



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
April 14, 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 plat amendment to Village Station at Eaglewood located at approximately 445 South Orchard Drive, Brighton Homes Utah, applicant
4. Consideration of a site plan approval for Village Station Townhomes located at approximately 445 South Orchard Drive, Brighton Homes Utah, applicant
5. Report on City Council actions on items recommended by the Planning Commission
6. Approval of Planning Commission Minutes of March 24, 2025
7. 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/pmn/>, City's Website: <https://nslcity.gov/>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: April 13, 2026

Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: April 14, 2026

SUBJECT: Consideration of a requested Plat Amendment to Village Station at Eaglewood at 445 South Orchard Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed second amendment to the Village Station at Eaglewood at 445 South Orchard Drive with the following conditions:

1. Correction of any outstanding engineering redlines.

BACKGROUND

The General Development Plan for Village Station at Eaglewood was amended on January 21, 2026 and the section of public right of way south of the roundabout at Eaglegate was vacated. The proposed plat amendment rededicates the roadway as a private street, less the area being retained by the City to be incorporated into the existing detention basin. In addition there is a modification of the lot lines between lots 12 & 13 to realign the parking areas.

The existing cross easement access will be maintained as part of the plat amendment. An Owners Association has been established that governs the maintenance of the common areas including parking and landscaping. The site plan for Village Station Townhomes is contingent upon the plat amendment.

Additionally, the City will retain an easement for public use of the sidewalk adjacent to the new private street and a 10 foot wide trail easement that will connect the public sidewalk to the Highway 89 trail.

Due to a misunderstanding regarding the dedication of the street area as a private street, the latest plat revision is still under review by the City Engineer for closures and any redline corrections will be required as a condition of approval to be completed prior to the recordation of the plat amendment.

PROPOSED MOTION

I move that the Planning Commission approve the proposed second amendment to the Village Station at Eaglewood Subdivision located at 445 South Orchard Drive with the following conditions:

Conditions:

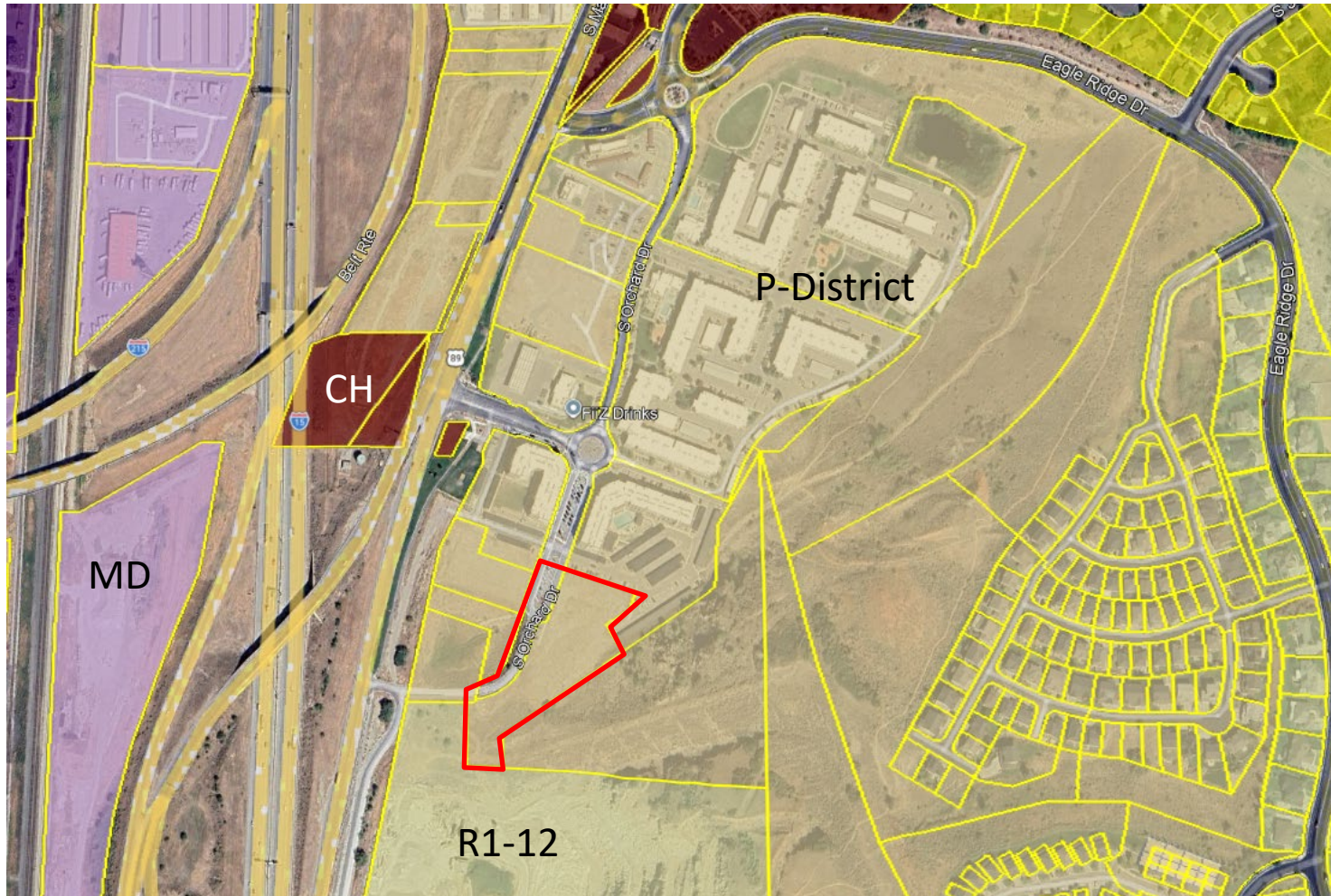
1. Correction of any outstanding engineering redlines.

Attachments

- 1) Aerial/Zoning Map
- 2) 2nd Amendment Village Station Subdivision Plat



Village Station at Eaglewood Plat Amendment Aerial/Zoning



SHEET 1 OF 1

VILLAGE STATION AT EAGLEWOOD 2ND AMENDMENT

AMENDING LOT 11 OF VILLAGE STATION AT EAGLEWOOD 1ST AMENDMENT AND LOT 7 OF VILLAGE STATION AT EAGLEWOOD AND LOT 1 OF BRIGHTON SUBDIVISION PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH MARCH, 2026

LEGAL DESCRIPTION

PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 19.24 FEET SOUTH 00°09'22" EAST ALONG THE SECTION LINE AND 429.89 FEET SOUTH 89°50'38" WEST FROM THE EAST QUARTER CORNER OF SAID SECTION 11 (SAID EAST QUARTER CORNER BEING NORTH 00°09'22" WEST 2647.04 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11); AND RUNNING THENCE SOUTH 69°15'22" EAST 367.24 FEET; THENCE SOUTH 29°51'56" WEST 75.73 FEET; THENCE SOUTH 02°35'58" WEST 183.00 FEET; THENCE SOUTH 54°57'46" WEST 789.49 FEET; THENCE SOUTH 93.70 FEET; THENCE SOUTH 89°53'31" WEST 106.86 FEET; THENCE NORTH 00°09'22" WEST 192.95 FEET; THENCE NORTH 89°53'31" EAST 26.43 FEET; THENCE NORTH 12°37'11" EAST 43.49 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 135.71 FEET, AN ARC LENGTH OF 146.50 FEET, A DELTA ANGLE OF 61°51'00", A CHORD BEARING OF NORTH 50°03'00" EAST, AND A CHORD LENGTH OF 139.49 FEET; THENCE NORTH 19°03'24" EAST 17.50 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 34.00 FEET, AN ARC LENGTH OF 20.34 FEET, A DELTA ANGLE OF 34°16'55", A CHORD BEARING OF NORTH 01°54'56" EAST, AND A CHORD LENGTH OF 20.04 FEET; THENCE NORTH 71°25'18" WEST 10.09 FEET; THENCE NORTH 19°03'24" EAST 17.50 FEET; THENCE NORTH 22°41'22" WEST 13.52 FEET; THENCE NORTH 19°03'24" EAST 405.46 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 41.22 FEET, AN ARC LENGTH OF 24.82 FEET, A DELTA ANGLE OF 34°30'25", A CHORD BEARING OF NORTH 01°46'11" EAST, AND A CHORD LENGTH OF 24.45 FEET; THENCE SOUTH 70°56'36" EAST 75.49 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 74.50 FEET, AN ARC LENGTH OF 23.70 FEET, A DELTA ANGLE OF 18°13'09", A CHORD BEARING OF NORTH 60°46'34" EAST, AND A CHORD LENGTH OF 23.60 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE LEFT WITH A RADIUS OF 68.01 FEET, AN ARC LENGTH OF 11.84 FEET, A DELTA ANGLE OF 09°59'45", A CHORD BEARING OF NORTH 64°54'01" EAST, AND A CHORD LENGTH OF 11.83 FEET; THENCE ALONG A REVERSE CURVE TURNING TO THE RIGHT WITH A RADIUS OF 74.50 FEET, AN ARC LENGTH OF 31.32 FEET, A DELTA ANGLE OF 22°45'15", A CHORD BEARING OF NORTH 33°07'16" EAST, AND A CHORD LENGTH OF 31.08 FEET TO THE POINT OF BEGINNING.

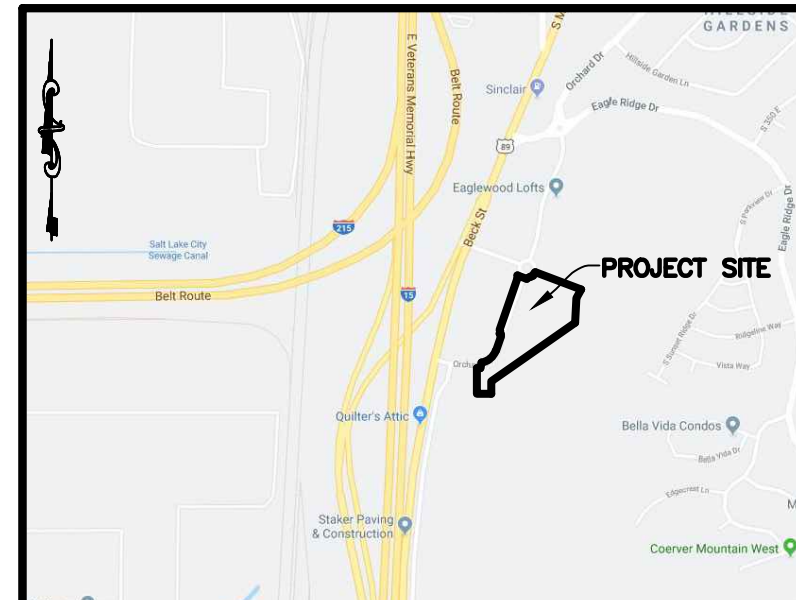
CONTAINING 314502 SQUARE FEET OR 7.220 ACRES.

LINE TABLE

#	BEARING	DISTANCE
L1	N89°53'31"E	26.43
L2	N12°37'11"E	43.49
L3	N71°25'18"W	10.09
L4	N19°03'24"E	17.50
L5	N22°41'22"W	13.52
L6	S70°56'36"E	75.49
L7	S05°39'23"E	32.91
L8	S33°21'08"E	59.32
L9	S33°21'08"E	25.49
L10	S33°21'08"E	53.84
L11	S54°57'46"W	78.95
L12	S48°02'12"W	63.14
L13	S42°13'27"W	48.43
L14	S48°10'39"W	51.44
L15	S32°42'50"W	33.39
L16	S50°58'14"W	30.27
L17	S64°12'24"W	35.43
L18	S58°45'16"W	35.98
L19	S50°14'36"E	49.28
L20	S67°23'22"W	58.23
L21	S39°29'58"W	46.01
L22	S04°56'29"W	72.57
L23	S22°41'22"E	37.55
L24	N36°09'18"W	23.72
L25	S70°56'36"E	7.07
L26	S70°56'36"E	30.18
L27	S70°56'36"E	11.63
L28	S69°49'03"E	30.28
L29	S19°03'24"W	20.01
L30	S69°49'03"E	30.37
L31	S19°14'49"W	62.70
L32	S26°47'07"W	64.89
L33	S12°08'57"E	22.93
L34	N26°42'13"E	59.85

CURVE TABLE

CURVE	RADIUS	ARC LTH	CHD LTH	CHD BEARING	DELTA
C1	135.71	146.50	139.49	N50°03'00"E	61°51'00"
C2	34.00	20.34	20.04	N01°54'56"E	34°16'55"
C3	41.22	24.82	24.45	N01°46'11"E	34°30'25"
C4	141.71	78.80	77.78	S66°00'20"W	31°51'27"
C5	74.50	23.70	23.60	S60°46'34"W	18°13'39"
C6	68.01	11.84	11.83	N64°54'01"E	9°58'49"
C7	72.50	31.32	31.08	S33°07'16"W	24°45'15"



NOTES

- A PEDESTRIAN EASEMENT IS SHOWN FOR PUBLIC USE.
- ALL EASEMENTS SHOWN ARE TYPICAL 10 FOOT WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) UNLESS OTHERWISE NOTED.
- APPROVAL OF THIS DEVELOPMENT PLAT BY THE CITY OF NORTH SALT LAKE DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITIONS NOR THE LOCATION OR DEPTH OF GROUND WATER TABLES.
- GEOTECH:
 - BUILDING PERMIT APPLICATION IN ACCORDANCE WITH CITY CODE SECTION 10-12-4 ALL LOTS ARE REQUIRED TO SUBMIT WITH BUILDING PERMIT APPLICATION: "A SITE SPECIFIC GEOTECHNICAL REPORT IN ACCORDANCE WITH CHAPTER 18 OF THE INTERNATIONAL BUILDING (IBC) AND ANY ENGINEERED CONSTRUCTION PLAN WHICH HAS BEEN DESIGNED IN COMPLIANCE WITH THE RECOMMENDATIONS MADE WITHIN THE GEOTECHNICAL REPORT FOR SITE EXCAVATION, GRADING, SLOPE STABILITY, STRUCTURAL COMPONENTS, LANDSCAPING, OR ANY OTHER GEOLOGIC HAZARD MITIGATION SPECIFIED."
 - THE REPORT MUST CERTIFY THAT THE DESIGN OF THE CONSTRUCTION HAS BEEN DONE IN ACCORD WITH THE RECOMMENDATIONS FOR THAT SPECIFIC LOT AS CONTAINED WITHIN THE "GEOTECHNICAL INVESTIGATION REPORT: EAGLEWOOD VILLAGE APARTMENTS", PREPARED BY APPLIED GEOTECHNICAL ENGINEERING CONSULTANTS, INC. (AGEC) DATED AUGUST 1, 2019 WITH VARIOUS UPDATES THROUGH AUGUST 26, 2020 AND SUPPLEMENTED WITH ROCKFALL HAZARD ASSESSMENT ON OCTOBER 2020 AND UPDATED APRIL 14, 2021. THE REPORT MUST ADDRESS THE RECOMMENDATIONS CONTAINED THEREIN.
 - ROCKFALL HAZARD: PARCEL A CONTAINS SIGNIFICANT ROCK FALL HAZARD, AS SUCH A ROCK FALL HAZARD FENCE SHALL BE INSTALLED ON PARCEL A, AS APPROVED BY THE CITY ENGINEER AND CITY GEOTECH CONSULTANT. NO CONSTRUCTION WITHIN THE ROCK FALL RUNOUT ZONE SHALL BE PERMITTED UNTIL SUCH TIME THAT COMPLETION OF THE ROCK FALL HAZARD FENCE HAS BEEN COMPLETED. NO HABITABLE STRUCTURE SHALL BE CONSTRUCTED WITHIN THE RUNOUT ZONE.
- PRIVATE ROADWAYS AND INDIVIDUAL LOTS ARE SUBJECT TO A CROSS ACCESS EASEMENT AND MAINTENANCE AGREEMENT.
- ALL STORM WATER FACILITIES, ALONG WITH STORM DRAIN MAINS AND INLET BOXES AND STORM DRAIN MANHOLES LOCATED WITHIN THE LOTS SHALL BE OWNED AND MAINTAINED BY THE OWNERS ASSOCIATION.
- THE OWNERS OF LOTS WITHIN THIS DEVELOPMENT OR ANY SUBSEQUENT OWNERS ASSOCIATION, AS MAY BE ESTABLISHED, SHALL BE RESPONSIBLE FOR SNOW REMOVAL AND STRIPING OF ALL PARKING CONTAINED WITHIN THE RIGHT OF WAY SOUTH OF ORCHARD DRIVE SOUTH OF THE ROUND ABOUT, IN ADDITION TO THOSE PARKING AREAS ADJACENT TO THE RIGHT OF WAY.
- ORCHARD DRIVE BE A PRIVATE STREET AND CONSIDERED A PUBLIC UTILITY EASEMENT.

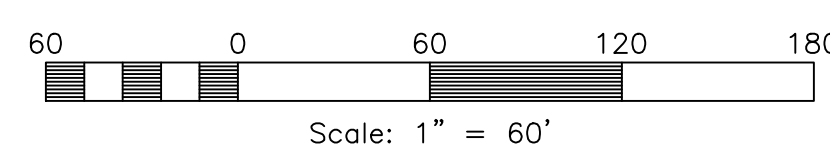
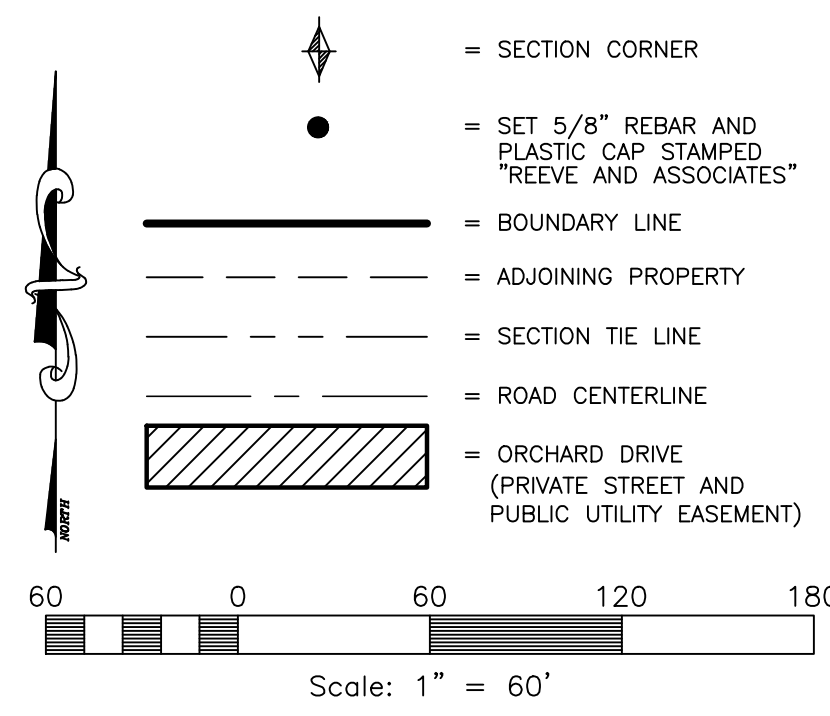
NARRATIVE

THE BOUNDARY WAS RETRACED FROM THE RECORDED EAGLEWOOD VILLAGE SUBDIVISION (AMENDED) PLAT BY FOUND MONUMENTS AS SHOWN ON PLAT. ALL PROPERTY CORNERS NOT FOUND WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREON AS: S00°09'22"E. THE NAD 83 BEARING FOR THIS LINE IS S01°03'37"E.

LEGEND



GAS EASEMENT ENTRY NO. 1577012

01-106-0026 LRP INVESTMENTS INC

GAS EASEMENT ENTRY NO. 933502

DEVELOPER:
BRIGHTON HOMES
45 E CENTER ST STE 103, NORTH SALT LAKE, UT 84054
(801) 397-9755

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.

CITY ATTORNEY

LAND USE AUTHORITY
THIS _____ DAY OF _____, 20____.

ADMINISTRATIVE LAND USE AUTHORITY

RECOMMENDED FOR APPROVAL
THIS _____ DAY OF _____, 20____.

CITY ENGINEER

MAYOR ACCEPTANCE
THIS _____ DAY OF _____, 20____.

CITY RECORDER ATTEST:
MAYOR:

SURVEYOR'S CERTIFICATE
I, **TREVOR J. HATCH**, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF **VILLAGE STATION AT EAGLEWOOD 2ND AMENDMENT IN NORTH SALT LAKE, DAVIS COUNTY, UTAH** HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE **DAVIS COUNTY** RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF **NORTH SALT LAKE, DAVIS COUNTY** CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS _____ DAY OF _____, 20____.

9031945
UTAH LICENSE NUMBER

OWNERS DEDICATION AND CERTIFICATION
WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAT AND NAME SAID TRACT **VILLAGE STATION AT EAGLEWOOD 2ND AMENDMENT**, AND DO GRANT AND DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS "PUBLIC UTILITY AND ACCESS EASEMENT", THE SAME TO BE USED FOR THE INSTALLATION MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINE, STORM DRAINAGE FACILITIES, IRRIGATION CANALS OR FOR THE PERPETUAL PRESERVATION OF WATER CHANNELS IN THEIR NATURAL STATE, WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY THE GOVERNING AUTHORITY, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED OUTSIDE OF FUTURE BUILDING FOOTPRINTS AND DO HERE BY DEDICATE A 20 FOOT SANITARY SEWER EASEMENT TO SOUTH DAVIS SEWER DISTRICT TO OWN AND MAINTAIN BY THE SAME.

SIGNED THIS _____ DAY OF _____, 20____.

VILLAGE STATION NSL LLC
ALTBANK - LIEN HOLDER

ALTBANK ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)

ON THIS THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME _____, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE _____ OF ALTBANK, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____

LIMITED LIABILITY ACKNOWLEDGMENT
STATE OF UTAH)ss.
COUNTY OF _____)

ON THE _____ DAY OF _____, 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF VILLAGE STATION NSL LLC, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____
A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____ COUNTY
PRINTED FULL NAME OF NOTARY _____

PROJECT INFORMATION
Surveyor: **T. HATCH**
Designer: **E. ROCHE**
Begin Date: **3-23-26**

Project Name: **2ND AMENDMENT**
Number: **6440-17**
Scale: **1"=60'**
Revision: _____
Checked: _____

DAVIS COUNTY RECORDER
ENTRY NO. _____ FEE PAID _____
Number: **6440-17** FILED FOR RECORD
Scale: **1"=60'** AND RECORDED, _____ AT
Revision: _____ IN BOOK _____ OF
Checked: _____ THE OFFICIAL RECORDS, PAGE _____
RECORDED FOR:
DAVIS COUNTY RECORDER
DEPUTY,





MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: April 14, 2026

SUBJECT: Consideration of an amended site plan at 445 South Orchard Drive for Village Station Townhomes

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed amended site plan with the following conditions:

1. Verification that all engineering redlines have been addressed;
2. Recordation of the 2nd Amendment to the Village Station Subdivision.

BACKGROUND

The General Development Plan (GDP) for Village Station at Eaglewood was amended on January 21, 2026 and the section of public right of way south of the roundabout at Eaglegate was vacated. Conditions of the vacation and amended GDP required that the plat be amended to include the roadway vacated within an amended plat, approval of a geologic hazards study, and approved site plan by the Planning Commission.

The previous site plan approved on March 22, 2022 for this lot included Building #4 of the Village Station Apartments on Lot 11. The plan for that building had 94 apartments and 160 parking spaces. The developer has proposed and the Development Agreement approved to build 60 rental townhomes instead of the 94 unit apartment building.

REVIEW

The proposed apartment townhomes will each contain a 2 car wide garage. No driveways are provide. An additional 24 guest parking spaces will be added to the overall parking plan for Building 1 and the Townhomes. The parking provided will be 148 spaces for a rate of 2.5 spaces per unit.

The street has been approved for vacation, which vacation plat will be recorded prior to the plat amendment. This will include the entire road south of the Eaglegate Drive roundabout, removing all

maintenance responsibility for the City. A trail/sidewalk easement will be maintained in the private street right of way to connect the development to the Highway 89 trail. The trail will be fitted with removable bollards to provide emergency egress to Highway 89.

The total site will be 2.572 acres and contain 1.28 acres of landscaping. The proposed townhomes will be 3 stories in height and will utilize similar building materials as the built apartment buildings 1 & 2. Tenants in the townhome apartments would have use of the apartment amenities, such as the pool and fitness center.

The geologic hazards report has been reviewed and approved for compliance with the City's Geologic Hazards Ordinance. Namely reviewing the rockfall hazard and mitigation on the adjacent hillside and potential fault line hazard. The site excavation will require an inspection by the Geotech to determine if any fault exists on the property and determine if mitigation is necessary. The rockfall hazard will be mitigated by the installation of a rock fall fence and removal of any large boulders still present on the hillside above the development.

The site plan has been reviewed for compliance with the General Development Plan as amended and the amended Development Agreement and has been found to be in compliance. The site plan complies with requirements for circulation and traffic, as well as health, safety, and noise. The plan has been reviewed and approved by both the South Davis Sewer District and South Davis Metro Fire.

PROPOSED MOTION

I move that the Planning Commission approve the proposed amendment to the site plan for Village Station Townhomes with regard to Lot 13 (fka Lot 11) at 445 South Orchard Drive with the following conditions:

Conditions:

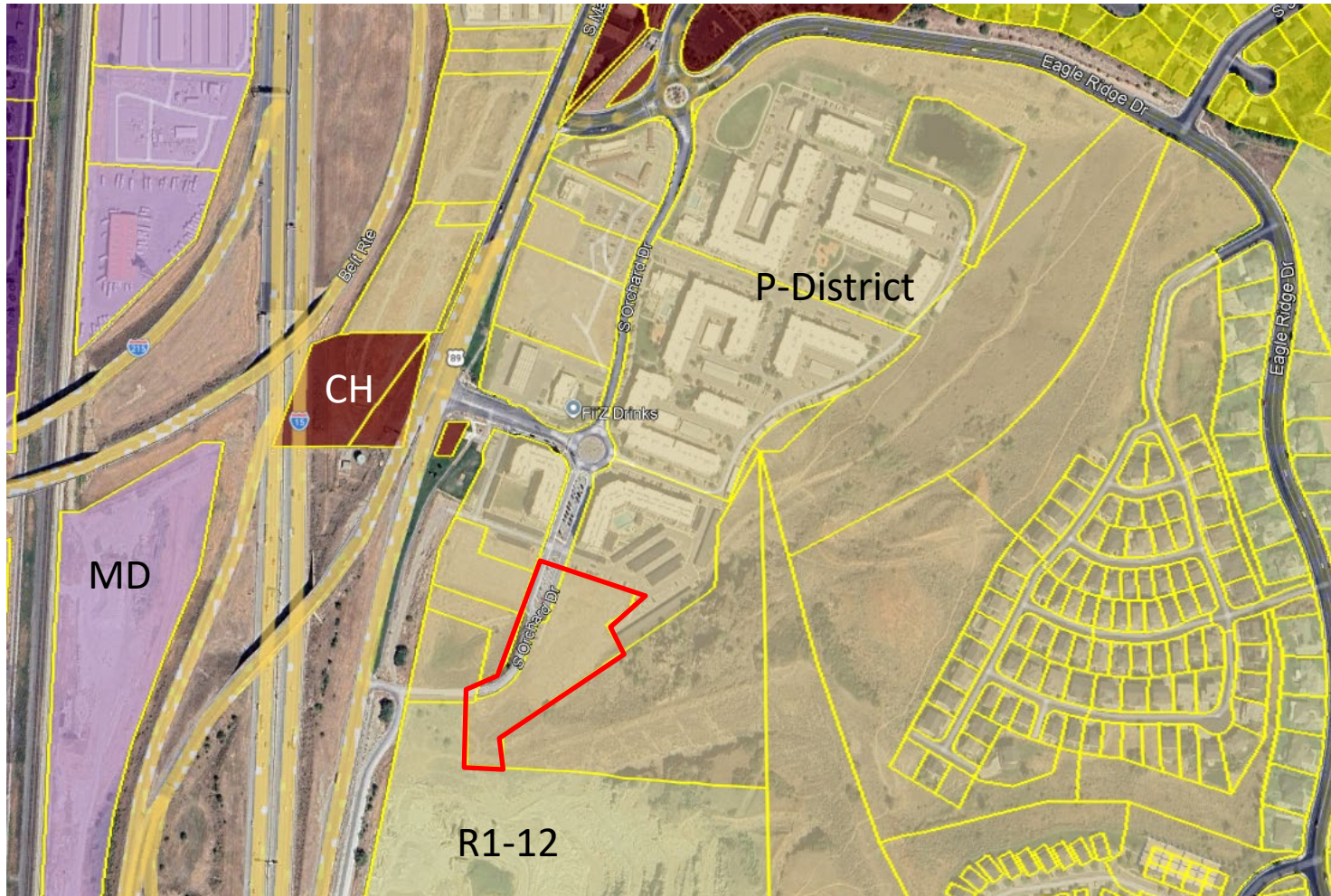
1. Correction of any outstanding redlines;
2. Recordation of the 2nd Amendment to Village Station at Eaglewood Subdivision.

Attachments

- 1) Aerial/Zoning Map
- 2) Approved GDP
- 3) Proposed Site Plan
- 4) Building Elevations



Village Station Townhomes Aerial/Zoning





Village Station Townhomes General Development Plan -Amended



REEVE & ASSOCIATES, INC. 1210 SOUTH 1300 WEST, BIRDAKLE, UTAH 84143, AND SHALL NOT BE REPRODUCED, RE-DRAWN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.

Reeve & Associates, Inc.
IRA
 REEVE & ASSOCIATES, INC. 1210 SOUTH 1300 WEST, BIRDAKLE, UTAH 84143
 PHONE: 801.488.1111 FAX: 801.488.1112
 WWW.REEVE-AND-ASSOCIATES.COM

REVISIONS: _____
 DATE: _____

Village Station Townhomes
 NORTH SALT LAKE, DAVIS COUNTY, UTAH
Site Plan

Project Info:
 Engineer: REEVE & ASSOCIATES, INC.
 Designer: _____
 Draftsman: _____
 Name: VILLAGE STATION TOWNHOMES
 Number: 8440-30
4
 19 Total Sheets

Notice:
 THESE PLANS WERE CREATED USING CAD SOFTWARE FOR AUTOCAD AND MAY BE MODIFIED. IF PRINTED IN OR COPIED TO BLACK & WHITE, SOME LINE WEIGHTS MAY NOT SHOW UP PROPERLY.

811 Know what's below. Call before you dig.



Village Station Townhomes Building Elevations



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 MARCH 24, 2026

5
6 **DRAFT**
7

8 Commission Vice Chair Holbrook called the meeting to order at 6:30 p.m.
9

10 PRESENT: Commission Vice Chair Ryan Holbrook
11 Commissioner Scott Jones
12 Commissioner Ron Jorgensen
13 Commissioner Jacob Kapp
14 Commissioner Jonathan Marsh
15 Commissioner Irene Stone
16

17 EXCUSED: Commission Chair BreAnna Larson
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,
20 Planner.
21

22 OTHERS PRESENT: Dee Lalliss, resident; Nick McMurtrey, John Blocker, Brighton Homes.
23

24 1. PUBLIC COMMENT
25

26 There were no public comments.
27

28 2. CONSIDERATION OF PRELIMINARY PLAN FOR THE YARD SUBDIVISION AT
29 1155 NORTH REDWOOD ROAD, NICK MCMURTREY, BRIGHTON HOMES UTAH
30 II, LLC, APPLICANT
31

32 Mackenzie Johnson reported that The Yard Subdivision was the final component of Clifton North
33 PUD. She noted that it was located at the northwest intersection of Redwood Road and 1100
34 North. She continued that the site was required to be used commercially by the Clifton Place
35 North PUD Development Agreement. She said the developer was proposing two commercial
36 buildings, each with eight units ranging from 1,378 to 1,430 square feet per unit. Ms. Johnson
37 shared that the buildings would be constructed as a shell for the owners/tenants to complete
38 interior finishes as needed (mezzanines, combine units, etc.). She mentioned the permitted and
39 non-permitted uses in the Planned District were included in the staff report.
40

41 Mackenzie Johnson reviewed the proposed plan with one new UDOT approved access off of
42 Redwood Road and existing access off of 1100 North shared between the townhomes and the
43 commercial. She continued that an eight foot wide meandering trail with xeriscape
44 improvements was proposed along Redwood Road. She added that the landscaping along 1100
45 North would be preserved and protected. Ms. Johnson shared the elevation renderings and noted
46 that the development agreement required that facades greater than 50 feet must incorporate a
47 wall plane interruption and each roofline include a variation every 50 feet in length. She noted
48 that the proposed elevation would require a column of brick and a parapet, a mural, or some
49 other interruption.

50
51 Mackenzie Johnson noted that the proposed building architecture would match and complement
52 the existing townhome development. She said that when the Clifton Place North PUD
53 Development Agreement was negotiated, there was a desire for the commercial buildings to have
54 a corner presence at the 1100/Redwood intersection for pedestrian orientation. She continued that
55 to maximize the function of the site; there was a need to amend the maximum allowed setback
56 from 55 feet to 90 feet. She said that the Development Review Committee (DRC) requested that
57 the Planning Commission recommend to the City Council that the Development Agreement be
58 amended to increase the maximum front yard setback from 1100 North to 90 feet, confirmation
59 of project acceptance by South Davis Metro Fire Agency prior to final plat recordation and
60 correction of minor redlines related to landscaping, building elevations, utilities, and drainage.

61
62 Commissioner Stone asked about the request to increase the setback and what motivated this
63 request. Mackenzie Johnson replied that the developer brought forth multiple options for the
64 property including a pickleball facility and that this proposal was the most feasible option and
65 how the increased setback would maximize the overall flow of the property.

66
67 Sherrie Pace commented on the issues if the buildings were setback 55 feet from 1100 North
68 including parking against the building affecting the drive aisle from 1100 North, lack of parking
69 adjacent to the building, and ADA access.

70
71 Commissioner Holbrook asked if the parking on the far west side was related to anything
72 previously approved for the townhomes. Mackenzie Johnson replied that parking on the
73 commercial property was not counted towards the requirement for the townhomes.

74
75 Commissioner Marsh asked if a tap room was an approved use in this location. Mackenzie
76 Johnson replied that a tap room was not an expressly prohibited use.

77
78 Commissioner Jorgensen commented that he was in favor of the eight foot meandering trail and
79 noted that the development agreement should include maintenance of common areas. He asked

80 about potential outdoor patio areas on a busy road like Redwood. Mackenzie Johnson noted that
81 staff had suggested this as a potential option.

82
83 Nick McMurtrey, Brighton Homes, said that they hoped to appeal to restaurants and that this
84 may help to attract interest. He suggested that the patio area would be fenced in on the Redwood
85 Road side.

86
87 John Blocker, Brighton Homes, commented that they planned for an opaque fence such as
88 wrought iron with a gate. He spoke on creating a vibrant space for a café with tables and
89 umbrellas. Sherrie Pace noted that this location was adjacent to the trail and had a large setback
90 (a minimum of 24 feet of landscaping and shoulder) from the road which would be conducive to
91 outdoor dining.

92
93 Mackenzie Johnson explained that with the new subdivision ordinance the Planning Commission
94 would approve the preliminary plan, staff would approve the final plat, and the amended
95 development agreement would be approved by the City Council.

96
97 **Commissioner Jorgensen moved that the Planning Commission approve the Preliminary**
98 **Plan for The Yard Subdivision at 1155 North Redwood Road with the following findings**
99 **and conditions:**

100
101 **Findings:**

- 102 1) **The plan has been developed in accordance with the intent, standards and criteria**
103 **specified in City Code Title 13 and other applicable regulations**
104 2) **The plan conforms to an approved concept plan**
105 3) **The plan creates no substantial financial hardship to the City**
106 4) **The plan creates no substantial environmental consequence which will adversely**
107 **impact upon adjacent properties and the health, safety or welfare of the inhabitants**
108 **of the City**

109
110 **Conditions:**

- 111 1) **The Planning Commission recommends to the City Council that the Development**
112 **Agreement be amended to increase the maximum front yard setback from 1100**
113 **North to 90 feet;**
114 2) **Confirmation of South Davis Metro Fire Agency's project acceptance prior to final**
115 **plat recordation; and**
116 3) **Correction of minor redlines related to landscaping, building elevations, utilities,**
117 **and drainage.**

118

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

121
122 3. CONSIDERATION OF PRELIMINARY PLAT FOR CLIFTON PLACE SOUTH PUD
123 PHASES 1, 2, & 3 AT 1095 NORTH REDWOOD ROAD, JOHN BLOCKER,
124 BRIGHTON HOMES UTAH II, LLC, APPLICANT
125

126 Mackenzie Johnson reported on Clifton Place South PUD Phases 1, 2, and 3 at 1095 North
127 Redwood Road. She noted that the Planning Commission reviewed and approved the amended
128 General Development Plan on January 13, 2026. She continued that the preliminary plan would
129 be reviewed by the Planning Commission, the City Council would consider an amendment to the
130 Development Agreement incorporating Clifton Place South back into the Clifton Place North
131 PUD Development Agreement, and then the final plat application would be reviewed by staff.

132
133 Commissioner Holbrook clarified that this would put Clifton Place North and South into one
134 Development Agreement. Mackenzie Johnson replied affirmatively and explained that the
135 General Development Plan approved in 2020 included both the north and south sides of the 1100
136 North/Redwood Road intersection; however, due to ownership complications Clifton Place South
137 was removed from the agreement. She continued that it was still the same General Development
138 Plan that it was better to keep them together.

139
140 Sherrie Pace commented that the previous Development Agreement stated that this was Phase 2
141 of the Clifton Place PUD and anticipated for it in the original documentation. She explained that
142 it could not be included in the beginning due to property ownership at the time.

143
144 Mackenzie Johnson continued that the proposal for Clifton Place South PUD included 102
145 dwelling units on 7.26 acres. She noted that the development was split into three phases with
146 Phase 1 to include the community amenities, parking lots, and 35 townhomes. She added that
147 Phase 2 would consist of the remaining 67 townhomes and Phase 3 would be the commercial
148 building. She shared that construction of Phase 3 may occur prior to Phase 2 depending on the
149 success of the commercial at Clifton Place North (known as The Yard Subdivision).

150
151 Ms. Johnson reviewed the parking with 3.6 stalls per unit for 366 total spaces which included
152 204 garages, 107 driveways, and 54 guest spaces. She noted that the amenities to be shared by
153 Clifton Place North and South included two pickleball courts, a small pet area, and a swimming
154 pool with restrooms. She spoke on the conditions placed by the Planning Commission during the
155 amended General Development Plan approval, including the completed relocation of the drive
156 access to the amenities aligning with the street on the other side of Cutler Drive. She mentioned

157 improving the landscaping along Redwood Road with the eight foot meandering trail,
158 xeriscaping, and trees.

159
160 Mackenzie Johnson spoke on the required commercial area to be oriented at the intersection
161 corner. She then shared building renderings of the townhomes and said the proposed architecture
162 was identical to the units built on Clifton Place North. She mentioned that the landscaping on
163 1100 North and the existing Foxboro monument sign would be preserved. She added that
164 approximately 24% of the project was improved landscaping with only 3,065 square feet of sod
165 around the amenities. She concluded that the City Engineer was reviewing the drainage and
166 utility plans and said there may be additional redlines that must be addressed prior to final plat
167 application.

168
169 Commissioner Holbrook asked about the commercial space ratio from 2022 to 2026. Mackenzie
170 Johnson noted that it was basically the same regarding building footprint but that the lot acreage
171 was slightly reduced because of the parking in front of the townhomes.

172
173 Commissioner Marsh asked if the residential units would be for sale or rental units. Mackenzie
174 Johnson replied that the City Council (Councilmember Baskin) had specifically included in the
175 Development Agreement that only three units could be owned by one entity or individual.

176
177 Sherrie Pace continued that the HOA could also place specific rules such as only 25% of the
178 units could be rented to ensure majority owner occupied.

179
180 Commissioner Marsh asked if this would apply towards the City's affordable housing goals as
181 required by the State. Sherrie Pace replied that they would not be eligible to add to the City's
182 Moderate Income Housing Plan as they were market rate townhomes.

183
184 Mackenzie Johnson commented that they would introduce new stock to the housing market
185 which would make the existing townhomes more affordable. She explained that these units were
186 two and three bedroom townhomes.

187
188 **Commissioner Stone moved that the Planning Commission approve the Preliminary Plan**
189 **for Clifton Place South PUD Phases 1, 2, and 3 at 1095 North Redwood Road with the**
190 **following findings and conditions:**

191
192 **Findings:**

- 193 **1) The plan has been developed in accordance with the intent, standards and criteria**
194 **specified in City Code Title 13 and other applicable regulations;**
195 **2) The plan conforms to an approved concept plan;**

- 196 **3) The plan creates no substantial financial hardship to the City;**
197 **4) The plan creates no substantial environmental consequence which will adversely**
198 **impact upon adjacent properties and the health, safety or welfare of the inhabitants**
199 **of the City.**

200

201 **Conditions:**

- 202 **1) Correction of minor engineering redlines.**

203

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

206

207 4. REPORT ON 2026 LEGISLATIVE SESSION RELATED TO LAND USE CODE

208

209 Sherrie Pace provided a summary on applicable bills which had passed during the 2026
210 Legislative session including:

211

212 HB0033 Political signs amendments

- 213 • Allows signs less than 18"x24" in park strips if placed by the adjacent owner
214 • Signs must be removed 14 days after the election
215 • City must store removed signs
216 • City must contact candidate to pick up signs

217

218 She noted follow up included amending City Code 10-4-18

219

220 HB0041 Construction and Fire Codes (effective 1/1/2027)

- 221 • Adopts 2024 WUI code
222 • Only areas with a smooth structure exposure score of 5 and above can be included in City
223 WUI map

224

225 She noted that follow up included adoption of the WUI map

226

227 HB0045 Fire Code amendments (effective 7/1/2026)

- 228 • Adopt 2024 IFC
229 • Adopt 2024 NFPA

230

231 HB0065 Construction Code amendments (effective 7/1/2026)

- 232 • Adopts 2024 construction codes

233

234 HB0147 Government Forms

- 235 • All forms must be available for electronic submission

236

237 HB0215 Landscaping Restrictions amendments (effective 5/6/2026)

- 238 • City may not enact or enforce a regulation that prohibits removal of vegetation for
239 property in the WUI

240

241 She noted the implications on geologically sensitive areas that are prohibited from removing
242 vegetation as well as platted “scenic easements”.

243

244 HB0378 Fugitive Dust Mitigation (effective 1/1/27)

- 245 • Beginning on 7/1/2027 DEQ may impose annual compliance fee based on annual air
246 pollutant emissions

- 247 • Require visible signage at gravel pits with name, air quality permit #, business ID, and
248 contact info

249

250 HB0425 Local Government Fees (effective 5/6/2026)

- 251 • City may charge transportation use fee

- 252 • Requires study

- 253 • Must be based on trip generation, vehicle types, traffic counts

- 254 • Cannot be based upon market value of property

255

256 HB0436 Moderate Income Housing Infrastructure

- 257 • To retain priority status for transportation funding must report by 7/1/26 the number of
258 new residential certificates issued in previous 12 months

- 259 • For 2026 to qualify for priority status the City must have growth greater than 2.5%

260

261 She noted the impacts may include the City not qualifying for priority funding.

262

263 HB0457 Municipal Annexations

- 264 • Unincorporated island surrounded entirely by one city will be automatically annexed into
265 the city

266

267 Miscellaneous RDA Bills

- 268 • Reorganization of RDA tools

- 269 • New regionally significant development zones

270

271

272 SB0321 Municipal Elections

- 273 • Candidates must file an end of year campaign finance summary (annually) until the
274 account has reached zero

275

276 She noted the implications for those that have left over campaign donations and save them for
277 use during re-election campaigns.

278

279 SB0284 Local Land Use Modifications

- 280 • Planning Commissioners Code (amend 2-1-4)

281 ○ Must state causes for removal

282 ○ Guidance for conflicts of interest

283 ○ Rules of order and procedures in meetings

- 284 • PC training

285 ○ Annual one hour training including role in legislative, administrative, and quasi-
286 judicial functions

287 ○ Annual three hours of land use and ethics training

- 288 • Make public all fees and land use regulations on website

289 • City Council can act on land use regulation without recommendation from Planning
290 Commission if the applicant makes a request and the City Council feels that the Planning
291 Commission has had enough time to review

- 292 • Incorporate into ordinance a process for reviewing and approving new or unlisted
293 business uses and the appeal rights of such

294 ○ Submit to City Council an application and time limit to approve

- 295 • May not regulate model homes or open houses differently than a residential use (amend
296 13-2-6 which allows model homes to begin construction prior to infrastructure
297 completion)

- 298 • Make public a checklist for each application by 10/1/2026

299 • City Council cannot be an appeal authority, changes the standard of review for appeals,
300 only the city or the appellant may provide testimony

301 • Detached ADUs on lots 11,000 sq. ft or larger are a permitted use, may only require 2
302 parking spaces for ADUs over 650 sq. ft. (1 if less than 650 sq. ft.)

303 • City may regulate heights and stories, if a LUA approved a commercial lodging structure
304 prior to 9/1/2025 which is in conflict with ordinance related to height and stories, the
305 LUA may not limit the number of stories (auto repeals on 7/1/2027)

306

307 Sherrie Pace noted actions included amending 2-1-4; Title 10, Chapter 11 Land uses; 13-12-6.

308 She reviewed the changes related to Planning Commission including training requirements and
309 ensuring discourse with your neighbors on an agenda item was held during a public meeting.

310

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

313

314 Commissioner Marsh asked about the APA conferences. Sherrie Pace replied that the State APA
315 conferences would be held in Bryce Canyon in April and potentially in Davis County for the fall
316 session.

317

318 Sherrie Pace reported that the March 17th City Council meeting had been cancelled due to the
319 caucuses. She said the Arts Committee was working on 2026 mural locations. She continued that
320 the NSL Reads event on March 5th was a success and included a giveaway of a Little Free
321 Library.

322

323 Commissioner Jorgensen asked about several projects including one on Center Street/130 East
324 (Lofts at North Salt Lake) as well as the Hugh's (Williamsburg) location on Highway 89. Sherrie
325 Pace replied that there had not been recent interest on the Williamsburg location. She mentioned
326 that the Lofts at North Salt Lake project was finalizing financing and that the building permits
327 would hopefully be pulled soon.

328

329 Sherrie Pace added that she had been in communication with the owner of the Kimball property
330 on Redwood Road near Center Street related to demolition of one of the larger buildings and
331 future site plans. She continued that there had been movement on the McDonalds application.

332

333 Commissioner Marsh mentioned the legislative session and the transportation fees. He asked if
334 there was a downside to imposing these fees. Sherrie Pace replied that one of the downsides
335 would be a fee on residents as well as commercial. She elaborated that the City could collect
336 these fees to be used for road maintenance.

337

338 Commissioner Marsh added that he was on the South Davis Greenway committee and shared
339 that the South Davis Greenway website was now live and encouraged the Commission to review.

340

341 Sherrie Pace encouraged the Planning Commission to complete the City's Wellness Survey
342 through Utah State University.

343

344 Commissioner Jorgensen mentioned the Statewide concern with housing supply. Sherrie Pace
345 commented that the misconception that the process of approving building permits and
346 developments was to blame for the housing shortages. She shared that she believed that a bigger
347 problem is that despite cities approving smaller lot sizes, large homes are being built on those
348 lots instead of smaller and more affordable homes. She explained that despite this, adding any

349 additional housing, whether affordable or not, adds to the housing supply and relieves pressure in
350 the existing housing stock and can add affordability.

351

352 Commissioner Marsh commented that Salt Lake City had passed an affordable housing overlay
353 which capped prices at 100% AMI or 80% AMI and deed restrictions for appreciation for 20-30
354 years. He said this had not been well utilized yet. Sherrie Pace replied that builders would lean
355 towards making more money rather than building affordable housing units.

356

357 6. APPROVAL OF PLANNING COMMISSION MINUTES

358

359 The Planning Commission meeting minutes of February 24, 2026 were reviewed and approved.

360

361 Commissioner Jorgensen noted a correction on Line 125 to “Commissioner Jorgensen moved to
362 approve the minutes from the February 10, 2026 meeting as drafted.”.

363

364 **Commissioner Jorgensen moved to approve the Planning Commission minutes for**
365 **February 24, 2026 as amended. Commissioner Marsh seconded the motion. The motion**
366 **was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Marsh, and Stone.**

367 Commissioner Larson was excused.

368

369 7. ADJOURN

370

371 Commission Vice Chair Holbrook adjourned the meeting at 7:46 p.m.

372

373 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
374 *Tuesday, April 14, 2026 by unanimous vote of all members present.*

375

376

377

378 _____
Ryan Holbrook, Vice Chair

Wendy Page, City Recorder