



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
January 27, 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. Update Presentation-Town Center Urban Design Standards, Mark Morris
4. Review 2026 Meeting Calendar
5. Report on City Council actions on items recommended by the Planning Commission
6. Approval of Planning Commission Minutes of January 13, 2025
7. 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 26, 2026



Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: January 27, 2026

SUBJECT: Town Center Urban Design Standards Update

RECOMMENDATION

No recommended action on this item.

BACKGROUND

The City's consultant Mark Morris with VODA Landscape + Planning, will be present to update the Commission on project. In advance of the meeting a link to a short visual preference survey will be emailed to you for completion before the meeting. If members could complete the survey before Monday evening it would be helpful as a primer for the discussion.

PROPOSED MOTION

No action requested.

2026 ANNUAL MEETING SCHEDULE

Pursuant to section 52-4-202 of the Utah Code, the City of North Salt Lake hereby gives notice that the North Salt Lake City Council will generally hold its regular City Council meetings for the 2026 calendar year on the first and third Tuesday of each month. Notice is also given that the Planning Commission will generally hold its regular meetings for the 2026 calendar year on the second and fourth Tuesday of each month. The City Council and Planning Commission meetings will be held at the North Salt Lake City Hall, in the Council Chambers, 10 East Center Street, with the City Council commencing at 6:00 p.m. for work session and 7:00 p.m. for regular session, and the Planning Commission at 6:30 p.m., unless otherwise posted. If any meeting is canceled or rescheduled, public notice will be given of such new meeting dates. Meetings at times other than as specified shall be held by the City Council or Planning Commission as circumstances require.

All meetings of the City Council and Planning Commission are open to the public unless closed pursuant to Section 52-4-204, Utah Code. Work, special, or emergency meetings in addition to those specified may be held as circumstances require. A minimum of 24-hour notice will be given for such meetings.

In accordance with the Americans With Disabilities Act, the City of North Salt Lake will accommodate reasonable requests to assist the disabled to participate in the meetings. Requests for assistance can be made by calling the City Offices at 801-335-8709 from 7:00 am to 5:30 pm Monday through Thursday at least 72 hours in advance of the meeting to be attended.

The scheduled dates for holding regular meetings shall be as follows:

CITY COUNCIL MEETING DATES

JANUARY 6	JULY 21
JANUARY 20	AUGUST 4
FEBRUARY 3	AUGUST 18
FEBRUARY 17	SEPTEMBER 1
MARCH 3	SEPTEMBER 15
MARCH 17	OCTOBER 6
APRIL 7	OCTOBER 20
APRIL 21	NOVEMBER 4 (WEDNESDAY)
MAY 5	NOVEMBER 17
MAY 19	DECEMBER 1
JUNE 2	DECEMBER 15
JUNE 16	

PLANNING COMMISSION MEETING DATES

JANUARY 13	JULY 14
JANUARY 27	JULY 28
FEBRUARY 10	AUGUST 11
FEBRUARY 24	AUGUST 25
MARCH 10	SEPTEMBER 8
MARCH 24	SEPTEMBER 22
APRIL 14	OCTOBER 13
APRIL 28	OCTOBER 27
MAY 12	NOVEMBER 10
MAY 26	NOVEMBER 24
JUNE 9	DECEMBER 8
JUNE 24 (WEDNESDAY)	

A written agenda of each open meeting will be posted on the Utah Public Notice website at <https://www.utah.gov/pmn/>, City's website at www.nslcity.org, and at City Hall, 10 East Center Street, in North Salt Lake, Utah no later than 5:30 p.m. on the regular business day preceding such meeting.

Approved on January 6, 2026 by the City Council and adopted by Resolution 2026-01R.

/s/Wendy Page, City Recorder

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the **Annual Meeting Schedule** for the City Council and Planning Commission meetings for the 2026 Calendar Year were posted on the Utah Public Notice Website:

<https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: January 7, 2026


Wendy Page, City Recorder



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 JANUARY 13, 2026

5
6 **DRAFT**
7

8 Commission Chair Larson called the meeting to order at 6:30 p.m.
9

10 PRESENT: Commission Chair BreAnna Larson
11 Commission Vice Chair Ryan Holbrook
12 Commissioner Scott Jones
13 Commissioner Ron Jorgensen
14 Commissioner Jonathan Marsh
15 Commissioner Irene Stone
16

17 EXCUSED: Commissioner Jacob Kapp
18

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

22 OTHERS PRESENT: Dee Lalliss, resident; John Blocker, Nick McMurtrey, Brighton Homes.
23

24 1. WELCOME AND INTRODUCTION
25

26 Chair Larson noted the two new Commissioners were Scott Jones and Jacob Kapp. She noted
27 that Commissioner Kapp was excused from this meeting. She invited Commissioner Jones to
28 introduce himself.
29

30 Commissioner Jones shared that he moved to the City in 1967 and has lived in multiple areas
31 within the City. He noted that he started his business in the City over thirty years ago and sold it
32 to Bish's RV.
33

34 2. PUBLIC COMMENT
35

36 There were no public comments.
37

38 3. APPOINTMENT OF CHAIR AND VICE CHAIR FOR 2026
39

40 **Commissioner Marsh moved to nominate BreAnna Larson as Chair. Commissioner**
41 **Jorgensen seconded the motion.**

42

43 **Commissioner Jorgensen moved to nominate Ryan Holbrook as the Vice Chair.**
44 **Commissioner Stone seconded the motion.**

45

46 **Commissioner Stone moved that the Planning commission appoint BreAnna Larson as the**
47 **2026 Planning Commission Chair and Ryan Holbrook as the 2026 Planning Commission**
48 **Vice Chair. Commissioner Marsh seconded the motion. The motion was approved by**
49 **Commissioners Holbrook, Jones, Jorgensen, Larson, Marsh, and Stone. Commissioner**
50 **Kapp was excused.**

51

52 4. CONSIDERATION OF A REQUEST TO AMEND THE GENERAL DEVELOPMENT
53 PLAN FOR CLIFTON PLACE SOUTH PUD, LOCATED AT 1095 NORTH
54 REDWOOD ROAD, 102 TOWNHOMES AND 10,500 SQUARE FEET OF
55 COMMERCIAL, BRIGHTON HOMES UTAH II, LLC, APPLICANT

56

57 Sherrie Pace reported that Clifton Place, located at 1100 North and Redwood Road, consisted of
58 North and South development properties on either side of 1100 North. She explained the process
59 for a Planned (P) District and General Development plan included a public hearing on the
60 request to rezone to the P District and review of the General Development plan. She continued
61 that the Commission made a recommendation on the General Development Plan to the City
62 Council for review. She noted that once the General Plan was approved by the Council the next
63 step would be a preliminary plat or site plan review by the Commission. Ms. Pace clarified that
64 per State code only the Planning Commission would act on subdivision plans.

65

66 Commissioner Marsh asked about the differentiation between needing a preliminary plat or site
67 plan. Sherrie Pace replied that it depended on the type of development and explained that a for
68 sale product with individual lots would require a preliminary plat while an development on a
69 single parcel without individual ownership, for example an apartment building or business would
70 be a site plan.

71

72 Sherrie Pace continued that after the preliminary plat or site plan the Commission would make a
73 formal recommendation for the P District rezone which would go to the City Council for
74 approval. She said the terms of the plat or plan would then be incorporated into a development
75 agreement and final rezone for Council approval. She noted that once the development
76 agreement was executed the developer could move forward with final plat or construction
77 permits.

78

79 Ms. Pace reviewed the history of Clifton Place including:

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

83

84 • July 19, 2022: The City Council approved the General Development Plan (North and
85 South).

86

87 • September 13, 2022: Planning Commission recommended Preliminary Plan (North and
88 South).

89

90 • October 4, 2022: City Council approved Preliminary Plan, P-District Rezone (ORD
91 2022-07), and Development Agreement (North and South).

92

93 • May 14, 2024: Planning Commission recommended amendment to GDP (North) and
94 approved Preliminary Plan.

95

96 • May 21, 2024: City Council approved amended GDP and amended Development
97 Agreement (North).

98

99 • September 9, 2024: Development Agreement executed.

100

101 • September 12, 2024: Final Plat Signed (North phases 1 & 3).

102

103 • October 1, 2024: City Council approved revised ORD2024-06 for P-District Rezone
104 (repealing ORD2022-07) removing South from the ordinance.

105

106 • July 15, 2025: Final Plat Signed (North phase 2).

107

108 Sherrie Pace presented the amended General Development plan for Clifton Place noting there
109 were 185 total dwelling units per the original General Development plan. She shared that the first
110 General Development plan including the site plan for Clifton Place South which showed 111
111 units and Clifton Place North with an amended 68 units as of May 2024. She explained that they
112 originally had 74 units on the North side but reduced the county by six units due a change in
113 building footprint utilizing two story end units. She reviewed the site plan and noted the building
114 orientation and commercial location.

115

116 Ms. Pace then shared the proposed amendment to the General Development plan and explained
117 that previously the plan included 111 units for the South building with 278 parking stalls (2.5/du)
118 and the proposed amendment included a reduction to 102 dwelling units with 366 parking stalls
119 (3.6/du) plus an additional 39 commercial parking spaces. She explained that 31 additional
120 spaces came from a legislative change related to tandem parking spaces where cities are required
121 to count tandem garages as 2 spaces, not 1 space as previously counted. She noted that the
122 commercial development would be located near Redwood Road and mirror the commercial on
123 the north development.

124
125 Sherrie Pace commented that there were several redlines on the General Development plan that
126 would need to be updated prior to City Council review. She said these changes included the
127 parking counts, an additional parking area near the amenity, and units with tandem garages. She
128 presented the landscaping plan and noted the existing trail adjacent to the curb will be moved
129 into the 24 feet of landscaping behind the curb. She shared renderings of the proposed building
130 elevations.

131
132 Sherrie Pace reviewed the amended General Development plan requests:

- 133
- 134 • Reduction in number of units
 - 135 • Street/site layout
 - 136 ○ Addition of pickleball courts, swimming pool
 - 137 • Fencing along Redwood Road
 - 138 ○ Developer request sight obscuring (solid)
 - 139 ○ Development Review Committee recommended decorative metal per original
 - 140 agreement
 - 141 • Redlines
 - 142 ○ Add pedestrian connections to Redwood Road trail
 - 143 ○ Amenity parking access-moved south
 - 144 ○ Update parking counts
- 145

146 Ms. Pace clarified that the DRC had expressed concern about the developer's request for a sight
147 obscuring (solid) fence due to safety and aesthetic (graffiti) concerns and allow for trail and
148 commercial connections. She reviewed the timeline for approval:

- 149
- 150 • January 13, 2026: Planning Commission recommendation of amended General
151 Development plan
 - 152
 - 153 • January 20, 2026: City Council approval of General Development plan
- 154

- 155 • TBD: Planning Commission approval of preliminary plan (South)
- 156 • TBD: City Council approval of the P District rezone and development agreement
- 157 • TBD: Staff approval of final plat
- 158 • TBD: construction

159

160 Ms. Pace concluded that the DRC recommended approval with the following conditions: 1) the
161 fencing along Redwood Road shall be decorative metal with masonry columns; 2) pedestrian
162 connections shall be made from the internal sidewalks to the Redwood Road trail; 3) the
163 driveway for the guest parking adjacent to the community amenities (pool and pickleball) shall
164 be reconfigured to move the access to the south and in line with the development entry across
165 Cutler Drive; and 4) the General Development Plan be corrected for redline corrections of
166 parking counts.

167

168 Commissioner Jorgensen asked for feedback from the applicant related to the requests from the
169 DRC. John Blocker, Brighton Homes, replied that staff had been great to work with and said they
170 had an understanding of what the City wanted. He said the pushback on the fence was due to the
171 consideration of the five residents who would be adjacent to Redwood Road.

172

173 Commissioner Jorgensen mentioned the Enbridge Gas facility on 1100 North and the existing
174 vinyl fencing. John Blocker said Enbridge would purchase a portion of the property to expand
175 their facility and would work with City staff on this and the current facility fencing would be
176 maintained

177

178 Chair Larson asked about the motivation to reposition the buildings and decrease the number of
179 units. John Blocker shared that the buyer pool narrows when building too many of the same
180 product type, so offering another floor plan is beneficial. He explained that the proposed layout
181 was more livable and had an improved appearance. He also spoke on waiting to see how the
182 north development performed before building the south development.

183

184 Commissioner Holbrook asked if the square footage of commercial space would remain the
185 same. Sherrie Pace responded that the previous General Development plan showed an overall lot
186 size of 1.11 acres and the revised plan was 0.87 acres but included shared access roads and
187 parking with the residential development. She noted that while the lotacreage had decreased, the
188 square footage of the commercial remained similar.

189

190 Commissioner Marsh asked about the process for commercial approval. Sherrie Pace replied that
191 the developer would construct the building and lease the spaces or sell the units as condominium
192 commercial space through a plat amendment. She said architectural review would occur during
193 site plan approval by the Planning Commission.

194

195 Nick McMurtrey, Brighton Homes, commented that the plan was to sell the commercial units.

196

197 Commissioner Stone asked about guest parking and if the 54 stalls included those near the dog
198 park. Sherrie Pace responded affirmatively and said the guest parking near the pool could be
199 used by guests or residents in the development.

200

201 Chair Larson asked if there was any discussion around the fencing requirement per the DRC.

202

203 Commissioner Marsh asked if the fencing request was for the five residential units adjacent to
204 Redwood Road or the commercial as well. Sherrie Pace clarified that the request was for the
205 residential units and was proposed to run from the southern property line to the commercial site
206 for the sight obscuring fencing.

207

208 The Commission discussed fencing around similar developments (Lees Marketplace, Hampton
209 Place), graffiti, concerns by the police department, and visual appearance.

210

211 **Commissioner Holbrook moved that the Planning Commission recommend to the City**
212 **Council the approval of the proposed amended General Development Plan for Clifton Place**
213 **South PUD with the following findings and conditions:**

214

215 **Findings:**

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

223

224 **Conditions:**

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

233 **5) Subject to final approval of the P-District Rezone and Development Agreement.**

234

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

238

239 5. CONSIDERATION OF A REQUEST TO AMEND THE GENERAL DEVELOPMENT
240 PLAN FOR VILLAGE STATION, LOT 11, LOCATED AT 445 SOUTH ORCHARD
241 DRIVE, BRIGHTON HOMES UTAH II, LLC, APPLICANT

242

243 Sherrie Pace presented an aerial view of Village Station which was located at 445 South Orchard
244 Drive. She noted that this was part of Eaglewood Village which originally commenced in 2007.
245 She continued that this site was previously proposed to be an apartment building. Ms. Pace
246 explained how when buildings 1 and 2 were constructed that several measures (concrete barriers,
247 center of the street parking, etc.) had been implemented for traffic calming and to discourage
248 gravel truck traffic. She said since that time UDOT planned to disconnect Orchard Drive to
249 create a cul-de-sac to align Highway 89 on the east side of I-15.

250

251 Sherrie Pace provided a brief history of the project including:

252

- 253 • June 12, 2007: First development agreement for Eaglewood Village
- 254 • 2013-2020: Construction of Eaglewood Lofts and Views at Eaglewood Village
- 255 • July 23, 2019: Planning Commission recommended amending the General Development
256 plan for Village Station (Brighton)
- 257 • August 6, 2019: City Council approval to amend General Development plan and
258 development agreement
 - 259 ○ 323 apartments
 - 260 ○ 103 apartments or hotel
 - 261 ○ Commercial
- 262 • January 28, 2020: Planning Commission recommended site plan for buildings 1-3
- 263 • February 18, 2020: City Council approve site plan for buildings 1-3
- 264 • Partial vacation of Orchard Drive (parking)
- 265 • March 22, 2022: Planning Commission recommended site plan for buildings 4-5
- 266 • April 19, 2022: City Council approve site plan for buildings 4-5
- 267 • February 4, 2025: City Council discussion of amendment to building 4 into rental
268 townhomes and street vacation

269

270 Sherrie Pace shared the proposed site plan and reviewed the requested amendment to the General
271 Development to vacate Orchard Drive south of the roundabout and replace building 4 with 94
272 units to 60 townhome rental units. She clarified that the development agreement would include
273 an increase in unit count in building 3 from 60 units to 74 units to compensate for the reduction
274 of overall unit counts within Village Station lost from building 4. She presented the building
275 elevations which utilized similar materials and architecture found in Village Station Ms. Pace
276 reviewed the proposed amendments to the General Development plan for Village Station:

- 277 • Building 4 (94 units) replaced with 60 townhomes
- 278 • Building 3 (60 units) increased to 74 units
- 279 • Vacation of Orchard Drive south of the roundabout

280

281 Ms. Pace then reviewed the timeline for the project:

282

- 283 • January 13, 2026: Planning Commission recommended amendment to General
284 Development Plan
- 285 • February 3, 2026: City Council public hearing for street vacation
- 286 • City Council approval of General Development Plan and amend development agreement
- 287 • TBD:
 - 288 ○ Geotech review
 - 289 ○ Plat amendment
 - 290 ○ Planning Commission approval of final site plan
 - 291 ○ Construction

292

293 Chair Larson asked what the geotechnical review was specifically reviewing. Sherrie Pace
294 replied it was for rockfall hazard as well as evaluation of the toe of the slope. She explained that
295 when Building 1 was approved that the geotechnical hazards addressed removal of the largest
296 boulders on the slope and construction of a rockfall fence.

297

298 Commissioner Jorgensen mentioned the Geotech review and if these were incremental studies
299 above and beyond what was previously required for the existing buildings. He also spoke on the
300 earthquake fault that ran through this property. Sherrie Pace replied affirmatively and said the
301 fault line would be part of the scope of the review as well. She added that when the developer
302 applied for a geotech hazard review that there was a a scoping meeting with the City's
303 geotechnical consultant, the developer's geotechnical consultant, the City Engineer, and the
304 City's Community Development Director. She concluded that the report would then be drafted
305 and reviewed by the City's geotechnical consultant and the City Engineer until all issues in the
306 City code were addressed.

307

308 Commissioner Jorgensen mentioned how this property included the fault line and was located
309 near three high pressure gas pipelines and should be given consideration in the Geotech review.
310 Sherrie Pace noted where the pipelines were located on the map in relation to the property. She
311 explained that none of the pipelines would be located under buildings on this property.

312
313 Commissioner Holbrook asked if this revised layout would be adding parking to building 1.
314 Sherrie Pace replied that no additional parking would be added and explained that the parking
315 included shared parking and how each townhome unit would include two car garages.
316 Commissioner Marsh asked about building 3 and if it would be in the same footprint. Sherrie
317 Pace responded that the interior would be reconfigured but the footprint would remain the same.

318
319 Commissioner Marsh mentioned the proposed configuration of the road. Sherrie Pace said
320 currently there is no through traffic and with UDOTs plan to terminate the road it would not be
321 reopened and should be vacated. She noted that the City would need to maintain easements for
322 utilities and a trail connection to the Highway 89 Trail and this development.

323
324 Commissioner Jorgensen asked if UDOT would install a light at Eaglegate Drive. Sherrie Pace
325 replied that the proposed traffic light would be installed on Highway 89 near the existing
326 intersection with the frontage road and Orchard Drive as part of the interchange construction.
327 She shared additional information related to the interchange reconstruction including the UDOT
328 maps, EIS, project design, and monthly meetings.

329
330 Commissioner Marsh mentioned requiring applicants to show connections to trails in
331 conjunction with the trails master plan. Sherrie Pace commented that this was reviewed during
332 the DRC meetings. She added that the police and fire request was to place bollards where the
333 trail met the parking lot for use by the police in the event of an emergency in which they needed
334 to evacuate residents with an additional egress.

335
336 Commissioner Marsh also asked which building would be constructed first. Sherrie Pace replied
337 that these could be constructed in any order and the housing units would attract more commercial
338 to be built. She noted that building 5 could become an apartment or hotel. She also spoke on how
339 staff had encouraged development of a sit down restaurant with the potential for a hotel and had
340 stated that the RDA could possibly be utilized to attract a restaurant through their incentive
341 funding mechanisms.

342
343 Commissioner Holbrook asked if the lot south of building 3 was a developable piece of land.
344 Sherrie Pace responded that this property was a shared UDOT/City regional detention pond and
345 could not be developed.

346

347 **Commissioner Holbrook moved that the Planning Commission recommend to the City**
348 **Council the proposed amendment to the General Development Plan for Village Station with**
349 **regard to Lot 11 at 445 South Orchard Drive with the following findings and conditions:**

350

351 **Findings:**

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

354 **2) The plan conforms to the approved concept plan.**

355 **3) The plan creates no substantial financial hardship to the City.**

356 **4) The plan creates no substantial environmental consequence which will adversely**
357 **impact upon adjacent properties and the health, safety or welfare of the inhabitants**
358 **of the City.**

359

360 **Conditions:**

361 **1) The City Council approval of the proposed road vacation;**

362 **2) The City Council approval of the amended Development Agreement to require**
363 **building #3 include 74 dwelling units and allow the 60 rental townhomes in lieu of**
364 **the approved 94 unit apartment building #4;**

365 **3) The Village Station PUD plat be amended to include the vacated right of way;**

366 **4) Approval of geotechnical hazard review as part of the Site Plan Approval by the**
367 **Planning Commission.**

368

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

371

372 **6. ANNUAL TRAINING: OPEN AND PUBLIC MEETINGS ACT**

373

374 Those present participated in the annual training on the Open and Public Meetings Act which
375 was required training per State Code for all councils, boards and commissions that were subject
376 to the Open and Public Meetings Act.

377

378 **7. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE**
379 **PLANNING COMMISSION**

380

381 Sherrie Pace reported that new Councilmember Smoot was assigned to the Arts Committee, the
382 Audit Committee, and Tree City USA/Arbor Day. She continued that Jean Montanro was
383 appointed to the Arts Committee who was the artist that recently completed a mural in the City.
384 She said the Wildland Urban Interface (WUI) code was adopted without a map and explained
385 that no residential properties in the County were in the extreme high risk zone identified by the

386 State of Utah. She added that staff and South Davis Metro Fire were working on the draft WUI
387 map.

388
389 Ms. Pace reviewed upcoming agenda items including the urban design standards progress report
390 and visual preference survey on January 27th and a review of the General Plan draft in March.
391 She noted other items included the condominium commercial plat for Clifton north would be
392 reviewed and stated that appeared that NSL Lofts on 130 East would begin construction soon.

393
394 Chair Larson asked about the 2026 meeting calendar. Sherrie Pace responded that she would
395 bring the calendar for review during the next meeting.

396
397 Commissioner Jorgensen mentioned the WUI and the State's risk map. He asked about maps for
398 the unincorporated areas. Sherrie Pace replied that the State maps were released in December
399 2025. She said the county was required to adopt the WUI code in 2005. She added that Davis
400 County would not need to participate in the fee assessment process as there were no properties in
401 the County that were identified in the extreme high risk area. She explained how the State map
402 defined the highest risk areas while the city maps would identify other high risk areas that did
403 not rise to the highest risk area.

404
405 Commissioner Jorgensen spoke on scenic easements to preserve native vegetation and the need
406 to modify these areas for risk. He shared his personal experience with the creation of a defensible
407 space at his cabin in central utah. Sherrie Pace replied that this would need to be reviewed on a
408 case by case basis to maintain those easements while clearing out brush. She said once the WUI
409 map was established the City could apply for funding for help mitigate the vegetation risks in
410 these areas.

411
412 8. APPROVAL OF PLANNING COMMISSION MINUTES

413
414 The Planning Commission meeting minutes of December 9, 2025 were reviewed and approved.

415
416 **Commissioner Holbrook moved that the Planning Commission approve the minutes for**
417 **December 9, 2025. Commissioner Marsh seconded the motion. The motion was approved**
418 **by Commissioners Holbrook, Jones, Jorgensen, Larson, Marsh, and Stone.** Commissioner
419 Kapp was excused.

420
421 9. ADJOURN

422
423 Commission Chair Larson adjourned the meeting at 7:59 p.m.

424

425 The foregoing was approved by the Planning Commission of the City of North Salt Lake on
426 Tuesday, January 27, 2026 by unanimous vote of all members present.

427

428

429

430 _____
BreAnna Larson, Chair

Wendy Page, City Recorder

PLANNING COMMISSION MEETING

January 27, 2026

6:30 p.m.



CITIZEN COMMENT

Update Presentation –
Town Center Urban Design
Standards
Mark Morris

Review 2026 Meeting Calendar

PLANNING COMMISSION MEETING DATES

JANUARY 13

JANUARY 27

FEBRUARY 10

FEBRUARY 24

MARCH 10

MARCH 24

APRIL 14

APRIL 28

MAY 12

MAY 26

JUNE 9

JUNE 24 (WEDNESDAY)

JULY 14

JULY 28

AUGUST 11

AUGUST 25

SEPTEMBER 8

SEPTEMBER 22

OCTOBER 13

OCTOBER 27

NOVEMBER 10

NOVEMBER 24

DECEMBER 8

ACTION UPDATE

- Frances Marcus - Appointed to the Civic Events Committee
- Highway 89 UDOT Corridor Agreement

Upcoming Agenda Items

- Feb. 3- Orchard Drive vacation south of Eaglegate Dr.

MINUTES

Minutes-January 13, 2026

Proposed Motion:

I move that the Planning Commission approve the minutes for January 13, 2026 with

- No changes
- or
- With modifications as discussed

ADJOURN