

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
MAY 12, 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 Scott Jones
Commissioner Ron Jorgensen via Zoom
Commissioner Jacob Kapp
Commissioner Jonathan Marsh
Commissioner Irene Stone

STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson, Planner; Ali Avery, Long Range Planner.

OTHERS PRESENT: Dee Lalliss, Lisa Midgley resident; Mark Morris, Voda Landscape + Planning; Clark Robinson, Marc Menlove, Indoor Wingsuit Utah LLC.

1. PUBLIC COMMENT

There were no public comments.

2. CONSIDERATION OF SITE PLAN APPROVAL FOR INDOOR SKYDIVING
CENTER AT 296 SOUTH ORCHARD DRIVE, CLARK ROBINSON, INDOOR
WINGSUIT UTAH LLC, APPLICANT

Mackenzie Johnson reported on the site plan application for a new indoor skydiving facility at 296 South Orchard Drive. She continued that the proposal included an indoor skydiving center, ski jump training facility, aerial training, and recreational facility. She noted the proposed location in the Village Station development, on the vacant building pad adjacent to the Starbucks. She continued the site improvements (parking and landscaping) were approved and installed with the construction of the Starbucks.

Ms. Johnson explained that this property was part of the Eaglewood Village Planned District zone. She said the proposed business has been classified as "Entertainment or Recreation" which

was a permitted land use in the zone. She shared that this site was 1.042 acres in size and had been improved with a parking lot, landscaping, and lighting.

Mackenzie Johnson reported that the building pad was approximately 21,350 square feet and the proposed building was 11,160 square feet. She said the minimum setback from Highway 89 and Orchard Drive was 25 feet from back of curb which was adjacent to the travel lanes of the public right of way. She added the minimum side and rear yard setbacks were five (5) feet and the building was compliant with the minimum setbacks. She noted that the building may be required to move two (2) feet toward to Highway 89 to meet the fire apparatus code.

Ms. Johnson explained that the proposed building was 38.5 feet high at the tallest point and the fire code required 26 feet of paved surface next to the building to accommodate the fire apparatus on a building over 30 feet in height. She noted that the applicant may have slight changes to the architectural design which would be allowed as long as it met all transparency, horizontal and vertical articulation, covered entrances, roof variation, materials, and color requirements. She continued that the basement consisted of a staff room and electrical equipment and the main floor included the entry, bathrooms, and wingsuit preparation area. She added that the second floor included the wind tunnel, lounge, and deck while the third floor included the upper flight deck/high wing suit entry.

Mackenzie Johnson shared that at this time no signage was proposed and all future signage must conform to the Development Agreement standards. She added that the Development Review Committee (DRC) recommended approval with two conditions including the correction of redlines with the addition of one additional ADA stall.

Commissioner Marsh asked about the South Davis Metro Fire redlines. Mackenzie Johnson replied that the redlines included the potential to shift the building two feet. She explained the applicant had applied for their site plan three weeks in advance and miscommunication in submitting plans to South Davis Metro Fire directly.

Sherrie Pace clarified that the Fire Marshal had requested a copy of submitted plans to determine whether a 26 foot drive aisle would be required. She explained that the only change may be to shift the building two feet closer to Highway 89.

Commissioner Marsh asked for clarification on the P District and how this proposal fit. Mackenzie Johnson replied that Eaglewood Village was the fifth amendment to the Eaglewood Lofts original development. She said Brighton was part of the fifth amendment and had developed the Village Station Apartments and modified the Development Agreement for the retail on the commercial frontage. She clarified that recreation/entertainment was listed as a

specific permitted use. She added that this was a unique use and may lead to obtaining a hotel in the town center area.

Commissioner Marsh asked about the hours of operation and additional information on the use. Mackenzie Johnson responded that they anticipated 8-12 employees on peak shift including instructors, front desk staff, and managers. She added that the intended hours of operation were 6:00 a.m. to 11:00 p.m. seven days a week.

Marc Menlove, Indoor Wingsuit Utah LLC, commented on the ease in working with the City and the difficulty in working with other cities. He said there were only two facilities like this including one in Stockholm and how this facility could accommodate beginners to expert including Olympic long jump teams. He added that this would be the first of its kind incline tunnel in the U.S. and would accommodate international clientele.

Clark Robinson, Indoor Wingsuit Utah LLC, shared that the indoor skydiving feature was similar to the iFly facilities. He said the technology was initially used by the Swedish military and was now available for public use including ski jumping and wingsuiting. He spoke on interest from the U.S. Olympic ski team and the relationship with the 2034 Olympics.

Commissioner Marsh asked about the difficulties with securing a location in other cities. Marc Menlove commented on the large power requirement and how this location was favorable with Rocky Mountain Power, underdeveloped sites in other locations, or zoning issues.

Commissioner Holbrook spoke on the proximity to residential and asked if there would be a noise issue. Clark Robinson responded that the equipment would be quieter than the nearby Quick Quack Car Wash. Marc Menlove added that the fans were potentially a similar decibel to the dryer fan at the car wash but said the sound was dampened as it was all enclosed.

Marc Menlove commented that the design had not been engineered (mechanically and structurally) and there may be some slight changes to the aesthetics or elevations which they would bring back for approval from the City. Mackenzie Johnson said if the architecture was more than 10% revised that it would return as a site plan amendment for the Planning Commission review.

Chair Larson requested that any substantial changes to the architecture require a review by the Planning Commission. She spoke on the appearance of the proposed building elevation and how it would beautify the area. Commissioner Marsh was in agreement per the two elevations shown.

Mackenzie Johnson clarified the orientation and view of the renderings for those present. She said that a condition could be added that if the architecture changed significantly, it be reviewed by the Commission.

Commissioner Holbrook moved 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.**

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

3. WORK SESSION-URBAN DESIGN STANDARDS (MARK MORRIS WITH VODA)

Sherrie Pace introduced Mark Morris with Voda who would provide an update on the urban design standards for the town center.

Mark Morris, Voda Landscape + Planning, reported that they had been working with staff on developing a draft of urban design standards. He spoke on reviewing the standards now and then sending the completed draft for review in a few weeks. He said the town center area was divided into five areas that would be regulated related to the goals for that area. He explained that these were not architectural standards but guided frontage, building heights, façade articulation, ground floor activation, etc.

Mr. Morris shared the format of the NSL Town Center Urban Design Standards:

Structure

- 1) Subdistricts
 - a. Core Center (CO)
 - b. Boulevard (BD)
 - c. Neighborhood Transition (NT)
 - d. Park Neighborhood (PN)
 - e. South Boulevard (SB)
- 2) Frontage
 - a. Streetscape types
 - b. Building setbacks
- 3) Building heights
 - a. Upper floor and ground floor heights

- b. Stepbacks (residential)
- 4) Façade articulation
 - a. Architectural
 - b. Materials
 - c. Transparency
 - d. Blank wall limitation
- 5) Ground floor activation
 - a. Uses-upper & lower
- 6) Other requirements
 - a. Parking
 - b. Landscaping
 - c. signage

Mr. Morris focused on frontage and explained that the design standards started at the public street and worked back. He reviewed streetscape types which would regulate from back of curb to the front of the building.

Commissioner Marsh asked how this would accommodate active transportation and the proposed greenway. Sherrie Pace replied that staff had reviewed the South Davis Active Transportation Plan and the cohesion with the greenway to ensure the correct right of way with each street type.

Mark Morris commented that the streetscape plan would apply to Main, Center, Highway 89, Orchard Drive, and the Bamberger Trail alignment as well. He said the document included the setback from the curb and what the public realm would look like with a cohesive look on each roadway. He then focused on building setbacks and developing a walkable town center with street walls. He spoke on creating a user friendly document that was easy to use and color coded by district.

Mr. Morris reviewed parking lot location and building and parking lot conflicts as part of the frontage section. He then explained that each district had a minimum and a maximum building height.

Commissioner Marsh asked about the differentiation between the height requirements. He was in favor of greater minimum heights for most of the districts. He noted the economics of an additional story/height. Mark Morris commented that he would be open to input on greater minimums. He spoke on being flexible to allow for market conditions and project feasibility. He added that there were also stepbacks in height near residential areas to avoid large buildings adjacent to homes.

Mark Morris continued with a focus on regulating ground floor height and upper floor heights separately and the goal to create development and buildings that were infinitely reusable. He then reviewed façade articulation and breaking up the mass of the building. He spoke on a focus of two maximum building materials for the facades. He reviewed façade transparency (windows and doors) and blank wall limitations on façade exteriors.

Mr. Morris then reported on ground floor activation/use and how to encourage more active uses including retail, commercial, restaurants, hospitality, etc. He spoke on 2024 market study for the City which emphasized not to require retail on all ground floor development which would dilute feasible retail. He spoke on encouraging retail in the core district and other uses in other subdistricts.

Mark Morris shared a ground floor activation use table for each subdistrict which included uses pulled from the existing land use ordinances regarding commercial zones. He then shared a list of prohibited uses which were not compatible with a walkable town center area and were also from the current code.

Mr. Morris focused on other requirements which included parking, landscaping, and signage. He noted parking was calibrated from recent studies to ensure overparking did not occur and was delineated by subdistrict. He reviewed landscaping and having a buffer for parking or single family zones. He concluded with signage and the establishment of several signage types with limitations on size, material, and location.

Commissioner Jones asked for the definition of a caretaker residence which was an allowed use. Sherrie Pace replied that the primary use would be a business with residential such as a live/work unit or maintenance. She said this would be an accessory use and residential uses would be allowed in certain subdistricts. She gave the example of the Core subdistrict and allowing retail on the ground floor and residential on the second floor.

Commissioner Jones expressed concern about commercial or live/work becoming residential only or residential on the street level. Mark Morris spoke on avoiding residential on the main floor in the Core subdistrict. He said live/work would be allowed in some of the other subdistricts.

Commissioner Holbrook mentioned utility burial may be appropriate under other requirements. He asked if this should be addressed in this document or elsewhere. He spoke on the goal to bury all of the overhead power lines along Highway 89. Sherrie Pace replied that this goal could be reviewed and potentially incorporated into the standards such as in the streetscape section.

Mark Morris shared an example of the Urban Design Standards Worksheet which applicants could fill out and submit to City staff. He said this would help the applicant understand what was required.

Commissioner Marsh praised the efforts of those who had created the design standards. He spoke on active transportation related to street level activation and where to incorporate the requirement for bike rails and locks. He also mentioned bus rapid transit (BRT) and how to incorporate that into the design standards. Mark Morris replied that all of these items were included in other requirements under parking. He also noted language related to EV charging stations.

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

Sherrie Pace reported that last November the Utah State Legislature updated State code and the Land Use Development and Management Act (LUDMA) was under Title 10 Chapter 9A and has since been moved to Title 10 Chapter 20 which meant all of the numbers need to be adjusted wherever State code was referenced. She noted that staff also identified references outside of the land use code and the fire marshal also identified incorrect code references to be corrected. She explained that a public hearing was required for any code amendment to Title 10.

At 7:33 p.m. Chair Larson opened the public hearing.

Dee Lalliss, resident, commented on the issue of code or other documents that did not have the correct reference. He commended staff for making the changes and having accurate City Code.

At 7:35 p.m. Chair Larson closed the public hearing.

Commissioner Holbrook moved that the Planning Commission recommend to the City Council 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.**

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

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

Sherrie Pace noted she did not have any updates from the May 5th City Council meeting. She shared upcoming City events:

- Spring Clean Up May 15th-17th
- Kite Festival on Saturday May 16th
- Golden Spoke Bike Ride on Saturday May 16th

She reported that two weeks prior, she and the City Engineer participated in an active transportation tour in Boulder Colorado and experienced all of the bike facilities such as on road bike lanes, a buffered bike lane, protected bike lane, and an off street facility. She shared that the City Engineer commented that a 12 foot trail was appropriate for bikes and pedestrians.

Commissioner Stone asked for an update on Hatch Park. She asked about the estimated completion date. Sherrie Pace replied that the City awarded the bid and consistent work would proceed including storm drain improvements. She estimated spring of 2028 for park completion depending on weather and other conditions. She mentioned the delay in construction was due to bid awards for subcontractors.

The Commission asked for updates on Williamsburg, the splash pad, and North Lake Apartments on Center Street. Sherrie Pace replied that she did not have an update on Williamsburg. She assumed the splash pad would open Memorial Day weekend. She said the developer had two bids for North Lake and the building permit was approved and waiting for payment.

6. APPROVAL OF PLANNING COMMISSION MINUTES

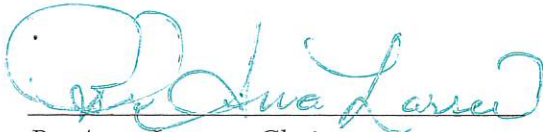
The Planning Commission meeting minutes of April 14, 2026 were reviewed and approved.

Commissioner Jorgensen moved to approve the Planning Commission meeting minutes for April 14, 2026 as drafted. Commissioner Kapp seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, Marsh, and Stone.

7. ADJOURN

Commission Chair Larson 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, July 14, 2026 by unanimous vote of all members present.


BreAnna Larson, Chair


Wendy Page, City Recorder

