

**ORDINANCE NO. 2025-18**

**AN ORDINANCE AMENDING THE CITY OF NORTH SALT LAKE ZONING MAP BY CHANGING THE ZONING OF PROPERTY GENERALLY LOCATED AT 1096 NORTH REDWOOD ROAD WITHIN THE CITY OF NORTH SALT LAKE, STATE OF UTAH, FROM CG, GENERAL COMMERCIAL TO MD, MANUFACTURING DISTRIBUTION**

**WHEREAS**, the City of North Salt Lake is an incorporated city in Davis County, Utah; and

**WHEREAS**, the City of North Salt Lake has received an application to amend the zoning for 1.106 acres of Lot 1 of the 1100 North Krause Crossing Subdivision at 1096 North Redwood Road from General Commercial (CG) to Manufacturing-Distribution (MD); and

**WHEREAS**, the proposed zoning change set forth herein has been reviewed by the Planning Commission and City Council, and all appropriate public hearings have been held in accordance with Utah law and the City of North Salt Lake's ordinances to obtain public input regarding the proposed revisions to the Zoning Map; and

**WHEREAS**, the Planning Commission has made a recommendation of approval to the City Council concerning the proposed zoning change as required by City Code and Utah Code; and

**WHEREAS**, the City Council has reviewed the application and finds that it is consistent with the comprehensive General Plan, goals and policies of the City and that changed conditions make the proposed amendment reasonably necessary to carry out the purposes stated in Title 10 of the Land Use Ordinance.

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of North Salt Lake, Utah, as follows:

SECTION 1. Zoning Map Amendment. The City of North Salt Lake Zoning Map is hereby amended to change the zoning of approximately 1.106 acres of property as described in Exhibit A, and generally located at 1096 North Redwood Road, North Salt Lake from CG, General Commercial to MD, Manufacturing Distribution.

SECTION 2. Severability. If any provision of this ordinance is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby.

SECTION 3. Effective Date. This ordinance is hereby adopted and shall take effect immediately upon posting as required in Utah Code 10-3-711.

**APPROVED AND ADOPTED** by the City Council of the City of North Salt Lake, Utah, this 18<sup>th</sup> day of November, 2025.



CITY OF NORTH SALT LAKE

BRIAN J. HORROCKS  
Mayor

ATTEST:

WENDY PAGE  
City Recorder

City Council Vote as Recorded:

Council Member Watts Baskin	<u>aye</u>
Council Member Clayton	<u>aye</u>
Council Member Jackson	<u>aye</u>
Council Member Knowlton	<u>aye</u>
Council Member Van Langeveld	<u>aye</u>

**Certificate of Posting Ordinance:**

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing Ordinance No. 2025-18 was passed by the governing body on the date shown above, and that copies were posted as required by Utah Code 10-3-711.

Recorded this 20<sup>th</sup> day of November, 2025.

Wendy Page, City Recorder



[Seal]

## EXHIBIT A

### Property Description:

1.106 acres of Davis County Parcel Identification number: 06-450-0001 to be incorporated into Lot 2 of the 1100 North Krause Crossing Subdivision per the pending Lot Line Adjustment

### Legal Description:

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 1100 NORTH STREET (IN NORTH SALT LAKE CITY, aka 2600 SOUTH STREET IN WOODS CROSS CITY), SAID POINT BEING NORTH 89°54'12" EAST ALONG THE CENTERLINE OF 1100 NORTH STREET, A DISTANCE OF 265.57 FEET AND SOUTH 00°06'08" EAST 36.56 FEET FROM THE INTERSECTION MONUMENT AT REDWOOD ROAD AND 1100 NORTH STREET, SAID POINT OF BEGINNING BEING ALSO EAST 294.31 FEET AND SOUTH 878.26 FEET FROM THE WEST QUARTER CORNER OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 89°54'16" EAST 477.32 FEET; THENCE SOUTH 326.77 FEET; THENCE NORTH 89°54'51" WEST 477.85 FEET; THENCE NORTH 00°05'34" EAST 326.81 FEET TO THE POINT OF BEGINNING. NAD83 ROTATION IS 00°19'15" CLOCKWISE.  
CONTAINS 156,065.99 SQ/FT OR 3.58 ACRES