities and a trail connection to the Highway 89 Trail and this development.

Commissioner Jorgensen asked if UDOT would install a light at Eaglegate Drive. Sherrie Pace replied that the proposed traffic light would be installed on Highway 89 near the existing intersection with the frontage road and Orchard Drive as part of the interchange construction. She shared additional information related to the interchange reconstruction including the UDOT maps, EIS, project design, and monthly meetings.

Commissioner Marsh mentioned requiring applicants to show connections to trails in conjunction with the trails master plan. Sherrie Pace commented that this was reviewed during the DRC meetings. She added that the police and fire request was to place bollards where the trail met the parking lot for use by the police in the event of an emergency in which they needed to evacuate residents with an additional egress.

Commissioner Marsh also asked which building would be constructed first. Sherrie Pace replied that these could be constructed in any order and the housing units would attract more commercial to be built. She noted that building 5 could become an apartment or hotel. She also spoke on how staff had encouraged development of a sit down restaurant with the potential for a hotel and had stated that the RDA could possibly be utilized to attract a restaurant through their incentive funding mechanisms.

Commissioner Holbrook asked if the lot south of building 3 was a developable piece of land. Sherrie Pace responded that this property was a shared UDOT/City regional detention pond and could not be developed.

**Commissioner Holbrook moved that the Planning Commission recommend to the City Council the proposed amendment to the General Development Plan for Village Station with regard to Lot 11 at 445 South Orchard Drive 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 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.**

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

**6. ANNUAL TRAINING: OPEN AND PUBLIC MEETINGS ACT**

Those present participated in the annual training on the Open and Public Meetings Act which was required training per State Code for all councils, boards and commissions that were subject to the Open and Public Meetings Act.

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

Sherrie Pace reported that new Councilmember Smoot was assigned to the Arts Committee, the Audit Committee, and Tree City USA/Arbor Day. She continued that Jean Montanro was appointed to the Arts Committee who was the artist that recently completed a mural in the City. She said the Wildland Urban Interface (WUI) code was adopted without a map and explained that no residential properties in the County were in the extreme high risk zone identified by the

State of Utah. She added that staff and South Davis Metro Fire were working on the draft WUI map.

Ms. Pace reviewed upcoming agenda items including the urban design standards progress report and visual preference survey on January 27<sup>th</sup> and a review of the General Plan draft in March. She noted other items included the condominium commercial plat for Clifton north would be reviewed and stated that appeared that NSL Lofts on 130 East would begin construction soon.

Chair Larson asked about the 2026 meeting calendar. Sherrie Pace responded that she would bring the calendar for review during the next meeting.

Commissioner Jorgensen mentioned the WUI and the State's risk map. He asked about maps for the unincorporated areas. Sherrie Pace replied that the State maps were released in December 2025. She said the county was required to adopt the WUI code in 2005. She added that Davis County would not need to participate in the fee assessment process as there were no properties in the County that were identified in the extreme high risk area. She explained how the State map defined the highest risk areas while the city maps would identify other high risk areas that did not rise to the highest risk area.

Commissioner Jorgensen spoke on scenic easements to preserve native vegetation and the need to modify these areas for risk. He shared his personal experience with the creation of a defensible space at his cabin in central Utah. Sherrie Pace replied that this would need to be reviewed on a case by case basis to maintain those easements while clearing out brush. She said once the WUI map was established the City could apply for funding for help mitigate the vegetation risks in these areas.

#### 8. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of December 9, 2025 were reviewed and approved.

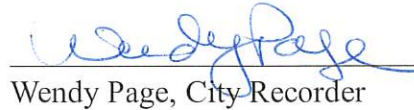
**Commissioner Holbrook moved that the Planning Commission approve the minutes for December 9, 2025. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Larson, Marsh, and Stone. Commissioner Kapp was excused.**

#### 9. ADJOURN

Commission Chair Larson adjourned the meeting at 7:59 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, January 27, 2026 by unanimous vote of all members present.

  
BreAnna Larson, Chair

  
Wendy Page, City Recorder

