



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
February 24, 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. Consideration of Preliminary Subdivision Plan for Sycamore Grove PUD, Ph. 2 at 3943 S 850 W, Sycamore Grove NSL, LLC, applicant
4. Report on City Council actions on items recommended by the Planning Commission
5. Approval of Planning Commission Minutes of February 10, 2025
6. 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: February 20, 2026



Wendy Page, City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Sherrie Pace, Community Development Director

DATE: February 24, 2026

SUBJECT: Consideration of Preliminary Plan Approval for Sycamore Grove PUD, Ph. 2 at 3943 South 850 West

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Preliminary Plan for Sycamore Grove PUD, Ph. 2 with the following conditions:

1. Correction of minor redlines
2. Verification by Engineering that engineering comments have been addressed
3. Submission of updated landscape plan reflecting preliminary plan corrections

BACKGROUND

Sycamore Grove PUD is a development located on 850 West. The development was approved by Davis County and then annexed into North Salt Lake. The development consists of 9 Twin Homes (18 dwelling units) and is zoned RM-7 and served via a private street. The proposed Phase 2 consists of a single lot of 0.89 Acres with an existing home that will be demolished.

REVIEW

The property proposed for phase 2 is zoned R1-7 which allows one and two family dwellings with a maximum density of 8 dwellings per net acre. Phase 2 consists of 3 twin homes (6 dwelling units) with a shared common drive off of the existing Sycamore Grove Lane, a private street. The proposed development meets the maximum allowed dwelling unit density for the zone. Concept plan is reviewed administratively by staff in November 2025.

The owner of the property, Nathan Hales has reached an agreement with the Sycamore Grove PUD Home Owners Association to be included with their development as phase 2. The same building plans and materials will be utilized for phase 2. Each unit has a 2 car garage, and 2 car driveway. An additional 4 guest parking spaces will be provide as well. The total parking count is 28 spaces, which is 4.66 space per unit, exceeding the required 2.25 space per unit. The plan will include the installation of sidewalk along the frontage of 850 West and removal of the 2 existing driveway approaches. Landscaping will be required to meet the water efficient landscaping standards and is

in the process of being revised for submittal. All structures meet the standards for Planned Unit Developments, including perimeter setbacks and building separation. The property is currently addressed with the Bountiful City Coordinates; however the new units will be addressed with North Salt Lake Coordinates as is Phase 1.

Redline corrections have been received and have been confirmed by Planning Staff to be complete with the exception of the signature box for the City Attorney. The City Engineer will need to verify that engineering comments have been addressed prior to submittal of the Final Plat.

PROPOSED MOTION

I move that the Planning Commission approve the preliminary plan for Sycamore Grove PUD, ph. 2 at 3943 South 850 West with the following findings and conditions:

Findings:

1. The plan has been developed in accordance with the intent, standards and criteria specified in City Code Title 13 and other applicable regulations
2. The plan conforms to an 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:

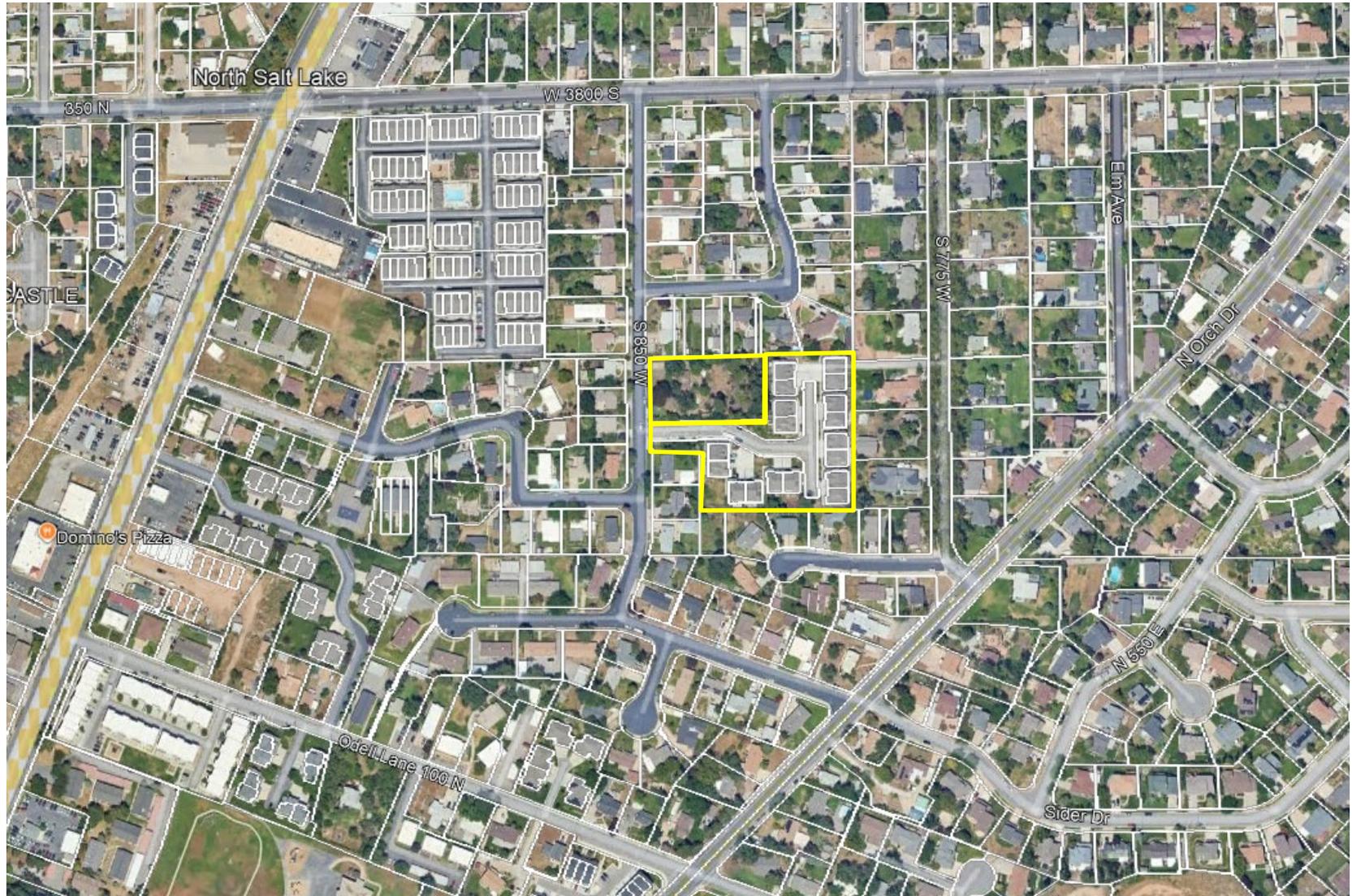
1. Correction of minor redlines
2. Verification by Engineering that engineering comments have been addressed
3. Submission of updated landscape plan reflecting preliminary plan corrections

Attachments:

- A) Aerial/Zoning Map
- B) Proposed Preliminary Plan
- C) Landscape Plan
- D) Building Elevations



Sycamore Grove PUD Ph. 2 Preliminary Plan Aerial





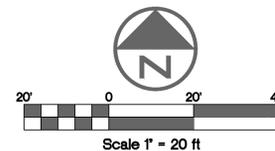
Sycamore Grove PUD Ph. 2 Preliminary Plan Zoning



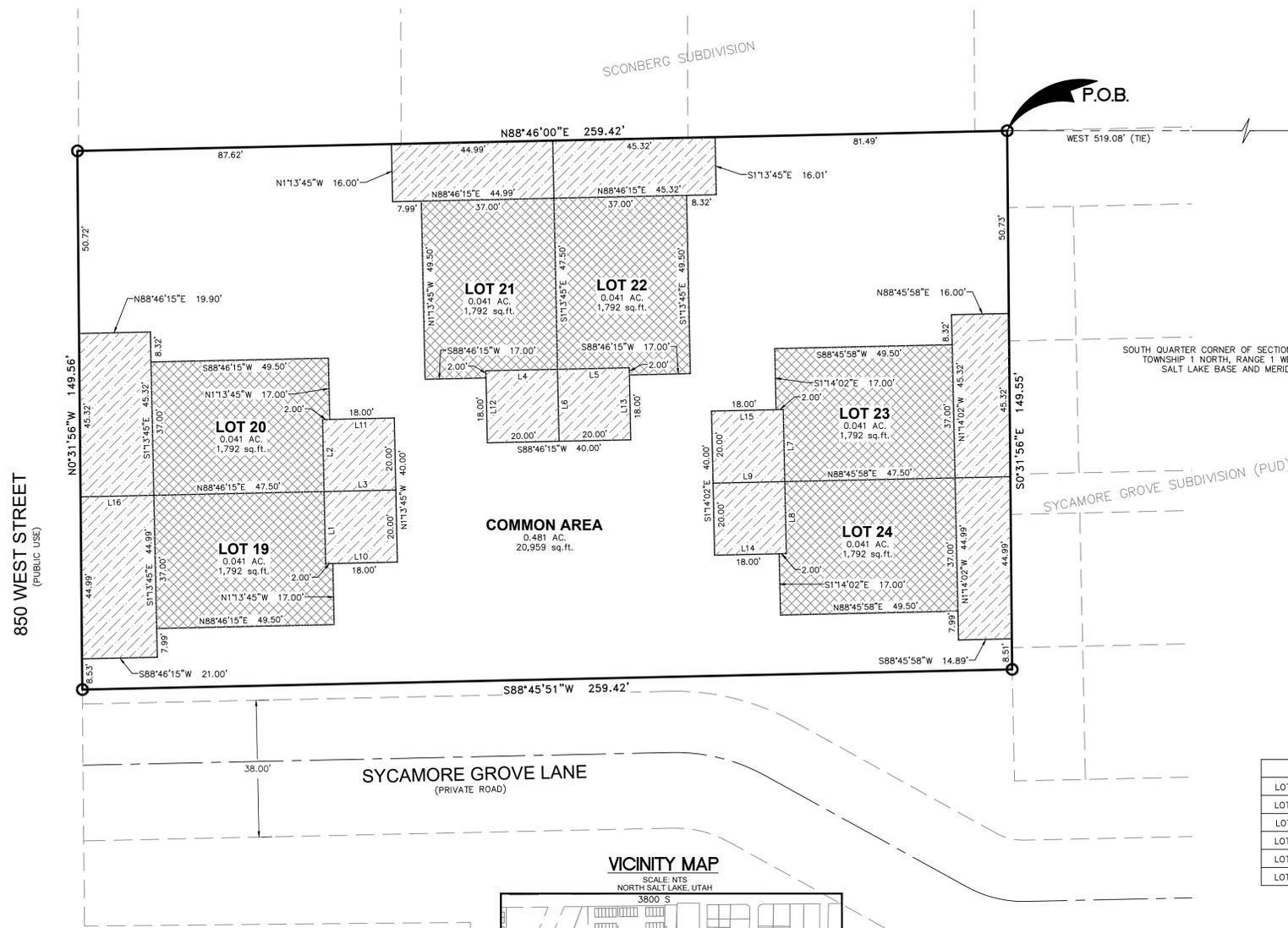
Line #	Length	Direction
L1	20.00	N01°13'45"W
L2	20.00	N01°13'45"W
L3	20.00	N88°46'15"E
L4	20.00	S88°46'15"W
L5	20.00	S88°46'15"W
L6	20.00	S01°13'45"E
L7	20.00	S01°14'02"E
L8	20.00	S01°14'02"E
L9	20.00	N88°45'58"E
L10	20.00	S88°46'15"W
L11	20.00	N88°46'15"E
L12	20.00	S01°13'45"E
L13	20.00	N01°13'45"W
L14	20.00	S88°45'58"W
L15	20.00	N88°45'58"E
L16	20.45	S88°46'15"W

SYCAMORE GROVE PHASE 2

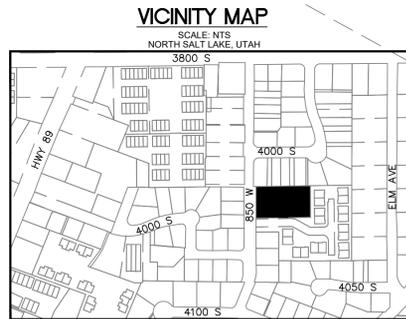
PLANNED UNIT DEVELOPMENT
 LOCATED IN THE SOUTHWEST QUARTER OF
 SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH



CENTER OF SECTION 1, TOWNSHIP 1
 NORTH, RANGE 1 WEST, SALT LAKE
 BASE AND MERIDIAN
 (FOUND BRASS CAP MONUMENT)
 SITE BENCHMARK ELEVATION: 4407.14'



ADDRESS TABLE	
LOT 19	333 EAST SYCAMORE GROVE LANE
LOT 20	341 EAST SYCAMORE GROVE LANE
LOT 21	349 EAST SYCAMORE GROVE LANE
LOT 22	357 EAST SYCAMORE GROVE LANE
LOT 23	363 EAST SYCAMORE GROVE LANE
LOT 24	371 EAST SYCAMORE GROVE LANE



PLOT DATE: Feb 18, 2026

DEVELOPER: BRIGHTON COMMUNITIES
 REPRESENTATIVE: JOHN BLOCKER
 ADDRESS: 45 E CENTER ST, STE 004
 NORTH SALT LAKE, UT 84005
 PHONE: 909-706-0890

SURVEYOR'S CERTIFICATE:

I, KAGAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 9061091 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT, BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DESCRIBED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-73-504, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

SYCAMORE GROVE PHASE 2 PLANNED UNIT DEVELOPMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.



BOUNDARY DESCRIPTION:

A TRACT OF LAND BEING SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°18'19" EAST BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 1, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°18'19" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 872.81 FEET WEST 519.08 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING ON THE NORTHWESTERLY CORNER OF SYCAMORE GROVE PLANNED UNIT DEVELOPMENT, ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, AND RUNNING THENCE THE BOUNDARY OF SAID PLANNED UNIT DEVELOPMENT THE FOLLOWING TWO (2) COURSES, 1) SOUTH 00°31'56" EAST 149.55 FEET, 2) SOUTH 88°45'51" WEST 259.42 FEET; THENCE NORTH 00°31'56" WEST 149.56 FEET TO A POINT ON A PROLONGATION OF THE SOUTHERLY LINE OF SCONBERG SUBDIVISION, ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 88°46'00" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 259.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 38,795 SQUARE FEET OR 0.891 ACRES, MORE OR LESS.
 6 LOTS

ROTATE BEARINGS CLOCKWISE 0°15'51" CLOCKWISE TO MATCH NAD83 BEARINGS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE THE UNDERSIGNED OWNER(S) OF THE HERON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID PLAN:

SYCAMORE GROVE PHASE 2 PLANNED UNIT DEVELOPMENT

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF NORTH SALT LAKE, UTAH: (1) ALL COMMON AREAS, LIMITED COMMON AREAS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; (2) ALL COMMON AREAS AND LIMITED COMMON AREAS AS SHOWN HEREON, THE SAME TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION; IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS

THIS _____ DAY OF _____, A.D. 2026.

BY: _____
 PRINT NAME
 TITLE: SYCAMORE GROVE NSL, LLC

LLC ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF _____

ON THIS _____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____, STATE OF UTAH, _____ OF _____ AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND THAT (S)HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

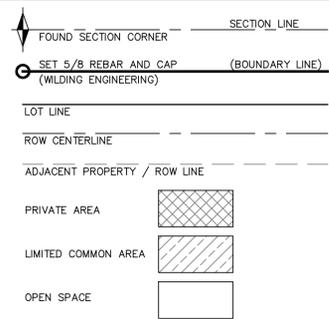
SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
 COMMISSION NUMBER _____ EXPIRATION DATE _____

SYCAMORE GROVE PHASE 2 PLANNED UNIT DEVELOPMENT LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILE FOR RECORD AND RECORDED THIS _____ DAY OF _____, 2026.
 AT _____ AM/PM IN BOOK _____ PAGE _____
 COUNTY RECORDER _____

LEGEND



- NOTES:
 1. ROTATE CLOCKWISE 0°15'51" TO MATCH NAD83 GRID BEARINGS.
 2. ALL COMMON AREAS AND LIMITED COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.



RECOMMENDED FOR APPROVAL

THIS _____ DAY OF _____, 2026

CITY ENGINEER

CITY ENGINEER'S APPROVAL RECOMMENDED FOR APPROVAL

THIS _____ DAY OF _____, 2026

CITY ATTORNEY

LAND USE AUTHORITY APPROVAL

THIS _____ DAY OF _____, 2026

ADMINISTRATIVE LAND USE AUTHORITY

MAYOR ACCEPTANCE

THIS _____ DAY OF _____, 2026

CITY RECORDER ATTEST: _____

MAYOR: _____

G:\DATA\25620 Sycamore Grove Ph2 - Brighton Communities\dwg\25620 Sycamore Grove Plat.dwg



ISSUE DESCRIP.	DATE
	1.21.2026

#	REV.	DESCRIPTION	DATE
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN L.L.C. Copyright © 2026

LANDSCAPE GENERAL NOTES

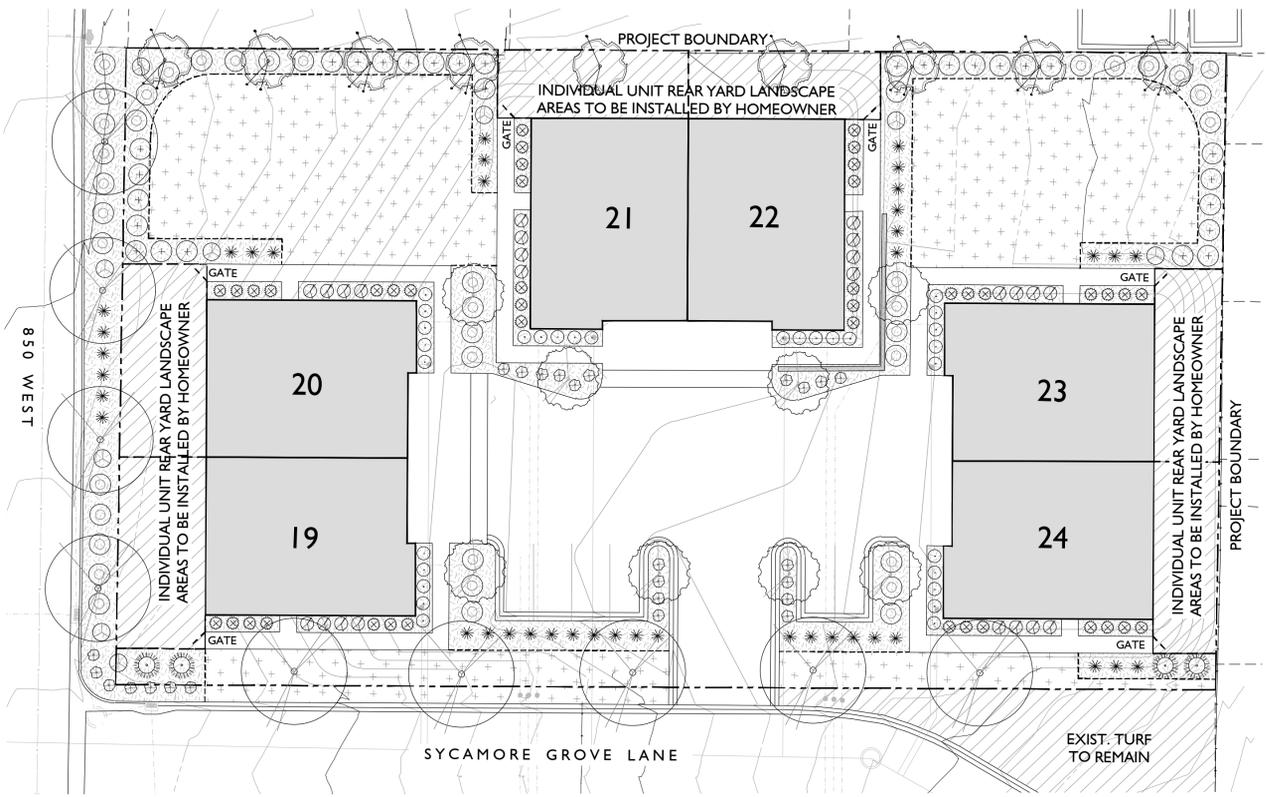
- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia.) 20 - 70%
Clay (0.002 - 0.05 mm Dia.) 20 - 70%
The max. retained on a # 10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 3/4" or larger. Soluble salts <2 dS/m or mmho/cm and sodium absorption ration (sar) <6.

LANDSCAPE SCHEDULE

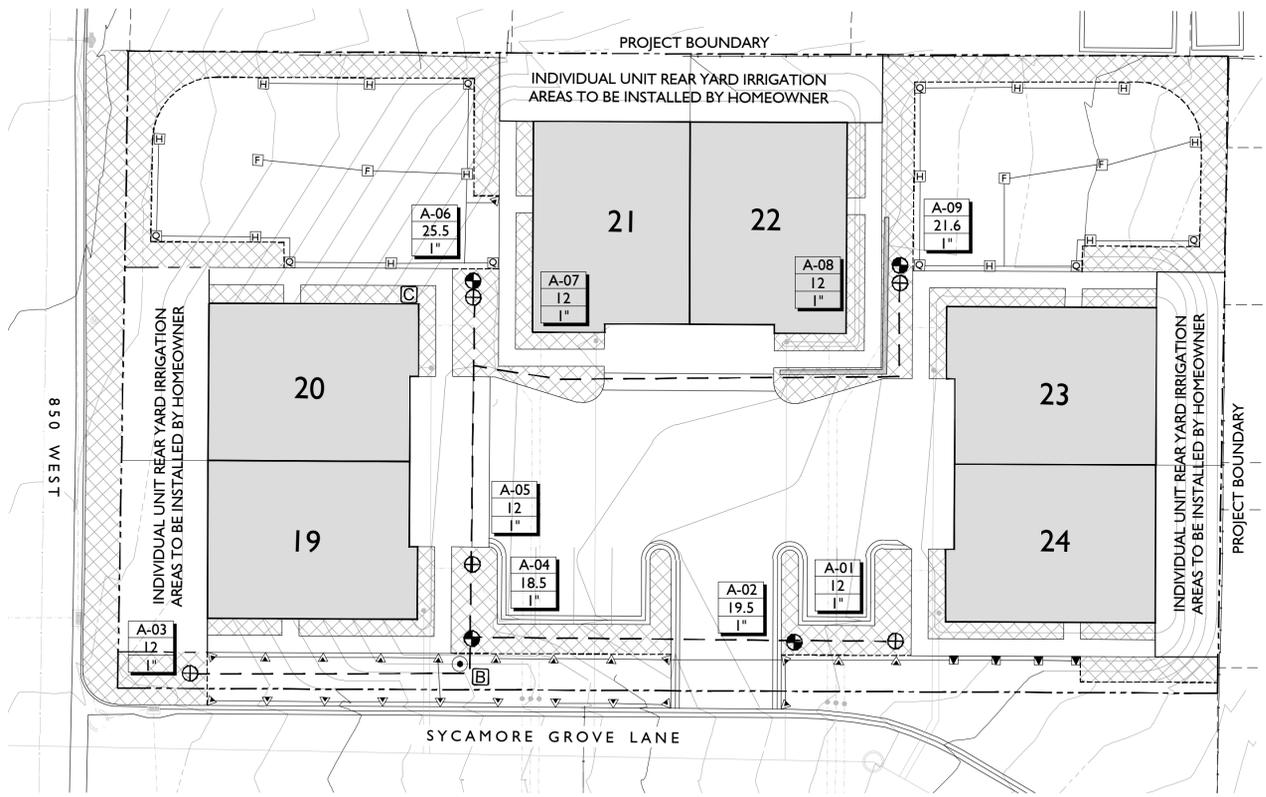
Sym	Qty.	Botanical Name	Common Name	Size
TREES				
(Symbol)	9	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	6' Min/2" Cal.
(Symbol)	4	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'
(Symbol)	9	Malus 'Spring Snow'	Spring Snow Crabapple	6' Min/2" Cal.
(Symbol)	8	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6' Min/2" Cal.
SHRUBS				
(Symbol)	29	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	2 Gal.
(Symbol)	10	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	2 Gal.
(Symbol)	42	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2 Gal.
(Symbol)	30	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	2 Gal.
ORNAMENTAL GRASSES				
(Symbol)	40	Calamagrostis x acut. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
(Symbol)	24	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
GROUNDCOVERS				
(Symbol)	39	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
PERENNIALS				
(Symbol)	25	Nepeta faassenii	Catnip	1 Gal.
TURF				
(Symbol)	7,680 S.F.	Chanshare Imperial Blue		Sod
MULCH				
(Symbol)	7,795 S.F.	Crushed Decorative Rock, 1 1/2" - 2", Mixed Grey - All Planters		Min. 3"
MOWSTRIP				
(Symbol)		Metal - 4" x 3/16"		

LANDSCAPE SUMMARY

PROJECT AREA	38,795 S.F.
LANDSCAPE AREA	19,165 S.F.
TREES - 1/750 S.F. - 26 Req'd.	26 Trees Provided
SHRUBS - 1 /200 S.F. - 96 Req'd.	239 Shrubs Provided
SCREENING TREES - 259 L.F. 1/30 l.f.	9 Trees Provided
STREET TREES - 150 L.F. - 1 / 35 L.F.	4 Trees Provided



LANDSCAPE PLAN
24' X 36' - SCALE: 1" = 20'-0" NORTH



IRRIGATION PLAN
24' X 36' - SCALE: 1" = 20'-0" NORTH

IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (x-H)	RADIUS
(Symbol)	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
(Symbol)	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15.0
(Symbol)	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-Q Nozzle	45	1.00	25.0
(Symbol)	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-H Nozzle	45	1.98	25.0
(Symbol)	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-H Nozzle	45	3.82	25.0
(Symbol)	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/Shrub			
(Symbol)	Automatic Control Valve - Rainbird PESB - See Plan for Sizes			
(Symbol)	Drip Control Zone - Rainbird XCZ-100-PRBCOM			
(Symbol)	Quick Coupling Valve Assembly			
(Symbol)	Backflow Preventer - 1"			
(Symbol)	Controller - Rainbird ESP4ME3, LNK2 WiFi - 12 Stations w/ WR2 Rain Sensor is EPA WaterSense Certified Controller			
(Symbol)	Lateral Pipe - Schedule 40 PVC			
(Symbol)	Mainline - 1 1/4" Schedule 40 PVC			
(Symbol)	Irrigation Sleeving (See Plan)			
(Symbol)	A-01 Valve # 26.7 GPM 1 1/2" Valve Size			

SYCAMORE GROVE - PHASE 2
3943 SOUTH 850 WEST
BOUNTIFUL, UTAH

LANDSCAPE PLAN

L101



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 FEBRUARY 10, 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 Jacob Kapp
15 Commissioner Jonathan Marsh
16 Commissioner Irene Stone
17

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

21 OTHERS PRESENT: Dee Lalliss, resident; Nick McMurtrey, Brighton Homes; Joanna Graham,
22 McDonalds.
23

24 1. PUBLIC COMMENT
25

26 Dee Lalliss, resident, commented that he had heard the Planning Commission had asked about
27 him, as he was not in attendance at the last meeting. He comment that he appreciated the
28 concern and reported that he would be attending the Civic Events meeting on the fourth Tuesday
29 of the each month and would be unable to attend the Planning Commission meetings those
30 nights.
31

32 2. CONSIDERATION OF A PLAT AMENDMENT FOR NSL CITY CENTER
33 COMMERCIAL CONDOS AFFECTING UNIT 004 LOCATED AT 45 EAST CENTER
34 STREET, BRIGHTON HOMES, APPLICANT
35

36 Sherrie Pace presented an aerial view of the North Salt Lake City Center Condominiums located
37 at 45 East Center Street. She then shared the building layout and explained that the owner of Unit
38 #004 had proposed to amend the unit to add a storage closet that was presently located in the
39 common area to their unit. She continued that the redline corrections have since been completed.

40 She concluded that the Development Review Committee (DRC) recommended approval of the
41 plat amendment for North Salt Lake City Center Condominiums with no conditions.

42

43 **Commissioner Jorgensen moved that the Planning Commission approve the plat**
44 **amendment for North Salt Lake City Center Condominiums with the following condition:**

45

46 **1) Correction of minor redlines.**

47

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

50

51 3. CONSIDERATION OF A PLAT AMENDMENT FOR RIVER BEND INDUSTRIAL
52 SUBDIVISION LOT 7 CREATING RIVER BEND INDUSTRIAL CONDOMINIUM
53 SUBDIVISION, A 2 UNIT COMMERCIAL CONDO AT 215 SOUTH RIVERBEND
54 WAY, CIR SURVEY, APPLICANT

55

56 Sherrie Pace shared a zoning map highlighting the River Bend Industrial Condominium
57 subdivision, which was located in the Manufacturing Distribution (MD) zone. She said that the
58 existing building located at 215 River Bend Way (River Bend Industrial Subdivision, Lot 7) was
59 constructed in 2008. She continued that the property owner has requested to amend the plat and
60 re-subdivide the property into a two-unit commercial condo building. She noted the parking area
61 would be jointly held common area to be managed by an association of the unit owners.

62

63 Ms. Pace noted that the recommended conditions for approval included confirmation of or
64 installation of a firewall between the new units A and D and the correction of several minor
65 redlines to the signature boxes.

66

67 **Commissioner Marsh moved that the Planning Commission approve the proposed**
68 **subdivision at 215 South River Bend Way with the following conditions:**

69

70 **1) Verification or installation of a firewall between units A & D; and**

71 **2) Completion of minor redlines.**

72

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

75

76 4. CONSIDERATION OF A SITE PLAN APPROVAL FOR MCDONALDS AT 1096 N
77 REDWOOD ROAD, JOANNA GRAHAM, APPLICANT

78

79 Caden Baines reported on the site plan request for a McDonalds to be located at 1096 North
80 Redwood Road. He shared a zoning map of the 2.64 acre property located in the General
81 Commercial (CG) zone. He explained that there was currently a lot line adjustment being
82 processed administratively with the adjacent lot which would reduce the size of the lot to 1.54
83 acres. He continued that the proposed lot line adjustment would move the property line to the
84 extent of this site plan.

85
86 Mr. Baines reviewed the proposal to build 4,515 square foot fast food restaurant with a drive-thru
87 and parking. He noted that the parking requirement would be 61 stalls including three ADA
88 spaces. He said City code required installation of a 24 foot wide landscape buffer from the curb
89 and cutter with a five (5) foot wide sidewalk. He added that the minimum required landscaping
90 percentage for the site was 15% and the applicant had provided 13,628 square feet of
91 landscaping or 20% which exceeded the requirement.

92
93 Caden Baines continued that no more than 5% of the lot or 5,000 square feet may be landscaped
94 with sod and the landscaping plan indicated that there would be 2,851 or 4.2% of sod. He said
95 that the sod area would be irrigated with sprinklers while the rock mulch areas would have a drip
96 irrigation system. He shared a rendering of the exterior of the building which would be 21 feet
97 and 7 inches tall from the finished grade to the roof peak. He added that the front façade would
98 consist of ALPOLIC panels with aluminum accents while the rear and side facades would consist
99 of Hardie trim panels.

100
101 Mr. Baines explained that the proposed elevations met the architectural standards and City code
102 requirements related to massing and materials. He shared that the dumpster enclosure would also
103 met City code screening requirements. The DRC recommended approval of the site plan for
104 McDonalds with the condition that all necessary approvals were granted by the Federal Aviation
105 Administration prior to issuance of a building permit.

106
107 Commissioner Stone asked if there would be a drive approach on Redwood Road and 1100
108 North. Caden Baines replied affirmatively and explained the Redwood Road access was existing
109 and shared with the property to the south. He said a new drive approach would be installed on
110 1100 North.

111
112 Commissioner Marsh asked if the proposed 15 foot landscape buffer was part of the CG zone
113 requirements. Caden Baines responded that the 15 foot landscape buffer was specific to
114 Redwood Road development. He explained that this area of Redwood Road required a 5 foot
115 sidewalk with a 24 foot landscape buffer while the west side of Redwood Road required a n 8
116 foot meandering trail.

117

118 **Commissioner Holbrook moved that the Planning Commission approve the site plan for**
119 **McDonald’s located at 1096 North Redwood Road with the following conditions:**

120
121 **1) All necessary approvals are granted by the Federal Aviation Administration prior to**
122 **issuance of a building permit.**

123
124 **Commissioner Jones seconded the motion. The motion was approved by Commissioners**
125 **Holbrook, Jones, Jorgensen, Kapp, Larson, Marsh, and Stone.**

126
127 **5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE**
128 **PLANNING COMMISSION**

129
130 Sherrie Pace reported that the City Council approved the Village Station General Development
131 Plan amendment and the Orchard Drive road vacation during their February 3rd meeting. She
132 added that the Planning Commission would soon review the plat amendment (including the
133 Orchard Drive vacation) and site plan for the townhomes. She mentioned that the General Plan
134 draft was estimated to be completed and ready for review by the Commission in March.

135
136 Commissioner Marsh asked regarding the process for the General Plan draft. Sherrie Pace
137 explained that the Commission would spend several meetings reviewing the draft, followed by a
138 public hearing, and then recommendation to the City Council. She anticipated that any
139 Commission changes would be made prior to the public hearing.

140
141 Chair Larson asked for an update on Hatch Park. Sherrie Pace shared that grading and
142 construction had commenced. She continued that the completed drawings were going out for bid
143 for the next step of the process.

144
145 **6. APPROVAL OF PLANNING COMMISSION MINUTES**

146
147 The Planning Commission meeting minutes of January 27, 2026 were reviewed and approved.

148
149 Commissioner Jorgensen noted a correction on Line 167 from “5-6 feet” to “5-6 stories”.

150
151 **Commissioner Jorgensen moved to approve the Planning Commission minutes for January**
152 **27, 2026 as amended. Commissioner Stone seconded the motion. The motion was approved**
153 **by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, Marsh, and Stone.**

154
155 **7. ADJOURN**

156

157 Commission Chair Larson adjourned the meeting at 6:45 p.m.

158

159 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
160 *Tuesday, February 24, 2026 by unanimous vote of all members present.*

161

162

163

164 _____
BreAnna Larson, Chair

_____ *Wendy Page, City Recorder*

PLANNING COMMISSION MEETING

February 24, 2026

6:30 p.m.

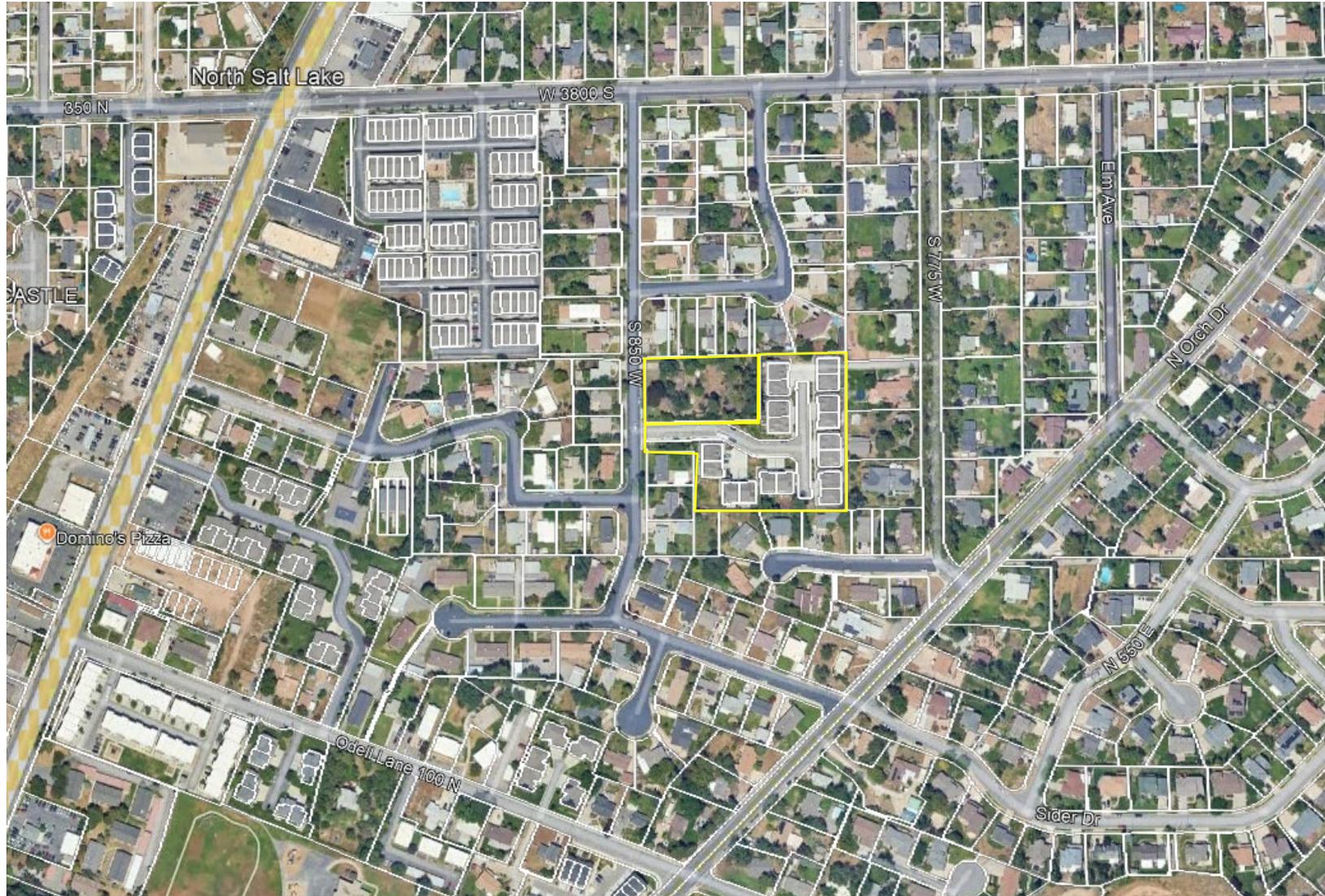


CITIZEN COMMENT

Preliminary Subdivision Plan
Sycamore Grove PUD Ph. 2
3943 S 850 W



Sycamore Grove PUD Ph. 2 Preliminary Plan Aerial



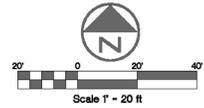


Sycamore Grove PUD Ph. 2 Preliminary Plan Zoning



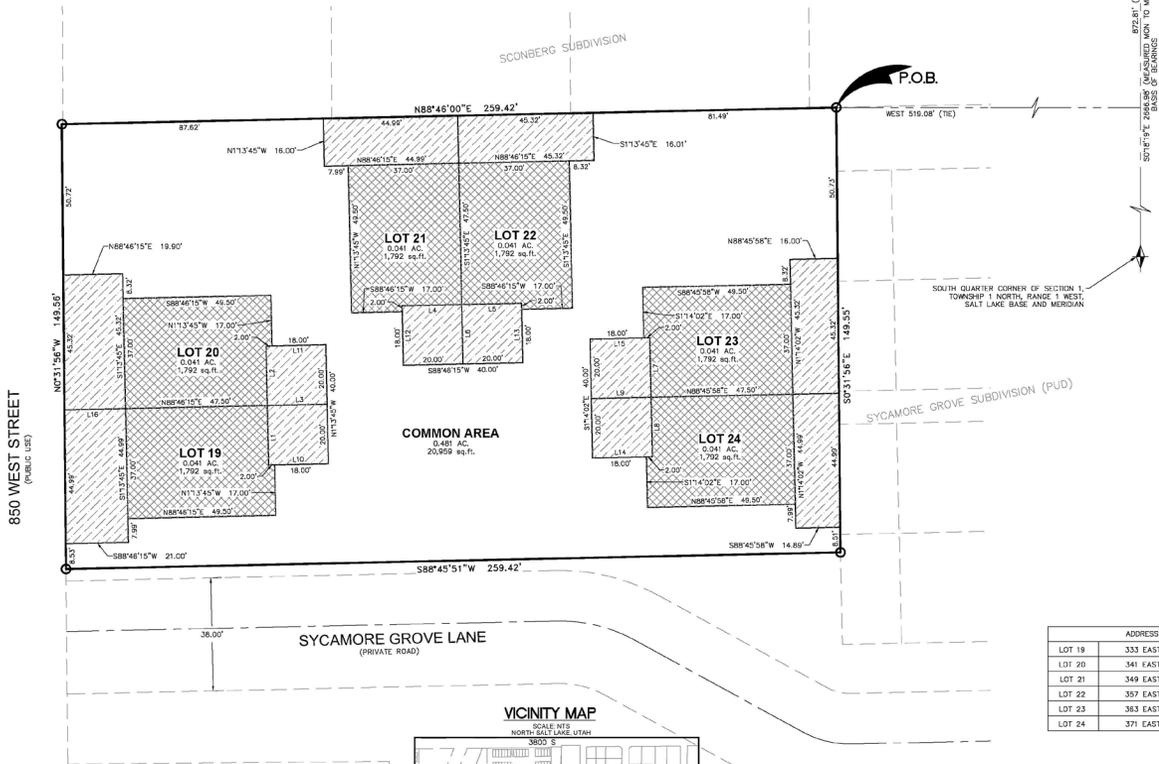
SYCAMORE GROVE PHASE 2

PLANNED UNIT DEVELOPMENT
 LOCATED IN THE SOUTHWEST QUARTER OF
 SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST,
 SALT LAKE BASE AND MERIDIAN
 CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH



Line #	Length	Direction
L1	20.00	N01°13'45"W
L2	20.00	N01°13'45"W
L3	20.00	N88°46'15"E
L4	20.00	S88°46'15"W
L5	20.00	S88°46'15"W
L6	20.00	S01°13'45"E
L7	20.00	S01°14'02"E
L8	20.00	S01°14'02"E
L9	20.00	N88°45'58"E
L10	20.00	S88°46'15"W
L11	20.00	N88°46'15"E
L12	20.00	S01°13'45"E
L13	20.00	N01°13'45"W
L14	20.00	S88°45'58"W
L15	20.00	N88°45'58"E
L16	20.45	S88°46'15"W

CENTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN (FOUND BRASS CAP MONUMENT) SITE BENCHMARK ELEVATION: 4407.14'



872.81' (NET) (MEASURED ALONG TO MONUMENT) 507.21' (NET) (MEASURED ALONG TO MONUMENT)

P.O.B.

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN



ADDRESS TABLE	
LOT 19	333 EAST SYCAMORE GROVE LANE
LOT 20	341 EAST SYCAMORE GROVE LANE
LOT 21	349 EAST SYCAMORE GROVE LANE
LOT 22	357 EAST SYCAMORE GROVE LANE
LOT 23	363 EAST SYCAMORE GROVE LANE
LOT 24	371 EAST SYCAMORE GROVE LANE

C:\DATA\2020\SYCAMORE GROVE PHASE 2 - Brighton Communities\dwg\2020\SYCAMORE GROVE PHASE 2.dwg

NOTES:
 1. ROTATE CLOCKWISE 01°15'11" TO MATCH NAD83 GRID BEARINGS.
 2. ALL COMMON AREAS AND LIMITED COMMON AREAS ARE HEREBY DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS.

WILDING ENGINEERING
 14753 SOUTH HERVASE DRIVE WAY
 BIRCHDALE, UTAH 84004
 801.555.8113
 WWW.WILDINGENGINEERING.COM

LEGEND

FOUND SECTION CORNER (SECTION LINE)
 SET 5/8 REBAR AND CAP (BOUNDARY LINE) (WILDING ENGINEERING)
 LOT LINE
 ROW CENTERLINE
 ADJACENT PROPERTY / ROW LINE
 PRIVATE AREA
 LIMITED COMMON AREA
 OPEN SPACE

RECOMMENDED FOR APPROVAL

THIS ____ DAY OF _____, 2026

 CITY ENGINEER

~~CITY ENGINEER'S APPROVAL~~
 RECOMMENDED FOR APPROVAL

THIS ____ DAY OF _____, 2026

 CITY ATTORNEY

LAND USE AUTHORITY APPROVAL

THIS ____ DAY OF _____, 2026

 ADMINISTRATIVE LAND USE AUTHORITY

MAYOR ACCEPTANCE

THIS ____ DAY OF _____, 2026

 MAYOR

SURVEYOR'S CERTIFICATE:

I, KACAN M. DIXON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 990181 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNER, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAN AND DISCLOSED BELOW IN ACCORDANCE WITH UTAH CODE SECTION 17-2-304, AND THAT I HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, HEREAFTER TO BE KNOWN AS:

SYCAMORE GROVE PHASE 2 PLANNED UNIT DEVELOPMENT

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAN.

BOUNDARY DESCRIPTION:

A TRACT OF LAND BEING 87.21 AC IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, HAVING A BASIS OF BEARINGS OF SOUTH 00°18'19" EAST BETWEEN THE CENTER QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SAID SECTION 1, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH IS SOUTH 00°18'19" EAST ALONG THE QUARTER SECTION LINE A DISTANCE OF 872.81 FEET AND WEST 818.08 FEET FROM THE CENTER QUARTER CORNER OF SAID SECTION 1, SAID POINT BEING ON THE NORTHWESTERLY CORNER OF SYCAMORE GROVE PLANNED UNIT DEVELOPMENT, ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER, AND RUNNING THENCE THE BOUNDARY OF SAID PLANNED UNIT DEVELOPMENT THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°37'56" EAST 148.58 FEET; 2) SOUTH 88°42'21" WEST 258.42 FEET; THENCE NORTH 00°37'56" WEST 148.58 FEET TO A POINT ON A PROLONGATION OF THE SOUTHERLY LINE OF SCORBERG SUBDIVISION ON FILE WITH THE OFFICE OF THE DAVIS COUNTY RECORDER; THENCE NORTH 88°46'00" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 258.42 FEET TO THE POINT OF BEGINNING.

CONTAINS 38,785 SQUARE FEET OR 0.881 ACRES, MORE OR LESS.
 6 LOTS

ROTATE BEARINGS CLOCKWISE 01°15'11" CLOCKWISE TO MATCH NAD83 BEARINGS

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT I/WE (THE UNDERSIGNED OWNER(S)) OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS AND STREETS AS SHOWN ON THIS PLAN AND NAME SAID PLAN:

SYCAMORE GROVE PHASE 2 PLANNED UNIT DEVELOPMENT

AND DO HEREBY DEDICATE, GRANT, AND CONVEY TO THE CITY OF NORTH SALT LAKE, UTAH: (1) ALL COMMON AREAS, LIMITED COMMON AREAS AND PUBLIC UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON, THE SAME TO BE DEDICATED AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE; (2) ALL COMMON AREAS AND LIMITED COMMON AREAS AS SHOWN HEREON, THE SAME TO BE CONVEYED TO THE HOME OWNERS ASSOCIATION; IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS

THIS ____ DAY OF _____, A.D. 2026.

BY: _____
 PRINT NAME

TITLE: SYCAMORE GROVE NSL, LLC

LLC ACKNOWLEDGEMENT

STATE OF UTAH
 COUNTY OF _____

ON THIS ____ DAY OF _____, A.D. _____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT (S)HE IS THE _____ OF _____ A UTAH LIMITED LIABILITY COMPANY, AND THAT (S)HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

SIGNATURE _____ PRINTED NAME, A NOTARY PUBLIC COMMISSIONED IN UTAH
 COMMISSION NUMBER _____ EXPIRATION DATE _____

SYCAMORE GROVE PHASE 2 PLANNED UNIT DEVELOPMENT
 LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
 FILE FOR RECORD AND RECORDED THIS ____ DAY OF _____, 2026.
 AT ____ AM/PM IN BOOK _____ PAGE _____
 COUNTY RECORDER _____

LANDSCAPE GENERAL NOTES

- Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.
- Do not commence planting operation until rough grading has been completed.
- All plants shall bear the same relationship to finished grade as the original grade before digging.
- Pre-emergent herbicide shall be used prior to mulch placement.
- All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- The contractor shall supply all plant material in quantities sufficient to complete the planting shown on the drawings.
- Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- All turf areas shall receive four inches (4") of topsoil prior to planting. All shrub, groundcover, and perennial beds shall receive four inches (4") of topsoil prior to planting.
- Submit topsoil report prepared by a qualified soil testing laboratory prior to soil placement. Topsoil shall meet the following mechanical analysis:
Sand (0.05 - 2.0 mm Dia) 20 - 70%
Clay (0.002 - 0.03 mm Dia) 20 - 70%
The max. retained on a # 10 sieve will be 15 percent. the topsoil shall meet the following analysis criteria:
pH Range of 5.5 to 8.2, a min. of 4% and max. of 8% organic matter content and free of stones 1/2" or larger. Soluble salts < 2 dS/m or mmho/cm and sodium absorption ration (sar) < 6.

LANDSCAPE SCHEDULE

Sym	Qty.	Botanical Name	Common Name	Size
TREES				
⊙	9	Gleditsia triacanthos 'Imperial'	Imperial Honeylocust	6' Min/2' Cal.
⊙	4	Juniperus scopulorum 'Blue Arrow'	Blue Arrow Juniper	6'
⊙	9	Malus 'Spring Snow'	Spring Snow Crabapple	6' Min/2' Cal.
⊙	8	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	6' Min/2' Cal.
SHRUBS				
⊙	29	Cornus alba 'Balthus'	Ivory Halo Dogwood	2 Gal.
⊙	10	Physocarpus opulifolius 'Little Devil'	Little Devil Ninebark	2 Gal.
⊙	42	Pinus mugo 'Slowmound'	Slowmound Mugo Pine	2 Gal.
⊙	30	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	2 Gal.
ORNAMENTAL GRASSES				
⊙	40	Calamagrostis x acut. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
⊙	24	Pennisetum alopecuroides 'Hameln'	Fountain Grass	1 Gal.
GROUNDCOVERS				
⊙	39	Rhus aromatica 'Grow Low'	Grow Low Sumac	2 Gal.
PERENNIALS				
⊙	25	Nepeta faassenii	Catnip	1 Gal.
■	7,680 S.F.	Chanshare Imperial Blue	Sod	
■	7,795 S.F.	Crushed Decorative Rock, 1 1/2" - 2", Mixed Grey - All Planters	Mulch	Min. 3"
---			MOWSTRIP	
---			Metal - 4" x 3/16"	

LANDSCAPE SUMMARY

PROJECT AREA	38,795 S.F.
LANDSCAPE AREA	19,165 S.F.
TREES - 1/750 S.F. - 26 Req'd.	26 Trees Provided
SHRUBS - 1/200 S.F. - 96 Req'd.	239 Shrubs Provided
SCREENING TREES - 259 L.F. 1/30 L.F.	9 Trees Provided
STREET TREES - 150 L.F. - 1/35 L.F.	4 Trees Provided

IRRIGATION SCHEDULE

SYM.	MODEL	P.S.I.	G.P.M. (G+H)	RADIUS
▼	Rainbird 1804-SAM-PRS w/ 10 Series MPR (10Q-10F, 10VAN)	30	0.79	10'
▼	Rainbird 1804-SAM-PRS w/ 15 Series MPR (15Q-15F, 15VAN)	30	1.85	15.0
⊠	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-Q Nozzle	45	1.00	25.0
⊠	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-H Nozzle	45	1.98	25.0
⊠	Rainbird 5006-PC-SAM-R Rotor Spray w/ MPR-25-H Nozzle	45	3.82	25.0
⊠	Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap - 4 / Tree, 2/ Shrub			
⊕	Automatic Control Valve - Rainbird PESB - See Plan for Sizes			
⊕	Drip Control Zone - Rainbird XCZ-100-FRBCOM			
⊕	Quick Coupling Valve Assembly			
B	Backflow Preventer - 1"			
C	Controller - Rainbird ESP4ME3 - LNK2 WiFi - 12 Stations w/ WR2 Rain Sensor & EPA WaterSense Certified Controller			
---	Lateral Pipe - Schedule 40 PVC			
---	Mainline - 1 1/4" Schedule 40 PVC			
S	Irrigation Sleeving (See Plan)			
A-01	Valve #			
26.7	GPM			
1 1/2"	Valve Size			

IRRIGATION GENERAL NOTES

- Base drawings for irrigation design have been provided by others.
- Irrigation design based on schematic layout of turf/shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf/shrub areas may require re-design of irrigation system.
- Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to installation.
- Contact the local underground utility services for utility location and identification.
- Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All irrigation components shall be located in landscaped areas.
- Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- Spray sprinklers are designed for 30 PSI at the head. Rotor sprinklers are designed for 50 PSI at the head.
- Not all sleeving necessary to complete this project is shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.



LANDSCAPE ARCHITECTURE & LAND PLANNING

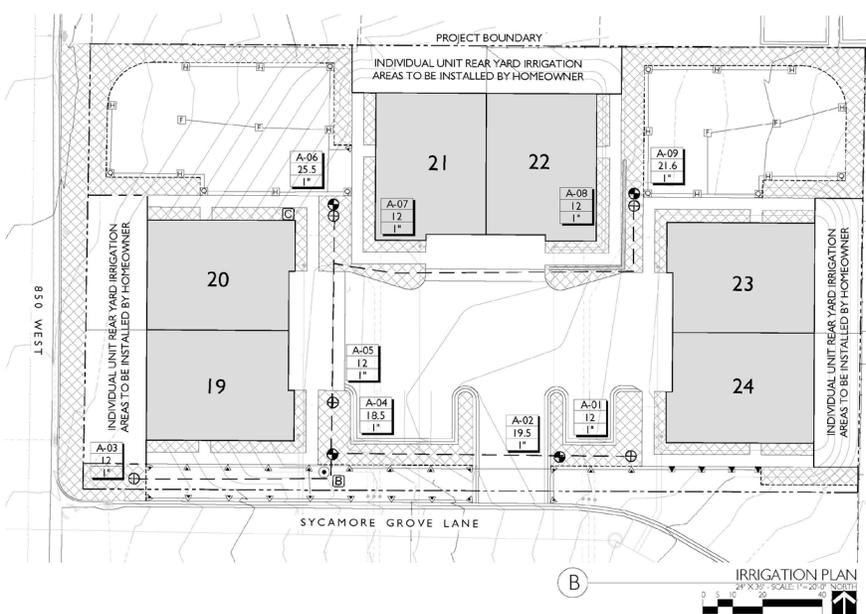
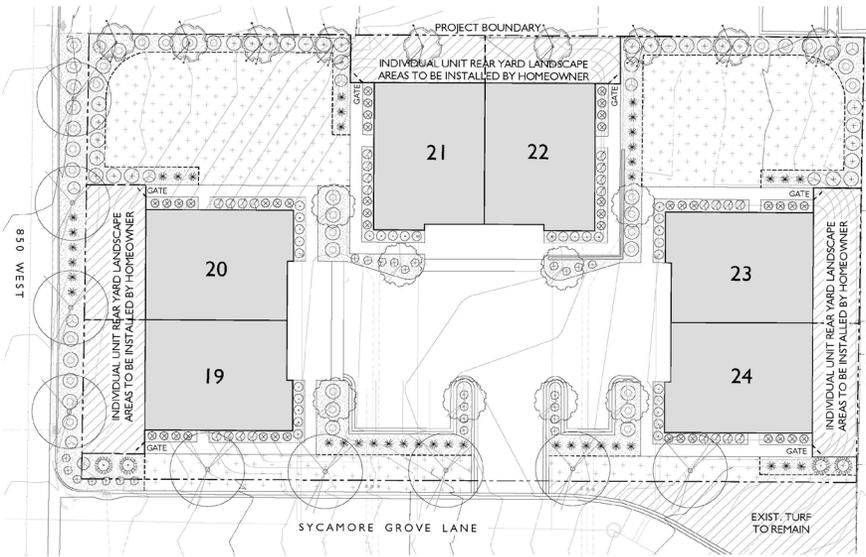
1275 EAST PERRY HOLLOW RD.
SALT LAKE CITY, UTAH 84103
PH: 773.7470, B.O. 1.554, 6146
SCOTT@G&BDESIGNLLC.COM



ISSUE DESCR. DATE
1.21.2026

#	REV. DESCRIPTION	DATE

This drawing, as an instrument of professional service, and shall not be used, in whole or part, for any other project without the written permission of SCOTT THOMAS BLAKE DESIGN, L.L.C. Copyright © 2026.



SYCAMORE GROVE - PHASE 2
3943 SOUTH 850 WEST
BOUNTIFUL, UTAH

LANDSCAPE PLAN

L101



Plat Amendment
Sycamore Grove PUD, Ph. 2

Proposed Motion:

I move that the Planning Commission approve the preliminary plan for Sycamore Grove PUD, ph. 2 at 3943 South 850 West with the following findings and conditions:

Findings:

1. The plan has been developed in accordance with the intent, standards and criteria specified in City Code Title 13 and other applicable regulations
2. The plan conforms to an 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. Correction of minor redlines
2. Verification by Engineering that engineering comments have been addressed
3. Submission of updated landscape plan reflecting preliminary plan corrections

ACTION UPDATE

- Town Center Urban Design Standards

Upcoming Agenda Items

- March-General Plan Draft

MINUTES

Minutes-January 27, 2026

Proposed Motion:

I move that the Planning Commission approve the minutes for February 10, 2026 with

- No changes
- or
- With modifications as discussed

ADJOURN