

# PLANNING COMMISSION MEETING

April 14, 2026

6:30 p.m.

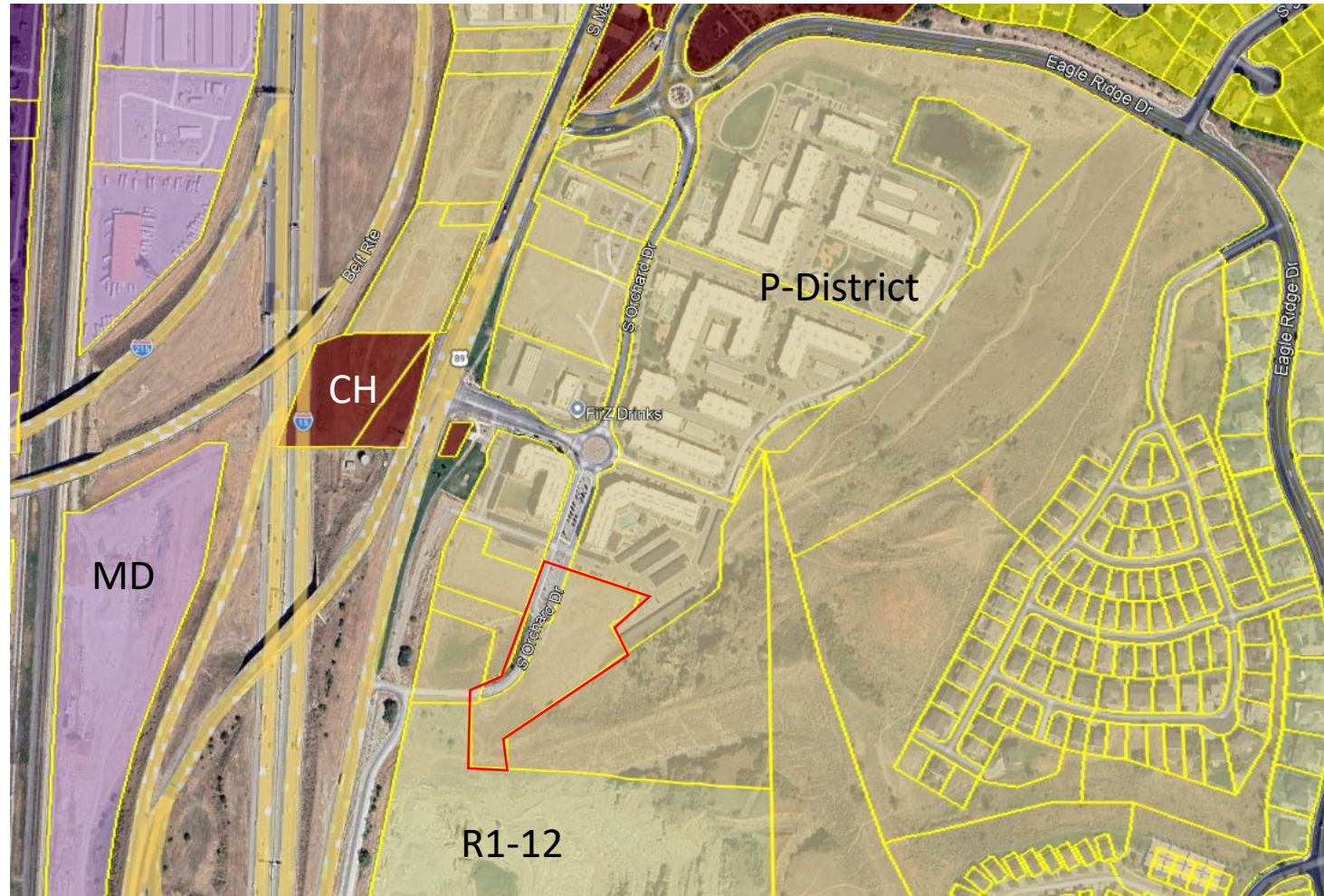


# CITIZEN COMMENT

Plate Amendment  
Village Station at Eaglewood  
445 South Orchard Drive



# Village Station at Eaglewood Plat Amendment Aerial/Zoning



# 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

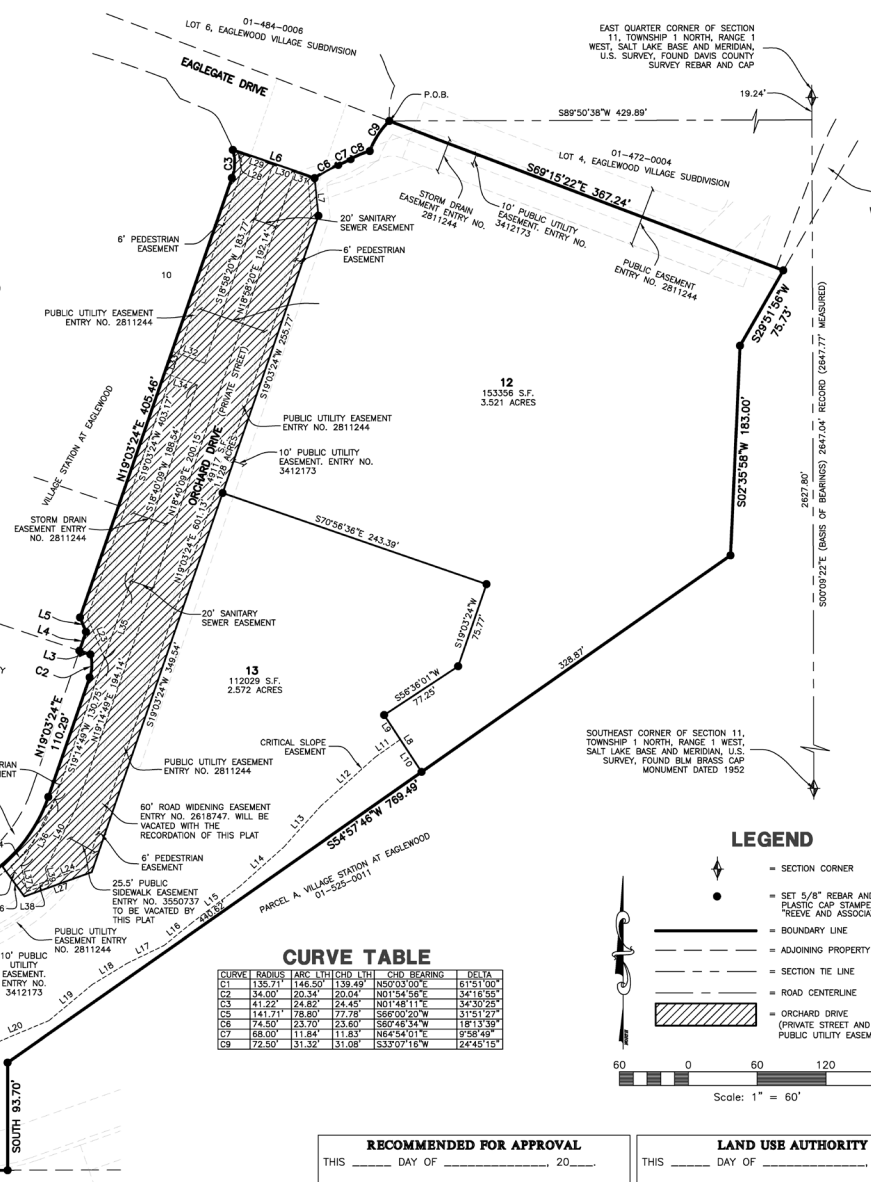
PART OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING 19.24 FEET SOUTH 07°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 07°09'22" WEST 2947.04 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11); AND RUNNING THENCE SOUTH 89°15'22" EAST 367.24 FEET; THENCE SOUTH 29°15'56" WEST 75.73 FEET; THENCE SOUTH 02°35'58" WEST 183.00 FEET; THENCE SOUTH 54°57'46" WEST 769.49 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 136.71 FEET, AN ARC LENGTH OF 146.50 FEET, A DELTA ANGLE OF 61°51'00", A CHORD BEARING OF NORTH 50°33'00" EAST, AND A CHORD LENGTH OF 136.49 FEET; THENCE NORTH 19°03'24" EAST 110.29 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°19'55", 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°48'11" EAST, AND A CHORD LENGTH OF 24.48 FEET; THENCE SOUTH 70°46'30" 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°13'39", A CHORD BEARING OF NORTH 60°46'34" EAST, AND A CHORD LENGTH OF 23.80 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 60°58'45", A CHORD BEARING OF NORTH 04°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 18.23 FEET, A DELTA ANGLE OF 14°01'01", A CHORD BEARING OF NORTH 66°55'09" EAST, AND A CHORD LENGTH OF 18.18 FEET; THENCE ALONG A COMPOUND CURVE TURNING TO THE RIGHT WITH A RADIUS OF 72.50 FEET, AN ARC LENGTH OF 31.32 FEET, A DELTA ANGLE OF 24°45'15", A CHORD BEARING OF NORTH 32°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"E	10.09
L4	N19°03'24"E	17.50
L5	N22°41'22"W	13.52
L6	S70°58'36"E	75.49
L7	S00°39'23"E	32.91
L8	S33°21'08"E	19.32
L9	S33°21'08"E	25.49
L10	S33°21'08"E	33.33
L11	S54°10'30"W	28.85
L12	S48°02'12"W	63.14
L13	S42°13'27"W	48.43
L14	S48°10'39"W	51.44
L15	S22°42'50"W	53.39
L16	S20°58'14"W	30.72
L17	S84°12'24"W	35.43
L18	S55°45'16"W	49.98
L19	S70°58'36"E	111.63
L20	S87°23'22"W	58.23
L21	S39°29'58"W	48.01
L22	S04°58'39"W	72.57
L23	S22°41'22"E	37.55
L24	N35°09'18"W	33.72
L25	S70°58'36"E	7.07
L26	S70°58'36"E	30.18
L27	S70°58'36"E	111.63
L28	S89°49'03"E	30.28
L29	S11°03'14"W	20.01
L30	S89°49'03"E	30.37
L31	S19°14'49"W	62.70
L32	S26°27'07"W	44.89
L33	S12°08'57"E	22.93
L34	N26°42'13"E	59.85



### 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 PLAN 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 THE DRIVEWAY AND SIDEWALKS FROM 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 HAS BEEN RETRACED FROM THE RECORDED EAGLEWOOD VILLAGE SUBDIVISION (AMENDED) PLAN BY FOUND MONUMENTS AS SHOWN ON LOT 11. PROPERTY CORNERS NOT FOUND WERE SET WITH A 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REVEE & ASSOCIATES".

### BASIS OF BEARINGS

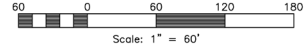
THE BASIS OF BEARINGS FOR THIS PLAN IS THE SECTION LINE BETWEEN THE EAST QUARTER CORNER AND THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, SHOWN HEREIN AS: S00°09'22"E. THE WAD 93 BEARING FOR THIS LINE IS S01°03'7"E.

### LEGEND

- SECTION CORNER
- 5/8" REBAR AND PLASTIC CAP STAMPED "REVEE & ASSOCIATES"
- BOUNDARY LINE
- ADJOINING PROPERTY
- SECTION LINE
- ROAD CENTERLINE
- ORCHARD DRIVE (PRIVATE STREET AND PUBLIC UTILITY EASEMENT)

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHD LTH	CHD BEARING	DELTA
C1	136.71	146.50	139.49	N50°03'00"E	61°51'00"
C2	34.00	20.34	20.04	N01°54'56"E	34°19'55"
C3	41.22	24.82	24.45	N01°48'11"E	34°30'25"
C4	141.71	78.80	77.78	S86°00'20"W	31°51'27"
C5	74.50	23.70	23.60	S66°48'34"W	18°13'39"
C6	68.00	11.84	11.83	N64°54'01"E	9°58'49"
C7	72.50	31.32	31.08	S37°07'16"W	24°45'15"



RECOMMENDED FOR APPROVAL  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

LAND USE AUTHORITY  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAYOR ACCEPTANCE  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

DEVELOPER:  
BRIGHTON HOMES  
45 E CENTER ST STE 103, NORTH SALT LAKE, UT 84054  
(801) 937-9755

CITY ATTORNEY  
ADMINISTRATIVE LAND USE AUTHORITY

CITY RECORDER ACCEPTS:  
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 PLAN IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAN, AND THAT THIS PLAN 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 SEPARATE AND SUBDIVIDE THE SAME INTO LOTS AS SHOWN ON THE PLAN 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 HEREBY 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  
ALTABANK - LIEN HOLDER

### ALTABANK 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 ALTABANK, 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

MY COMMISSION NO. \_\_\_\_\_  
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: \_\_\_\_\_

Reeve & Associates, Inc.  
1100 S 1000 W, SUITE 100, WEST VALLEY CITY, UT 84119  
TEL: (801) 951-3900 FAX: (801) 951-3998 WWW.REVEE-ASSOCIATES.COM  
TRAFFIC DESIGNERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

### DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID  
AND RECORDED \_\_\_\_\_ AT  
IN BOOK \_\_\_\_\_ OF  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR:  
DAVIS COUNTY RECORDER  
DEPUTY:

Village Station at Eaglewood Plat Amendment  
445 South Orchard Drive

**Proposed Motion:**

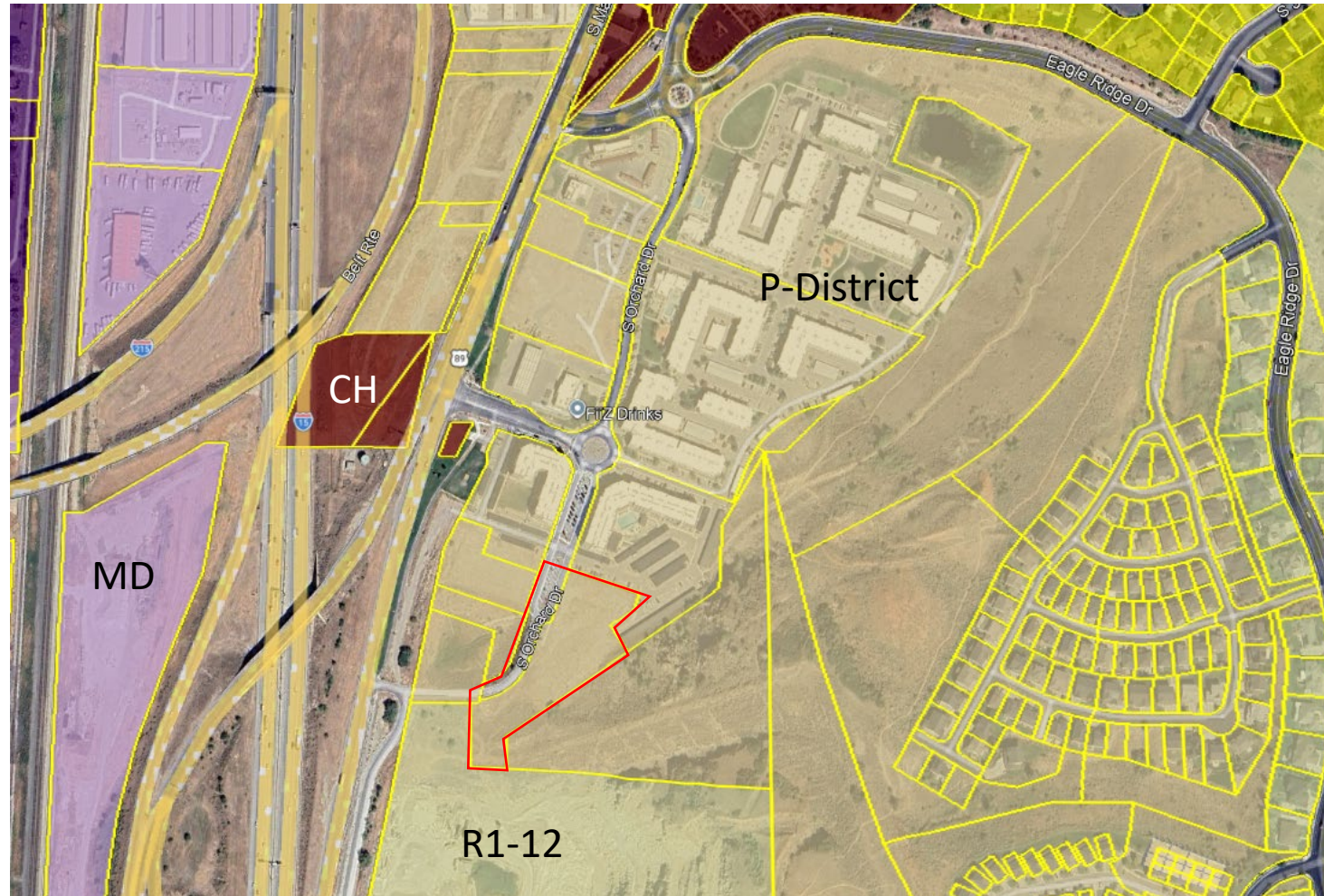
I move that the Planning Commission approve the proposed second amendment to the Village Station at Eaglewood Subdivision located at 445 South Orchard Drive with the following condition:

1. Correction of any outstanding engineering redlines.

Site Plan-Amended  
Village Station Townhomes  
445 South Orchard Drive



# Village Station Townhomes Aerial/Zoning

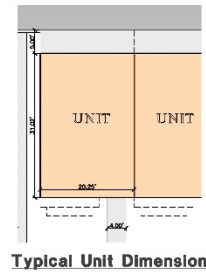




# Village Station Townhomes General Development Plan -Amended



SITE DATA	
PARCEL NUMBER:	01-443-0011
ADDRESS:	443 S ORCHARD DR NORTH SALT LAKE, UT 84144
PARCEL:	28, 30A, 15, 16, 30, 31
APPROX:	22.55 AC (94,840 S.F.)
PARCEL AREA:	38,821 S.F.
BUILDING AREA:	37,000 S.F.
PARKING AREA:	4,374 S.F.
LANDSCAPE AREA:	10,347 S.F.



Typical Unit Dimension



**Reeve & Associates, Inc.**  
ARCHITECTS & ENGINEERS  
1000 EAST 1000 SOUTH, SUITE 1000, SALT LAKE CITY, UT 84143  
PHONE: 313.222.1111 FAX: 313.222.1112

---

REVISIONS

DATE	DESCRIPTION

---

**Village Station Townhomes**  
NORTH SALT LAKE, DAVIS COUNTY, UTAH

**Site Plan**

---



**Project Info:**  
 Drawn by: A. MADSEN, P.E.  
 Checked by: J. GILLEN  
 Scale: 1/8" = 1'-0"  
 Name: VILLAGE STATION TOWNHOMES  
 License: 6440-30

---

**4**

19 Total Sheets

**Notice:**  
 THESE PLANS WERE CREATED USING CAD SOFTWARE. THE COLORS FOR THE LINES AND DIMENSIONS ARE NOT TO BE USED IN ANY MANNER. IF PRINTED IN BLACK & WHITE, SOME LINE WEIGHTS MAY NOT SHOW UP PROPERLY.



THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 2146 SOUTH 1350 WEST, HERRINGDALE, UTAH 84119, AND SHALL NOT BE REPRODUCED, BE-OWNED, 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.





# Village Station Townhomes Building Elevations



Site Plan Amendment  
445 South Orchard Drive

**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:

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

# ACTION UPDATE

## April 7 City Council Meeting

- Approved the Development Agreement and Final Zone Change for Clifton Place South PUD
- Amended the code to expressly prohibit open burning of yard waste

## Upcoming Events

- |                                 |                    |
|---------------------------------|--------------------|
| • Arbor Day-Tunnel Springs Park | Saturday, April 25 |
| • South Salt Lake Mural Fest    | Saturday, May 9    |
| • Trail Clean Up Day            | Saturday, May 9    |
| • Spring Clean Up               | Fri-Sun, May 15-17 |
| • Kite Festival                 | Saturday, May 16   |
| • Golden Spoke Bike Ride        | Saturday, May 16   |

**MINUTES**

# Minutes-March 24, 2026

## **Proposed Motion:**

I move that the Planning Commission approve the minutes for March 24, 2026 with

- No changes
- or
- With modifications as discussed

**ADJOURN**