



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
May 12, 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. Work Session-Urban Design Standards (Mark Morris w/ Voda)
4. Public Hearing-Consideration of code amendments to Title 10 to correct State Code references to reflect changes in numbering made by the State Legislature
5. Consideration of site plan approval for Indoor Skydiving Center at 296 South Orchard Drive, Clark Robinson, Indoor Wingsuit Utah LLC, applicant
6. Report on City Council actions on items recommended by the Planning Commission
7. Approval of Planning Commission Minutes of April 14, 2026
8. 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: May 7, 2026


Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Ali Avery, Long Range Planner

DATE: May 12, 2026

SUBJECT: Town Center Urban Design Standards Update

RECOMMENDATION

No recommended action on this item.

BACKGROUND

The City's consultant, Mark Morris with VODA Landscape + Planning, will be present to update the Planning Commission on the progress of the Town Center Urban Design Standards draft.

PROPOSED MOTION

No action requested.



MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: May 12, 2026

SUBJECT: Consideration of proposed amendments to City Code regarding State Code Citations

RECOMMENDATION

The Development Review Committee (DRC) recommends the approval of the proposed code amendments which update citations related to State Code.

BACKGROUND

In November of 2025 the Legislature recodified the Land Use Development Management Act (LUDMA) from State Code Title 10, Chapter 9A to Title 10, Chapter 20. This made many of the instances within City Code that provided reference to the state code incorrect. Changes made to any citation in Title 10 of the City Code require a public hearing.

In addition to citations for City Code Title 10 and State Code Title 10, staff has reviewed the entire City Code for incorrect citations which are incorrect. So while those amendments outside of Title 10 do not require a recommendation from the Planning Commission, they have been provided in the proposed amendment for the City Council consideration. The redlined code sections are attached to this report.

PROPOSED MOTION

I move that the Planning Commission recommend the proposed code amendments related to State Code Citations contained within City Code with no conditions and the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.

Attachments:

- A) Redline Code Amendments

7-8-1: DEFINITIONS:

HISTORIC DISTRICT:

B. In a historic district or area created under State Code section ~~10-9a-503~~10-20-503.

8-2-1: TITLE, APPLICABILITY, AUTHORITY:

C. Authority: The city has authority to adopt this chapter in order to facilitate compliance with the drinking water source protection regulations promulgated pursuant to Utah administrative code section R309-113, and pursuant to authority set forth in the municipal land use, development and management act, Utah Code Annotated section ~~10-9a-102~~10-20-101, as amended, and other applicable statutory and common laws of the United States. (Ord. 99-16, 12-7-1999; amd. 2012 Code)

9-8-5: RESIDENTIAL AUTOMATIC FIRE SPRINKLER SYSTEM REQUIREMENTS:

A. Residential Automatic Fire Sprinkler Ordinance: As described in Utah Code Title 15A-5-203, the city adopts by ordinance the requirements of an automatic residential fire sprinkler system if any of the following conditions exist:

1. The structure:

a. is located in an urban-wildland interface area as provided in the Utah Wildland Urban Interface Code adopted as a construction code under the State Construction Code; and

b. does not meet the requirements described in Utah Code, Subsection ~~65A-8-203(4)(af)~~ and Utah Administrative Code, R652-122-1300, Minimum Standards for County Wildfire Fire Ordinance;

2. the structure is in an area where a public water distribution system with fire hydrants does not exist as required in Utah Administrative Code, R309-550-5, Water Main Design;

3. the only fire apparatus access road has a grade greater than 10% for more than 500 continual feet;

4. the total floor area of all floor levels within the exterior walls of the dwelling unit exceeds 10,000 square feet; or

5. the total floor area of all floor levels within the exterior walls of the dwelling unit is double the average of the total floor area of all floor levels of unsprinkled homes in the subdivision that are no larger than 10,000 square feet.

6. Exception: A single family dwelling does not require a fire sprinkler system if the dwelling:

a. is located outside the wildland urban interface;

b. is built in a one-lot subdivision; and

c. has 50 feet of defensible space on all sides that limits the propensity of fire spreading from the dwelling to another property. (Ord. 2020-07, 2-4-2020)

10-1-5: CONFLICT:

A. This code shall not nullify the more restrictive provisions of covenants, agreements or other ordinances or laws, but shall prevail notwithstanding such provisions which are less restrictive.

B. Whenever other restrictions or provisions are adopted under state law, the most restrictive requirement shall govern. However, the city may not impose stricter requirements than are required in Utah Code Annotated sections ~~10-9a-305~~10-20-304, ~~10-9a-514~~10-21-302, ~~10-9a-516~~10-20-610 and ~~10-9a-520~~ (incorporated with 10-20-610). (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

10-1-39: DEFINITIONS:

***RESIDENTIAL FACILITY FOR ELDERLY PERSONS:**

A. A single-family or multiple-family dwelling unit that meets the requirements of chapter 8 of this title and any ordinance adopted under authority of chapter 8 of this title, and Utah Code Annotated sections ~~10-9a-516~~10-20-610, ~~10-9a-517~~, ~~10-9a-518~~ and ~~10-9a-519~~.

B. "Residential facility for elderly persons" does not include a healthcare facility.

***RESIDENTIAL FACILITY FOR PERSONS WITH A DISABILITY: A residence:**

A. In which more than one person with a disability resides; and

B. 1. Is licensed or certified by the Department of Human Services under Utah Code Annotated title ~~62A~~26B, chapter 2, licensure of programs and facilities; or

2. Is licensed or certified by the Department of Health under Utah Code Annotated title ~~26~~26B, chapter ~~212~~, Healthcare Facility Licensing and Inspection Act.

VARIANCE: An official permit to use property in a manner that departs from the way in which other property in the same locality can be used; as regulated by Utah State Code section ~~10-9a-702~~10-20-1102.

10-2-2: HEARING OFFICER:

A. Created And Appointment:

1. Pursuant to Utah Code ~~10-9a-701~~10-20-1101 the City hereby establishes an Appeal Authority consisting of a Hearing Officer to:

a. Hear and decide requests for variances from the terms of the land use ordinance;

b. Hear and decide appeals from decisions applying the land use ordinance;

c. Hear and decide appeals from a fee charged in accordance with State Code section ~~10-9a-510~~10-20-904.

2. The Hearing Officer shall be appointed or removed by the Mayor with the advice and consent of the City Council.

10-3-1: AUTHORITY OF THE CITY COUNCIL:

In accordance with Utah Code Annotated, **Title 10, Chapter 9a20, Part 5**, as amended, the City Council may amend any provisions of this Title or the Official Zoning Map of the City in accordance with the procedures set forth herein, including amendments to the number, shape, boundaries, or area of any zoning district; any land use regulation of or within a zoning district; or any other provision of this title. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code; Ord. 2024-01, 1-16-2024)

10-3-2: PROCEDURES FOR PROPOSED AMENDMENTS AND REZONINGS:

D. Notice; Public Hearings And Public Meetings:

1. Public Hearings: The City shall prepare and give notice at least 10 calendar days before a public hearing to consider such amendment by mail to affected entities and for the area directly affected by the proposed land use regulation or zoning map amendment as a class B notice as provided by Utah Code Annotated sections **10-9a-20510-20-205, 10-9a-50210-20-502**, and 63G-30-102, as amended.

2. Public Meetings: The City shall provide notice of public meetings as a class A notice, as provided by Utah Code Annotated sections **10-9a-20510-20-205, 10-9a-50210-20-502**, and 63G-30-102, as amended.

10-13-3: STEP 1 - GENERAL DEVELOPMENT PLAN AND P-DISTRICT APPLICATION:

A. An application for General Development Plan (GDP) and P-District rezone review shall be submitted by the property owner or an authorized representative. All plans shall be prepared by a licensed/certified professional, such as an architect, landscape architect, planner, engineer, surveyor, etc. The requirements for a complete site plan review application are:

1. Conceptual Site Plan, including a current survey and legal description, vehicular and pedestrian circulation, proposed building placement, setbacks, streetscape, parking, fire protection, fencing, and signage locations, plus any other information required for conceptual site plan review;

2. Conceptual Landscape Plan, including open space, recreation equipment, and other proposed community amenities; and

3. Conceptual Building Plan(s), including elevations, height, materials, and proposed colors.

B. Upon receipt of a complete application to the Community Development Department, the application shall be reviewed by the Development Review Committee (DRC). The DRC shall provide written comments to the applicant regarding the proposed General Development Plan within fourteen (14) days of receipt. The applicant may request a meeting with the DRC or staff to discuss the comments. Upon receipt of a written response to the comments and any revised submittal, the DRC shall review the resubmittal and make a recommendation on the application to the Planning Commission. Once a recommendation has been made by the DRC, the Community Development Department shall schedule a public hearing before the Planning Commission and provide written notice to property owners within three hundred feet (300') of the boundary of the proposed project, as required by Utah State Code **10-9a-50210-20-502**.

10-19-17: RESIDENTIAL:

A. Accessory Dwelling Units:

15. Building Code: All construction and remodeling shall comply with building codes and ordinance requirements in effect at the time of construction or remodeling, in accordance with Utah state code section ~~10-9a-511~~10-20-606, changes to dwellings - egress windows.

10-21-3: PUBLIC HEARING:

A. Once the application is complete it shall be noticed and scheduled for a public hearing before the City Planning Commission at its next regularly scheduled meeting. The Planning Commission shall process that application as it would a request to amend the City zoning map. The City Planning Commission shall make a recommendation to the City Council as to whether or not the City Council should apply the overlay zone to the property pursuant to the submitted application.

B. The City Planning Commission shall recommend positively that the City Council grant the application for the overlay zone designation on the property if it appears from the application that the described existing use of the property is a legal nonconforming use as defined in Utah Code ~~10-9a-103(32)~~10-20-102 and section ~~10-1-4710-1-39~~ of this title. (Ord. 2012-09, 6-19-2012)

10-21-4: CITY COUNCIL CONSIDERATION:

Upon a recommendation from the City Planning Commission, the City Council shall, at its next regularly scheduled meeting, if practical, consider the application of the overlay zone to the property applied for as it would any application for a zone change within the City. The City Council shall approve the application for the overlay zone designation on the property if it appears from the application that the described use of the property is a legal nonconforming use as defined in Utah Code ~~10-9a-103(32)~~10-20-102 and section ~~10-1-4710-1-39~~ of this title, unless findings to the contrary deem such a zone change, in the opinion of the City Council, contrary to the best interest of the City. (Ord. 2012-09, 6-19-2012)

13-2-2: REQUIRED PLAT APPROVAL:

A. Content: If any land is laid out and platted, the owner of the land shall cause an accurate plat to be made of them that sets forth and describes:

1. Any parcel of ground laid out and platted, by boundaries, course and extent, and if they are intended for streets or other public uses, together with any area that is reserved for public purposes; and

2. Any block or lot intended for sale or otherwise reserved for private purposes and all parcels offered for dedication for any purpose, with all dimensions, boundaries, and courses clearly shown and defined.

B. Acknowledgment Required:

1. The owner of the land shall acknowledge the plat and owner's dedication before an officer authorized by law to take acknowledgment of conveyances of real estate.

2. The surveyor of the plat shall certify that the surveyor:

- a. Holds a license in accordance with Utah, Code Annotated, Title 58, Chapter 22 (as amended), Professional Engineers and Professional Land Surveyors Licensing Act;
- b. Has completed a survey of the property described on the plat in accordance with Utah Code section ~~17-23-17~~17-73-54 (as amended) and has verified all measurements; and
- c. Has placed monuments as represented on the plat.

13-2-4: TRANSFER OF LAND; VOIDABLE:

No person shall offer to sell, contract to sell, sell, deed or convey any property contrary to the provisions of this title. A subdivision plat recorded without the signatures required by Utah Code Annotated, section ~~10-9a-604~~10-20-804 (as amended) is void. A transfer of land pursuant to a void plat is voidable by the land use authority. (Ord. 2024-01, 1-16-2024)

13-2-6: BUILDING PERMITS:

A. Requirements:

1. No building permit shall be issued for any structure within a subdivision until the subdivision plat is recorded in the County Recorder's Office, a bond is provided acceptable to the City ensuring the adequate installation of required essential infrastructure improvements and utilities, and the required improvements and utilities have been installed and are operable as provided herein and as deemed essential infrastructure (defined by Utah Code Annotated ~~10-9a-802~~10-20-1001, as amended) which is necessary to meet the requirements of the building code and fire code.

13-5-9: FINAL PLAT; PURPOSE:

The purpose of the final plat is to require final review and approval of all documents before a subdivision plat is recorded. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of this title. The final plat and improvement plans submitted shall conform in all respects to those regulations and requirements specified during the preliminary plat approval. Pursuant to Utah Code Annotated section ~~10-9a-604~~10-20-805, as amended, the Community Development Director is designated as the Administrative Land Use Authority for final plat approval with the advice and consent of the City Engineer and City Attorney. (Ord. 2024-01, 1-16-2024)

13-5-13: ADMINISTRATIVE LAND USE AUTHORITY ACTION; FINAL PLAT:

A. The Community Development Director, acting as the Administrative Land Use Authority shall review the final plat application for conformance to City Ordinance and any conditions of preliminary plat approval and shall verify the approvals from the City Engineer, City Attorney, applicable development review staff and affected entities. Upon verification of final plat approvals, the director shall send notice of approval to the applicant in writing and authorize the final plat mylar to be printed. The City shall provide the applicant a signed and dated copy of the approved Subdivision Improvement Plans.

B. The applicant shall submit an executed final plat mylar complete with the surveyor's certification and signed owner's dedication accompanied by the following:

1. Final title report updated within the previous thirty (30) days;

2. Any executed documents required for recordation with the plat, such as easements, owner's association incorporation bylaws or protective covenants;
3. Stormwater Management Agreement;
4. Subdivision Improvement Agreement;
5. Acceptable assurance document in accordance with section [13-5-15](#) for the installation of essential improvements:
 - a. The developer may elect to install any required public landscaping improvements or infrastructure improvement prior to recordation of the plat in accordance with Utah State Code ~~10-9a-604.5~~[10-20-807](#), as amended; or

13-6-1: PLANNED UNIT DEVELOPMENTS; SPECIAL REQUIREMENTS:

E. Deviation From Design And Improvement Standards: Requests for design deviations, other than those outlined in this section or as approved by development agreement in conjunction with a P-District rezone, may only be approved as a legislative decision by the City Council. Where, in the opinion of the City Council, the literal enforcement of the design and improvement standards in this Title would result in an unreasonable utilization of land and water or undue hardship due to unique circumstances compliance with one or more of the design and improvement standards may be waived, according to the following procedure:

1. Application: Application for a modification of design standards shall be made on a form provided by the City and shall include:
 - a. A description of the land to be developed;
 - b. An identification of the title provision from which the modification is requested;
 - c. A description of the peculiar physical conditions pertaining to the land in question and which do not pertain to other lands in the general area;
 - d. A description of the hardships which will accrue to the detriment of the property owner if the requested modification is not granted;
 - e. A nonrefundable modification review fee, where established and payable to the City, in accordance with the Comprehensive Fee Schedule as adopted by resolution of the City Council.
2. Public Hearing; Notice: The Planning Commission shall hold a public hearing before making a recommendation on the requested modification. Notice of said public hearing shall be given in accordance with ~~USC 10-9a-205~~[10-20-205](#) as a class B notice.

13-7-1: PLAT AMENDMENTS:

- B. Review Process:
1. Applicability:

a. Residential, commercial, industrial or agricultural subdivision amendments that cannot be processed as routine and uncontested lot line adjustments, shall be processed pursuant to this subsection.

b. Plat amendments that create one (1) or more additional lots to the subdivision, shall not be processed as a plat amendment, but shall be processed as new subdivision.

2. City Internal Review:

a. The Community Development Department shall obtain comments regarding the amendment petition from all the development review staff.

b. If the development review staff determines that the proposed amendment petition may have an adverse material impact on traffic, it may require the applicant to submit a professionally prepared traffic impact study.

c. The development review staff comments shall be transmitted to the applicant for revisions as applicable.

3. Planning Commission Review:

a. Plat amendments which vacate or amend a public right of way, public trail, or public utility easement shall be noticed for public hearing before the City Council as a class A notice in accordance with ~~USC 10-9a-208~~10-20-208, as amended.

13-7-2: EXEMPTION FROM PLAT REQUIREMENT:

A subdivision plat amendment is not required for a lot line or boundary adjustment as defined in Utah Code Section ~~10-9a-523~~10-20-906, as amended, but shall be processed as outlined in the following section. (Ord. 2024-01, 1-16-2024)



MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson, Planner

DATE: May 12, 2026

SUBJECT: Consideration of site plan approval for Indoor Skydiving Center at 296 South Orchard Drive

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for an indoor skydiving center at 296 South Orchard Drive with the following conditions:

1. Correction of redlines; and
2. Confirmation of South Davis Metro Fire's acceptance of the proposed plans.

BACKGROUND

The property of 296 South Orchard Drive is lot 1E of the Eaglewood Village Subdivision 5th Amendment and is part of the Eaglewood Village Planned District zone. It is 1.042 acres in size and is improved with a parking lot, landscaping, and lighting. The site improvements were approved and installed with the construction of the Starbucks on the adjacent lot to the north. The Starbucks developer left a building pad of approximately 21,350 sq. ft. for a future structure and subsequent improvements.

This proposal is for a new building that will offer an indoor skydiving center, ski jump training facility, and aerial training and recreation facility. More specifically, they will operate an indoor wind tunnel that stimulates the experience of wingsuit flying, skydiving, ski jumping, and aerial training in a safe and controlled environment. Daily operations include customer check-in, safety briefings, flight instruction, and supervised tunnel sessions. Hours of operation are intended to be 6:00 AM to 11:00 PM, seven days a week. They anticipate 8-12 employees on peak shift including instructors, front desk staff, and managers.

REVIEW

This property is governed by the Eaglewood Village Development Agreement and the associated amendments. The proposed business has been classified as “Entertainment or Recreation” which is a permitted land use in the zone.

The proposed building has a footprint of 11,160 sq. ft. The minimum setback from Highway 89 and Orchard Drive is 25 feet from back of curb which is adjacent to the travel lanes of the public right of way. The minimum side and rear yard setbacks are 5 feet. The building is compliant with the minimum setbacks.

On highest shift, the maximum number of employees is 12. There is one simulator and the typical clientele may result in parties between 1 to 10 people at any given time. The site has 55 parking stalls, 50 of which are already installed. The remaining 5 stalls include three ADA compliant stalls with van accessibility, which is compliant with code. (The site plan currently only shows 2 ADA stalls but that will be revised with the other redlines.)

The minimum landscape percentage for the entire zone is 25%. The existing landscaping is compliant with the Water Efficient Landscape Standards and the majority of the landscaping is already installed on the site. This developer is responsible to complete the landscaping around the building. The proposed landscaping is similar and ties into what was improved on the Starbucks site.

At this time, no signage is proposed. All future signage must conform to the Development Agreement standards.

ARCHITECTURAL REVIEW

The Development Agreement permits up to six stories and a maximum total height of 75 feet. The proposed building is three stories with a basement and is 38.5 feet at the tallest point.

The basement houses a staff room and electrical equipment. The main floor includes the entry, bathrooms, and wingsuit preparation area. The second floor includes the wind tunnel, lounge, and deck. The third floor includes the upper flight deck/high wing suit entry. The building materials and colors are complimentary to what has already been built in the surrounding development.

The Development Agreement sets forth the architectural guidelines for the development. The building design standards aim to improve the quality of construction and architectural aesthetics in entry to the city and within the Town Center area. The proposed building meets transparency, horizontal and vertical articulation, covered entrances, roof variation, materials, and color requirements.

PROPOSED MOTION

I move that the Planning Commission approve the site plan for an indoor skydiving center at 296 South Orchard Drive with the following conditions:

1. Correction of redlines; and
2. Confirmation of South Davis Metro Fire’s acceptance of the proposed plans.

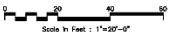
Attachments

- 1) Aerial/Zoning Map
- 2) Site Plan
- 3) Landscape Plan
- 4) Building Elevations



Indoor Skydiving Site Plan 296 South Orchard Drive Aerial/Zoning Map





Landscape Architect

REL Design Company, Inc.
 2200 East Yale Avenue
 Salt Lake City, Utah 84105
 Phone : 801-641-314
 Email : rldesign@relcoinc.net

Legend

| Symbol | Description | Remarks |
|--------|---|---|
| | Landscape Boulder / 3'-4' Min. Size / Individually Priced | Boulder Type And Color shall be from nearest local source. Blonde-Tan Colored Quartzite, Block Of Rounded Edges. |
| | 3/8"x6" Steel Edging / Natural Finish Or Black Color | Install In Straight Line 4 Uniform Curves, 4 Between All Changes In Material Types. Compact Sub-grade To 10% Prior To Installation. |
| | New Lawn-Sod Area / Provide Drought Tolerant Mixture | Install In Areas Shown 4 Over A 4 inch Depth Of Import Topsoil. Submit Cutsheet Of Sodding Material Proposed For Approval. |
| | Rock ONLY Area / Cobble / 4" Min. Size / "South Tonsa" | Install In Areas Shown To A Depth Of 4 inches Over "Dialiti" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application. |
| | New Shrub - Rock Area / 2" Min. Size / "South Tonsa" | Install In Areas Shown To A Depth Of 4 inches Over "Dialiti" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application. |
| | New Shrub - Rock Area / 1" Min. Size / Earth-tone Color | Install In Areas Shown To A Depth Of 4 inches Over "Dialiti" Brand Weed Barrier Fabric. Provide Pre-emergent Herbicide Application. |

Plant List (TREES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|-------|--------|--|---------------------|-----------------------------|--------------------------------|
| 3 | | <i>Crataegus crus-galli</i> | Gooselap Hawthorn | 2' Calliper @ 10' Height | Full Head Crown Straight Trunk |
| 1 | | <i>Gleditsia triacanthos</i> 'Sigline' | Sigline Honeylocust | 6' Calliper @ 10' Height | Full Head Crown Straight Trunk |
| 1 | | <i>Koelerutaria p. 'Golden Candel'</i> | Golden Rain Tree | 2' Calliper @ 10' Height | Full Head Crown Straight Trunk |
| 2 | | <i>Pinus taeda</i> 'Millers Pride' | Millers Pride Pine | 6'-8' Height @ 10' Calliper | Full Head Crown Straight Trunk |
| 2 | | <i>Zelkova serrata</i> 'Husainii' | Husainii Zelkova | 10' Calliper @ 10' Height | Full Head Crown Straight Trunk |

Plant List (SHRUBS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|-------|--------|--|------------------------|----------|------------------|
| 3 | | <i>Berberis thunbergii</i> 'Grimon Puffin' | Grimon Puffin Barberry | 5 Gallon | 5'-10" Height |
| 14 | | <i>Physocarpus o. 'Summer Ultra'</i> | Summer Ultra Ninebark | 5 Gallon | 2'-4'-30" Height |
| 13 | | <i>Rhus aromatica</i> 'Low Grow' | Low Grow Sumac | 5 Gallon | 10'-24" Spread |
| 1 | | <i>Rosa 'Tiger Eye'</i> | Tiger Eye Rose | 5 Gallon | 2'-4'-30" Height |
| 1 | | <i>Rosa 'Knock Out Red'</i> | Knock Out Red Rose | 5 Gallon | 10'-24" Height |
| 1 | | <i>Spiraea bumalda</i> 'Goldmound' | Goldmound Spiraea | 5 Gallon | 5'-10" Height |
| 2 | | <i>Spiraea japonica</i> 'Neon Flash' | Neon Flash Spiraea | 5 Gallon | 5'-10" Height |
| 1 | | <i>Yucca filif. 'Golden Beard'</i> | Golden Beard Yucca | 5 Gallon | 5'-10" Height |

Plant List (ORNAMENTAL GRASSES)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|-------|--------|-----------------------------------|------------------------|----------|------------------|
| 26 | | <i>Chloroglossa s. 'Avantika'</i> | Avantika Feather Grass | 5 Gallon | 2'-0"-40" Height |
| 46 | | <i>Chloroglossa s. 'Serenity'</i> | Serenity Feather Grass | 5 Gallon | 2'-4'-30" Height |
| 4 | | <i>Panicum scop. 'Hawaii'</i> | Hawaii Fountain Grass | 5 Gallon | 5'-10" Height |

Plant List (PERENNIALS)

| Quan. | Symbol | Botanical Name | Common Name | Size | Remarks |
|-------|--------|--------------------------------------|----------------------|----------|----------|
| 3 | | <i>Chamaecrista n. 'Ballia d'Or'</i> | Ballia d'Or Day Lily | 1 Gallon | Full Can |
| 12 | | <i>Lavandula 'Hidcote Blue'</i> | Blue Lavender | 1 Gallon | Full Can |
| 1 | | <i>Salvia 'East Friesland'</i> | East Friesland Sage | 1 Gallon | Full Can |

Planting Notes

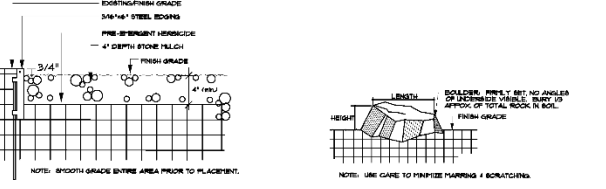
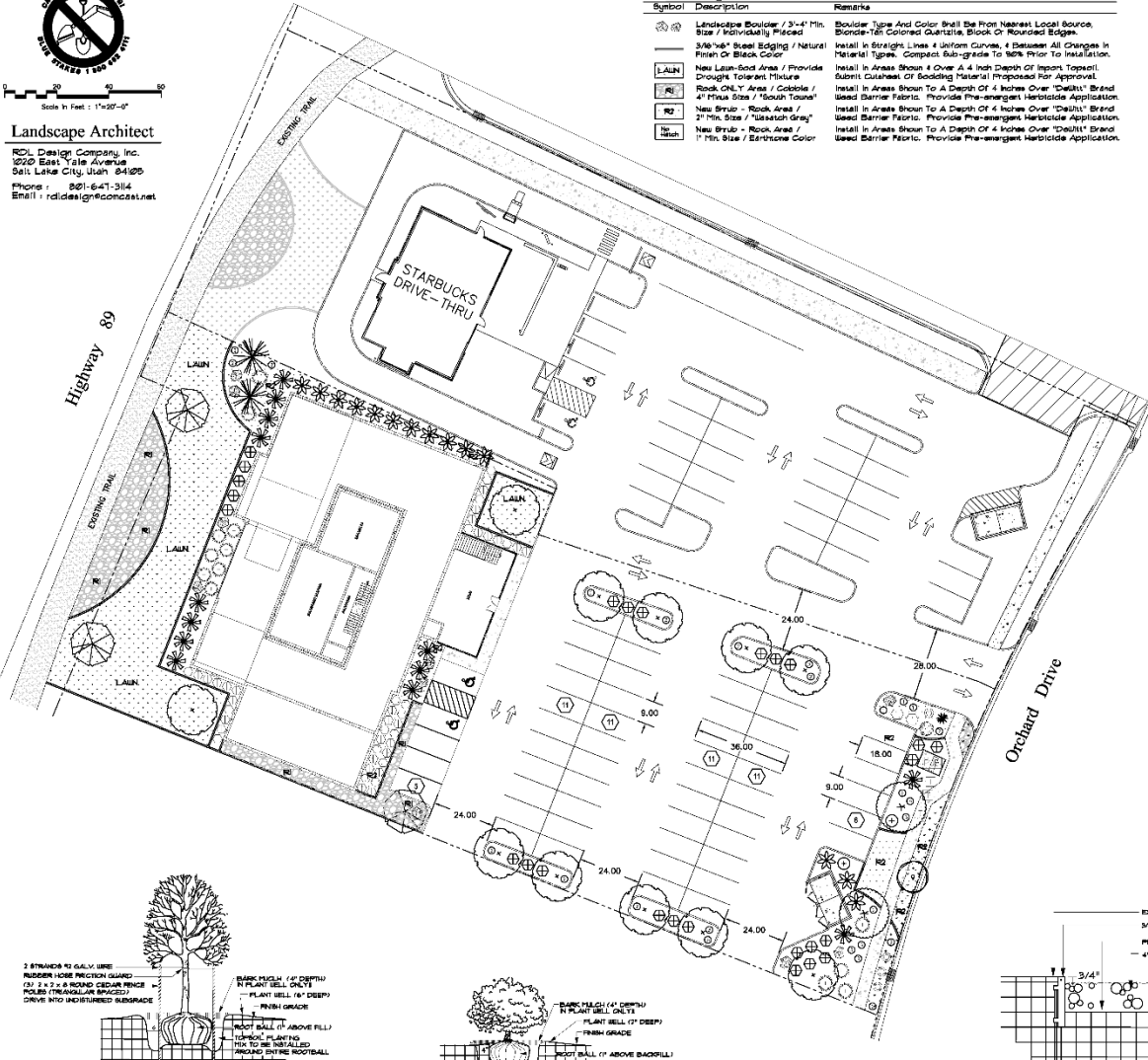
- All shrub areas shall receive a 4 inch depth of topsoil, lawn areas 4 inch depth. If topsoil not available at the site, it must be imported from an approved local source. All topsoil shall be of a sandy loam consistency. Provide a chemical analysis of all topsoil for approval.
- Prior to placement of topsoil, all subgrade areas shall be loosened by scarifying to the top a depth of 6 inches, by the use of mechanical means, in order to create a transition layer between existing and new soils.
- Plant material shall be dug up prior to the diameter of the rootball and 6 inches deeper. Excess soil material shall be removed from the site.
- Plant ball and rootball shall be composed of 3 parts topsoil to 1 part humus additive (50% Peppor equal) and shall be rotary mixed on-site prior to installation.
- Plant fertilizer (see Agriflora brand 21 gram tablets used as per manufacturers recommendation).
- Upon completion of planting operations, all shrub pits and tree wells shall receive a 4 inch depth of shredded bark mulch mixture as a cover. The overall spread of the mulch beyond plant wells shall receive a 4" depth of decorative stone surfacing over 1/2" x 3/4" weed barrier fabric.
- In decorative stone beds, cut the fabric from around the water well of each plant, then apply fine ground material and shall include seeding, planting and one fertilization.
- Landscape maintenance shall be required for a period during the second mowing of the lawn (30 day delay) and shall include seeding, planting and one fertilization.
- The contractor shall comply with all warranties and guarantees set forth by the Owner, and in no case shall the period be less than two years following the date of completion and final acceptance.

General Notes

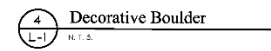
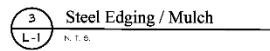
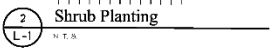
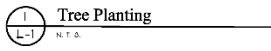
- All bidding landscape contractors shall have a minimum of 5 years experience in the installation of commercial landscapes and irrigation projects, and be able to supply the necessary staff to perform all tasks associated with these drawings, and in a professional and timely manner.
- The landscape contractor, at all times, shall have personnel on-site experienced in being able to interpret the drawings correctly, and accurately measure the design layout using the specified scales.
- The contractor shall verify the exact location of all existing and proposed utilities, and all site conditions prior to beginning work. The contractor shall coordinate their work with the project manager and all other contractors working on the site.
- The contractor shall provide all materials, labor and equipment required for the proper completion of all landscape work as specified and shown on the drawings.
- All plant materials shall be approved prior to planting. The Owner/Landscape Architect has the right to reject any and all plant material not conforming to the specifications.
- The contractor shall plant all plants per the planting details, including as shown. The top of the rootballs shall be planted flush with the finish grade.

Sub-Grade Requirements

- LAWN & SHRUB AREAS** - Eight (8) inches below finish grade. This will allow for the installation of a four inch (4") or six inch (6") depth of topsoil, along with a four inch depth of bark mulch or decorative stone, leaving it slightly below finish grade and concrete areas.
- ROCK ONLY AREAS** - Seven (7) inches below finish grade. This will allow for the installation of a six inch depth of decorative stone over the weed barrier fabric, leaving it slightly below finish grade and concrete areas.
- SUB-GRADE COORDINATION** - The Landscape contractor shall meet early on in the construction process with the site graders/contractor in order to ensure that all sub-grades prior to final topsoil placement are provided. Any discrepancies or questions shall be discussed and resolved at that time. Landscape operations shall not begin until the specified sub-grade elevations have been provided.



NOTE: SMOOTH GRADE ENTIRE AREA PRIOR TO PLACEMENT.
 NOTE: USE CARE TO FINISH FERRING & SCOURING.





GENERAL NOTES - 3D

1. 3D PERSPECTIVES ARE SHOWN AS A COURTESY TO PROVIDE CLARITY OF ORIGNAL PRODUCT FINISHING, PROPORTIONS AND ELEMENT RELATIONSHIPS. ALL FINISHES AND MATERIALS SHOULD BE RECORDED PER TO ALL 2D PLANS, SECTIONS, ELEVATIONS, DETAILS OR OTHERS. AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

ALL 3D RENDERINGS ARE FOR ILLUSTRATION PURPOSES ONLY. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND PROVIDING NECESSARY APPROVALS.

IT IS THE ARCHITECT'S RESPONSIBILITY TO PROVIDE ALL NECESSARY INFORMATION TO THE CLIENT FOR THE 3D RENDERINGS. THE CLIENT SHALL BE RESPONSIBLE FOR VERIFYING ALL MATERIALS AND FINISHES WITH THE ARCHITECT AND PROVIDING NECESSARY APPROVALS.

INDOOR WINGSUIT

ARCHITECT: JAMES W. CONNORS ARCHITECTS
 PROJECT: INDOOR WINGSUIT, JAKE, UTAH

Project Number: 2411
 Issue Date:
 Revisions:

title:
3D VIEWS

sheet:
A901
 PRE DEVELOPMENT
 SUBMITTAL
 4/20/2026

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 APRIL 14, 2026

5
6 **DRAFT**
7

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

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

17 EXCUSED: Commissioner Scott Jones
18

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

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

24 1. PUBLIC COMMENT
25

26 There were no public comments.
27

28 2. CONSIDERATION OF PLAT AMENDMENT TO VILLAGE STATION AT
29 EAGLEWOOD LOCATED AT APPROXIMATELY 445 SOUTH ORCHARD DRIVE,
30 BRIGHTON HOMES UTAH, APPLICANT
31

32 Sherrie Pace presented an aerial view of the property and explained that it would become lot 13
33 in the Village Station at Eaglewood development. She noted that the General Development Plan
34 for Village Station at Eaglewood was amended on January 21, 2026 and the section of public
35 right of way south of the roundabout at Eaglegate was vacated. She continued that the proposed
36 plat amendment rededicated the roadway as a private street, less the area being retained by the
37 City to be incorporated into the existing detention basin. She added that the City would also
38 maintain an easement through this area for trail access and sidewalk access along the private
39 street.
40

41 Ms. Pace said one of the requirements for the General Development Plan and agreement was to
42 amend the plat to reflect these changes followed by site plan approval. She noted one other
43 change which was the modification of the lot lines between lots 12 & 13 to realign the parking
44 areas. She continued that the Development Review Committee (DRC) recommended approval of
45 the proposed second amendment to the Village Station at Eaglewood at 445 South Orchard Drive
46 with the condition for the correction of any outstanding engineering redlines. She concluded that
47 due to a misunderstanding regarding the dedication of the street area as a private street, the latest
48 plat revision was still under review by the City Engineer for closures and any redline corrections
49 would be required as a condition of approval to be completed prior to the recordation of the plat
50 amendment.

51

52 **Commissioner Jorgensen moved that the Planning Commission approve the proposed**
53 **second amendment to the Village Station at Eaglewood Subdivision located at 445 South**
54 **Orchard Drive with the following conditions:**

55

56 **1) Correction of any outstanding engineering redlines.**

57

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

60

61 3. CONSIDERATION OF A SITE PLAN APPROVAL FOR VILLAGE STATION
62 TOWNHOMES LOCATED AT APPROXIMATELY 445 SOUTH ORCHARD DRIVE,
63 BRIGHTON HOMES, APPLICANT

64

65 Sherrie Pace presented the amended site plan for the Village Station townhomes and noted that
66 the General Development Plan was amended January 21, 2026 per recommendation by the
67 Planning Commission and approval by the City Council. She explained that this was the
68 culmination of efforts to amend the development agreement and General Development Plan. She
69 highlighted the street vacation as well as maintaining a ten foot multi use trail which would tie
70 into the Highway 89 trail. She noted that the site plan had been reviewed and approved by staff,
71 South Davis Sewer District, and South Davis Metro Fire.

72

73 Ms. Pace explained that the geologic hazards report had been reviewed and approved and
74 included rockfall hazard and mitigation. She said site excavation would require an inspection by
75 the Geotech to determine any faults and potential mitigation. She noted that the rockfall hazard
76 would also be mitigated by the installation of a rock fall fence and removal of any large boulders
77 on the hillside.

78

79 Sherrie Pace reported that this development had been revised and approved for 60 rental
80 townhomes each with a two car wide garage. She noted there would also be 24 guest parking
81 spaces as part of the overall parking plan with a total of 148 spaces (2.5 spaces per unit). She
82 continued that the total site would be 2.572 acres and contain 1.28 acres of landscaping. She said
83 the proposed townhomes would be three stories in height and utilize similar building materials as
84 the built apartment buildings 1 & 2.

85
86 Commissioner Holbrook mentioned geotechnical and how the property to the north had hillside
87 monitoring and if this site would have a similar requirement. Sherrie Pace replied that this
88 property had different issues including rockfall hazards. She said they would continue the
89 rockfall wall and mitigation that would occur beforehand including removing large boulders in
90 the hillside. She said there were no hillside water issues that would need to be monitored in this
91 location.

92
93 Chair Larson asked about the private street maintenance. Sherrie Pace responded it was an
94 owner's association that would be owned by the same entity. She said the HOA would maintain
95 the parking lots, roads, and snow maintenance. She explained that there was a rental office in the
96 first apartment building as well as shared amenities throughout the development.

97
98 Commissioner Marsh asked if these units would be for sale or rent. He was not in favor of the
99 for-rent units in this P District. Sherrie Pace explained that these were for rent units. She said for
100 rent and for sale units both had value and the upside here of the management company related to
101 any parking issues or similar. She spoke on how rental units could still qualify for moderate
102 income housing units based on the amount of rent charged.

103
104 **Commissioner Kapp moved that the Planning Commission approve the proposed**
105 **amendment to the site plan for Village Station Townhomes with regard to Lot 13 (fka Lot**
106 **11) at 445 South Orchard Drive with the following conditions:**

107
108 **Conditions:**

- 109 **1) Correction of any outstanding redlines;**
110 **2) Recordation of the 2nd amendment to Village Station at Eaglewood Subdivision.**

111
112 **Commissioner Holbrook seconded the motion. The motion was approved by**
113 **Commissioners Holbrook, Jorgensen, Kapp, Larson, Marsh, and Stone.** Commissioner
114 Jones was excused.

115
116 **4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE**
117 **PLANNING COMMISSION**

118 Sherrie Pace reported on the April 7th City Council meeting with the approval of the development
119 agreement and final zone change for Clifton Place South PUD. She said a code amendment was
120 also approved to expressly prohibit open burning of yard waste.

121

122 She reviewed upcoming events including:

123

124 • Arbor Day at Tunnel Springs Park on Saturday April 25th

125 • South Salt Lake Mural Fest on Saturday May 9th

126 • Trail Clean Up Day on Saturday May 9th

127 • Spring Clean Up May 15th-17th

128 • Kite Festival on Saturday May 16th

129 • Golden Spoke Bike Ride on Saturday May 16th

130

131 Chair Larson requested an update on NSL Lofts at 130 East. Sherrie Pace responded that the
132 developer was working through financing and the building permit would be issued soon.

133

134 5. APPROVAL OF PLANNING COMMISSION MINUTES

135

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

137

138 Commissioner Kapp noted a correction on lines 120 and 205 to remove Chair Larson from the
139 motion approval as she was absent.

140

141 **Commissioner Kapp moved to approve the Planning Commission minutes for March 24,**
142 **2026 as amended. Commissioner Jorgensen seconded the motion. The motion was**
143 **approved by Commissioners Holbrook, Jorgensen, Kapp, Larson, Marsh, and Stone.**

144 Commissioner Jones was excused.

145

146 6. ADJOURN

147

148 Commission Chair Larson adjourned the meeting at 6:47 p.m.

149

150 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
151 *Tuesday, May 12, 2026 by unanimous vote of all members present.*

152

153

154

155 _____
BreAnna Larson, Chair

_____ *Wendy Page, City Recorder*