

**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
JANUARY 27, 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 Jacob Kapp
Commissioner Jonathan Marsh
Commissioner Irene Stone

STAFF PRESENT: Sherrie Pace, Community Development Director; Ali Avery, Long Range Planner; Caden Baines, Planning Intern.

OTHERS PRESENT: Mark Morris, VODA Landscape + Planning.

1. WELCOME AND INTRODUCTION

Chair Larson welcomed new Commissioner Jacob Kapp and invited him to introduce himself.

Commissioner Kapp commented that he had lived in the City for ten years. He continued that he owned a construction business related to site development and utility work. He added that he was eager to give back to the community by serving on the Commission.

2. PUBLIC COMMENT

There were no public comments.

**3. UPDATE PRESENTATION-TOWN CENTER URBAN DESIGN STANDARDS,
MARK MORRIS**

Ali Avery introduced Mark Morris with VODA Landscape + Planning as the consultant for the Town Center Urban Design Standards project. She explained that Mr. Morris would provide a presentation related to the results of the survey that had been sent to the Planning Commission.

Mark Morris, VODA Landscape + Planning, commented that this would be a review of the Urban Design Standards. He explained that several groups would be providing input on the survey including the Planning Commission. He noted that in 2016 a Town Center Master Plan was completed which laid the foundation for current efforts including updating the City's code to better reflect that vision. He clarified that the town center included City Hall, Hatch Park, and the surrounding area. Mr. Morris said these design standards would guide code and zoning over the next 20 years for walkable and vibrant town center. He shared the following goals related to the Town Center (and US-89 corridor): creating a distinct and positive identity, encouraging intensity of activity, and improving the appearance and enhancing safety.

Mark Morris shared a map of the proposed four subdistricts for the Town Center area. He noted how this would determine building heights and development intensity for the following districts:

- Core Center (CO)
- Boulevard (BD)
- Neighborhood Transition (NT)
- Park Neighborhood (PN)

Commissioner Jorgensen asked if other communities had implemented the subdistrict concept into their town centers. Mark Morris replied that VODA had been involved in the master plan development for Millcreek which included subdistricts.

Commissioner Holbrook mentioned the Form Based Code which included the Boulevard District and asked if it was the same. Ali Avery replied in that project that there were separate north US 89 and Boulevard districts with different standards. She commented that these standards had been simplified and height restrictions would be based off different locations in the district and proximity to single family neighborhoods.

Commissioner Kapp asked if the Boulevard District would take into account the future I-15 interchange. Mark Morris said the proposed code focused on the existing properties and mentioned future changes including bus rapid transit (BRT) and the interchange and that construction of the interchange could warrant a map amendment to include those areas in the future.

Mark Morris continued that the intent of the subdistricts was to include context into the standards across the Town Center. He spoke on making the standards concise and simple with a focus on the elements of design that were difficult to change, such building location, setbacks, and height. He said this would be a tool for development and a focus on the pedestrian level of a building such as ensuring buildings were near the street and had active ground floor uses. He shared a

draft table and said once the code was finalized that it would include a series of tables related to the parameters for each subdistrict.

Commissioner Marsh asked about minimum heights in the Town Center. He mentioned the requirement for four stories and why it could not be five stories. Mark Morris said there was a range of minimum and maximum heights for the design standards. He explained that the reasoning behind a minimum height was to ensure critical mass to create a vibrant Town Center. He spoke on increasing the intensity of use in the Town Center. He was in favor of higher building heights but said the general public might push back on increased building heights.

Mark Morris spoke on façade articulation and explained that these were not architectural guidelines. He explained the purpose was to ensure the form of development would lead to a vibrant town center. He added that the design standards also included pedestrian area improvements (curb of street to the façade of building) and had different requirements in each district (street trees, furnishings, etc.). Mr. Morris provided examples and details for the following design standards:

- Building height
- Façade articulation
- Pedestrian space
- Transparency (frequency of windows)
- Blank wall limitation
- Building use (ground floor versus upper floors)

Mark Morris elaborated on ground floor use and the recently completed market study related to retail. He explained the study showed that retail should not be required in all areas as due to market conditions and demands. He said the goal would be to establish a list of acceptable uses for ground floor spaces. He shared an example of high and low activation buildings and spoke on giving property owners more flexibility for uses in exchange for more requirements related to building form. Mr. Morris focused on pedestrian spaces for the Town Center including landscaping, parking, lighting, and signage.

Mr. Morris then reviewed the survey which was shared with the Planning Commission, Arts Committee, and Trails and Active Transportation Committee. He shared the questions from the survey and the ranked results:

- 1) Which elements of urban design would you rank as most important to you to implement in the Town Center area (ranked by priority)?

Engaging ground floor uses and pedestrian oriented spaces
Traditional look and feel

- 2) Which types of public gathering spaces do you think would be the most impactful for the North Salt Lake Town Center?

Central civic gathering spaces

- 3) Which maximum building heights would you support at the heart of the Town Center to create enough concentration to support a vibrant center?

4-5 story buildings

- 4) Which approach to a transition requirement between the core of the Town Center core and adjacent residential areas would you rank most important?

Step down in building height closer to single family neighborhoods

- 5) Which “streetscape” elements, in your opinion, would have the largest impact on improving the quality of the Town Center?

Pedestrian scale, lighting, benches

- 6) Which primary materials best reflect your vision for the Town Center character?

Brick or stone, more contemporary

- 7) Which parking management methods would you support to promote a more walkable Town Center?

Reduced parking requirements near BRT station areas

- 8) Please share any additional thoughts, concerns, or ideas about the future urban design character of North Salt Lake Town Center

Commissioner Jorgensen mentioned Town Center development if this translates into affordable housing. Mark Morris commented on affordable housing and taller buildings which may relate to income restrictions and tax credits for developers as well as proposals for luxury and affordable housing projects in the Town Center.

Mark Morris mentioned that there were five or six housing development under construction in Millcreek today which were kickstarted through master planning. Commissioner Marsh asked if Millcreek utilized RDA funding. Mark Morris replied that the City purchased land for more control in the area including for public space. He was unsure if Millcreek utilized RDA funds.

Chair Larson asked about the height of the main building in Millcreek Commons. Mark Morris replied that Millcreek city hall was six stories. He added that there were multiple factors to consider related to height including economic viability, construction methods, vibrancy and lot depth. He said 5-6 stories was a good height to aim for in the City's Town Center.

Commissioner Jorgensen asked a question related to the Core subdistrict and the transition to single family homes. Mark Morris spoke on buffers between areas with 5-6 stories buildings and a single family neighborhood. He explained that those areas that bordered single family would have height restrictions to mitigate these concerns.

Ali Avery clarified that the bus rapid transit (BRT) would have more frequency in the number of buses with fewer stops and would be installed along Highway 89 in the City. She noted the proposed transit stop locations for BRT included City Hall, Eaglewood Village, and Camelot.

Mark Morris said that in the final design standards, parking requirements would be regulated by subdistrict. He suggested that reduction in parking requirements for the Town Center was an important consideration. He said the Planning Commission would provide the final design standards to the City Council for adoption.

Commissioner Holbrook asked about the feasibility of a requirement to bury utilities. Mark Morris replied that he had not seen this specific requirement in design standards as it was generally a public works focus.

Ali Avery commented that it could be included in the Town Center design standards. She noted that it was part of the Planned (P) District requirements for Highway 89. She added that RDA funds had previously been used to bury utilities in exchange for affordable housing units.

Chair Larson commended the usability and simplicity of the proposed standards. Mark Morris replied that there would also be a worksheet with a focus on usability for staff and property owners.

Commissioner Stone mentioned bike lanes and the vision for this. Mark Morris responded that these design standards were focused on back of curb to the building. He said the South Davis

Greenway project and other documents related to bike-ability and multi use pathways on US 89 and Orchard would address bike lanes. He spoke on ensuring that these standards would be compatible with those plans but were separate.

Commissioner Marsh was excused at 7:43 p.m.

Ali Avery commented that there would be design standards to address street types, which had been proposed as part of the Form Based Code, and would focus on the pedestrian space. She said this would include Center Street and Highway 89 related to pedestrian and cyclist pathways. She continued that the South Davis Greenway would run through the City from Orchard Drive to the Eagleridge Drive roundabout to the Hwy 89 trail and continue south into Salt Lake and north to Farmington.

Commissioner Holbrook asked if the intention was to encourage a P District in the Boulevard and Core districts to require specificity. Ali Avery replied that this would replace the use of P Districts in this area and set clear standards for developments within the Town Center.

Commissioner Holbrook spoke on the development on Orchard Drive that was built per code but did not match the aesthetic of the street. He mentioned that these design standards seemed vague. Sherrie Pace replied that these design standards would give the City tools to prevent that. She said the design standards would guide setbacks, glazing, materials, etc. She explained that, the development mentioned was on a property zoned RM-20 where the city only had standards for setback, height, and number of units, and no standards related to design or material usage.

Mark Morris said the hope was that these would not be vague but give property owners some leeway in their choices of materials and colors. He explained that each of these parameters would have a range while being straightforward.

Commissioner Jorgensen asked about the timeline to complete this process including the General Plan and the South Davis Greenway project. Mark Morris replied that this project was currently in the draft mode for all of the design standards. He said the project was fifty percent completed and would come back to the Commission for review in several months.

Ali Avery commented on the timing of this project related to the other projects and said they would conclude around the same time. She said those projects could be incorporated into these standards, including the South Davis Greenway, US 89 corridor agreement, and Hatch Park. She noted the design standards would be adopted as a zoning ordinance and available to be implemented by the end of summer.

4. REVIEW 2026 MEETING CALENDAR

Sherrie Pace noted that the City Council approved this calendar and said if any revisions were necessary, they could still be made. She noted that the primary election on June 23rd had caused the rescheduling of that Commission meeting to June 24th.

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

Sherrie Pace provided an update from the January 20th City Council meeting which included the appointment of Frances Marcus to the Civic Events Committee. She noted the Council also approved the Highway 89 UDOT Corridor Agreement. She said the February 3rd City Council meeting would include the Commission recommendation related to General Development plan for Village station and the vacation of the south portion of Orchard Drive. She mentioned several other possible items related to fast food restaurants and Brighton Homes.

6. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of January 13, 2026 were reviewed and approved.

Commissioner Jorgensen noted there were four typographical errors on lines 112, 176, 187, and 275.

Commissioner Jorgensen moved to approve the Planning Commission minutes for January 13, 2026 as amended. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, and Stone. Commissioner Marsh was excused.

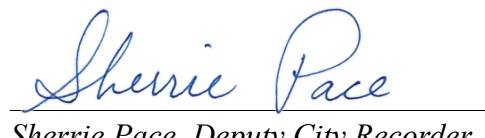
7. ADJOURN

Commission Chair Larson adjourned the meeting at 7:47 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, February 10, 2026 by unanimous vote of all members present.



BreAnna Larson, Chair



Sherrie Pace, Deputy City Recorder