

PLANNING COMMISSION MEETING

October 13, 2026
6:30 p.m.



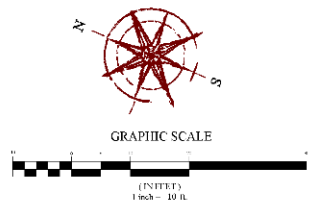
CITIZEN COMMENT

Conditional Use Permit
Specialty Fence
702 South Tanglewood Loop
Brigham Ricks, The Fox Group



Specialty Fence Conditional Use Permit
702 South Tanglewood Loop
Zoning/Aerial





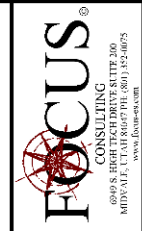
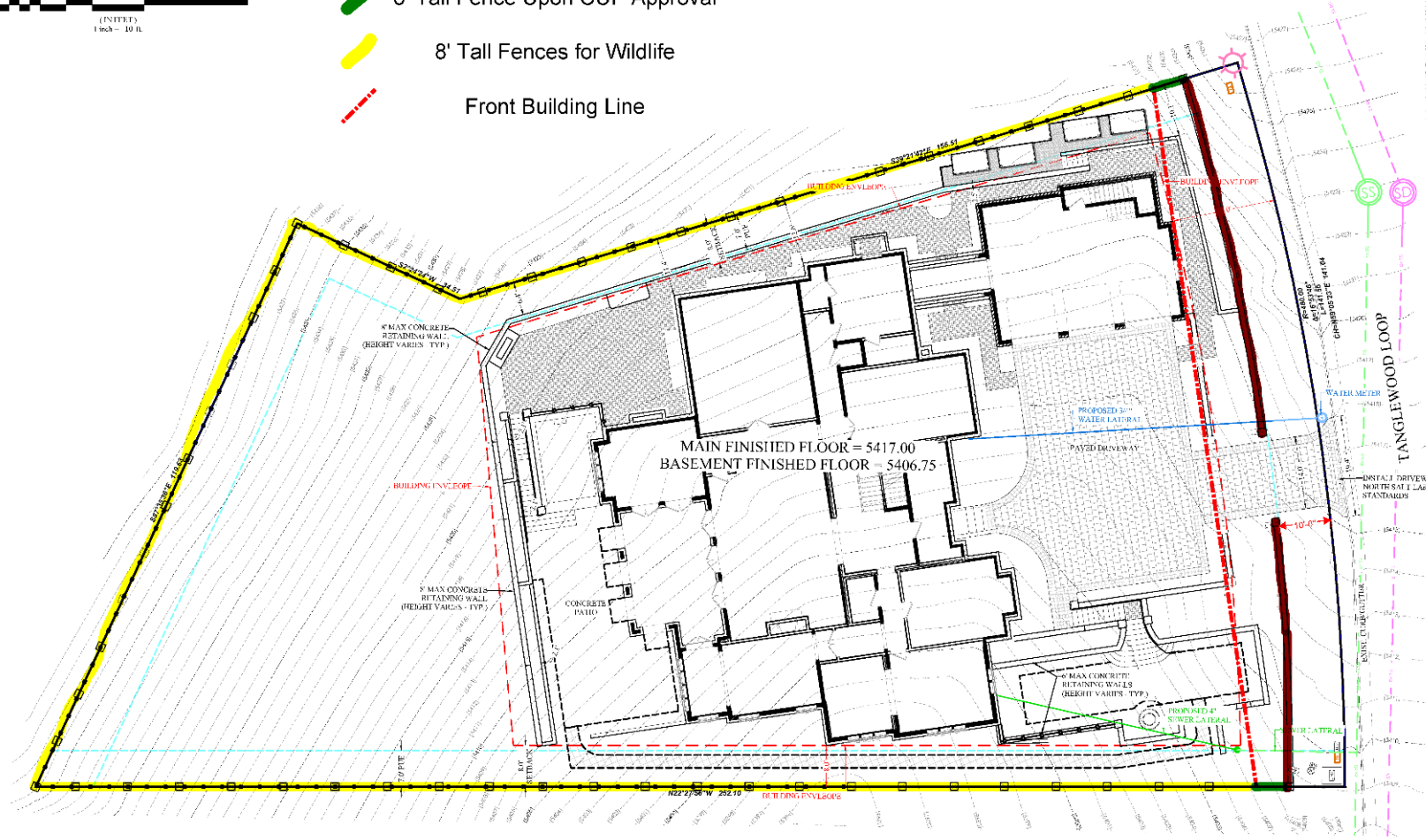
Legend
Description

- 6' Tall Fence Upon CUP Approval
- 8' Tall Fence Upon CUP Approval
- 8' Tall Fences for Wildlife
- Front Building Line

LEGEND:
FF - FINISHED FLOOR
TOP - TOP OF FOUNDATION
TOP - TOP OF PORCEL
GFI - GARAGE FLOOR
BT - BASEMENT FINISHED FLOOR
FG - EXISTING GRADE
DGC - DITCH OR CUB
ROW - BACK OF WALK

SETBACKS:
FRONT - 20'
SIDE - 8'
REAR - 20'

- NOTES:**
1. DRAINAGE SWALES SHALL BE INSTALLED ALONG THE SIDE AND REAR PROPERTY LINES AS REQUIRED. SWALES SHALL REMAIN UNALTERED AND BE MAINTAINED BY THE PROPERTY OWNER.
 2. ALL WINDOW WELLS TO BE 6" BELOW TOP OF FOUNDATION AND A MINIMUM OF 3" ABOVE FINISHED GRADE.
 3. ALL CONSTRUCTION TO BE DONE ACCORDING TO CITY STANDARDS AND SPECIFICATIONS AND LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING THE LOCATION OF THE SOWER LATERAL.
 4. THE GRADY AWAY FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (3.05M) RADII.
 5. ROOF DRAINAGE TO BE CONVEYED (AS MUCH AS POSSIBLE) TO THE FRONT OF THE HOUSE AND TO THE STREET.
 6. EXISTING LANDSCAPES ON BOTH SIDES OF ALL EXTERIOR DOORS AND WINDOWS MUST BE 36" DEEP (91CM) BOLLIES.
 7. A TRASH DUMPSTER AND PORTABLE CONSTRUCTION TOILET SHALL BE PROVIDED AT ALL NEW CONSTRUCTION SITES.
 8. ANY WORK IN THE PUBLIC WAY SHALL CONFORM TO APPLICABLE STANDARD PLANS AND SPECIFICATIONS.
 9. IT IS NOT ANTICIPATED THAT ANY CONSTRUCTION IN THE PUBLIC WAY WILL BE REQUIRED FOR THE PROJECT.
 10. NOT TO BE SET BACK (S.B.) 30-200 OR BIA ESTAKES.ORG



A. Example of stone pillars with tall ironwork and no sharp points



B. An example of ironwork with no sharp points



C. The Utah Department of Wildlife's recommendation for wildlife fences

Residential fences in the wildland-urban interface

While the best fence for wildlife is no fence at all, fences to delineate property lines, discourage trespassing or maintain privacy are often a necessity. Keep wildlife movement and access to food and water in mind when selecting your fence design and materials.

RESIDENTIAL FENCING

Potential issues for wildlife:



Consider these wildlife-friendly features:



Conditional Use Permit
Specialty Fence
702 South Tanglewood Loop

PROPOSED MOTION

I move that the Planning Commission approve the conditional use permit for a specialty fence in a front yard setback at 702 South Tanglewood Loop with no conditions.

PUBLIC HEARING

General Development Plan and Planned District Rezone Walker Ridge Townhomes PUD

Justin Hansen



General Development Plan Walker Ridge Townhomes Zoning





General Development Plan Walker Ridge Townhomes Aerial



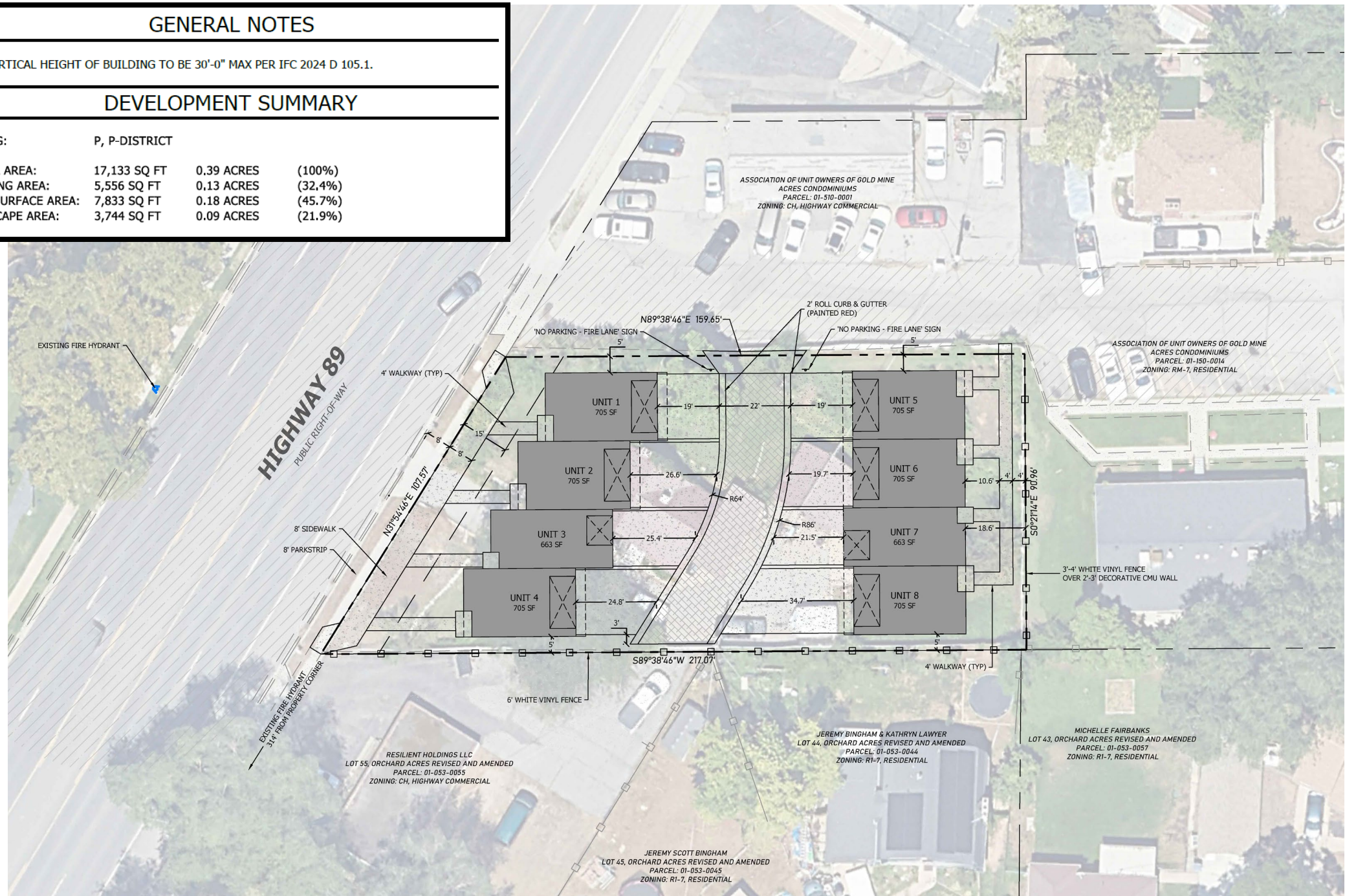
GENERAL NOTES			
1.	VERTICAL HEIGHT OF BUILDING TO BE 30'-0" MAX PER IFC 2024 D 105.1.		
DEVELOPMENT SUMMARY			
ZONING:	P, P-DISTRICT		
PARCEL AREA:	17,133 SQ FT	0.39 ACRES	(100%)
BUILDING AREA:	5,556 SQ FT	0.13 ACRES	(32.4%)
HARD SURFACE AREA:	7,833 SQ FT	0.18 ACRES	(45.7%)
LANDSCAPE AREA:	3,744 SQ FT	0.09 ACRES	(21.9%)

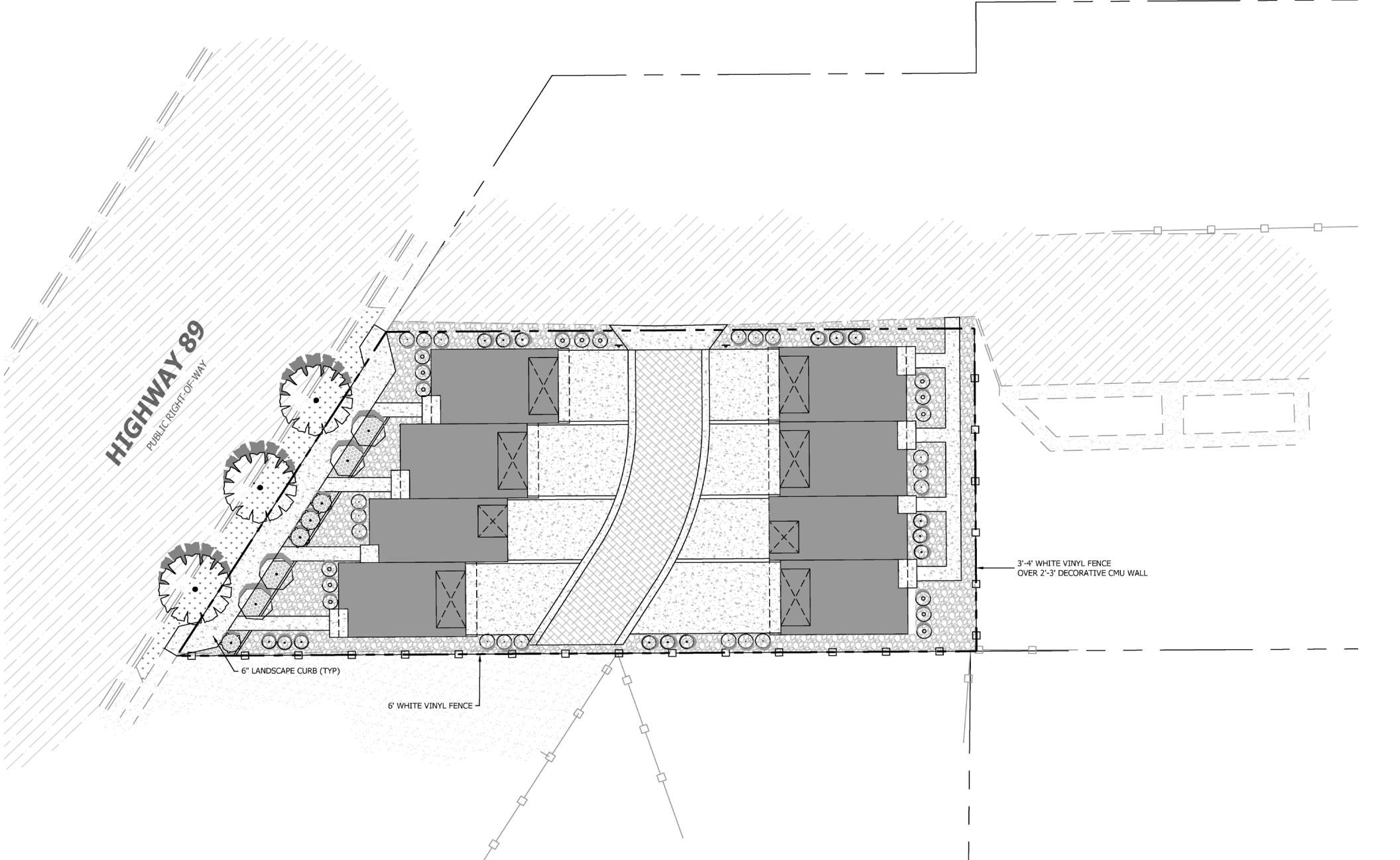
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|---------------------|--|------------|---------|
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HIGHWAY 89
PUBLIC RIGHT-OF-WAY

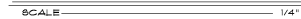
6" LANDSCAPE CURB (TYP)

6' WHITE VINYL FENCE

3'-4" WHITE VINYL FENCE
OVER 2'-3" DECORATIVE CMU WALL



The General Contractor or Builder is to assume full responsibility to verify the conditions, dimensions and structural details of the building.



JB DESIGN'S
ARCHITECTURE

2253 N. 250 W.
HARRISVILLE, UTAH
801-690-9579
JBDESIGNS9311@GMAIL
A F F L U E N T

DATE: JULY 11, 26

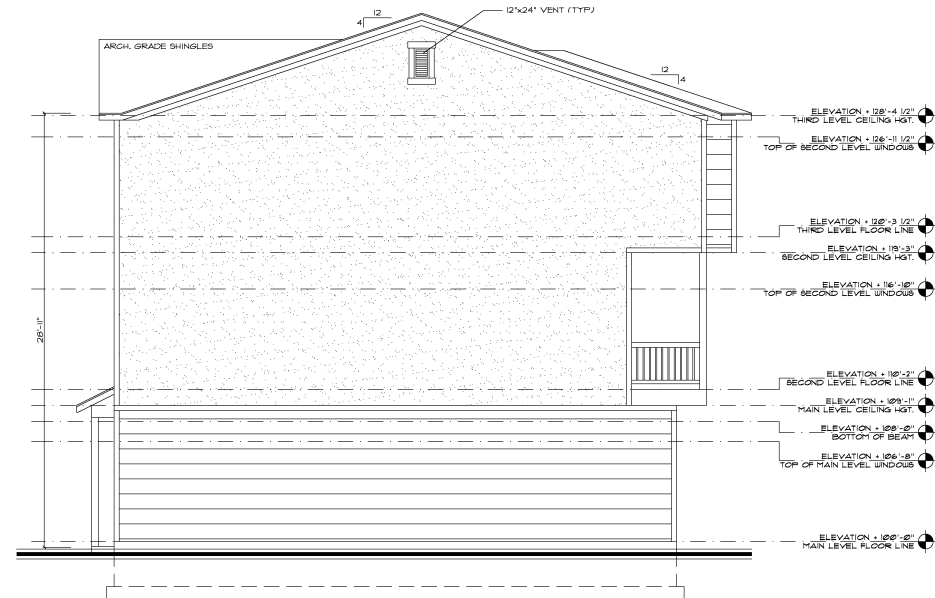
SHEET:
C1.0

PLAN NUMBER
4-PLEX-26UE



REAR ELEVATION
SCALE 1/4"

NOTE:
VERTICAL DISTANCE TO BE LESS THAN 30'-0"
MAX MEASURED FROM GRADE PLANE TO BOTTOM
OF EAVE ELEVATION PER IFC 2024 D 105.1.
REFER TO CIVIL PLANS FOR UNIT GRADE
PLANE ELEVATIONS.



RIGHT ELEVATION
SCALE 1/4"

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and shall not be duplicated in any form or used as
the basis for any new plans.

The General Contractor or Builder is to assume full
responsibility to verify the conditions, dimensions and
structural details of the building.

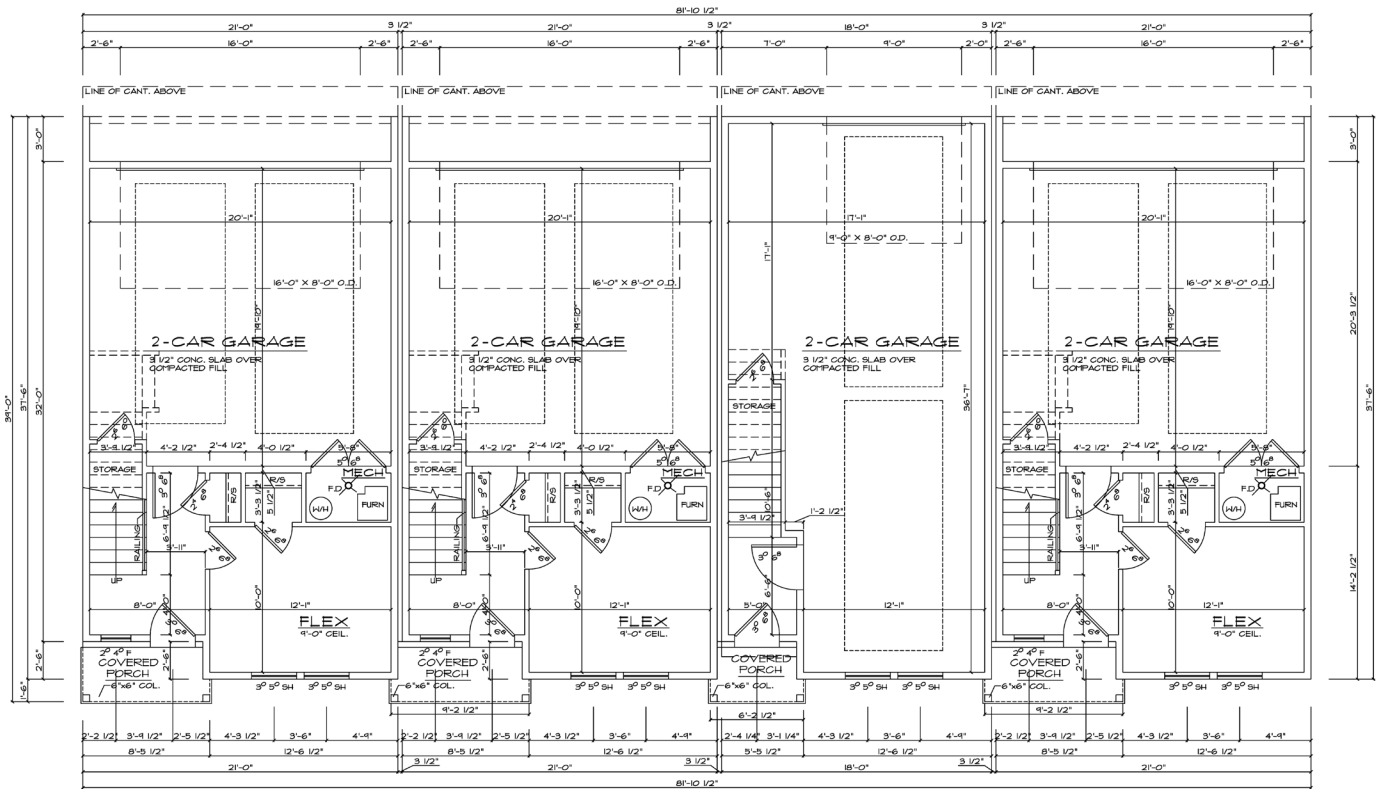
PLANNED FOR WALKER RIDGE TOWNHOMES LOT #1 NORTH SALT LAKE, UTAH	NO.	A
	DESCRIPTION	ISSUED FOR PRELIM
	DATE	7-25-26
	ISSUED FOR PRELIM	8-2-26

J.B. DESIGN'S
ARCHITECTURE

2255 N. 250 W.
MAGNUSVILLE, UTAH
801-590-4579
JBDESIGNSG6931GMAIL.COM

DATE:
JULY 11, 26

SHEET:
C1.1



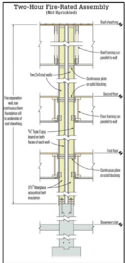
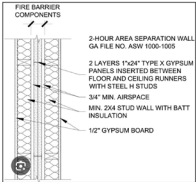
SQUARE FOOTAGE		
NAME	AREA	
LOWER LEVEL	286	
MAIN LEVEL	715	
UPPER LEVEL	784	
TOTAL	1785	
GARAGE	419	

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NAME	AREA	
LOWER LEVEL	286	
MAIN LEVEL	715	
UPPER LEVEL	784	
TOTAL	1785	
GARAGE	419	

SQUARE FOOTAGE		
NAME	AREA	
LOWER LEVEL	83	
MAIN LEVEL	644	
UPPER LEVEL	680	
TOTAL	1407	
GARAGE	519	

SQUARE FOOTAGE		
NAME	AREA	
LOWER LEVEL	286	
MAIN LEVEL	715	
UPPER LEVEL	784	
TOTAL	1785	
GARAGE	419	

LOWER FLOOR PLAN
SCALE 1/4"



NOTE:
2X6 EXTERIOR WALLS (5 1/2")
9'-0" WALLS HEIGHT (TYP)
WINDOWS SET @ 6'-0" (TYP)
UNLESS NOTED OTHERWISE.

DATE
7-25-26
8-2-26

DESCRIPTION
ISSUED FOR PRELIM
ISSUED FOR PRELIM

NO.
A
B

NO. 0131A2C

PLANNED FOR
WALKER RIDGE TOWNHOMES
LOT #
NORTH SALT LAKE, UTAH

J.B. DESIGN'S

2253 N. 250 W. UTAH
801-592-9579
JBDESIGNS93@GMAIL.COM

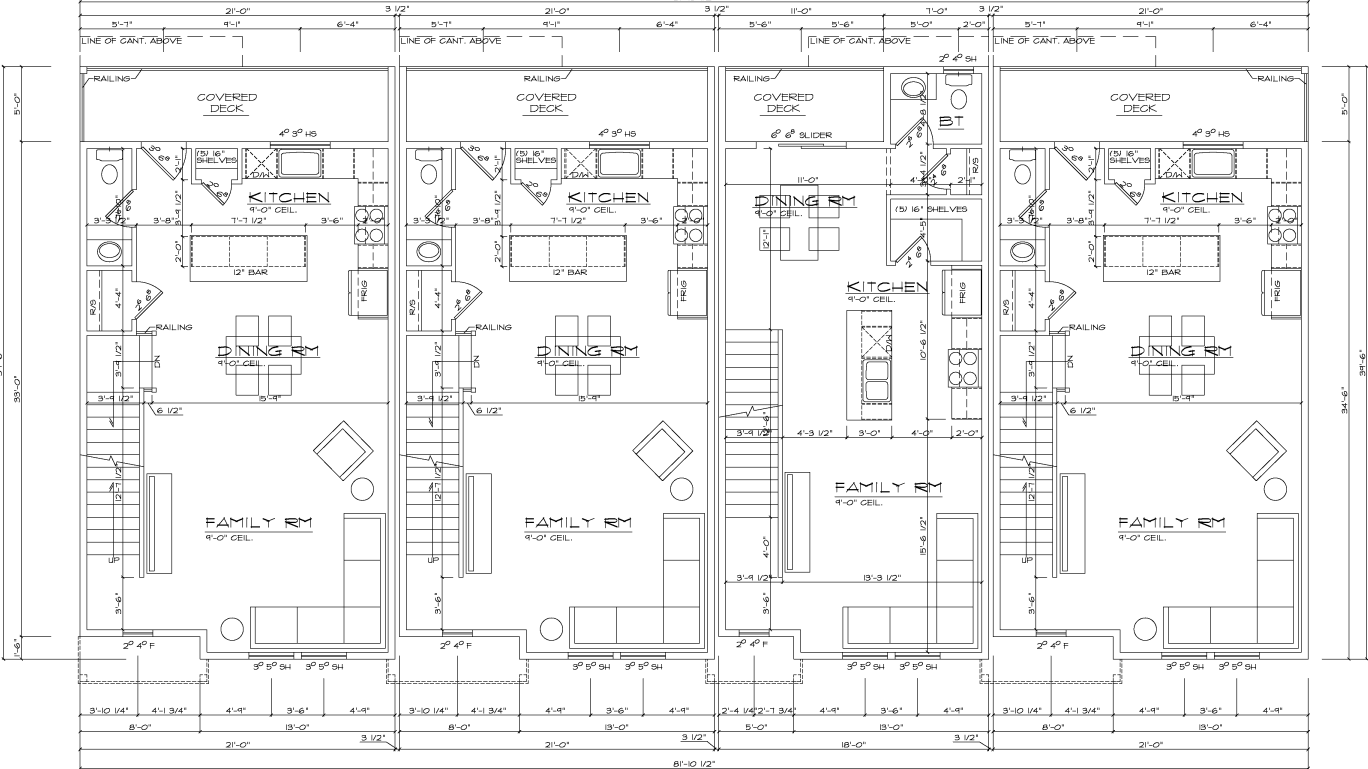
DATE:
JULY 11, 26

SHEET:
B1.1

PLAN NUMBER
4-PLEX-26UE

ARCHITECTURE

The General Contractor or Builder is to assume full
responsibility to verify the conditions, dimensions and
structural details of the building.



MAIN FLOOR PLAN
SCALE 1/4"

NOTE:
2X6 EXTERIOR WALLS (5 1/2")
9'-0" WALLS HEIGHT (TYP)
WINDOWS SET @ 6'-8" (TYP)
UNLESS NOTED OTHERWISE.

2253 N. 250 W.
HARRISVILLE, UTAH
801-590-3579
JBDESIGNS92@GMAIL.COM

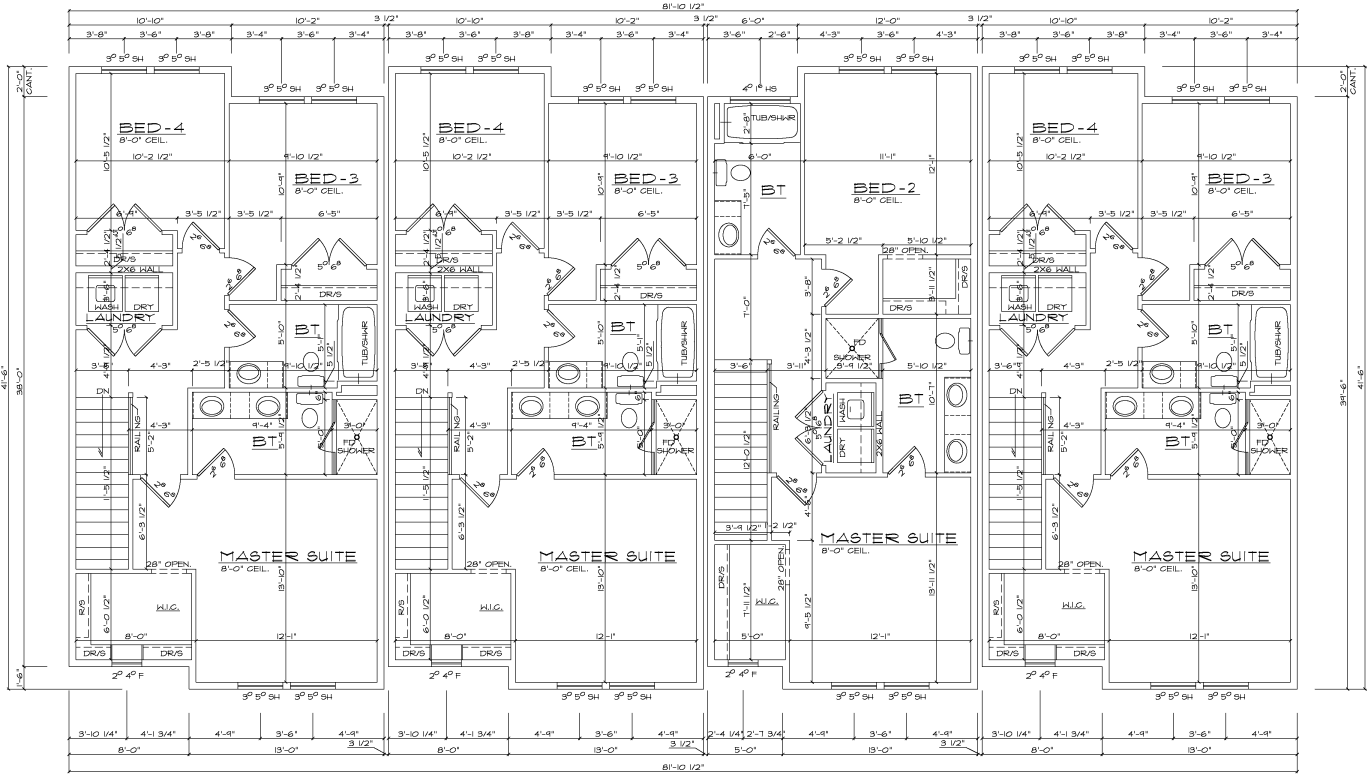
PLANNED FOR
WALKER RIDGE TOWNHOMES
LOT #1
NORTH SALT LAKE, UTAH

NO.	DESCRIPTION	DATE
A	ISSUED FOR PRELIM	7-25-26
B	ISSUED FOR PRELIM	8-25-26
B.1.2		

DATE:
JULY 11, 26

SHEET:
B1.2

The General Contractor or Builder is to assume full
responsibility to verify the conditions, dimensions and
structural details of the building.



UPPER FLOOR PLAN
SCALE 1/4"

NOTE:
2X6 EXTERIOR WALLS (5 1/2")
8'-0" WALLS HEIGHT (TYP)
WINDOWS SET @ 6'-8" (TYP)
UNLESS NOTED OTHERWISE.

B.13

PLAN NUMBER
4-PLEX-26UE

PLANNED FOR
WALKER RIDGE TOWNHOMES
LOT #1
NORTH SALT LAKE UTAH



2253 N. 250 W.
HARRISVILLE, UTAH
801-690-9579
JBDESIGNS9593@GMAIL.COM
AFFLUENT ARCHITECTURE

DATE:
JULY 11, 26

SHEET:

B.13

NO. DESCRIPTION

1. ISSUED FOR PRELIM

2. ISSUED FOR PRELIM

DATE:
7-25-26
8-2-26

General Development Plan
Walker Ridge Townhomes PUD
3533 South Highway 89

PROPOSED MOTION

I move that the Planning Commission recommends approval to the City Council of the General Development Plan for Walker Ridge Townhomes at 3533 South Highway 89 with the following conditions to be determined at the time of Development Agreement approval:

1. Final architecture design;
2. Final layout;
3. Final engineering;
4. Submittal of required Development Agreement.

PUBLIC HEARING

General Plan Amendment

Moderate Income Housing Element

10-21-201. Moderate income housing plan required.

- Required Element of the General Plan
- Adopted 2020, Last Update 2022
- Required to include 3 strategies (5 for priority transportation funding)
- Current MIH Plan contains 6 strategies
- Annual State Report (now bi-annual) on implementation steps taken

Application to amend PUD Code to preserve existing Moderate Income Housing

- Prior to consideration of that application
 - Consideration of additional strategy should be added
 - Other strategies added to state code since 2022 that can be utilized
 - Provides the city the opportunity to receive credit for meeting goals associated with MIH

General Plan Amendment Moderate Income Housing Element

PROPOSED MOTION

I move that the Planning Commission recommend to the City Council the proposed Moderate Income Housing Element as an amendment to the City General Plan with the following findings:

1. The state legislature has determined that cities must facilitate a reasonable opportunity for a variety of housing, including moderate income housing; and
2. The proposed draft meets the requirements of the state code to address moderate income housing.

PUBLIC HEARING

Code Amendment

13-6-1: Planned Unit Developments

Clay Smith



Development/Application Zoning



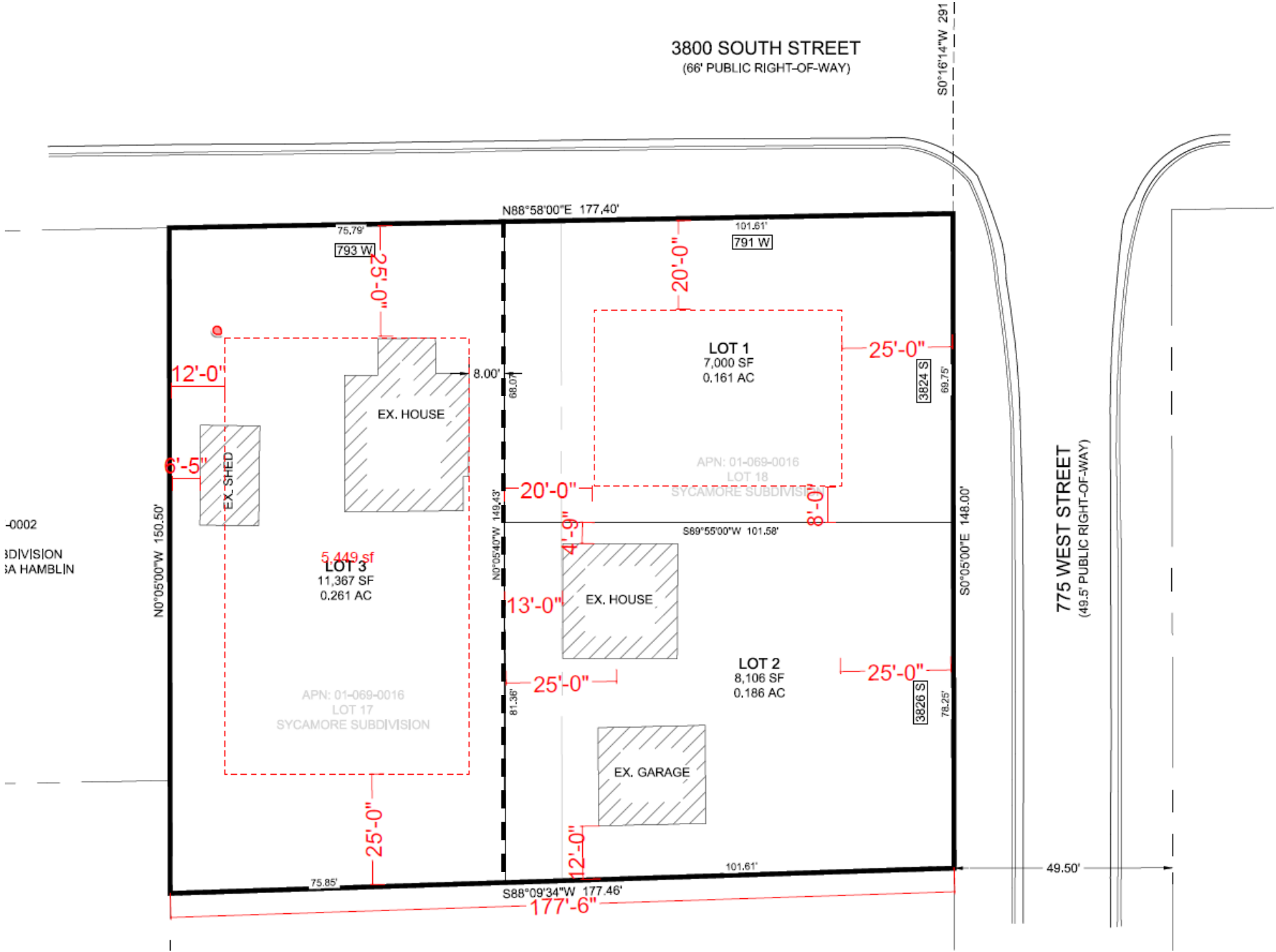


Development/Application Aerial



3800 SOUTH STREET
(66' PUBLIC RIGHT-OF-WAY)

S0°16'14"W 291



775 WEST STREET
(49.5' PUBLIC RIGHT-OF-WAY)

49.50'



Drafted Amendment to 13-6-1(B)

B. The PUD approach is expected to result in development that is superior to what could be obtained through ordinary lot-by-lot development. It is not intended to circumvent conventional land use regulations. The City may apply the flexibility of the planned unit development regulations, when the development, through its design and establishment, will provide benefits that may include, but are not necessarily limited to the following:

1-7...

ADD 8. Preserve existing moderate income housing stock which might not otherwise be preserved due to non-conformance to minimum lot size, building setbacks or lot width standards.

Code Amendment

13-6-1: Planned Unit Developments

PROPOSED MOTION

I move that the Planning Commission recommend to the City Council the proposed amendment to City Code 13-6-1(B) with 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.

ACTION UPDATE

09/15/2026 – Ordinance 2026-08: Amending the City's Zoning Map and City Code to Include Town Center Urban Design Standards.

10/06/2026 – Addressing Committee

MINUTES

Minutes – September 8, 2026

Proposed Motion:

I move that the Planning Commission approve the minutes for September 8, 2026 with

- No changes
- or
- With modifications as discussed

ADJOURN