



**CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOTICE & AGENDA
March 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

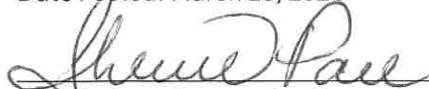
1. Welcome and Introduction
2. Public Comment
3. Consideration of Preliminary Plat for The Yard Subdivision at 1155 North Redwood Road, Nick McMurtey, Brighton Homes Utah II, LLC, applicant
4. Consideration of Preliminary Plat for Clifton Place South PUD Phases 1, 2, & 3 at 1095 North Redwood Road, John Blocker, Brighton Homes Utah II, LLC, applicant
5. Report on 2026 Legislative Session related to Land Use Code
6. Report on City Council actions on items recommended by the Planning Commission
7. Approval of Planning Commission Minutes of February 24, 2025
8. 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: March 23, 2026


Sherrie Pace, Deputy City Recorder





MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson

DATE: March 24, 2026

SUBJECT: Consideration of Preliminary Plan approval for The Yard Subdivision at 1155 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Preliminary Plan for The Yard Subdivision at 1155 North Redwood Road with the following conditions:

1. The Planning Commission recommends to the City Council that the Development Agreement be amended to increase the maximum front yard setback from 1100 North to 90 feet;
2. Confirmation of South Davis Metro Fire Agency's project acceptance prior to final plat recordation; and
3. Correction of minor redlines related to landscaping, building elevations, utilities, and drainage.

BACKGROUND

The property of 1155 North Redwood Road is vacant, 1.877 acres, and located at the northwest corner of Redwood Road and 1100 North. It's within the Clifton Place North PUD Planned District (P-District) and is required to be used commercially by the Development Agreement.

Brighton Homes submitted preliminary plat application for two commercial buildings, each with 8 units, and the associated parking, landscaping, and infrastructure improvements. All 16 units are platted for individual ownership with the parking, landscaping, and utility rooms as common area. Along the Redwood Road frontage there is "limited common area" that is intended for outdoor seating or dining space and cannot be used for outdoor storage. The building will be constructed as a shell, and the owners/tenants will complete the interior finishes for their use. All units have an option to add a mezzanine.

This proposal received Concept Plan approval on December 23, 2025.

REVIEW

The proposed buildings are approximately 11,230 sq. ft. each, with units ranging from 1,378-1,430 sq. ft. The Clifton Place North PUD Development Agreement regulates that commercial buildings be a maximum of 55 feet from 1100 North. The southern building is setback 88 feet from the 1100 North property line. The DRC is recommending that the Development Agreement be amended to increase the maximum setback from 1100 North to 90 feet. The proposed site plan meets all other setback and building separation requirements.

An 8 foot wide meandering trail with xeriscape improvements is proposed along the Redwood Road frontage and will replace the current trail segment that is located adjacent to the curb. The landscaping along 1100 North is to be preserved and protected and areas disturbed by construction will be repaired or replaced. The plan provides 12,665 sq. ft. of landscaping, which equals approximately 15.5% of the total lot. The landscape plan has minor redlines related to the trail alignment at the driveway and intersection locations and miscellaneous notes.

There is an existing drive access on 1100 North that is shared by the townhomes and commercial project. A new 26 foot wide access is proposed on Redwood Road and has been approved by UDOT. The site plan provides 85 parking stalls, 4 of which are ADA compliant. Due to the project being built as a shell with the floor plans and end uses not determined, the parking requirements were calculated on assumed highest use.

Further, this Planned District allows the following land uses: car wash, daycare, entertainment or recreation, financial services bank or credit union, gas stations/convenience stores (limited to service for passenger vehicles only), general office, general retail, hardware stores, medical offices, micromobility (scooters/electric bikes), neighborhood retail, personal and professional services, and restaurants. It prohibits the following land uses: automobile (sales, service, rentals, parts, oil & lube changes, body, repair, or tire shops), manufacturing, nonstore retailers, outdoor storage, pawnshops, title loan, quick loan, or other payday loan or check cashing services, recreational vehicle (sales, service, rentals, rv parks, and campgrounds), self-storage rentals, sexually oriented business, support activities for transportation, tobacco specialty stores, warehousing and storage facilities, wholesale trade.

The Development Agreement regulates that commercial buildings be a maximum of 40 feet tall, each façade greater than 50 feet incorporate a wall plane interruption, each roofline includes a variation a minimum of every 50 feet in length, and that the design be consistent with the residential townhomes. The proposed buildings are 29.6 feet tall measured from finished grade to the highest parapet. There are minor redlines on the elevations related to clarification on the color of brick being used and the addition of a brick column and parapet on the east and west sides of the buildings.

The City Engineer is reviewing the revised drainage and utility plans and there may be additional redlines that must be addressed prior to final plat application.

PROPOSED MOTION

I move that the Planning Commission approve the Preliminary Plan for The Yard Subdivision at 1155 North Redwood Road 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:

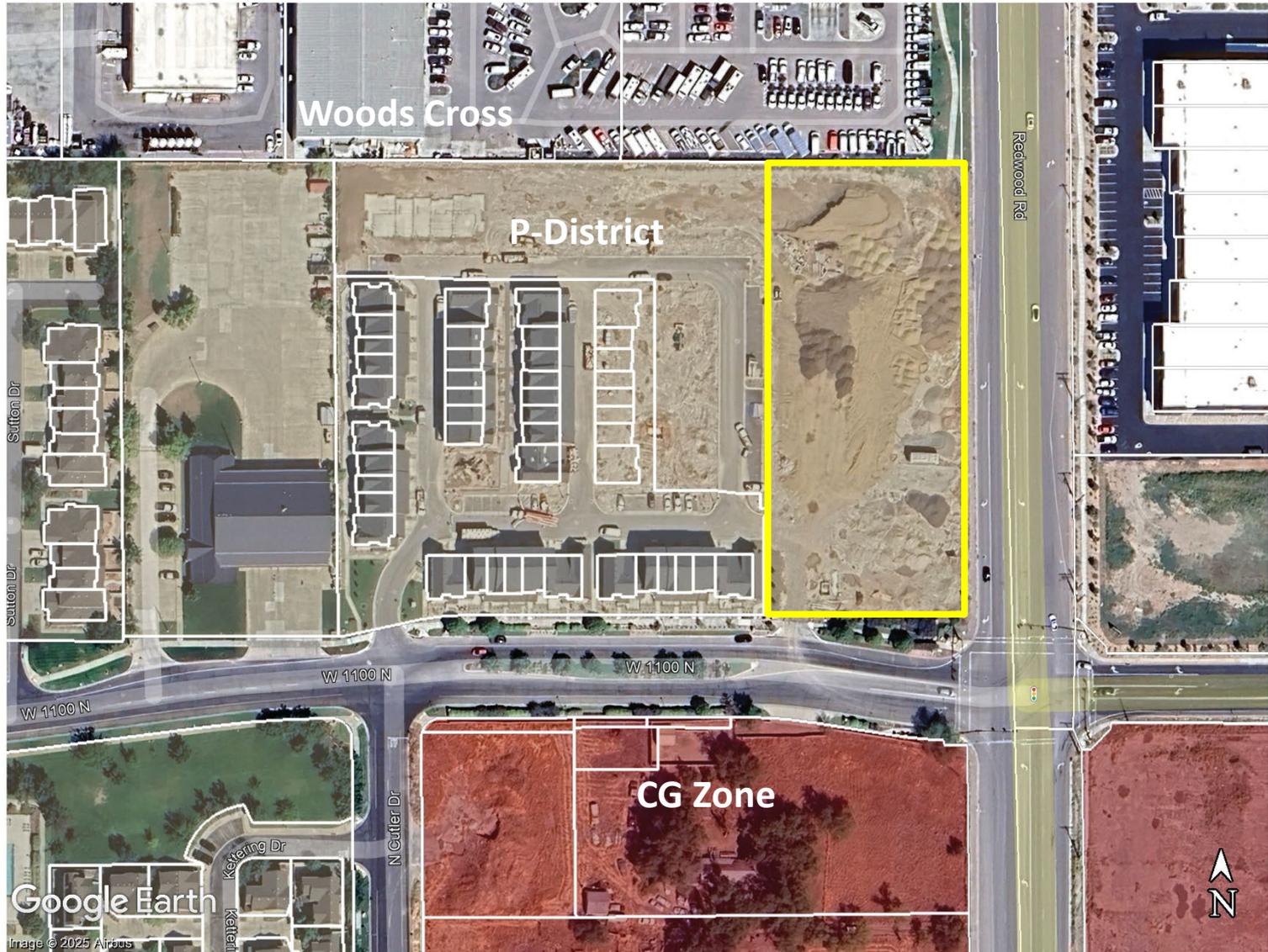
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2. Confirmation of South Davis Metro Fire Agency's project acceptance prior to final plat recordation; and
3. Correction of minor redlines related to landscaping, building elevations, utilities, and drainage.

Attachments:

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



Preliminary Plan The Yard Aerial/Zoning





Preliminary Plan The Yard Landscape Plan



PLANT TABLE

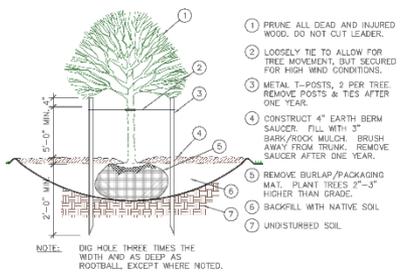
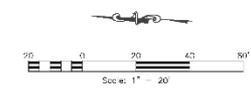
TREES				
Quantity	Symbol	Scientific Name	Common Name	Size
8		<i>Quercus occidentalis</i>	Common Hackberry	2" cal.
7		<i>Gleditsia tracanthos 'Imperial'</i>	Imperial Honey Locust	2" cal.
10		<i>Gymnocodium dioicus</i>	Kentucky Coffee Tree	2" cal.

SHRUBS				
Quantity	Symbol	Scientific Name	Common Name	Size
18		<i>Eurythmus alata 'Compacta'</i>	Dwarf Burning Bush	5 gal.
30		<i>Juniperus 'Nuttallii'</i>	Nuttall's Juniper	5 gal.
2"		<i>Thuja nigra 'Sawmound'</i>	Sawmound Mega Pine	5 gal.
15		<i>Smilax latifolia 'Gold Leaf'</i>	Gold Leaf Smilax	5 gal.
6		<i>Rhus aromatica 'Glo-Low'</i>	Glo-Low Sumac	5 gal.
1"		<i>Rosa sp. 'Blushing Knockout'</i>	Blushing Knockout Rose	5 gal.
18		<i>Spiraea dumalis 'Gold Mound'</i>	Gold Mound Spirea	5 gal.
10		<i>Yucca media 'Hickok'</i>	Hickok Yucca	5 gal.
12		<i>Myrica carolinensis 'Blackberry'</i>	Blackberry Myrica	5 gal.
3		<i>Yucca filamentosa 'Color Guard'</i>	Color Guard Yucca	5 gal.

ORNAVENTAL GRASS				
Quantity	Symbol	Scientific Name	Common Name	Size
21		<i>Calamagrostis 'Karl Foerster'</i>	Karl Foerster Grass	1" gal.

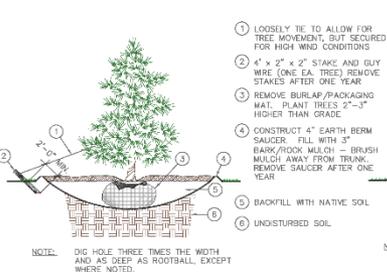
PERENNIALS				
Quantity	Symbol	Scientific Name	Common Name	Size
31		<i>Heimeria 'Stella de Oro'</i>	Stella de Oro Daylily	1" gal.
45		<i>Lavandula angustifolia 'Hurstwood'</i>	Hurstwood Lavender	1" gal.

OTHER				
Quantity	Symbol	Description	Type	Depth
2,954 SF		Turf Grass - Sod	Sod	
		Kentucky Bluegrass Mix - 3 Species Mix	Mulch	
10,825 SF		Race Mulch - Place mulch over 5 gauge geotextile weed barrier cloth in all parking beds. Contractor to provide samples to owner for approval prior to delivery.	1" Depth	
			3" Depth	



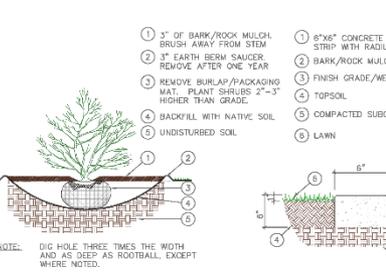
- 1 PRUNE ALL DEAD AND INJURED WOOD. DO NOT CUT LEADER.
- 2 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 3 METAL T-POSTS, 2 PER TREE REMOVE POSTS & TES AFTER ONE YEAR.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH. BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 6 BACKFILL WITH NATIVE SOIL.
- 7 UNDISTURBED SOIL.

DECIDUOUS TREE PLANTING
NTS



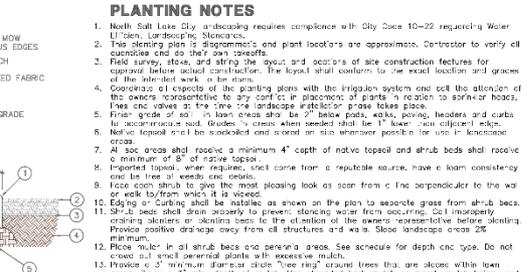
- 1 LOOSELY TIE TO ALLOW FOR TREE MOVEMENT, BUT SECURED FOR HIGH WIND CONDITIONS.
- 2 4" x 2" x 2" STAKE AND GUY WIRE (ONE EA TREE) REMOVE STAKES AFTER ONE YEAR.
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT TREES 2"-3" HIGHER THAN GRADE.
- 4 CONSTRUCT 4" EARTH BERM SAUCER. FILL WITH 3" BARK/ROCK MULCH - BRUSH AWAY FROM TRUNK. REMOVE SAUCER AFTER ONE YEAR.
- 5 BACKFILL WITH NATIVE SOIL.
- 6 UNDISTURBED SOIL.

CONIFEROUS TREE PLANTING
NTS



- 1 3" OF BARK/ROCK MULCH. BRUSH AWAY FROM STEM.
- 2 3" EARTH BERM SAUCER. REMOVE AFTER ONE YEAR.
- 3 REMOVE BURLAP/PACKAGING MAT. PLANT SHRUBS 2"-3" HIGHER THAN GRADE.
- 4 BACKFILL WITH NATIVE SOIL.
- 5 UNDISTURBED SOIL.
- 6 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES.

SHRUB PLANTING
NTS



- 1 6"x6" CONCRETE MOW STRIP WITH RADIUS EDGES.
- 2 BARK/ROCK MULCH.
- 3 FINISH GRADE/WEED FABRIC.
- 4 TOPSOIL.
- 5 COMPACTED SUBGRADE.
- 6 LAWN.

CONCRETE MOW STRIP
NTS

PLANTING NOTES

1. North Salt Lake City unincorporated requires compliance with City Code 10-22 regarding Water Efficient Landscaping Standards.
2. This planting plan is diagrammatic and plant locations are approximate. Contractor to verify all quantities and do their own checks.
3. Field survey, staking, and string the layout, and install all site construction features for easement before actual construction. The layout shall conform to the exact location and amount of the intended work as per plans.
4. Coordinate all aspects of the planting plan with the irrigation system and call the attention of the owners representative to any conflicts in placement of plants in relation to surface bodies. Trees and shrubs at the time the landscape installation process takes place.
5. Finish grade of soil in lawn areas shall be 2" below posts, walk, parking, headers and curbs to accommodate soil erosion in areas where needed shall be 1" lower than adjacent edges.
6. Native topsoil shall be stockpiled and stored on site whenever possible for use in landscape areas.
7. All tree areas shall provide a minimum 4" depth of native topsoil and shrub beds shall receive a minimum of 8" of native topsoil.
8. Imported topsoil, when required, shall come from a reputable source, have a loam consistency and be free of weeds and debris.
9. Face coat shall give the most pleasing look as seen from the line perpendicular to the work edge to/from which it is viewed.
10. Edging or Curbing shall be installed as shown on the plan to separate grass from shrub beds.
11. Slope beds shall drain properly to prevent standing water from occurring. Install temporary grading slakers or skimming beds to the attention of the owners representative before planting. Provide positive drainage away from all structures and walls. Slope landscape areas 2% minimum.
12. Place mulch in all shrub beds and perennial areas. See schedule for depth and type. Do not cover all small perennial plants with excessive mulch.
13. Provide a 3" minimum diameter stone 'tree ring' around trees that are placed within lawn areas. Place a 3" min. depth of mulch. Use shredded bark mulch or mesh mulch being used for shrub beds.
14. The contractor shall maintain all work until work is complete and accepted by the Owner. The contractor shall maintain and guarantee all work for a period of THIRTY (30) DAYS from the date of final acceptance by the Owner. Maintenance shall include mowing, weeding, fertilizing and irrigating.



Preliminary Plan The Yard Elevations



ELEVATION GENERAL NOTES:

- A. SEE ABOVE NOTES FOR CONSTRUCTION DETAIL ELEVATIONS.
- B. CONSIDER THE NUMBER OF GLAZING UNITS AND THE SPACING OF THE UNITS FOR THE BUILDING ELEVATION.
- C. ALL WINDOW UNITS SHALL BE FINISHED WITH AN INTERIOR FINISH.

ELEVATION GENERAL NOTES:

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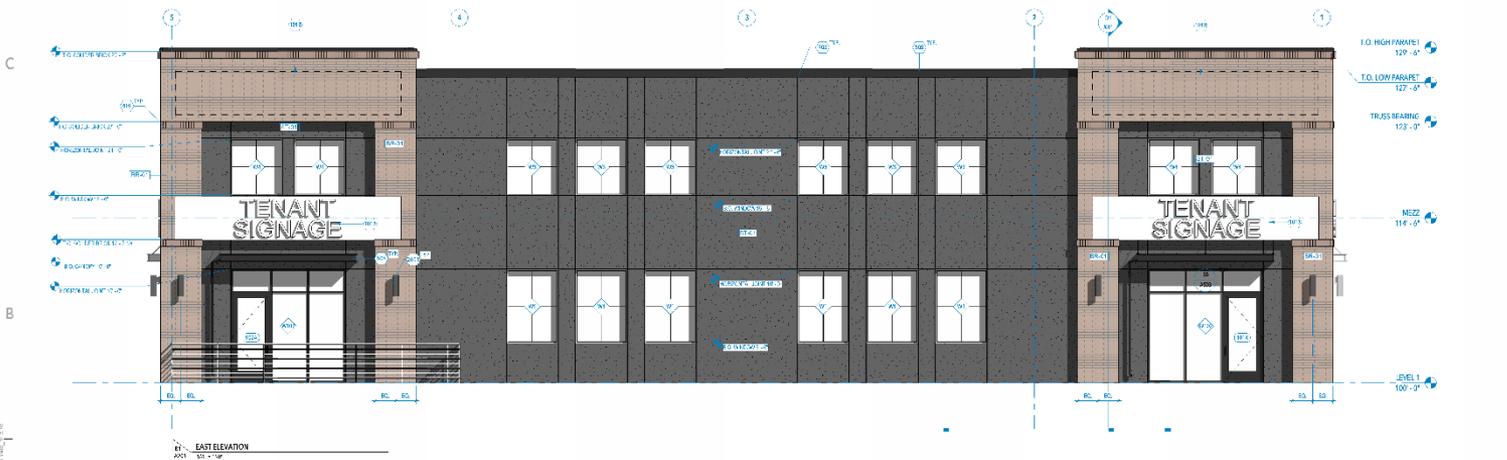
KEYNOTE LEGEND

- 4C SOLAR SHIELDING
- 90 TYPICAL WINDOW
- 91 TYPICAL WINDOW
- 92 TYPICAL WINDOW
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- 94 TYPICAL WINDOW
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- 120 TYPICAL WINDOW

EXTERIOR MATERIALS LEGEND:

- BR1 BRICK
- BR2 BRICK
- BR3 BRICK
- BR4 BRICK
- BR5 BRICK
- BR6 BRICK
- BR7 BRICK
- BR8 BRICK
- BR9 BRICK
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- BR99 BRICK
- BR100 BRICK

EXTERIOR MATERIALS BY ORIENTATION									
ORIENTATION	AREA	TYPE							
WEST	1,234	BR1	BR2	BR3	BR4	BR5	BR6	BR7	BR8
EAST	1,234	BR1	BR2	BR3	BR4	BR5	BR6	BR7	BR8
SOUTH	1,234	BR1	BR2	BR3	BR4	BR5	BR6	BR7	BR8
NORTH	1,234	BR1	BR2	BR3	BR4	BR5	BR6	BR7	BR8



MINT
 ARCHITECTURE
 1100 W REDWOOD ROAD
 NORTH SALT LAKE, UT, 84054
 TEL: 801.488.1111
 WWW.MINTARCHITECTURE.COM

THE YARD
 1100 W REDWOOD ROAD
 NORTH SALT LAKE, UT, 84054

RUCTION
 DEVELOPER APPROVAL



MEMORANDUM

TO: Planning Commission

FROM: Mackenzie Johnson

DATE: March 24, 2026

SUBJECT: Consideration of Preliminary Plan approval for Clifton Place South PUD Phases 1, 2, and 3 at 1095 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the Preliminary Plan for Clifton Place South PUD Phases 1, 2, and 3 at 1095 North Redwood Road with the following conditions:

1. Correction of minor engineering redlines.

BACKGROUND

The General Development Plan for Clifton Place South PUD received a positive recommendation from the Planning Commission on January 13, 2026 with the conditions that the fencing along Redwood Road be decorated with metal masonry columns, pedestrian connections be made from the internal sidewalks to the Redwood Road trail, the driveway for guest parking adjacent to the community amenities be relocated so that it was in line with the street across Cutler Drive, and the parking counts be corrected. The developer has since submitted Preliminary Plan application with revised drawings and all conditions are addressed.

The preliminary plan is reviewed by the Planning Commission. The City Council will consider the Development Agreement Amendment for Clifton Place South and formally rezone the property prior to recordation of the plat. Final Plat application is reviewed administratively by staff. For reference, the history of the project to date is as follows:

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: Planning Commission recommended Preliminary Plan (North and South).

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

May 14, 2024: Planning Commission recommended amendment to GDP (North).

May 14, 2024: Planning Commission approved Preliminary Plan (North).

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

September 9, 2024: Development Agreement executed.

September 12, 2024: Final Plat Signed (North Phase 1 & 3)

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

July 15, 2025: Final Plat Signed (North ph. 2)

January 13, 2026: Planning Commission recommended GDP (South).

January 20, 2026: City Council approved GDP (South).

REVIEW

Clifton Place South PUD is proposed at 102 dwelling units on 7.26 acres (14 d.u./ac). The development is split into three phases. Phase 1 is the community amenities, parking lots, and 35 townhomes. Phase 2 is the remaining 67 townhomes. Phase 3 is the commercial building. Construction of Phase 3 may occur prior to phase 2, depending on success of the commercial being added at Clifton North (The Yard).

The proposed architecture is traditional 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. Further, there is a total of 366 parking spaces provided (3.6 stalls per unit). Of those parking spaces there are 204 in garages, 107 in driveways, and 54 guest (19 shared).

The amenities provided will be shared by both Clifton Place North and South. The amenities include two pickleball courts, a small pet area and a swimming pool with restroom/changing facility. There is a guest parking area adjacent to the amenities that contains 15 parking spaces.

An 8 foot wide meandering trail with xeriscape improvements is proposed along the Redwood Road frontage and will replace the current trail segment that is located adjacent to the curb. The landscaping along 1100 North is to be preserved and protected and areas disturbed by construction will be repaired or replaced. Approximately 24% of the project is improved landscaping with only 3,064 sq. ft. of sod placed around the amenities.

The City Engineer is reviewing the revised drainage and utility plans and there may be additional redlines that must be addressed prior to final plat application.

PROPOSED MOTION

I move that the Planning Commission approve the Preliminary Plan for Clifton Place South PUD Phases 1, 2, and 3 at 1095 North Redwood Road 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:

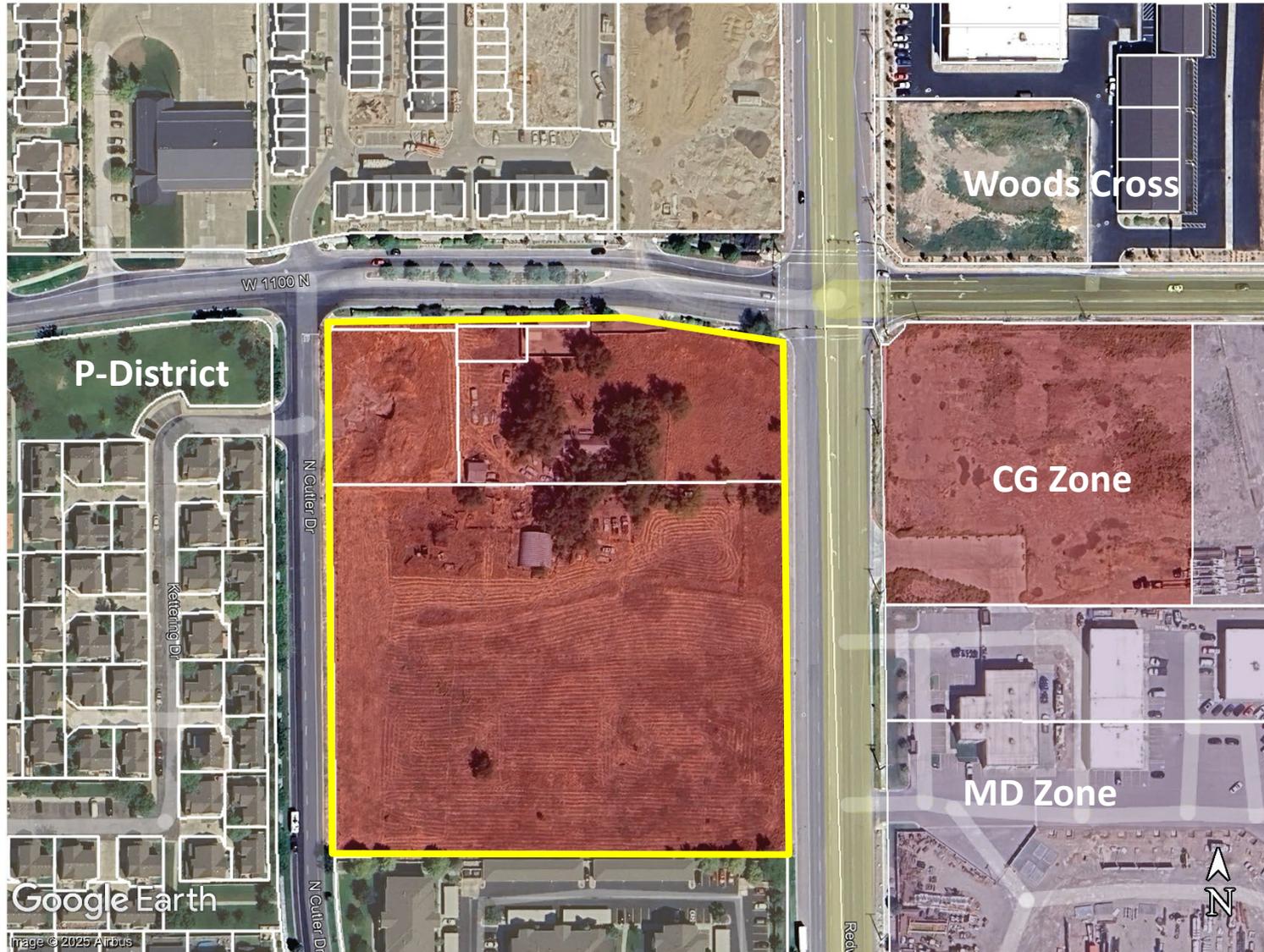
1. Correction of minor engineering redlines.

Attachments:

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

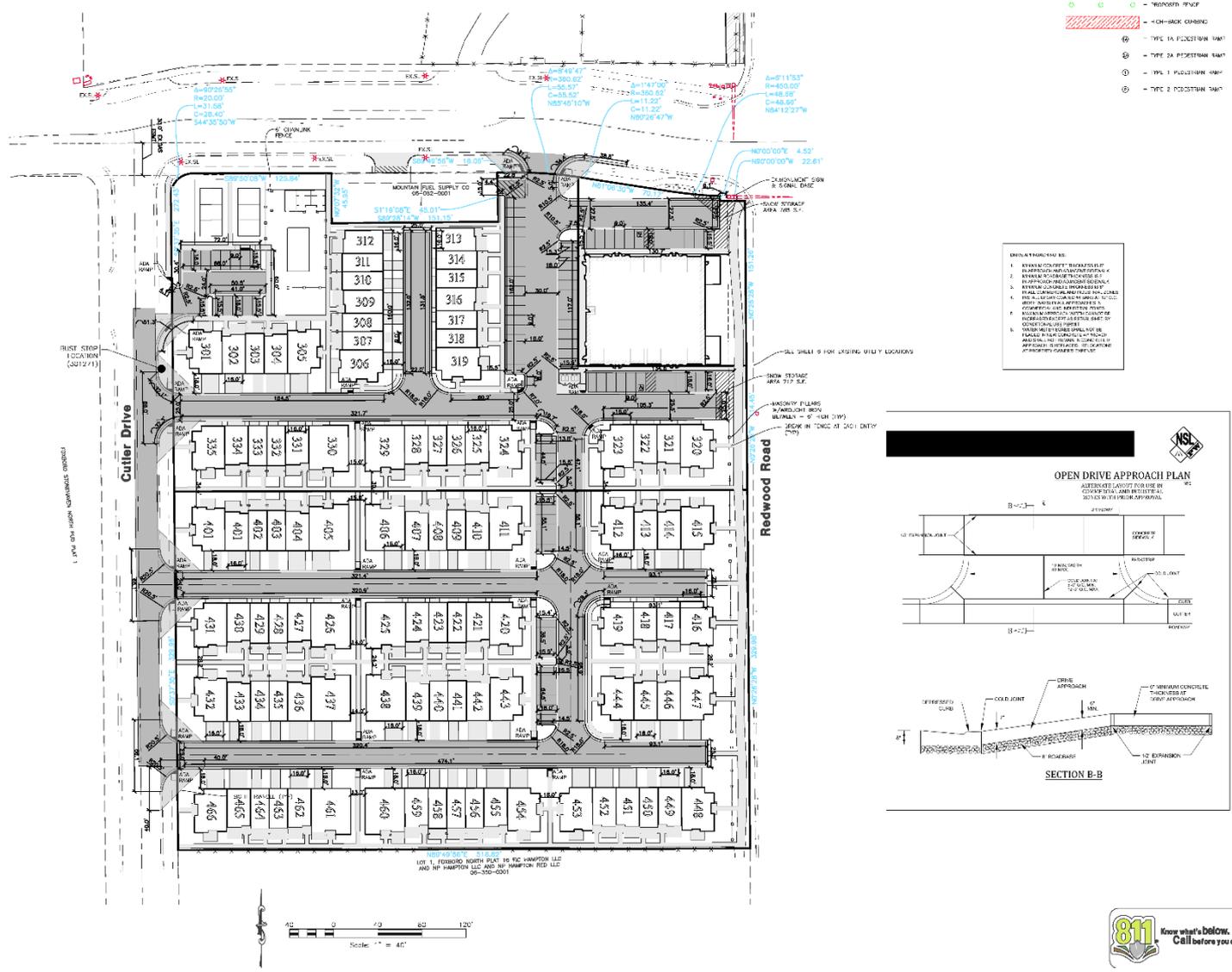


Preliminary Plan Clifton Place South PUD Aerial/Zoning





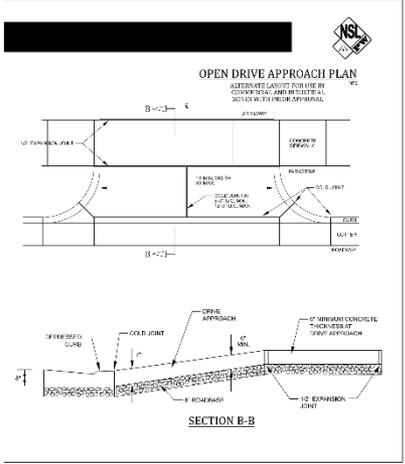
Preliminary Plan Clifton Place South PUD Site Plan



- ○ ○ - "REPOSED" FINISH
- ▨ - CH-Back CURBING
- ⊕ - TYPE 1A PAVEMENT MARK
- ⊕ - TYPE 2A PAVEMENT MARK
- ⊕ - TYPE 1 PAVEMENT MARK
- ⊕ - TYPE 2 PAVEMENT MARK

EXPLANATION:

1. REVISIONS TO THE PRELIMINARY PLAN SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A CIRCLED NUMBER AND DATE.
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8. REVISIONS TO THE PRELIMINARY PLAN SHALL BE MADE BY THE ARCHITECT AND SHALL BE INDICATED BY A CIRCLED NUMBER AND DATE.



LOT 1, FORDSON NORTH PLAT 15, INC HAMPTON LLC
AND NP HAMPTON RED HILL RD INC NP HAMPTON RED LLC
06-350-0001





Preliminary Plan
Clifton Place South PUD
Elevations



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
4 FEBRUARY 24, 2026

5
6 **DRAFT**
7

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

10 PRESENT: Commission Vice Chair Ryan Holbrook
11 Commissioner Scott Jones
12 Commissioner Ron Jorgensen
13 Commissioner Jacob Kapp
14 Commissioner Jonathan Marsh
15

16 EXCUSED: Commission Chair BreAnna Larson
17 Commissioner Irene Stone
18

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

22 OTHERS PRESENT: Jacob Gordon, UVU student/resident; Nadia Gregerson, resident; Nick
23 McMurtrey, Brighton Homes.
24

25 1. PUBLIC COMMENT
26

27 Jacob Gordon commented that he was a resident and a student at Utah Valley University. He
28 added that he was taking an ethnographic methods class and studying the culture of city
29 government. He asked for consent from the Commission to take notes on the meeting.
30

31 2. CONSIDERATION OF PRELIMINARY SUBDIVISION PLAN FOR SYCAMORE
32 GROVE PUD, PH. 2 AT 3943 S 850 W, SYCAMORE GROVE NSL, LLC,
33 APPLICANT
34

35 Sherrie Pace reported that the Sycamore Grove PUD development located at 850 West was part
36 of the recent annexation area. She noted that Phase 1 development consisted of nine (9) twin
37 homes and was approved by the County and then annexed into the City. She shared that the
38 proposal for Phase 2 included three (3) twin homes (6 total dwelling units). She said the property
39 owner, Ryan Hales, would like to develop Phase 2 in a similar manner as Phase 1.
40

41 Ms. Pace presented the site layout for the buildings and noted approval from the existing HOA to
42 access the shared common drive off Sycamore Grove Lane, which was a private street. She
43 continued that each unit would have a two car garage and a two car driveway. She said there
44 would also be an additional four guest parking spaces as well for a total parking count of 28
45 spaces or 4.66 spaces per unit. She noted that the proposed property was zoned R1-7 which
46 allows one and two family dwellings with a maximum density of eight (8) dwellings per net acre.
47 Ms. Pace shared that the proposed development met the maximum allowed dwelling unit density
48 for the zone. She added that the concept plan was received by staff in November 2025.

49
50 Sherrie Pace shared renderings of the building exteriors. She noted that the plan would include
51 the installation of sidewalk along 850 West and the removal of the two existing driveway
52 approaches. She explained that the proposed Phase 2 consisted of one single 0.89 acre lot with an
53 existing home and pool which would be demolished. She added that the property was currently
54 addressed with a Bountiful City address; however, the new units would be given North Salt Lake
55 addresses to match the units in Phase 1.

56
57 Ms. Pace concluded that the redline corrections had been received and confirmed complete with
58 the exception of the signature box for the City Attorney. She said the City Engineer would need
59 to verify that engineering comments had been addressed prior to submittal of the final plat. She
60 noted that the Development Review Committee (DRC) recommended approval with the
61 conditions to correct minor redlines, verification by Engineering that engineering comments had
62 been addressed, and submission of updated landscape plan reflecting preliminary plan
63 corrections.

64
65 Commissioner Marsh commented that during the annexation of the larger unincorporated area,
66 there was a rezone request to RM-7 for the subject parcel. He added that the request was denied
67 by the City Council at that time.

68
69 Sherrie Pace clarified that when Phase 1 of Sycamore Grove was annexed, the development was
70 too dense to be approved under the R1-7 zone but would be compliant with the regulations of the
71 RM-7 zone. She continued that when the larger unincorporated area was annexed, the property
72 owner of 3943 South 850 West requested that the property be zoned RM-7 to allow the same
73 rights as the neighboring parcel. She explained that the code had been modified between the two
74 annexations so that the R1-7 and RM-7 zones allowed the same density (8 dwelling units per net
75 acre). She elaborated that the difference was that the R1-7 zone only allowed structures to be
76 single family or two family dwellings whereas the RM-7 zone allowed attached structures such
77 as townhomes.

78

79 Commissioner Marsh asked about removing the shared driveway from the lot area calculation for
80 density purposes. Sherrie Pace responded that the shared driveway was similar to a private road
81 and if it was not counted it may allow for seven units. She spoke on a similar development with
82 eight units per acre and how the lots did not meet the minimum lot size after the road was built.
83 She said City Code had since been adjusted to avoid this issue in future developments by stating
84 that the density was based on net density. She noted that public right of ways were 50 feet
85 minimum and a private road could be a 26 foot minimum plus curb/gutter and sidewalk.

86
87 Commissioner Jorgensen asked if South Davis Metro Fire had reviewed and approved the
88 hammerhead turnarounds. He also asked about the existing home on the property. Sherrie Pace
89 replied that the plan had been approved by South Davis Metro Fire. She noted that the home had
90 not been occupied for some time.

91
92 **Commissioner Jorgensen moved that the Planning Commission approve the preliminary**
93 **plan for Sycamore Grove PUD, Phase 2 at 3943 South 850 West with the following findings**
94 **and conditions:**

95
96 **Findings:**

- 97 1) **The plan has been developed in accordance with the intent, standards and criteria**
98 **specified in City Code Title 13 and other applicable regulations**
99 2) **The plan conforms to an approved concept plan**
100 3) **The plan creates no substantial financial hardship to the City**
101 4) **The plan creates no substantial environmental consequence which will adversely**
102 **impact upon adjacent properties and the health, safety or welfare of the inhabitants**
103 **of the City**

104
105 **Conditions:**

- 106 1) **Correction of minor redlines**
107 2) **Verification by Engineering that engineering comments have been addressed**
108 3) **Submission of updated landscape plan reflecting preliminary plan corrections**

109
110 **Commissioner Jones seconded the motion. The motion was approved by Commissioners**
111 **Holbrook, Jones, Jorgensen, Kapp, and Marsh.** Commissioners Larson and Stone were
112 excused.

113
114 3. **REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE**
115 **PLANNING COMMISSION**

116

117 Sherrie Pace reported that the City Council meeting included a presentation by Mark Morris with
118 VODA related to the urban design standards and survey. She said staff received the General Plan
119 draft on February 14th from the consultant for review. She noted that the draft would be presented
120 to the Planning Commission in March.

121

122 4. APPROVAL OF PLANNING COMMISSION MINUTES

123 The Planning Commission meeting minutes of February 10, 2026 were reviewed and approved.

124

125 **Commissioner moved to approve the Planning Commission minutes from the February 10,**
126 **2026 meeting as drafted. Commissioner Kapp seconded the motion. The motion was**
127 **approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, and Marsh.**

128 Commissioners Larson and Stone were excused.

129

130 5. ADJOURN

131

132 Commission Vice Chair Holbrook adjourned the meeting at 6:47 p.m.

133

134 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
135 *Tuesday, March 10, 2026 by unanimous vote of all members present.*

136

137

138

139 _____
Ryan Holbrook, Vice Chair

_____ *Wendy Page, City Recorder*