

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

**FINAL**

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

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

EXCUSED: Commission Chair BreAnna Larson

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

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

1. PUBLIC COMMENT

There were no public comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Findings:**

- 1) The plan has been developed in accordance with the intent, standards and criteria specified in City Code Title 13 and other applicable regulations**
- 2) The plan conforms to an 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 Planning Commission recommends to the City Council that the Development Agreement be amended to increase the maximum front yard setback from 1100 North to 90 feet;**
- 2) Confirmation of South Davis Metro Fire Agency's project acceptance prior to final plat recordation; and**
- 3) Correction of minor redlines related to landscaping, building elevations, utilities, and drainage.**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Findings:**

- 1) The plan has been developed in accordance with the intent, standards and criteria specified in City Code Title 13 and other applicable regulations;**
- 2) The plan conforms to an 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) **Correction of minor engineering redlines.**

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

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

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

HB0033 Political signs amendments

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

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

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

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

She noted that follow up included adoption of the WUI map

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

- Adopt 2024 IFC
- Adopt 2024 NFPA

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

- Adopts 2024 construction codes

#### HB0147 Government Forms

- All forms must be available for electronic submission

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

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

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

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

- Beginning on 7/1/2027 DEQ may impose annual compliance fee based on annual air pollutant emissions
- Require visible signage at gravel pits with name, air quality permit #, business ID, and contact info

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

- City may charge transportation use fee
- Requires study
- Must be based on trip generation, vehicle types, traffic counts
- Cannot be based upon market value of property

#### HB0436 Moderate Income Housing Infrastructure

- To retain priority status for transportation funding must report by 7/1/26 the number of new residential certificates issued in previous 12 months
- For 2026 to qualify for priority status the City must have growth greater than 2.5%

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

#### HB0457 Municipal Annexations

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

#### Miscellaneous RDA Bills

- Reorganization of RDA tools
- New regionally significant development zones

#### SB0321 Municipal Elections

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

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

#### SB0284 Local Land Use Modifications

- Planning Commissioners Code (amend 2-1-4)
  - Must state causes for removal
  - Guidance for conflicts of interest
  - Rules of order and procedures in meetings
- PC training
  - Annual one hour training including role in legislative, administrative, and quasi-judicial functions
  - Annual three hours of land use and ethics training
- Make public all fees and land use regulations on website
- City Council can act on land use regulation without recommendation from Planning Commission if the applicant makes a request and the City Council feels that the Planning Commission has had enough time to review
- Incorporate into ordinance a process for reviewing and approving new or unlisted business uses and the appeal rights of such
  - Submit to City Council an application and time limit to approve
- May not regulate model homes or open houses differently than a residential use (amend 13-2-6 which allows model homes to begin construction prior to infrastructure completion)
- Make public a checklist for each application by 10/1/2026
- City Council cannot be an appeal authority, changes the standard of review for appeals, only the city or the appellant may provide testimony
- Detached ADUs on lots 11,000 sq. ft or larger are a permitted use, may only require 2 parking spaces for ADUs over 650 sq. ft. (1 if less than 650 sq. ft.)
- City may regulate heights and stories, if a LUA approved a commercial lodging structure prior to 9/1/2025 which is in conflict with ordinance related to height and stories, the LUA may not limit the number of stories (auto repeals on 7/1/2027)

Sherrie Pace noted actions included amending 2-1-4; Title 10, Chapter 11 Land uses; 13-12-6. She reviewed the changes related to Planning Commission including training requirements and ensuring discourse with your neighbors on an agenda item was held during a public meeting.

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

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

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

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

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

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

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

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

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

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

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

#### 6. APPROVAL OF PLANNING COMMISSION MINUTES

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

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

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

#### 7. ADJOURN

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

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

  
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Ryan Holbrook, Vice Chair

  
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Wendy Page, City Recorder

