

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

FINAL

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

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

EXCUSED: Commissioner Scott Jones

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

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

1. PUBLIC COMMENT

There were no public comments.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions:

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

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

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

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

She reviewed upcoming events including:

- Arbor Day at Tunnel Springs Park on Saturday April 25th
- South Salt Lake Mural Fest on Saturday May 9th
- Trail Clean Up Day on Saturday May 9th
- Spring Clean Up May 15th-17th
- Kite Festival on Saturday May 16th
- Golden Spoke Bike Ride on Saturday May 16th

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

5. APPROVAL OF PLANNING COMMISSION MINUTES

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

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

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

6. ADJOURN

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

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


BreAnna Larson, Chair


Wendy Page, City Recorder

