



**CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
NOTICE & AGENDA  
January 13, 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. Appointment of Chair and Vice Chair for 2026
4. Consideration of a request to amend the General Development Plan for Clifton Place South PUD, located at 1095 North Redwood Road, 102 Townhomes and 10,500 sq. ft. of commercial, Brighton Homes Utah II, LLC, applicant (administrative)
5. Consideration of a request to amend the General Development Plan for Village Station, lot 11, located at 445 South Orchard Drive, Brighton Homes Utah II, LLC, applicant (administrative)
6. Annual Training: Open and Public Meetings Act
7. Report on City Council actions on items recommended by the Planning Commission
8. Approval of Planning Commission Minutes of December 9, 2025
9. Adjourn

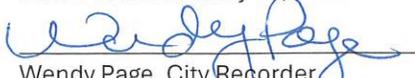
Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel:

<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/pmnl/>, City's Website: <https://nslcity.gov/>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: January 12, 2026

  
Wendy Page, City Recorder





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## MEMORANDUM

**TO:** Planning Commission

**FROM:** Sherrie Pace, Community Development Director

**DATE:** January 13, 2026

**SUBJECT:** Appointment of a Chair and Vice-Chair for 2026

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### **RECOMMENDATION**

Staff recommends the Planning Commission appoint a chair and vice-chair for 2025

### **BACKGROUND**

The Planning Commission bylaws require that a Chair and Vice-Chair be appointed annually.

### **PROPOSED MOTION**

I move that the Planning Commission appoint \_\_\_\_\_ as Chair and \_\_\_\_\_ as Vice-Chair for 2026.



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## MEMORANDUM

**TO:** Planning Commission

**FROM:** Sherrie Pace, Community Development Director

**DATE:** January 13, 2026

**SUBJECT:** Consideration of a request to amend the General Development Plan for Clifton Place South PUD, located at 1095 North Redwood Road

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### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval with the following conditions:

1. The fencing along Redwood Road shall be decorative metal with masonry columns;
2. Pedestrian connections shall be made from the internal sidewalks to the Redwood Road trail;
3. The driveway for the guest parking adjacent to the community amenities (pool and pickleball) shall be reconfigured to move the access to the south and inline with the development entry across Cutler Drive;
4. The General Development Plan be corrected for redline corrections of parking counts.

### **BACKGROUND**

P-District Rezones and General Development Plans (GDP) are regulated within Chapter 13 of the City's Land Use Ordinance. The code requires that an application for a General Development Plan and P-District Rezone be filed together, however, the recommendation on each application occurs separately. Step 1 requires the Planning Commission to hold a public hearing on the rezone request prior to the recommendation of the General Development Plan (concept plan) to the City Council. Step 2 occurs after City Council approval of the General Development Plan and includes recommendation of the rezone and development agreement with a final site plan or preliminary subdivision plat.

Clifton Place PUD History:

**July 12, 2022:** The Planning Commission held a public hearing for the Clifton Place PUD General Development Plan and P-District Rezone for Clifton Place PUD (North and South) and recommended approval to the City Council.

**July 19, 2022:** The City Council approved the General Development Plan (North and South)

**September 13, 2022:** PC recommended Preliminary Plan (North and South)

**October 4, 2022:** CC approved Preliminary Plan, P-District Rezone (ORD 2022-07), and Development Agreement (North and South)

**May 14, 2024:** PC recommended amendment to GDP (North)

**5/14/2024:** PC approved Preliminary Plan

**5/21/2024:** CC approved amended GDP and amended Development Agreement (North)

**9/9/2024:** Development Agreement executed

**9/12/2024:** Final Plat Signed (North ph. 1 & 3)

**10/1/2024:** CC approved revised ORD2024-06 for P-District Rezone (repealing ORD2022-07) removing South from the ordinance.

**7/15/2025:** Final Plat Signed (North ph. 2)

The developer has requested an amendment to the General Development Plan for Clifton Place South. After approval of the amended GDP, the City Council will consider final approval for the P-District rezone and Development Agreement.

**REVIEW:**

The following table compares the existing approval for Clifton Place (north and south combined) and the original Clifton Place North with the proposed amendment:

	<b>Clifton Place (North &amp; South)</b>	<b>Original North</b>	<b>Final North</b>	<b>Original South</b>	<b>Proposed South</b>
<b>Dwelling Units</b>	185	74	68	111	102
<b>Acres</b>	10.295	4.25	4.25	7.29	7.29
<b>Density</b>	17.97 d.u./ac.	17.41 d.u./ac.	16 d.u./ac.	15 d.u./ac	14 d.u./ac
<b>Garages</b>	295	118	112	177	204
<b>Driveways</b>	134	66	62	68	107

<b>Guest Parking</b>	60	30	38	33	54 (19 shared)
<b>Total Parking</b>	489	214	212	278	366
<b>Parking Ratio</b>	2.64	2.9	3.11	2.5	3.6
<b>Commercial</b>	3.01 ac	1.87 ac	1.87 ac	1.14 ac	0.86 ac
<b>Comm. Parking</b>					39
<b>Landscaped Area</b>	191,161 sq. ft. (42.5%)	53,327 sq. ft. (29.3%)	59,822 sq. ft. (32.8%)		63,821 sq. ft. (20%)

The proposed amendment reduces the total unit count from 111 to 102 units. The commercial area was previously approved at 1.14 ac and has been reduced to 0.86 ac, this reduction is reflected in share infrastructure of interior roads. Considering those shared facilities the commercial portion would be 1.10 ac.

Parking has been increased significantly with the addition of more guest parking and the shared parking between the commercial and residential. Additionally, the state code was amended in 2025 that garages with tandem spaces are required to be counted as 2 spaces, where as previously we had only counted a tandem garage as 1 space (accounting for 31 spaces). Total parking ratio is provided for the residential at 3.66 spaces per unit and 1 space per 250 sq. ft. of commercial. City Code requires 2.25 spaces per dwelling unit.

The proposed architecture is traditional style and identical to the units built on Clifton Place North with masonry brick, stucco, metal accents and fiber cement board. The units have 2-3 bedrooms, with end units being 2 story and the middle units being 3 story. Of the total unit types there are 31 units with 2 bedrooms and with tandem (single car width) garages. All remaining units have 2 car wide garages. 63 of the 102 units have full driveways.

The proposed GDP will include moving the existing trail away from the curb along Redwood Road to match the required cross section for a meandering 8’ trail in 24’ of landscaping behind the curb. Previous approval for the fencing along Redwood Road was for decorative metal with masonry columns. The developer is requesting a sight obscuring fence, but the DRC is recommending maintaining the previous approval for open decorative metal fencing. Sight obscuring fencing limits access to the trail, creates opportunities for graffiti, and reduces the visibility for law enforcement into the development.

The amenities provided will be utilized by both the North and South phases and includes 2 pickleball courts and a swimming pool with restroom/changing facility. There is a guest parking area adjacent to the amenities that contains 15 parking spaces. The road access shown from Cutler Drive will need to be located further South and inline with the access across Cutler.

All other previous conditions related to the development shall be as previously approved by the development agreement for Clifton North. Upon approval of the GDP by the City Council, the applicant may apply for preliminary plat and final approval of the P-District rezone and Development Agreement.

## **PROPOSED MOTION**

I move that the Planning Commission recommend to the City Council the approval of the proposed amended General Development Plan for Clifton Place South PUD with the following findings and conditions:

### Findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

### Conditions:

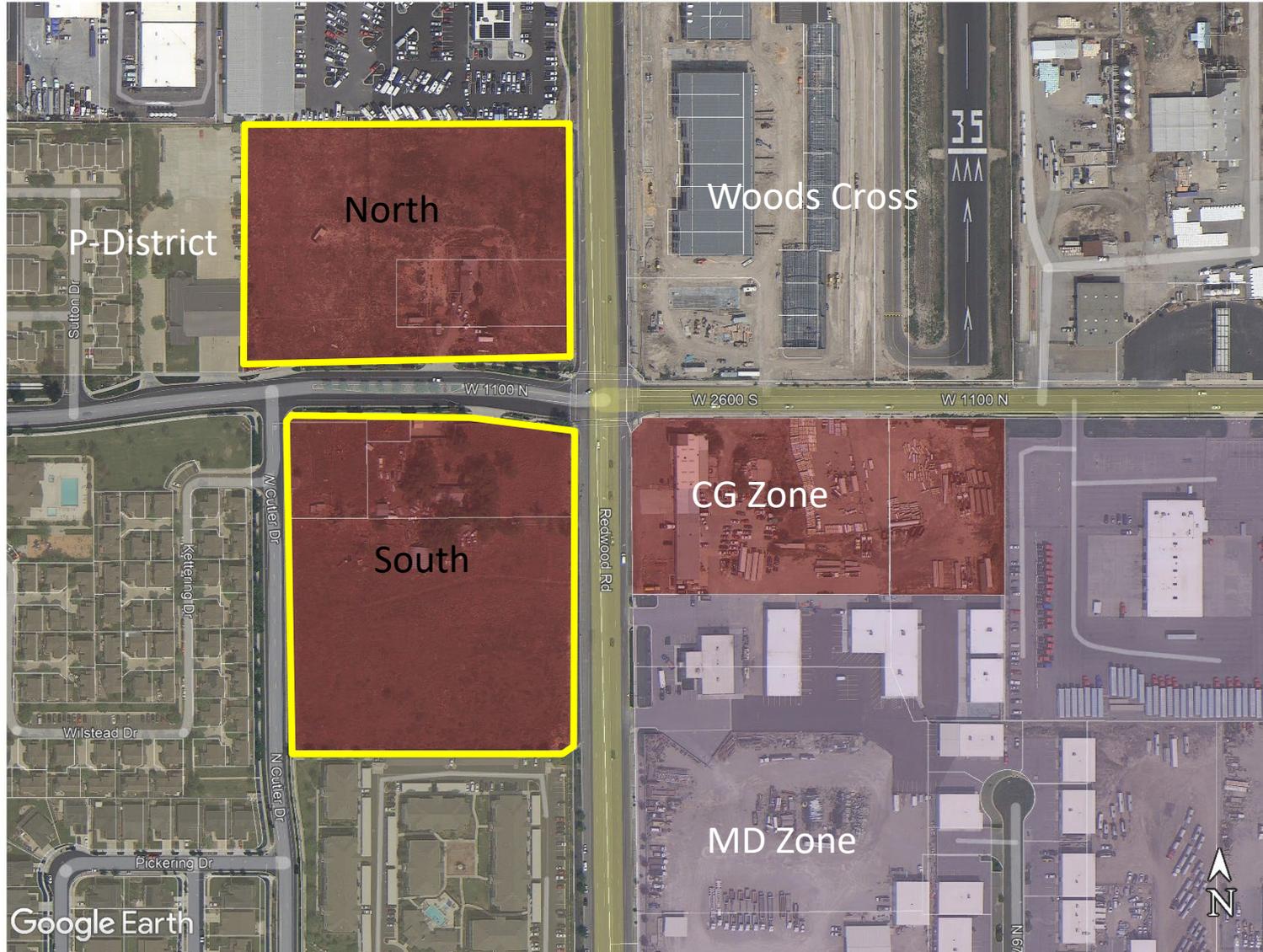
1. The fencing along Redwood Road shall be decorative metal with masonry columns;
2. Pedestrian connections shall be made from the internal sidewalks to the Redwood Road trail;
3. The driveway for the guest parking adjacent to the community amenities (pool and pickleball) shall be reconfigured to move the access to the south and inline with the development entry across Cutler Drive;
4. The General Development Plan be corrected for redline corrections of parking counts;
5. Subject to final approval of the P-District Rezone and Development Agreement.

### Attachments

- 1) Aerial/Zoning Map
- 2) Approved GDP/Concept Plan
- 3) Proposed GDP/Concept Plan
- 4) Proposed Landscape Plan
- 5) Building Elevations



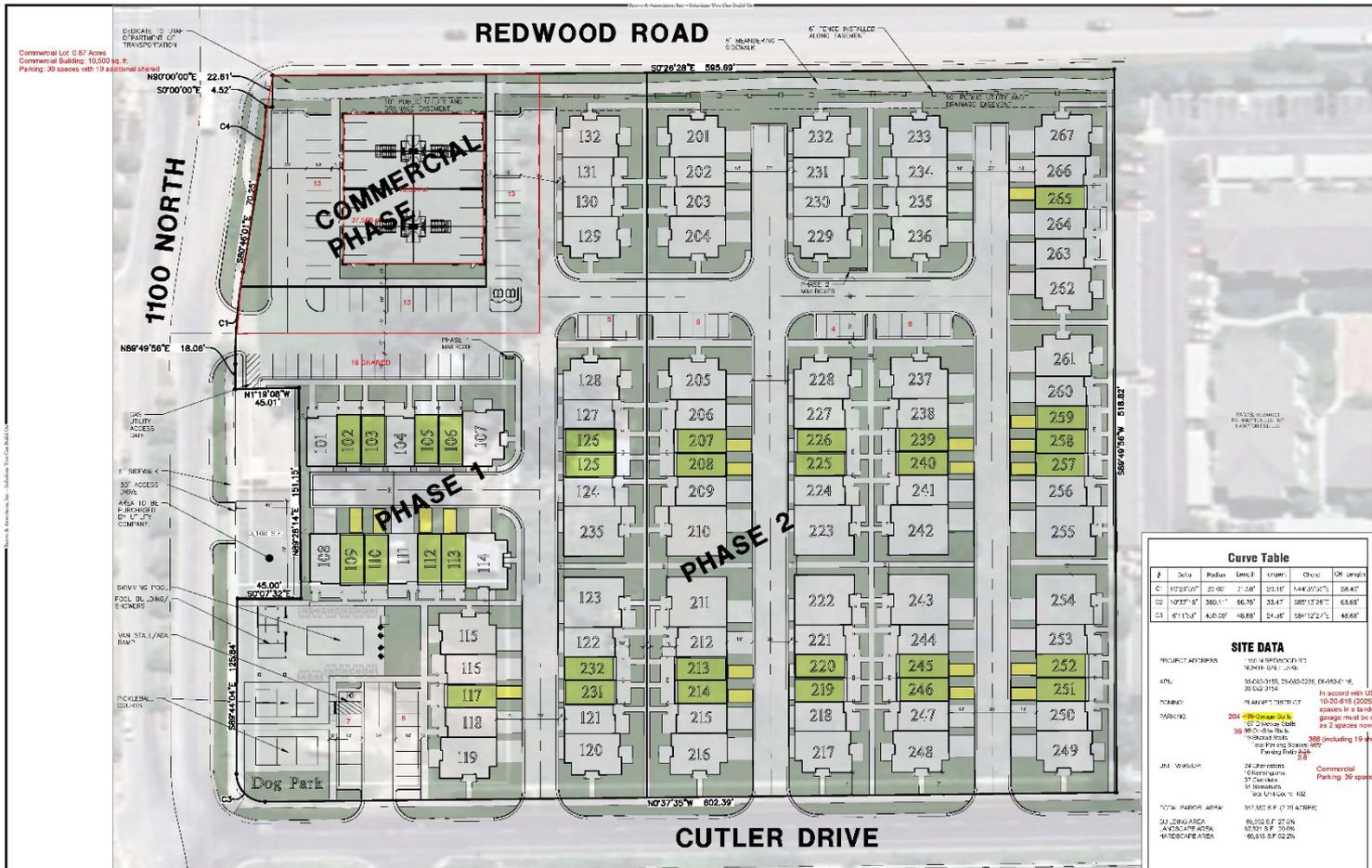
# Amendment General Development Plan Clifton Place South Zoning







# Amendment General Development Plan Clifton Place South-Proposed



Curve Table						
Δ	Delta	Radius	Length	Chord	Ch Length	
C1	102°00'00"	25.00'	37.70'	20.18'	144.97°00'	38.87'
C2	179°37'32"	380.11'	46.78'	23.47'	289°12'27.1"	43.65'
C3	47°11'24"	410.28'	49.89'	24.47'	294°12'27.1"	43.65'

SITE DATA	
PROJECT ADDRESS	1155 N REDWOOD RD NORTH SALT LAKE
APN	36240-0185-23A&23B1, 06-03&24, 25, 26, 27, 28
TOWN	FRANKLIN TOWNSHIP
PARCEL	204 (COMMERCIAL), 100-267 (RESIDENTIAL) in accordance with 100-267-0205 both parcels in a tandem garage must be counted as 2 spaces non-attached
ASB NUMBER	24-200-00000 (Commercial) 37-000-00000 (Residential) 31-000-00000 (Residential) 30-000-00000 (Residential) 38 (including 19 + 19)
TOTAL PARKING SPACES	151 (RESIDENTIAL) 151 (COMMERCIAL) 30 (TOTAL) 181 (TOTAL)
311 ZONING AREA	RESIDENTIAL COMMERCIAL
APPLICABLE AREA	63,531 SF (20.0%)
APPLICABLE AREA	66,818 SF (20.2%)

## Clifton Place South PUD

1155 N Redwood Road, North Salt Lake, Davis County, Utah



DATE	DESCRIPTION

### Clifton Place South PUD CONCEPTUAL SITE PLAN

**Project Info**  
 Date: 11/15/2024  
 Author: J. SHERIDAN  
 Title: CONCEPTUAL SITE PLAN  
 Project: CLIFTON PLACE SOUTH PUD  
 Number: 2410-24  
 3  
 Teta Sheeta

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5140 SOUTH 1500 WEST, RIVERDALE, UTAH 84045, AND SHALL NOT BE REPRODUCED, RE-ORIGIN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THEIR WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREON WITHOUT THEIR CONSENT.





# Amendment General Development Plan Clifton Place South-Building Elevations





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## MEMORANDUM

**TO:** Planning Commission

**FROM:** Sherrie Pace, Community Development Director

**DATE:** January 13, 2026

**SUBJECT:** Consideration of a request to amend the General Development Plan for Village Station with regard to Lot 11 (previously lot 4) at 445 South Orchard Drive

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### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the proposed amended General Development Plan with the following conditions:

1. The City Council approval of the proposed road vacation;
2. The Development Agreement be amended to require building #3 include 74 dwelling units and allow the 60 rental townhomes in lieu of the approved 94 unit apartment building #4;
3. Village Station PUD plat be amended to include the vacated right of way;
4. Approval of geotechnical hazard review as part of the Site Plan Approval by the Planning Commission.

### **BACKGROUND**

The General Development Plan for Eaglewood Village was amended in 2019 for the properties south of Eaglegate Drive and west of Orchard Drive. The property was transferred to Brighton Development and an amended development agreement was approved. The GDP called for 4 apartment buildings south of Eaglegate Drive. Buildings 1 and 2 have been built and are known as Village Station. Site plans have been approved for buildings 3 & 4. The developer wishes to amend the GDP for building 4 and construct rental townhomes rather than the approved 94 dwelling unit apartment building.

During construction of buildings 1 & 2, it was determined by the City Council that Orchard Drive should be disconnected from the Frontage Road and Highway 89 due to the conflict with gravel trucks travelling through the development. The road improvements with parking in the center of the road and the traffic calming measures made the portion of road incompatible with large truck traffic. Barricades were placed on Orchard Drive to accomplish this.

Recently the City has been informed by UDOT that Orchard Drive would be permanently disconnected from Highway 89 with the expansion of I-15, which includes the realignment of Highway 89 entirely on the east side of I-15. The city and developer are proposing the vacation of the right of way for Orchard Drive south of the roundabout at Eaglegate Drive. The vacation would provide this area of right of way to be utilized by Brighton for the proposed amended GDP and site plan.

The City Council reviewed the proposal on February 4, 2025 and gave indication that they would be willing to consider the street vacation and amendment to the GDP.

## **REVIEW**

The requested amendment to the General Development Plan would replace building 4 which was to contain 94 apartments. The proposed site plan contains 60 townhomes which will be rentals. The Development Agreement will include the increase in unit count in building 4 from 60 units to 74 units to compensate for the reduction of overall unit counts within Village Station.

The proposed apartment townhomes will each contain a 2 car wide garage. No driveways are provide. Additional guest parking will be added for 28 stalls along with the shared parking with Village Station building #1 to the north. The parking provided will be 148 spaces for a rate of 2.5 spaces per unit.

The street would be vacated and the plat amended to add the vacated street to the development. This will include the entire road south of Eaglegate Drive roundabout, removing all maintenance responsibility for the City. A trail/sidewalk easement will be maintained in the current right of way to connect the development to the Highway 89 trail. The trail will be fitted with removable bollards to provide emergency egress to Highway 89.

The total site will be 3.18 acres and contain 1.28 acres of landscaping. The proposed townhomes will be 3 stories in height and will utilize similar building materials as the built apartment buildings 1 & 2. Tenants in the townhome apartments would have use of the apartment amenities, such as the pool and fitness center.

The process for the development is as follows:

1. PC recommendation on GDP Amendment
2. Public Hearing and approval by CC for the vacation of the street right of way
3. CC approval of amended General Development Plan and Development Agreement
4. Geotechnical review of hillside, including mitigation of any rockfall hazards
5. PC approval of amended Plat and Site Plan Approval

## **PROPOSED MOTION**

I move that the Planning Commission recommend to the City Council the proposed amendment to the General Development Plan for Village Station with regard to Lot 11 at 445 South Orchard Drive with the following findings and conditions:

Findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.

2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

Conditions:

1. The City Council approval of the proposed road vacation;
2. The City Council approval of the amended Development Agreement to require building #3 include 74 dwelling units and allow the 60 rental townhomes in lieu of the approved 94 unit apartment building #4;
3. The Village Station PUD plat be amended to include the vacated right of way;
4. Approval of geotechnical hazard review as part of the Site Plan Approval by the Planning Commission.

Attachments

- 1) Aerial/Zoning Map
- 2) Approved GDP/Site Plan for Building #4
- 3) Proposed GDP/Site Plan
- 4) Building Elevations



# Eaglewood Village General Development Plan Amendment Aerial





# Eaglewood Village General Development Plan -Current



**SITE PLAN 1**  
1" = 80'

150 E. CENTER STREET, NORTH SALT LAKE, UTAH 84143 | 840 W. HILL FIELD RD. STE. 701 | AXTON, UT 84041

UNIT COUNT	1BED	2BED	3BED	STUDIO	TOTAL	AREA COUNT PER FLOOR	TOTAL	COMMERCIAL AREAS:
BUILDING 1	69	37	-	7	98	BUILDING 1	23,587 SF	94,346 SF
BUILDING 2	27	27	-	6	60	BUILDING 2	17,928 SF	71,712 SF
BUILDING 3	23	37	14	-	74	BUILDING 3	20,903 SF	83,904 SF
BUILDING 4	85	47	10	-	95	BUILDING 4	26,306 SF	105,224 SF
BUILDING 5	62	16	-	-	62	BUILDING 5	21,176 SF	96,704 SF
<b>TOTAL</b>	<b>208</b>	<b>182</b>	<b>24</b>	<b>10</b>	<b>424</b>	BUILDING 6	8,000 SF	32,000 SF
<b>RATIO:</b>	(49%)	(43%)	(6%)	(2%)	(100%)	BUILDING 7	9,800 SF	39,200 SF
						<b>TOTAL</b>	<b>469,157 SF</b>	

UNIT AREAS:
1 BEDROOM - 830 SF - 729 SF
2 BEDROOM - 875 SF - 1075 SF
3 BEDROOM - 1,100 SF - 1,250 SF
STUDIO - 425 SF

PARKING COUNT	PARKING BY USE:
SURFACE STALLS: 891	COMMERCIAL (27,600 SF) 1 STALL PER 1,000 SF 28 REQ.
GARAGE STALLS: 57	OFFICE (16,000 SF) 3 STALL PER 1,000 SF 48 REQ.
<b>TOTAL: 748 STALLS</b>	RESIDENTIAL (424 UNITS) 1.75 STALLS PER UNIT 742 REQ.
(1.76 STALLS PER UNIT)	
<b>PARKING COUNT PER PHASE:</b>	
<b>NORTHERN PHASE: (BUILDINGS 1-5)</b>	
<ul style="list-style-type: none"> <li>• 108 UNITS</li> <li>• 143 STALLS</li> <li>• 1.37 STALLS PER UNIT</li> </ul>	<ul style="list-style-type: none"> <li>• TIME OF USE (AM - 5PM):</li> <li>1. 75% RESIDENTIAL 557 STALLS</li> <li>2. 50% OFFICE 24 STALLS</li> <li>3. 100% COMMERCIAL 28 STALLS</li> <li>TOTAL 609 STALLS</li> </ul>
<b>SOUTHERN PHASE: (BUILDINGS 6-7)</b>	
<ul style="list-style-type: none"> <li>• 331 UNITS</li> <li>• 656 STALLS</li> <li>• 1.98 STALLS PER UNIT</li> </ul>	<ul style="list-style-type: none"> <li>• TIME OF USE (PM - MIDNIGHT):</li> <li>1. 60% RESIDENTIAL 554 STALLS</li> <li>2. 5% OFFICE 3 STALLS</li> <li>3. 35% COMMERCIAL 25 STALLS</li> <li>TOTAL 582 STALLS</li> </ul>
	<ul style="list-style-type: none"> <li>• TIME OF USE (MIDNIGHT TO 7AM):</li> <li>1. 100% RESIDENTIAL 742 STALLS</li> <li>2. 5% OFFICE 3 STALLS</li> <li>3. 0% COMMERCIAL 0 STALLS</li> <li>TOTAL 745 STALLS REQ.</li> </ul>



**3D MASSING.**

**LINE TYPE LEGEND**

- EASEMENT
- OFF-ROAD DRIVEWAY
- CITY RIGHT-OF-WAY
- BACKYARD
- NEIGHBORHOOD DRIVEWAY
- NEIGHBORHOOD DRIVEWAY
- NEIGHBORHOOD DRIVEWAY
- NEIGHBORHOOD DRIVEWAY



**A0.1**  
**SITE PLAN OPTION 1**  
**EAGLEWOOD VILLAGE**



MAY 6, 2019

150 N. MAIN STREET, STE. 101 HERRING CITY, UT 84037 | (801) 891-1343



# Eaglewood Village General Development Plan -Proposed



Reeve & Associates, Inc.  
ARCHITECTS & ENGINEERS  
1000 S. 1000 WEST, SUITE 200  
SALT LAKE CITY, UT 84119  
PHONE: 313.222.1100  
FAX: 313.222.1101  
WWW.REEVE-ASSOCIATES.COM

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REVIEWS

DATE:	
DESIGN TECH:	

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**Village Station Townhomes**  
NORTH SALT LAKE, DAVIS COUNTY, UTAH

**Site Plan**

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**Project Info:**

Engineer: JEFFREY A. DWYER, P.E.

Draftsman: JACOB GILBERT

Begin Date: MAY, 2025

Name: VILLAGE STATION TOWNHOMES

Number: 8440-20

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**811** Know what's below. Call before you dig.

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19 Total Sheets

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF REEVE & ASSOCIATES, INC., 5140 SOUTH 1300 WEST, BIRDALE, UTAH 84404, AND SHALL NOT BE PHOTOCOPIED, RE-ORIGIN, OR USED ON ANY PROJECT OTHER THAN THE PROJECT SPECIFICALLY DESIGNED FOR, WITHOUT THE WRITTEN PERMISSION. THE OWNERS AND ENGINEERS OF REEVE & ASSOCIATES, INC. DISCLAIM ANY LIABILITY FOR ANY CHANGES OR MODIFICATIONS MADE TO THESE PLANS OR THE DESIGN THEREIN WITHOUT THEIR CONSENT.



# Eaglewood Village General Development Plan –Building Elevations



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
4 DECEMBER 9, 2025

5  
6 **DRAFT**  
7

8 Commission Chair Larson called the meeting to order at 6:32 p.m.  
9

10 PRESENT: Commission Chair BreAnna Larson  
11 Commissioner Ryan Holbrook via Zoom  
12 Commissioner Jonathan Marsh  
13 Commissioner Irene Stone  
14 Commission Vice Chair William Ward  
15

16 EXCUSED: Commissioner Ron Jorgensen  
17 Commissioner Brandon Tucker  
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Caden Baines, Planning  
20 Intern; Wendy Page, City Recorder.  
21

22 OTHERS PRESENT: Dee Lalliss, resident.  
23

24 1. PUBLIC COMMENTS  
25

26 There were no public comments.  
27

28 2. PUBLIC HEARING: CONSIDERATION OF A PROPOSED CODE AMENDMENT TO  
29 TITLE 9, BUILDING AND CONSTRUCTION CODES, ADOPTING WILDLAND  
30 URBAN INTERFACE CODE AND OVERLAY MAP  
31

32 Sherrie Pace reported that during the 2025 Legislative session, HB 49 was approved with an  
33 effective date of January 1, 2026. She noted that this bill had two components including a  
34 requirement that municipalities adopt the International Wildland Urban Interface (WUI) code by  
35 1/1/2026. She reviewed the second component which was a requirement for the State Division of  
36 Forestry, Fire and State Lands to create an administrative rule establishing a classification for  
37 properties deemed to be at the highest risk for wildland fires. She said there would be a yearly  
38 assessed fee (property tax collection) for 2026 and 2027.  
39

40 Ms. Pace clarified that every property on the State’s map would start as a Class 1 and over the  
41 next two years property owners would have the ability to make improvements to their property  
42 and home to reduce their classification to Class 2 or 3 which would reduce the assessment fee.  
43 She continued that these fees would be used to pay for wildfire mitigation. She noted that  
44 previously counties have adopted the WUI code and now the State has made it mandatory for  
45 cities to adopt the code before January 1, 2026. She said the WUI would be implemented in high  
46 risk assessment areas as determined by the State with additional areas of low to moderate risks as  
47 determined by an overlay zone. She shared that City staff and the Fire District would prepare a  
48 draft map proposal for adoption in 2026.

49  
50 Sherrie Pace said staff would take the time to modify the draft map to ensure that only relevant  
51 properties were included in the City’s WUI map. She shared that each property owner within the  
52 proposed WUI boundary would be notified of the public hearing prior to adoption of the WUI  
53 Overlay Map. She reviewed who the City’s WUI code would apply to:

- 54
- 55 • New construction, alteration, movement, repair, maintenance and use of any building,  
56 structure or premise within the WUI area
  - 57 • Any addition or alteration must be constructed in conformance to WUI code
  - 58 • Exemptions include single story accessory structures less than 120 square feet in size  
59 which are more than 50 feet from any adjacent structure
  - 60 • All properties in the WUI subject to defensible space requirements
  - 61 • Alternative materials and methods allowed by code official
- 62

63 Ms. Pace provided the permit application requirements:

- 64 • Site plans
  - 65 ○ Topography
  - 66 ○ Slope and width of adjacent road
  - 67 ○ Landscape and vegetation details
  - 68 ○ Location of structures (existing and proposed) on and within 300 feet
  - 69 ○ Building envelopes
  - 70 ○ Overhead utilities
  - 71 ○ Occupancy classifications
  - 72 ○ Type of ignition resistant construction
  - 73 ○ Roof classification
  - 74 ○ Water supply system information
- 75 • Vegetation management plan if requesting reduction in the fire hazard severity  
76 classification
- 77 • Fire protection plan (subdivisions) as required by code official

- 78       • Other data as needed, fuel loading, classification of fire-resistant vegetation

79

80 She shared the WUI code requirements related to access, water supply, and special construction:

81

82 Access

- 83       • Key boxes for gated access
- 84       • Driveways longer than 150 feet require
- 85           ○ 12 feet wide
- 86           ○ 13.5 feet clearance height
- 87           ○ Turnarounds
- 88           ○ Turnouts (longer than 200 feet and narrower than 200 feet)
- 89           ○ Maximum of five homes per driveway
- 90       • Fire apparatus access road
- 91           ○ All weather surface, 20 feet wide and 13.5 feet clearance
- 92           ○ Grade negotiated by specific fire apparatus normally used in the area, maximum
- 93               12%
- 94           ○ Signage (size, reflective, mounting location/height)
- 95           ○ Hydrant marking
- 96           ○ Address markers at driveway entrance (both directions)

97

98 Water Supply

- 99       • Water source locations
- 100       • Defensible space around water sources
- 101       • Standby power for water sources

102

103 Special Construction Regulations

- 104       ○ Fire hazard severity rating (Appendix C checklist)
- 105           ▪ Moderate
- 106           ▪ High
- 107           ▪ Extreme
- 108       • Ignition resistance construction based upon rating
- 109           ○ Roof covering
- 110           ○ Protection of eaves
- 111           ○ Exterior wall construction
- 112           ○ Appendages and projections over 10% slope
- 113           ○ Exterior glazing and doors
- 114           ○ Vents
- 115           ○ Detached accessory structures less than 50 feet away/fire walls

- 116 • Replacement and repair of roof coverings (25% or more in 12 month period) must be  
117 ignition resistant construction for rating class

118

119 Ms. Pace noted that anytime a building permit was applied for in the in the WUI area that staff  
120 would have to review the Fire Hazard Severity Form (Appendix C) and score the property based  
121 on the characteristics and determine the classification. She said the higher the score the higher  
122 the risk which would govern the construction requirements (as shown above). She continued  
123 with the requirements of the WUI code including defensible space:

124

125 Defensible Space (applies to all properties in the WUI area)

- 126 ○ Fuel modifications by classification (Appendix C)

- 127     ▪ Moderate     30 feet

- 128     ▪ High         50 feet

- 129     ▪ Extreme     100 feet

- 130 • Trees only allowed in defensible space if pruned 10 feet from power lines, deadwood and  
131 litter removed annually

- 132 • Community modification zones

- 133     ○ HOA properties

- 134     ○ Modification plans shown on a site grading and elevation plan

- 135         ▪ Existing vegetation

- 136         ▪ Photos of natural conditions

- 137         ▪ Grading plan with building locations, setbacks from slopes

- 138 • Maintenance

- 139     ○ Annual

- 140     ○ Modified area kept clear of structures for fire operations

- 141     ○ Responsibility of owners, lessors, controlling parties

- 142     ○ Prune tree crowns 10 feet from structures

- 143     ○ Prune branches 6 feet above ground

- 144     ○ Remove deadwood and litter

- 145 • Spark arrestors for sources with solid or liquid fuels

- 146     ○ Fireplaces

- 147     ○ Barbeques

- 148     ○ Incinerators

- 149     ○ Decorative heating appliances

- 150 • LP gas storage required to be in defensible space area

- 151 • Storage of firewood and combustible materials in unenclosed spaces is prohibited:

- 152     ○ Under structures

- 153     ○ On decks

- 154                   ○ Under eaves, canopies, or other projections or overhangs
- 155                   ○ In defensible space, unless minimum 30 feet from structures and 15 feet from
- 156                   crown of trees

157

158 Sherrie Pace then reviewed Appendix A, B, and C:

159

160 Appendix A

- 161       • Vegetation control
  - 162           ○ 10 feet on each side of road or driveway
  - 163           ○ Clearance of brush/vegetation near power poles minimum of 10 feet
  - 164           ○ Trimming from power lines based on voltage (4-15 feet)
  - 165           ○ Maintain clearance minimums based on voltage (6-155 inches)
- 166       • Access Restrictions
  - 167           ○ Closure by code official
  - 168           ○ Subjects to trespassing when posted closed
  - 169           ○ Motor vehicles access restricted when gated or signed
  - 170           ○ Use of motor vehicles or ultralight aircraft prohibited without permit except on
  - 171           public or private roads
- 172       • Ignition Source Control
  - 173           ○ Clearance 30 feet
  - 174           ○ Smoking within 15 feet of combustible materials
  - 175           ○ Equipment generating heat, sparks, flames not used without permit except in
  - 176           habituated premises or designated campsites and 30 feet from vegetation
  - 177           ○ Fireworks prohibited without permit
  - 178           ○ Outdoor fires prohibited except by permit for permanent or portable BBQ,
  - 179           outdoor fireplace, or grill from combustible material
  - 180           ○ Permit conditions for outdoor fires prohibited:
    - 181               ▪ High winds
    - 182               ▪ Without supervision of someone 17 or older at all times
    - 183               ▪ When public announcements of open burning prohibition
  - 184           ○ Permits required for outdoor fireplaces, BBQs, and grills with spark arrestors
- 185       • Control of storage
  - 186           ○ Hazardous materials in excess of 10 gallons, 200 cubic feet of gas, 10 pounds of
  - 187           solids require permit
  - 188           ○ Explosives prohibited
  - 189           ○ Outdoor storage of combustibles standards for wood, tires, building materials,
  - 190           paper products
    - 191               ▪ Pile restriction

- 192                           ▪ Separation distances
- 193           ○ Protection of pumps and water storage
- 194                           ▪ Defensible space of 30 feet
- 195                           ▪ Trees minimum of 30 feet from storage
- 196                           ▪ Standby power required where power is overhead
- 197           ○ Temporary land uses permit required and road access minimum 24 feet with no
- 198                           parking posted
- 199

200 Appendix B Vegetation Management Plan

- 201           ○ Management plan describing all actions taken to prevent a fire from being carried
- 202                           toward or away from a building
- 203           ○ Utah fire resistant species list
- 204                           ▪ Grasses
- 205                           ▪ Perennials
- 206                           ▪ Shrubs and woody vines
- 207                           ▪ Trees
- 208

209 Appendix C Fire Hazard Severity Form

- 210           ○ Subdivision design
- 211           ○ Vegetation
- 212           ○ Topography
- 213           ○ Roofing material
- 214           ○ Fire protection of water source
- 215           ○ Siding and decking materials
- 216           ○ Utilities
- 217

218 Ms. Pace clarified that the actual code amendment would be added to Chapter 9 Buildings and  
219 Construction as 9-8-6 Wildland Urban Interface Code and would include reference and a link to  
220 Utah Code, Title 15A, Chapter 2, Section 102 per Commissioner Jorgensen’s suggestion to  
221 ensure it referenced current State code.

222  
223 Commissioner Ward mentioned the proposed map and asked how “wildland” would be defined.  
224 He asked if there was guidance related to proximity. Sherrie Pace replied that this would be up to  
225 the City to decide and that any property that touched open space or had a draw would be  
226 considered for inclusion in the map.

227  
228 Commissioner Ward asked about the proposed fee. Sherrie Pace said the State would determine  
229 the areas where the fee would be assessed related to highest risk areas. She said those homes in  
230 the highest risk area would then be assessed the fee. She noted that this could apply to properties

231 on the hillside as well as near the marsh areas. She explained that the fire marshal had shared that  
232 the Uintah Fire had started with embers blowing across the interstate and how embers could  
233 travel up to a mile in high wind events.

234  
235 Sherrie Pace explained that the reason for this code was to avoid an incident similar to the  
236 Palisades Fire in California. She said residents had expressed concern about property insurance  
237 rates increasing or loss of coverage. She shared that the State was working to add restrictions that  
238 rates could not be raised more than 20% or drop those already insured.

239  
240 Commissioner Marsh asked about the proposed fee for each classification from the State. Sherrie  
241 Pace responded that the first year that each identified property would be Class 1 with \$20-100  
242 per year for 2026 and 2027. She noted that she was unsure if this was per property or based upon  
243 the building square footage. She continued that in 2028 the State would then assess the fee based  
244 on the property classification and square footage.

245  
246 Chair Larson commented on the map location and potential areas in the west side of the City and  
247 a discussion of new firework restrictions. Sherrie Pace replied that fireworks would be prohibited  
248 in WUI areas unless by permit (generally for commercial use only). She said staff had discussed  
249 adopting defensible spaces rules for every property in the City to protect from fire.

250  
251 **At 7:01 p.m. Chair Larsen opened the public hearing.**

252  
253 Dee Lalliss, resident, spoke on his experience with wildfires and said this was a great idea that  
254 should be enforced. He said most people were not aware of the concerns (sparks, wind, fire  
255 safety, building materials) related to fire. He was in favor of adopting City code to help mediate  
256 fire concerns.

257  
258 **At 7:05 p.m. Chair Larsen closed the public hearing.**

259  
260 Commissioner Marsh asked what work was being done to ensure similar code with neighboring  
261 cities (Bountiful, Centerville, etc.). Sherrie Pace replied that adjacent cities were all part of the  
262 same fire district who would advise on where to clear and priority areas. She mentioned other  
263 programs and volunteer groups that could clear out brush, etc. in those priority areas. She noted  
264 that Bountiful received a grant to identify risk areas and would then use that map to clear out  
265 those areas.

266  
267 **Commissioner Ward moved that the Planning Commission recommend to the City Council**  
268 **the proposed amendments to City Code sections 9-8-6 adopting the Internation Wildland**  
269 **Urban Interface Code with the following findings:**

- 270           **1) The proposed amendment is in accord with the comprehensive general plan, goals**  
271           **and policies of the City.**  
272           **2) Changed or changing conditions make the proposed amendment reasonably**  
273           **necessary to carry out the “purposes” stated in this title.**  
274

275 **Councilmember Marsh seconded the motion. The motion was approved by Commissioners**  
276 **Holbrook, Larson, Marsh, Stone, and Ward.** Commissioners Jorgensen and Tucker were  
277 excused.

278  
279           3. FAREWELL TO COMMISSIONERS BILL WARD AND BRANDON TUCKER  
280

281 Chair Larson expressed gratitude for Commissioners Ward and Tucker in creating an  
282 environment for healthy discussions and the ability to work together. She spoke on balancing  
283 property rights and citizen rights with the expertise of staff while integrating Commissioner  
284 experiences. She mentioned the growth of the Commission, staff, and the City over the last eight  
285 years. Commissioner Marsh was in agreement with the sentiments expressed.

286  
287 Commissioner Ward spoke on a sense of place which was a tenant of good planning. He said  
288 serving on the Commission had helped him to be more involved and create a feeling of  
289 connection to the City.

290  
291 Sherrie Pace mentioned the different boards and commissions in the City and the opportunity for  
292 residents to be involved and build a great space to live. She commended the Planning  
293 Commission and the City Council.

294  
295           4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE  
296           PLANNING COMMISSION  
297

298 Sherrie Pace reported that the City Council approved code amendment Title 10-10-3 and 10-19-  
299 17, modifying the setback and maximum size for an accessory structure as well as code  
300 amendment Title 10-1-39 and 10-12 related to the buildable envelopes for properties which are  
301 located within sensitive lands on December 2, 2025.

302  
303 She noted that Mackenzie Johnson recently had her baby and would be on maternity leave until  
304 February.

305  
306           5. APPROVAL OF PLANNING COMMISSION MINUTES  
307

308 The Planning Commission meeting minutes of November 25, 2025 were reviewed and approved.

309 **Commissioner Ward moved to approve the Planning Comision minutes of November 25,**  
310 **2025. Commissioner Marsh seconded the motion. The motion was approved by**  
311 **Commissioners Holbrook, Larson, Marsh, Stone, and Ward.** Commissioners Jorgensen and  
312 Tucker were excused.

313  
314 6. ADJOURN

315  
316 Commission Chair Larson adjourned the meeting at 7:14 p.m.

317  
318 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
319 *Tuesday, January 13, 2026 by unanimous vote of all members present.*

320

321

322

323 \_\_\_\_\_  
*BreAnna Larson, Chair*

\_\_\_\_\_ *Wendy Page, City Recorder*

# PLANNING COMMISSION MEETING

January 13, 2026

6:30 p.m.



# CITIZEN COMMENT

# 2026 Chair & Vice-Chair Appointment

## 2026 Chair & Vice-Chair

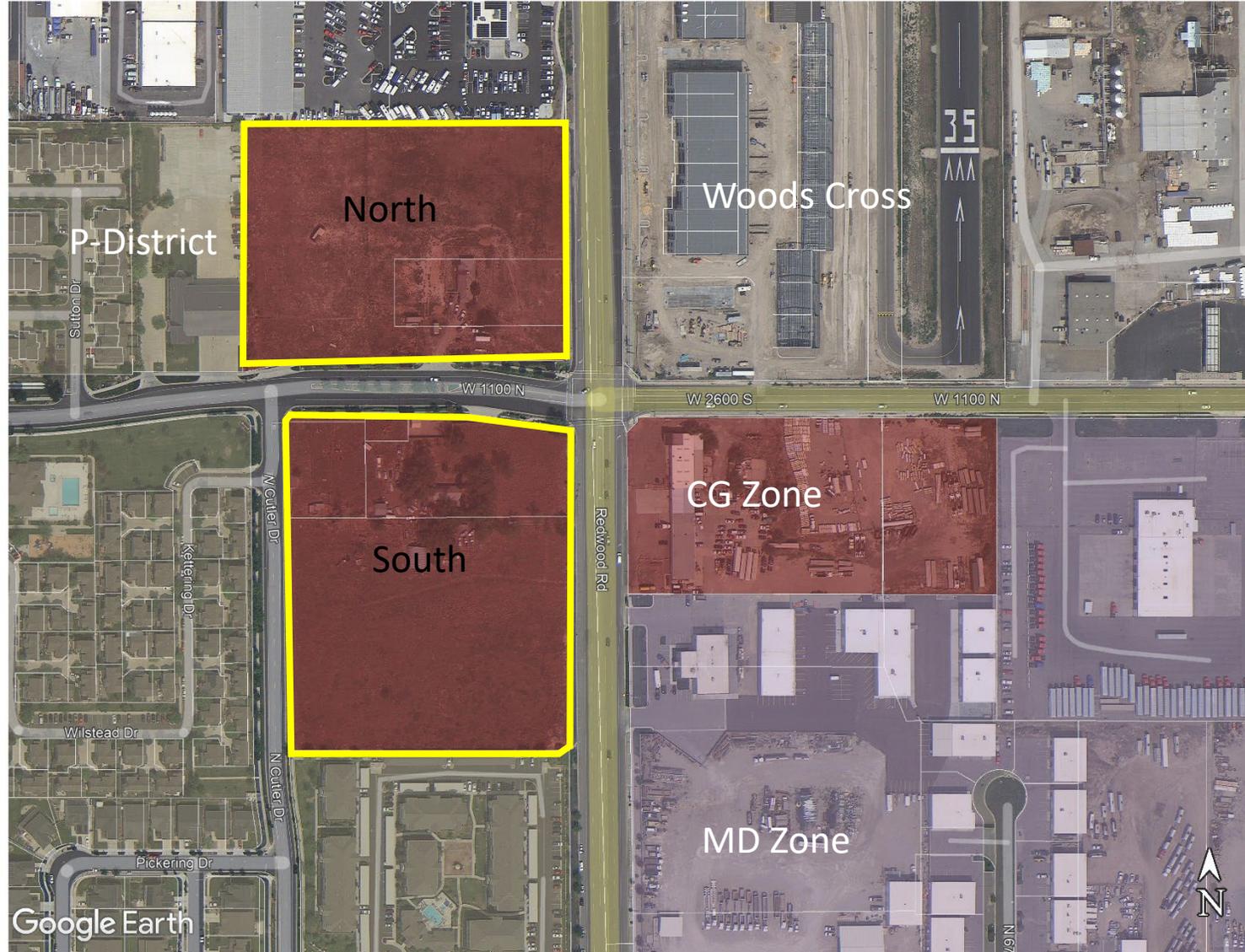
**Proposed Motion:**

I move that the Planning Commission appoint \_\_\_\_\_ as the 2026 Planning Commission Chair

I move that the Planning Commission appoint \_\_\_\_\_ as the 2026 Planning Commission Vice Chair

General Development Plan  
Amendment  
Clifton Place South PUD

Amendment General Development Plan  
Clifton Place South  
Zoning



Amendment General Development Plan  
Clifton Place South

P-District/General Development Process:

- PC-Public Hearing for Rezone
- PC Recommendation on General Development Plan (GDP)=Concept Plan
- City Council Approval of GDP
- PC *Approval* of Preliminary Subdivision Plat or Site Plan (exhibit for Development Agreement)
- PC Recommendation on P-District Rezone
- CC Approval of the P-District Rezone and Development Agreement
- Final Plat approved by Staff (if applicable)
- Construction Permits

Amendment General Development Plan  
Clifton Place South

Clifton Place History:

7/12/2022

- PC-Public Hearing
- PC Recommendation on General Development Plan (GDP)=Concept Plan

7/19/2022

- City Council Approval of GDP

9/13/2022

- PC Recommendation for Preliminary Subdivision Plat (North & South)
- PC Recommendation on P-District Rezone

10/4/2022

- CC Approval of the P-District Rezone (ORD 2022-07) and Development Agreement

5/14/2024

- PC Rec. Amended GDP-North
- Approve Prelim Plan-North

5/21/2024

- CC Approve Amended GDP

9/9/2022

- Dev. Agr. Executed (North)

9/12/2024

- Final Plat (North)

10/1/2024

- CC Approve ORD2024-06 P-District Rezone (North)







Amendment General Development Plan  
Clifton Place South-Building Elevations



Amendment General Development Plan  
Clifton Place South

1/13/2026

- PC Rec. Amended GDP

Amended GDP Requests:

1/20/2026

- City Council Approval of GDP

- Reduction in number of units
- Street/site layout
  - Addition of pickleball courts
- Fencing along Redwood Road
  - Dev. request sight obscuring (solid)
  - DRC recommends decorative metal
- Redlines
  - Add ped connections to Redwood Rd. trail
  - Amenity parking access-move south
  - Update parking counts

TBD

- PC Approval Preliminary Plan (South)

TBD

- CC Approval of the P-District Rezone and Development Agreement

TBD

- Staff Approve Final Plat
- Construction

Amendment General Development Plan  
Clifton Place South

**Proposed Motion:**

I move that the Planning Commission recommend to the City Council the approval of the proposed amended General Development Plan for Clifton Place South PUD with the following findings and conditions:

Findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

Conditions:

1. The fencing along Redwood Road shall be decorative metal with masonry columns;
2. Pedestrian connections shall be made from the internal sidewalks to the Redwood Road trail;
3. The driveway for the guest parking adjacent to the community amenities (pool and pickleball) shall be reconfigured to move the access to the south and inline with the development entry across Cutler Drive;
4. The General Development Plan be corrected for redline corrections of parking counts;
5. Subject to final approval of the P-District Rezone and Development Agreement.

General Development Plan  
Amendment  
Village Station

Village Station  
General Development Plan Amendment  
Aerial



Amendment General Development Plan  
Village Station

Village Station History:

6/12/2007

- Eaglewood Village Dev. Agr.

2013-2020-Construction

- Eaglewood Lofts Apartments
- Views at Eaglewood Village

7/23/2019

- PC Rec. Amend GDP for Village Station (Brighton)

8/6/2019

- CC Approval Amend GDP & Dev. Agr.
  - 323 Apts
  - 103 Apts. Or Hotel
  - Commercial

1/28/2020

- PC Rec. Site Plan Bldg. 1-3

2/18/2020

- CC Approve Site Plan Bldg. 1-3
- Partial vacation of Orchard Dr. (parking)

3/22/2022

- PC Rec. Site Plan Bldg. 4-5

4/19/2022

- CC approve Site Plan Bldg. 4-5

2/4/2025

- CC discussion of amendment to Bldg. 4 into rental townhomes and street vacation

# Village Station General Development Plan -Current



SITE PLAN 1  
1" = 80' (1")

UNIT COUNT	1BED	25ED	3BED	STUD/O	TOTAL	AREA COUNT	PER FLOOR	TOTAL	COMMERCIAL AREAS:
BUILDING 1	60	36	-	7	99	BUILDING 1	23,367 SF	94,348 SF	BUILD NG 2 - 2,800 SF
BUILDING 2	27	27	-	6	60	BUILDING 2	17,328 SF	71,712 SF	BUILD NG 6 - 8,000 SF
BUILDING 3	23	36	14	-	71	BUILDING 3	20,901 SF	83,904 SF	BUILD NG 7 - 9,800 SF
BUILDING 4	35	47	10	-	92	BUILDING 4	26,306 SF	105,224 SF	
BUILDING 5	63	40	-	-	103	BUILDING 5	24,176 SF	96,704 SF	
<b>TOTAL:</b>	<b>208</b>	<b>182</b>	<b>24</b>	<b>10</b>	<b>424</b>	BUILDING 6	3,000 SF	3,000 SF	
<b>RATIO:</b>	<b>(49%)</b>	<b>(43%)</b>	<b>(6%)</b>	<b>(2%)</b>	<b>(100%)</b>	<b>BUILDING 7</b>	<b>9,600 SF</b>	<b>9,600 SF</b>	<b>UNIT AREAS:</b>
									1 BEDROOM - 630 SF - 723 SF
									2 BEDROOM - 875 SF - 1075 SF
									3 BEDROOM - 1,190 SF - 1,250 SF
									STUDIO - 425 SF

PARKING COUNT	PARKING BY USE:
SURFACE STALLS: 891	COMMERCIAL (27,600 SF) 1 STALL PER 1,000 SF 28 REQ.
GARAGE STALLS: 57	OFFICE (16,000 SF) 3 STALL PER 1,000 SF 48 REQ.
<b>TOTAL: 748 STALLS</b>	RESIDENTIAL (424 UNITS) 1.7% STALLS PER UNIT 472 REQ.
(1.76 STALLS PER UNIT)	

- PARKING COUNT PER PHASE:**
- NORTHERN PHASE (BUILDINGS 5, 6, 7):**
- 108 UNITS
  - 183 STALLS
  - 1.77 STALLS PER UNIT
- SOUTHERN PHASE (BUILDINGS 1-4):**
- 321 UNITS
  - 565 STALLS
  - 1.76 STALLS PER UNIT
- TIME OF USE (7AM - 5PM):**
- 1. 75% RESIDENTIAL 557 STALLS
  - 2. 6% OFFICE 24 STALLS
  - 3. 10% COMMERCIAL 28 STALLS
  - TOTAL 609 STALLS**
- TIME OF USE (6PM - MIDNIGHT):**
- 1. 60% RESIDENTIAL 594 STALLS
  - 2. 6% OFFICE 3 STALLS
  - 3. 6% COMMERCIAL 23 STALLS
  - TOTAL 620 STALLS**
- TIME OF USE (MIDNIGHT TO 7AM):**
- 1. 100% RESIDENTIAL 742 STALLS
  - 2. 6% OFFICE 3 STALLS
  - 3. 0% COMMERCIAL 0 STALLS
  - TOTAL 745 STALLS REQ.**



3D MASSING.

**LINETYPE LEGEND**

---	PROPERTY LINE
---	SETBACKS (SIDE/FRONT/REAR)
---	SETBACKS
---	BOUNDARIES
---	MAXIMUM FLOOR TO FLOOR RATIO
---	MAXIMUM FLOOR TO FLOOR RATIO
---	MAXIMUM FLOOR TO FLOOR RATIO
---	MAXIMUM FLOOR TO FLOOR RATIO



A0.1  
SITE PLAN OPTION 1  
EAGLEWOOD VILLAGE





Village Station  
General Development Plan –Building Elevations



Amendment General Development Plan  
Village Station

Amended GDP Requests:

- Bldg. 4 (94 units) replaced with 60 townhomes
- Bldg. 3 (60 units) increased to 74 units
- Vacation of Orchard Dr. South of roundabout

1/13/2026

- PC Rec. Amended GDP

2/3/2026

- CC Public Hearing-Street Vacation
- CC Approval of GDP & Amend Dev. Agr.

TBD

- Geotech Review
- Plat Amendment
- PC Approve Final Site Plan

TBD

- Construction

Amendment General Development Plan  
Village Station

**Proposed Motion:**

I move that the Planning Commission recommend to the City Council the approval of the proposed amended General Development Plan for Clifton Place South PUD with the following findings and conditions:

Findings:

1. The plan is in accordance with the intent, standards and criteria specified in Title 13 of city code and other applicable regulations.
2. The plan conforms to the approved concept plan.
3. The plan creates no substantial financial hardship to the City.
4. The plan creates no substantial environmental consequence which will adversely impact upon adjacent properties and the health, safety or welfare of the inhabitants of the City.

Conditions:

1. The City Council approval of the proposed road vacation;
2. The City Council approval of the amended Development Agreement to require building #3 include 74 dwelling units and allow the 60 rental townhomes in lieu of the approved 94 unit apartment building #4;
3. The Village Station PUD plat be amended to include the vacated right of way;
4. Approval of geotechnical hazard review as part of the Site Plan Approval by the Planning Commission.

# Open & Public Meetings Act Annual Training

# ACTION UPDATE

- New Councilmember Heidi Smoot-assigned to Arts Committee, Audit Committee and Tree City USA/Arbor Day
- Jean Montanaro-Appointed to the Arts Committee
- WUI Code-Adopted without Map
  - No areas of Extreme High Risk in NSL
  - Staff and Fire working on draft WUI Map

## Upcoming Agenda Items

- Jan. 27-Urban Design Standards-Progress Report & Visual Preference Survey
- March-General Plan Draft

**MINUTES**

# Minutes-December 9, 2025

## **Proposed Motion:**

I move that the Planning Commission approve the minutes for December 9, 2025 with

- No changes
- or
- With modifications as discussed

**ADJOURN**