



CITY OF  
**NORTH SALT LAKE**  
UTAH

## NOTICE OF ORDINANCE ADOPTION

Notice is hereby given that the City Council of the City of North Salt Lake approved the following Ordinance(s) on April 7, 2026:

- Ordinance 2026-02 – rezoning the property at 1095 North Redwood Road from CG (General Commercial) to P (Planned District) contingent on the execution of Development Agreement 2026-09A.
- Ordinance 2026-03 – amending City Code, Title 4, Chapter 3 related to the disposal of yard waste.

A copy of the approved Ordinance(s) is available on the Public Notice Website <https://www.utah.gov/pmn/>, at City Hall, or on the City's website at [www.nslcity.gov](http://www.nslcity.gov).


Dated this 14<sup>th</sup> day of April, 2026

/s/Wendy Page, City Recorder

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, hereby certify that the foregoing class A notice of Ordinance adoption was posted on the Utah Public Notice website, City website, and at City Hall located at 10 East Center Street, North Salt Lake UT 84054, pursuant to Utah Code Annotated §10-3-711 and §63G-30-102.

Dated this 14<sup>th</sup> day of April, 2026.

  
Wendy Page, City Recorder



**ORDINANCE NO. 2026-02**

**AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY LOCATED GENERALLY AT 1095 NORTH REDWOOD ROAD WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM CG, GENERAL COMMERCIAL TO P, PLANNED DISTRICT BY DEVELOPMENT AGREEMENT**

**WHEREAS**, the City of North Salt Lake has received an application from Brighton Homes Utah LLC. to amend the zoning for properties located generally at 1095 N Redwood Road from CG, General Commercial to P, Planned District; and

**WHEREAS**, the proposed zoning change set forth herein has been reviewed by the Planning Commission and the City Council, and all appropriate public hearings have been held in accordance with Utah law and the City of North Salt Lake's ordinances to obtain public input regarding the proposed revisions to the Zoning Map; and

**WHEREAS**, the Planning Commission has made a recommendation to the City Council concerning the proposed zoning change as required by City Code and Utah Code; and

**WHEREAS**, the City Council has reviewed this application and finds that it is consistent with the comprehensive general plan, goals and policies of the City and that changed conditions make the proposed amendment reasonably necessary to carry out the purposes stated in Title 10, Land Use Ordinance; and

**WHEREAS**, The City of North Salt Lake approved Agreement 2024-11A, a Development Agreement for Clifton Place North PUD which anticipated an addendum to include this property as Clifton Place South PUD as part of the overall General Development Plan for Clifton Place PUD; and

**WHEREAS**, the City Council has reviewed Agreement 2026-09A, an addendum to the Original Development Agreement for Clifton Place and finds that the standards and regulations provided therein are in accordance with City Code, Title 10, Land Use Ordinance required for a Planned District;

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**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of North Salt Lake, Utah, as follows:

**Section 1. Zoning Map Amendment.** The City of North Salt Lake Zoning Map is hereby amended to change the zoning of approximately 7.212 acres of property located generally at 1095 North Redwood Road within the city limits of the City of North Salt Lake, and more particularly described in Exhibit A from CG, General Commercial to P, Planned District.

**Section 2. Development Agreement.** The City of North Salt Lake hereby approves the attached Agreement 2026-09A, a Development Agreement for Clifton Place South PUD pertaining to the development and regulations for said Clifton Place South PUD P District.

**Section 3. Severability.** If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

**Section 4. Effective Date.** This Ordinance shall become effective upon publication or posting and with execution of Agreement 2026-09A.

**PASSED AND ADOPTED** by the City Council of the City of North Salt Lake, Utah, this 7<sup>th</sup> day of April, 2026.



CITY OF NORTH SALT LAKE

By:

BRIAN J. HORROCKS

Mayor

ATTEST:

WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton  
Council Member Jackson  
Council Member Knowlton  
Council Member Smoot  
Council Member Van Langeveld

aye  
aye  
aye  
aye  
aye

**Certificate of Posting Ordinance:**

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2026-02 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-713 within the municipality.

Recorded this 14<sup>th</sup> day of April, 2026.

Wendy Page, City Recorder



[Seal]

**Property Description:**

All property included in Davis County Parcel Identification numbers: 06-082-0236, 06-082-0116, 06-082-0154 and 06-082-0155 and containing approximately 7.212 acres.

**Legal Description:**

PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CUTLER DRIVE, SAID POINT BEING 1493.39 FEET SOUTH 00°43'42" EAST ALONG THE SECTION LINE AND 2058.53 FEET NORTH 89°16'18" EAST FROM THE CENTER OF SAID SECTION 34; AND RUNNING THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) NORTH 00°37'35" WEST 602.39 FEET; (2) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.58 FEET, A DELTA ANGLE OF 90°26'55", A CHORD BEARING OF NORTH 44°35'50" EAST, AND A CHORD LENGTH OF 28.40 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1100 NORTH STREET; THENCE NORTH 89°50'08" EAST 125.84 FEET ALONG SAID SOUTHERLY RIGHT OF WAY LINE; SOUTH 00°07'32" EAST 45.95 FEET; THENCE NORTH 89°28'14" EAST 151.15 FEET; THENCE NORTH 01°19'08" WEST 45.01 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF 1100 NORTH STREET; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: (1) NORTH 89°49'56" EAST 18.06 FEET; (2) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 360.62 FEET, AN ARC LENGTH OF 66.80 FEET, A DELTA ANGLE OF 10°36'48", A CHORD BEARING OF SOUTH 84°51'40" EAST, AND A CHORD LENGTH OF 66.70 FEET; (3) SOUTH 81°06'30" EAST 70.17 FEET; (4) ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 48.68 FEET, A DELTA ANGLE OF 06°11'53", A CHORD BEARING OF SOUTH 84°12'27" EAST, AND A CHORD LENGTH OF 48.66 FEET; (5) SOUTH 4.52 FEET; (6) EAST 22.61 FEET TO THE WESTERLY RIGHT OF WAY LINE OF REDWOOD ROAD; THENCE SOUTH 00°26'28" EAST 595.69 FEET ALONG SAID WESTERLY RIGHT OF WAY LINE; THENCE SOUTH 89°49'56" WEST 518.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 314,143 SQUARE FEET OR 7.212 ACRES.

ORDINANCE NO. 2026-03

AN ORDINANCE OF THE CITY OF NORTH SALT LAKE  
AMENDING TITLE 4, CHAPTER 3 OF THE CITY CODE RELATED  
TO THE DISPOSAL OF YARD WASTE

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

WHEREAS, the governing body of the City of North Salt Lake finds that it is in the public interest to update the ordinance with regard to the disposal of yard waste and amend Title 4, Chapter 3 of the City Code to clarify any ambiguity that may exist related to open burning of yard waste.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of North Salt Lake, Utah, as follows:

Section 1. Pursuant to Utah Code 15A-5-101, Title 4, Chapters 3 of the City Code is hereby amended as attached in Exhibit A.

Section 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective upon publication or posting.

APPROVED AND ADOPTED by the City of North Salt Lake, Utah on this 7<sup>th</sup> day of April 2026.



CITY OF NORTH SALT LAKE

By:

*Brian J. Horrocks*  
BRIAN J. HORROCKS

Mayor

ATTEST:

*Wendy Page*  
WENDY PAGE

City Recorder

City Council Vote as Recorded:

Council Member Clayton  
Council Member Jackson  
Council Member Knowlton  
Council Member Smoot  
Council Member Van Langeveld

*aye*  
*aye*  
*aye*  
*aye*  
*aye*

**TITLE 4 HEALTH AND SANITATION  
CHAPTER 3  
GARBAGE AND REFUSE**

**4-3-8: REGULATIONS AND REQUIREMENTS:**

A. Accumulation Prohibited: It shall be unlawful for any person to accumulate garbage, yard waste or refuse, or cause garbage, yard waste or refuse to be deposited upon any street or alley, or upon any premises in the City, without express permission from the City. The City may permit the feeding or processing of garbage or refuse upon premises properly equipped and maintained so as to prevent the creation of a nuisance or a hazard to health, or permit the depositing of ashes and other dry material for filling purposes at such places as the City may designate and under such restrictions as the City Council may by regulation impose. Additionally, the City may grant to any person permission for sorting, baling and marketing trade waste upon premises properly equipped and maintained for property zoned for that use.

B. Containers: Approved garbage containers consist of ninety (90) to one hundred five (105) gallon containers designed specifically for automated collection, equipped with wheels for easy movement by City users. All containers have permanently attached, tightfitting lids.

C. Closing Of Garbage Containers Required: All garbage and market waste must be placed in approved containers and the container shall be closed in such a manner as to prevent offensive odors or flies.

D. Disposal Of Yard Waste:

1. Yard waste may be disposed of by residents and business establishments in vehicles provided by them subject to regulation by the City Council as to the places of disposal and as to the type of vehicle used to avoid spillage upon public ways of the City, hazards to safety and the prevention of nuisances.

2. The City Council from time to time may provide for the collection and disposal of such types of yard waste as it may decide to collect and haul in connection with its regular garbage, waste collection and disposal service. In the event yard waste disposal service should require a charge to be made by the City, the determination of the charge will be made by negotiation with the residents or business enterprises and the residents or business enterprises will be given an opportunity to choose from among services offered by persons other than the City.

E. Burning Prohibited: It shall be unlawful for any person to burn garbage, market waste, yard waste, manure or other refuse or rubbish in the open air or in any furnace or stove within the City.

F. Dumping Prohibited: It shall be unlawful for any person to place, deposit or dump garbage, ashes, market waste, paper boxes, cartons, trade waste, construction waste (such as lumber, building materials, rocks, concrete, asphalt, and dirt), manure or night soil, yard waste or any other refuse, upon any lot within the City, whether such lot is occupied or vacant and whether such person so placing, depositing or dumping such refuse is the owner, tenant, occupant or lessor thereof, or has the same under his jurisdiction and control.

G. Limitations Upon Dumping: Dumping waste and garbage shall be permitted only in such places as are designated by the City Council. Dumping shall be subject to such rules and regulations as may be formulated by the City Council.

H. Hauling Upon Public Streets: It shall be unlawful for any person to haul, convey or transport through or upon any public streets any garbage, ashes, market wastes, trade wastes, manure, night soil, loose paper, scrap lumber, excelsior, trees, tree limbs, bush clippings, lawn clippings, house refuse, yard refuse, liquid wastes, or any other materials, in open trucks, open trailers, or other conveyances unless completely covered with a heavy tarp, canvas, plastic, cloth, or other material sufficient to secure the load and prevent the same, or any part thereof, from overhanging the sides, or falling from the vehicle or conveyance upon which it is being transported. Each vehicle must be covered with a heavy tarp, canvas, plastic, cloth or other acceptable material at all times when the vehicle is being used for the collection of, or carrying, transporting or hauling manure, dead animals, refuse and other materials hereinabove set forth upon the public streets within the City.

I. Regulations Adopted: The City Council may adopt such regulations as in its opinion are necessary to implement this chapter and its objectives. (Ord. 2018-08, 9-4-2018)