

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
JULY 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 Scott Jones
Commissioner Jacob Kapp
Commissioner Jonathan Marsh
Commissioner Irene Stone

EXCUSED: Commissioner Ron Jorgensen

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

OTHERS PRESENT: Dee Lalliss, Brandon Tucker, residents; Mark Morris, Voda Landscape + Planning.

1. PUBLIC COMMENT

There were no public comments.

2. WORK SESSION-TOWN CENTER URBAN DESIGN STANDARDS (MARK MORRIS W/VODA)

Mark Morris, VODA, reported on design standards for the Town Center. He presented a map of the Town Center which was divided into five subdistricts. He summarized that the five subdistricts were the Core Center, Boulevard, South Boulevard, Neighborhood Transition, and Park Neighborhood. He clarified that each subdistrict was regulated differently based on context, street frontage (streetscape types), setbacks, building height, parking, etc. He noted that these types of design standards focused on building heights and parking.

Mr. Morris presented the building heights table and spoke on the parameters including minimum and maximum building heights and that heights were regulated by number of stories and heights of those stories. He reviewed minimum and maximum heights in each subdistrict:

Core	3 stories	7 stories
Boulevard	3 stories	6 stories
South Boulevard	4 stories	7 stories
Neighborhood Transition	2 stories	4 stories
Park Neighborhood	2 stories	3 stories

Commissioner Marsh asked about allowing more height in the Park Neighborhood subdistrict for properties bordering/adjacent to the north side of the park. He commented that the two story minimum would fit with the neighborhood but may not be cohesive. Commissioner Jones agreed and noted that there were three stories on the south.

Mark Morris commented that it was a minimum two stories and maximum three stories in the Park Neighborhood subdistrict. Commissioner Marsh added that the Neighborhood Transition subdistrict allowed for four stories and suggested a similar maximum height for the Park Neighborhood. He recommended more density adjacent to the redeveloped Hatch Park and suggested a minimum of three stories and a maximum of four stories in the Park Neighborhood subdistrict.

Commissioner Kapp was also in agreement for a four story maximum and three story minimum in the Park Neighborhood subdistrict.

Commissioner Marsh said the intent was to set design standards adjacent to the park that provided for more usage of the park, particularly to the north. He noted the south end was already relatively well developed and the desire for additional positive density adjacent to the park. Mark Morris added more concentration along the Center Street and Main Street corridors, especially with the investment in the park. He said there was already a good amount of three story development south of Center Street.

Sherrie Pace asked if the change was made to the Park Neighborhood district for three story minimum and four story maximum if there should also be a change in the step back for stories similar to the Neighborhood Transition district, as it also abutted some existing single family properties. Mark Morris responded that this was a good point and said if there was a fourth story there would need to be some step back there. He also spoke on the goal of concentrating activity in the Town Center and allowing higher maximums and minimums.

Commissioner Marsh asked about a similar increase to the Neighborhood Transition subdistrict to require a three story minimum. Mark Morris replied that allowing a two story minimum adjacent to predominantly one story neighborhoods was appropriate. He said the minimum height for any new development would be two stories for a step up in use. He continued that it may also be difficult for larger transition in building height on certain sides of town due to elevation change.

Commissioner Stone spoke on the subdistricts adjacent to the freeway and the reason for the two story minimum. Mark Morris said the two story minimum was due to the adjacent one story neighborhoods. He explained that in the event a single family home was demolished that this would encourage two story development rather than another one story building.

Commissioner Stone was in favor of a two story minimum and a four story maximum for the Park Neighborhood subdistrict. She spoke on concerns with the development near the freeway or overpass and whether the windows in those buildings would face a cement wall of the overpass.

Sherrie Pace clarified that the freeway sound walls would be 14-17 feet in height.

Mark Morris commented that this code would not solve every issue so if a developer was going to build adjacent to the freeway, the City could allow some design consideration for those units to ensure the windows of the housing units were not facing right into the freeway.

Mark Morris asked for clarification on a two story minimum and four story maximum.

Commissioner Holbrook preferred the Neighborhood Transition and Park Neighborhood both had two story minimum and four story maximum heights with additional appropriate setbacks. He then said the setbacks on the Neighborhood Transition referenced Orchard Drive and how that would be referenced in the Park Neighborhood. Mark Morris replied that this reference was there specifically because the Neighborhood Transition subdistrict had single family homes across the street which would not necessarily occur in the Park Neighborhood subdistrict. He suggested that the code could say front facades along primary streets or something to specify that the step back would occur from the front property line.

Ali Avery commented that the Park Neighborhood was like two different districts including south of Center Street which already had three story buildings including stacked apartment buildings. She said the two story minimum may not be applicable south of Center Street but was applicable north of Center Street where there was the Neighborhood Transition area. She suggested a different minimum north of Center than south of Center Street.

Commissioner Holbrook suggested that the area south of Center Street in the Park Neighborhood could become part of South Boulevard (SB). Mark Morris replied that the SB subdistrict was more generous in height and concentration with a height maximum of seven stories. He said the south side of the Park Neighborhood subdistrict was already redeveloped recently. He continued that north of the park was gaining housing and inventory that was more likely to redevelop sooner. He said the question was how high and whether it should be a two story or three story floor.

Commissioner Marsh commented that it was unlikely to see redevelopment south of the park but when it did occur it would not be a bad place to allow additional height such as what is allowed in the SB subdistrict. Commissioner Holbrook agreed.

Ali Avery noted that the seven story maximum would be west of City Hall. Commissioner Marsh said that height would have minimal impacts to the freeway, Hatch Park, City Hall, and the South Boulevard subdistrict on the south.

Sherrie Pace asked for clarification if the dividing line should be the Bamberger corridor and if west of the Bamberger corridor should stay in the Park Neighborhood but east would be part of the Core Center subdistrict.

Ali Avery commented that the South Boulevard had higher heights due to the topography and proximity to the gravel pit. She continued that there was a huge elevation change with no houses that would have a disrupted view. She noted that the green area south of Center Street did have houses above that may potentially have their view blocked by a seven story building.

Mark Morris said the mission of the South Boulevard subdistrict was different than the rest of the Park Neighborhood. He continued that the discussion was how far up to extend the line. He said the Core Center subdistrict was where the bulk of concentration should occur.

Commissioner Marsh was in favor of allowing additional height between the Core Center and south of Center Street due to the significant grade change, future bus rapid transit (BRT), and freeway redevelopment.

Commissioner Stone added that that lower heights were more appropriate for north of Center Street but not south of Center Street.

Sherrie Pace asked if Boulevard or Core Center would be the right subdistrict. She noted that City Hall was part of the Core Center. Commissioner Marsh suggested extending the Core Center to east of Bamberger or all the way to the Core Center subdistrict.

Mark Morris noted that there was more commonality between the Core and Park Neighborhood subdistricts than extending the South Boulevard subdistrict up. He suggested allowing some increased height on the west side of Main Street, east of Bamberger.

Ali Avery commented that she envisioned the south section of Main Street as an area that could be closed off for festivals or similar events. She continued that the Core District or where activities were occurring included City Hall and the section of Main Street to Hatch Park. She added that it made sense for the proposed area to be part of the Core Center subdistrict.

Commissioner Kapp mentioned the ground story height in the Core Center subdistrict which was 15 foot minimum and 20 foot maximum versus the South Boulevard subdistrict which was a 10 foot minimum for residential and a 15 foot minimum for all other buildings. He asked if the Core Center would need a similar requirement for residential.

Commissioner Marsh asked if the goal was to encourage more mixed use or residential within the discussion area. Mark Morris replied that the market study showed that retail could not be mandated in too broad of an area. He spoke on encouraging concentrated retail, restaurants, cafes, and active uses in the Core Center subdistrict and then allowing residential as it moved further out.

Mark Morris noted that the 15 foot height was very high for residential use and may need to be calibrated if the Core Center subdistrict was extended further west. Sherrie Pace commented that residential would not be allowed on the first story in the Core Center subdistrict. She noted that it would be required to be mixed use.

Mark Morris clarified that ground floor residential was not allowed in the Core Center subdistrict. Sherrie Pace spoke on the idea of turning Main Street into a pedestrian corridor and potentially allowing residential on the Main Street frontage.

The Commission reviewed several properties including single family homes, a fourplex, and Greenwood Kennels which would be part of the Park Neighborhood subdistrict that would potentially redevelop and where to place the dividing line between the two subdistricts.

Mark Morris said a decision had to be made regarding reconciling this primarily residential area. Deciding if residential would not be allowed on the ground floor of new development and what that would look like on Main Street.

Commissioner Marsh felt it was appropriate to have more height in this area but not north of Hatch Park. Mark Morris suggested that the proposed area should stay in the Park Neighborhood

with the requirement that north of Center Street would have a maximum height and south of Center Street would have a different maximum height.

Sherrie Pace added that commercial would not be prohibited on the main floor for mixed use adjacent to Highway 89.

Mark Morris commented that the market study emphasized concentrating activity in the places where it was wanted. He suggested keeping the Park Neighborhood area as recommended.

Commissioner Kapp mentioned the Core area east of the Bamberger area and leaving the existing apartments in the Park Neighborhood as that would allow the main floor to be commercial across from City Hall. Mark Morris replied that when redevelopment occurred, commercial would be allowed there but if it was part of the Core, then residential would not be allowed at all. He spoke on retaining the property as the Park Neighborhood subdistrict and working with developers on property across from City Hall, and adjacent to the Core Center subdistrict. This would be a location for commercial without excluding the option of doing residential in the rest of the subdistrict.

Commissioner Marsh asked about extending the South Boulevard north. Mark Morris said the question was how far north to extend.

Sherrie Pace suggested only extending the South Boulevard subdistrict north to Main Street right where it intersected. Commissioner Marsh recommended extending South Boulevard north to Center Street.

Chair Larson asked why there was hesitation to extend the South Boulevard further. Mark Morris replied that the South Boulevard was structured to be permissive in height and concentration. He said if the Commission was in favor of adding more to the South Boulevard subdistrict, he would recommend adding the area east into the South Boulevard and leaving the area west of Bamberger in the Park Neighborhood.

Ali Avery suggested the area west of Bamberger become part of the South Boulevard because there were already three story buildings and it was adjacent to the freeway. She asked why a taller height was being allowed east of the Bamberger property than west in the Park Neighborhood subdistrict which bordered the freeway.

The Commission and staff discussed the differences in the South Boulevard, including it being more auto oriented with drive-throughs and lower ground floor heights versus being more

pedestrian oriented with mixed use and higher ground floor heights to encourage commercial use in the other subdistricts.

Ali Avery commented that with the mixed use it would only be commercial on the street frontage and would only apply to a handful of properties along Main Street.

Commissioner Marsh suggested the properties that abutted Main Street become part of the Core Center subdistrict and extend the South Boulevard subdistrict to the western edge. He explained that this would provide pedestrian centric mixed use along Main Street. He clarified that the parcels along Main Street would be in the Core Center subdistrict and everything west of that to the freeway would be the South Boulevard subdistrict.

Mark Morris asked if any of the parcels fronting Main Street went all the way through and explained that the boundaries had to follow the parcel lines. Ali Avery replied that realistically all the parcels could redevelop except the Ridgeview Apartments, which were three stories.

Mark Morris clarified that the question was whether the properties that fronted Main Street should be in the Core Center subdistrict or the South Boulevard subdistrict. He spoke on the benefits of allowing more height and said the decision was mandating the ground floor.

Commissioner Marsh said for some of the parcels in the selected area, this would be appropriate in encouraging a specific type of redevelopment that provided for pedestrians and mixed use.

Sherrie Pace highlighted several properties that may redevelop soon and could be part of the Core Center subdistrict.

The Commission and staff then discussed whether to extend the Core Center subdistrict all the way west to the Bamberger Corridor or the freeway. They reviewed properties that may or may not redevelop in the next 25 years including the Ridgeview Apartments.

Commissioner Marsh commented on trails and east/west connectivity along Center Street with bike lanes and pedestrian activation. He spoke on encouraging a core use within that area, and concentration of housing density.

Ali Avery gave the example of Millcreek Commons which had a plaza in the middle, flanked by housing that was six or seven stories in height. She noted that a six story building across from Hatch Park could really activate the Core Center subdistrict. Mark Morris added that the reasoning behind these standards was to bring more activity to the Town Center and allowing for those heights.

Commissioner Marsh asked if this would lead to oversaturating the market with ground floor commercial. Mark Morris replied that the frontage along Center Street and Main Street would be where the ground floor commercial would be located and redevelopment may not occur for 10 or 20 years.

Ali Avery commented how there were limited opportunities for ground floor retail in the Core that fronted a street due to recent redevelopment and City Hall.

Mark Morris replied that extending the Core Center subdistrict west in front of Hatch Park would be a great approach. He continued that north of Center Street should remain the Park Neighborhood and raise the maximum to four stories with a minimum two stories in that subdistrict. He clarified that the South Boulevard District would extend to Main Street and follow the property lines. He added that the Core Center would extend west.

Ali Avery expressed concern in raising the height to four stories adjacent to neighborhoods with one story buildings. Mark Morris responded that there would be a requirement for setbacks where they abutted residential zones in the Park Neighborhood.

Mark Morris summarized that the South Boulevard subdistrict would extend north to where Main Street touched Highway 89 and the Core Center subdistrict would be extended west to the I-15 freeway and north to Center Street. He clarified that the Park Neighborhood subdistrict would decrease in size while the Core Center and South Boulevard subdistricts would increase.

Mark Morris then reviewed parking and shared the proposed parking requirement table for each subdistrict. He said they had coordinated with several other cities that were also establishing a town center area including Millcreek, Clearfield, and Murray. He noted one issue was parking for town homes as residents utilized garages for storage rather than parking. He added that the parking requirements could be reviewed and updated in the future, allowing for shared parking, and reduced parking adjacent to transit (BRT stations). Mr. Morris shared the parking study performed by Wasatch Front Regional Council (WFRC) in 2021. He said this study provided recommendations for a reduction in parking requirements for the Town Center.

Sherrie Pace spoke on shared parking in certain developments which could alleviate the issue with having enough guest parking in townhome developments. She gave the example of the townhome development across from City Hall, and clarified that the shared parking there included commercial parking that could be utilized for residential after 7 p.m., before 7 a.m., and on weekends or holidays.

Ms. Pace also noted that the code could be amended and would be consistently analyzed.

Commissioner Marsh made the comment that the development pattern would shift and change with the freeway redevelopment, reconstruction, and BRT. He continued that this meant it would be difficult to determine parking requirements, and development could be under or overparked. Mark Morris said the utilization of parking was always shifting so it was best to determine parking needs based on current conditions and then readjust as needed.

Chair Larson mentioned the public hearings from residents on Orchard Lane and concerns about parking there. Sherrie Pace replied that there were different standards for the NSL Lofts which had not yet been built, as well as the Town Plaza townhomes with four bedrooms and 2.25 parking spaces per unit.

Mackenzie Johnson spoke on the general development plan amendments for The Lofts at North Lake. She shared how the parking ratio (per unit and per bedroom) was determined for the Lofts compared to similar developments including Williamsburg, Village Station, Eaglewood Lofts, and Mirella at Foxboro.

Sherrie Pace noted that the parking issues at Eaglewood Lofts were due to the property management company unbundling the parking and charging extra for onsite parking.

Chair Larson commented that she had noticed parking did not seem problematic for the Mirella at Foxboro. Mackenzie Johnson also noted that Village Station had ample parking.

The Commission reviewed parking issues including with an HOA in Foxboro, and the appropriate use of guest parking on Cutler Drive due to semi truck parking.

Sherrie Pace commented that in her observation when units were owner occupied, they generally led to parking problems versus parking for rental units where parking was enforced by management.

Mark Morris continued his review of the parking requirements table per subdistrict. He said that while most of the subdistricts had similar parking, the Core Center had lower requirements including a percentage reduction based on proximity to transit.

Commissioner Jones asked what the parking requirements for restaurants were based on. He mentioned parking issues at Nacho House and Sunshine Café. Mark Morris replied that parking requirements for restaurants in each subdistrict were based on per seat capacity and per employee. He said this was common for bars and restaurants, and would provide for shared parking requirements with mixed use and residential.

Sherrie Pace said a good analysis would be to review parking at those aforementioned restaurants on a Friday night versus their seating capacity.

Mark Morris noted that this code also introduced EV parking requirements. He explained that they had reviewed EV parking requirements for other cities including those with mandated EV parking for new development. He continued that the proposed requirements included a certain percentage of the total stalls need to have an EV charger, and that a certain additional percentage of stalls must be EV capable.

The Commission was in agreement to set the certain additional percentage of stalls that must be EV capable to 20%.

Commissioner Holbrook commented that the requirement for the overall number of parking spaces, especially without the BRT, was low. Sherrie Pace replied that a one bedroom unit could have zero to two cars per unit. She spoke on multifamily considerations, including dedicated guest parking for townhomes or row houses. She commented that the Commission could increase the parking requirements for a one bedroom unit.

Commissioner Jones was in agreement to increase the parking requirement for one bedroom units as easy access to transit was not currently available.

Sherrie Pace commented that the one bedroom units were less problematic than the two or three plus bedroom units because this could result in roommates and multiple cars per unit.

Commissioner Marsh mentioned Clearfield's parking requirements at 1.125, 2.125, and 2.625. He noted that Clearfield was similar in some aspects to the city. Mark Morris replied that Clearfield reported that these numbers had been working but added that the city could increase the requirements for multifamily units. He shared that Clearfield had been using the same parking requirements for ten years with the exception of the townhouse requirements which had been updated more recently to add stipulations for visitor parking.

Mark Morris suggested that the parking requirements for the Core Center subdistrict remain as drafted as there was more access to transit, while the requirements for the other subdistricts could be increased. He agreed to obtain additional information on Clearfield's townhouse requirements, as well as how long the current parking numbers had been in place.

Commissioner Marsh noted the point made by staff to encourage the shared parking model especially in the Core Center subdistrict. He mentioned the current autocentric nature, flexibility,

and creativity with parking. Mark Morris replied that the best solution was to review requirements in other cities and implement the most informed guess while not overparking.

Commissioner Marsh commented that per the Greenway Committee there would be separated bike paths between the City and downtown Salt Lake along Beck Street. He said there could be a huge transformation in the next five years of bike commuting per the protected bike lane.

Chair Larson asked for feedback on increasing parking for one bedroom units. Mark Morris suggested increasing the parking requirements to more closely align with Clearfield.

The Commission discussed increasing multifamily parking requirements in all subdistricts. The Commission was in favor of leaving the Core and SB requirements as drafted and increasing the other subdistricts to match the parking requirements of Clearfield City. The Commission also discussed encouraging shared parking in all subdistricts. Mark Morris added that the code was drafted to encourage shared parking and provided percentages and methods for implementation.

Commissioner Marsh asked for clarification on the bike requirements with one lock for every 200 linear feet. He suggested this amount be increased. Mark Morris spoke on bike storage and parking facilities with the requirements for one bike rack with a capacity for four bikes per 200 feet of street frontage of the project.

Ali Avery commented that this was a minimum requirement for a developer, and that restaurants could also add a bike rack out front. She added that the City could also install additional bike racks in the public realm. Sherrie Pace noted that ebikes, bike shares, and scooters had built in parking areas and could be incorporated to compliment the South Davis Greenway and the Utah Trail Network.

Commissioner Stone noted that while she would like to see increased bike usage, she did not anticipate residents riding from Foxboro, or downhill from the east hills to the Town Center area.

Commissioner Jones mentioned pedestrian engaging businesses, and how the main street feel was a critical part of developing a community center. He asked where this would be located in the city. Ali Avery replied that the point was not to oversaturate the market and require too much commercial space that could not be filled. She said there was limited opportunity for retail frontage and ground floor retail spaces. She was in favor of expanding the Core subdistrict into the Park Neighborhood as there were few opportunities.

Commissioner Jones continued that he was looking for an area in the City that could have that quaint small town community feel. Mark Morris replied that the Core subdistrict with ground

floor uses would be limited to encourage pedestrian engagement. He said Center Street (east and west of Highway 89) would be the prime place for creating that type of feel with the greenway, BRT, ground floor retail, restaurants, etc. He continued that ground floor retail would be required in the Core subdistrict.

Sherrie Pace commented that there would also be opportunities along Highway 89 and Main Street for redevelopment as well.

Commissioner Holbrook asked if the requirement for buried utilities had been added to the code. Ali Avery responded affirmatively and noted that existing above ground utility lines would be buried, the need to address the utility box locations, and screening of the utility box locations.

Sherrie Pace reviewed next steps including completing the draft, noticing property owners within the boundaries of the town center, holding a public hearing, and then review by the City Council. Ali Avery noted that there would be a code amendment as well as a zone change.

Commissioner Holbrook requested two weeks for further review. Sherrie Pace responded that she would like to make the proposed changes before the public hearing was held.

Mackenzie Johnson suggested another review of the proposed Town Center Urban Design Standards during the next Planning Commission on July 28th, followed by a public hearing during either the August 11th or 25th Commission meeting.

Ali Avery suggested the public hearing should be held on August 25th to allow staff and the consultant to finalize the draft and provide adequate notice to the public.

Commissioner Marsh clarified that the maximum height for Neighborhood Transition was four stories.

Mackenzie Johnson concluded that the next meeting on July 28th would be a review with any proposed amendments, a potential work session on August 11th, followed by the public hearing on August 25th, and review by the City Council on September 1st.

Mark Morris shared the administrative process including a pre-application meeting where the applicant would receive a worksheet specific to the Town Center Design Standards. He continued that the administrative section of the code would address how to deal with nonconformities or properties that did not conform to current design standards.

Commissioner Marsh asked if it was a State requirement that if an existing property owner changed more than 40% of the structure that they would have to meet current code. Mark Morris replied that the 40% requirement was determined during this process and was not required by the State.

Ali Avery spoke on the need to determine how to apply the Planned (P) District Development Agreements that were currently in place once the properties were rezoned.

Sherrie Pace said the City wanted to honor those agreements, as they were legally binding contracts. She spoke on adding language to say that if a property was part of an existing P District, those regulations would still stand, or the property owner could amend their P District to come into conformance with the revised Town Center code.

Ali Avery mentioned the potential for a type of P District overlay so property owners could continue as approved with Development Agreements.

Commissioner Marsh asked if there was a need for an overlay with an existing Development Agreement in place. Sherrie Pace replied that she felt the Development Agreement would work without an overlay, but said the code should specify that those who had an existing P District could continue with that agreement, or they could make the change to amend their general development plan and P District agreement that any changes would have to be in conformance with the proposed Town Center code. She continued that the map of the area should also denote which properties are a P District, as well as part of a certain subdistrict. Staff resolved to work on the best way to handle the issue of a P District in the Town Center area.

Ali Avery mentioned the removal of the administrative approval process from the flowchart. She noted that staff had determined items must go through the Planning Commission for approval and not just approved administratively.

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

Mackenzie Johnson reported that there were no items to review as the July 7th City Council meeting had been canceled. She shared that the annual APA Utah Fall Conference would be held on September 9th and 10th in Layton at the Davis Conference Center.

4. APPROVAL OF PLANNING COMMISSION MINUTES

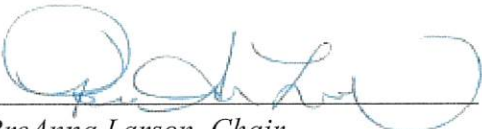
The Planning Commission meeting minutes of May 12, 2026 were reviewed and approved.

Commissioner Kapp moved to approve the Planning Commission minutes for May 12, 2026. Commissioner Jones seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Kapp, Larson, Marsh, and Stone. Commissioner Jorgensen was excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 8:38 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, July 28, 2026 by unanimous vote of all members present.


BreAnna Larson, Chair
Wendy Page, City Recorder