



**CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
NOTICE & AGENDA  
February 10, 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**

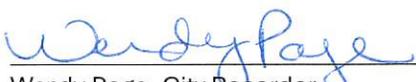
1. Welcome and Introduction
2. Public Comment
3. Consideration of a Plat Amendment for NSL City Center Commercial Condos affecting Unit 004 located at 45 East Center Street, Brighton Homes, applicant
4. Consideration of a Plat Amendment for River Bend Industrial Subdivision Lot 7 creating River Bend Industrial Condominium Subdivision, a 2 unit commercial condo at 215 South Riverbend Way, CIR Survey, applicant
5. Consideration of a Site Plan Approval for McDonalds at 1096 N Redwood Road, Joanna Graham applicant
6. Report on City Council actions on items recommended by the Planning Commission
7. Approval of Planning Commission Minutes of January 27, 2026
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/pmn/>, City's Website: <https://nslcity.gov/>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: February 5, 2026

  
Wendy Page, City Recorder





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## MEMORANDUM

**TO:** Planning Commission

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

**DATE:** February 10, 2026

**SUBJECT:** Plat Amendment for the North Salt Lake City Center Condominiums

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### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the Plat Amendment for North Salt Lake City Center Condominiums with the following conditions:

1. Correction of minor redlines to the signature blocks and owner dedication.

### **BACKGROUND/REVIEW**

The owner of Unit #004 in the basement level of the building is proposing to amend the unit to add a storage closet that is presently located in the common area. The proposed amendment has no impact on the overall layout or functionality of the development and is minor in nature.

Outstanding redline corrections are to the signature blocks for the Mayor and Owners Dedication and corrections of the date and name of the City.

### **PROPOSED MOTION**

I move that the Planning Commission approve the plat amendment for North Salt Lake City Center Condominiums with the following condition:

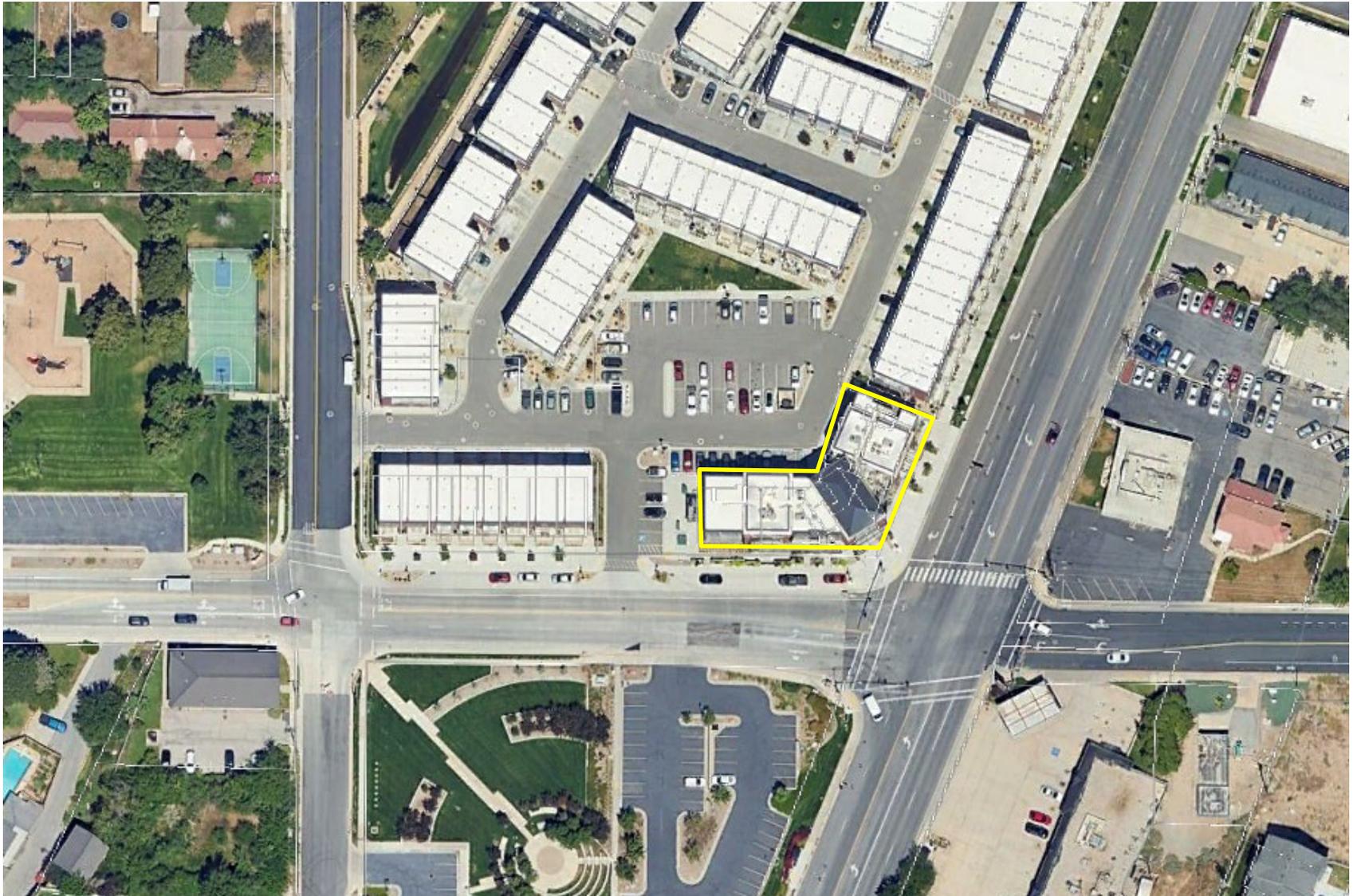
1. Correction of minor redlines

Attachments:

- A) Aerial/Zoning Map
- B) Proposed Amended Plat



# Development/Application Aerial



# NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT

SHEET 1 OF 4

AMENDING UNIT TENANT SPACE 004 AND COMMON AREA OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS

ALL OF COMMERCIAL LOT 57 NORTH SALT LAKE CITY CENTER

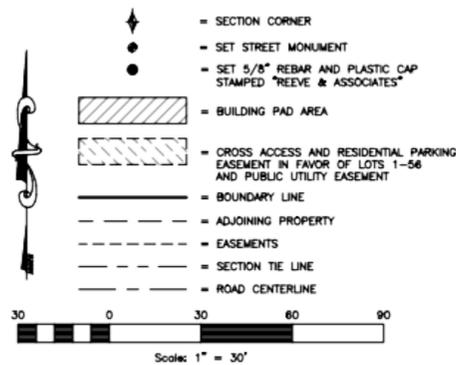
PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

CITY OF NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

JANUARY, 2026

Correct Date

## LEGEND



## NOTES

- ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL AREA NOT LABELED AS PRIVATE OWNERSHIP ARE TO BE CONSIDERED COMMON AREA.
- ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4337.82' NAVD 88 AS DERIVED FROM GPS RTK VRS MEASUREMENTS.
- ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.
- APPROVAL OF THIS CONDO PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
- RESIDENTIAL PARKING EASEMENT IN FAVOR OF LOTS 1-56 ALLOWS PARKING FROM 5:30 P.M. TO 7:00 A.M. ON WEEKDAYS AND 24 HOUR PARKING ON SATURDAYS AND SUNDAYS.
- CROSS ACCESS AND RESIDENTIAL PARKING EASEMENT TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
- ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
- THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.

## BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SHOWN HEREON AS: N89°54'24"E

## NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND UNIT TENANT SPACE 004 AND COMMON AREA OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS AS SHOWN HEREON.

## COORDINATE TABLE

DC #	NORTHING	EASTING
1	102715.87	107935.93
2	102718.43	107742.79
3	102784.80	107577.31
4	102815.74	107577.31
5	102853.18	107445.11
6	102893.65	107758.16
7	102893.65	107854.16
8	102884.25	107931.51
9	102808.86	107973.52

## CURVE TABLE

#	RADIUS	ARC LENGTH	CHD LENGTH	TANGENT	CHD BEARING	DELTA
C1	9.50	14.92	13.43	9.50	N45°00'00"W	90°00'00"
C2	19.50	11.09	10.94	5.70	S73°42'18"W	32°35'24"
C3	19.50	11.09	10.94	5.70	S73°42'44"W	32°34'43"
C4	19.50	30.63	27.58	19.50	N45°00'00"E	90°00'00"
C5	2.50	3.93	3.54	2.50	N45°00'00"E	90°00'00"
C6	2.50	3.93	3.54	2.50	N45°00'01"E	89°59'58"
C7	1.50	2.38	2.12	1.50	S45°00'00"E	90°00'00"
C8	1.50	1.78	1.68	1.50	N58°02'02"E	87°55'58"
C9	9.50	14.79	13.34	9.37	N45°24'26"E	89°11'08"



## VICINITY MAP

NOT TO SCALE

## LINE TABLE

LINE	BEARING	DIST
L1	S89°00'00"E	11.50
L2	N22°00'40"W	2.20
L3	S89°00'00"E	21.19
L4	S22°00'40"W	2.50
L5	S89°00'00"E	11.50
L6	S22°00'00"W	12.74
L7	S89°00'00"E	8.08
L8	S22°00'00"W	5.08
L9	N88°00'00"W	1.20
L10	S22°00'00"W	21.25
L11	S89°00'00"E	8.08
L12	S89°00'00"E	8.08
L13	N89°00'00"W	2.20
L14	S22°00'00"W	23.79
L15	S24°00'00"E	7.01
L16	S89°00'00"E	8.08
L17	N54°00'00"W	2.20
L18	S89°00'00"E	19.45
L19	S34°00'00"E	1.20
L20	S22°00'00"W	7.05
L21	N54°00'00"W	7.05
L22	WEST	10.40
L23	NORTH	1.00
L24	WEST	12.15
L25	SOUTH	1.00
L26	WEST	11.80
L27	SOUTH	2.20
L28	WEST	6.08
L29	NORTH	8.08
L30	EAST	21.25
L31	SOUTH	1.20
L32	WEST	8.08
L33	NORTH	7.05
L34	WEST	26.80
L35	NORTH	38.19
L36	EAST	26.80
L37	NORTH	2.20
L38	EAST	8.08
L39	SOUTH	1.20
L40	EAST	21.25
L41	NORTH	1.20
L42	EAST	8.08
L43	SOUTH	2.20
L44	EAST	15.58
L45	N56°00'00"E	9.03
L46	N22°00'00"E	13.82
L47	N89°00'00"E	2.20
L48	N22°00'00"E	6.08
L49	S89°00'00"E	2.20
L50	N22°00'00"E	21.25
L51	N89°00'00"E	1.20
L52	N22°00'00"E	8.08
L53	S89°00'00"E	2.20
L54	N22°00'00"E	12.14
L55	N22°00'40"E	5.41
L56	S22°00'40"W	5.40
L57	S87°59'20"E	12.07
L58	S87°59'20"E	6.24
L59	S00°10'05"W	2.54
L60	S00°10'05"W	8.10

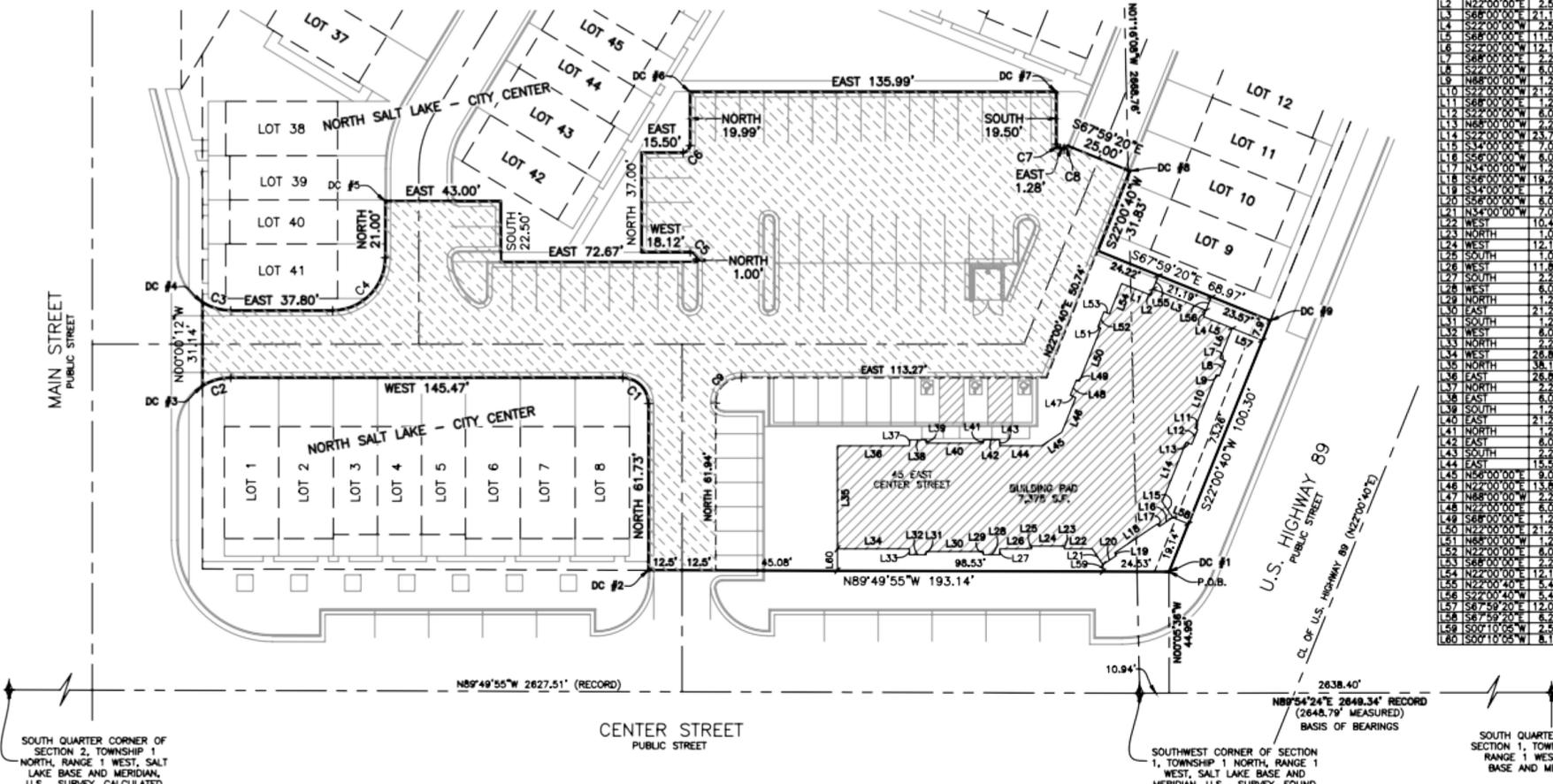
## BOUNDARY DESCRIPTION

ALL OF COMMERCIAL LOT 57 OF NORTH SALT LAKE - CITY CENTER AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89, SAID POINT BEING N89°54'24"E 10.94 FEET AND N00°05'56"W 44.95 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N89°49'55"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTER STREET, 193.14 FEET; THENCE NORTH 61.73 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 9.50 FEET, AN ARC LENGTH OF 14.92 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"W, AND A CHORD LENGTH OF 13.43 FEET; THENCE WEST 145.47 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 11.09 FEET, A DELTA ANGLE OF 32°35'24", A CHORD BEARING OF S73°42'18"W, AND A CHORD LENGTH OF 10.94 FEET; THENCE NORTH 31.14 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 11.09 FEET, A DELTA ANGLE OF 32°34'43", A CHORD BEARING OF S73°42'44"W, A RADIAL BEARING OF N32°34'33"E, AND A CHORD LENGTH OF 10.94 FEET; THENCE EAST 37.80 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 30.63 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"E, AND A CHORD LENGTH OF 27.58 FEET; THENCE NORTH 21.00 FEET; THENCE EAST 43.00 FEET; THENCE SOUTH 22.50 FEET; THENCE EAST 72.87 FEET; THENCE NORTH 1.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2.50 FEET, AN ARC LENGTH OF 3.93 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"W, AND A CHORD LENGTH OF 3.54 FEET; THENCE WEST 18.12 FEET; THENCE NORTH 37.00 FEET; THENCE EAST 15.50 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 3.93 FEET, A DELTA ANGLE OF 89°59'58", A CHORD BEARING OF N45°00'01"E, A RADIAL BEARING OF N00°00'00"W, AND A CHORD LENGTH OF 3.54 FEET; THENCE NORTH 19.99 FEET; THENCE EAST 135.99 FEET; THENCE SOUTH 19.50 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 11.09 FEET, A DELTA ANGLE OF 90°00'00", A CHORD BEARING OF N45°00'00"E, AND A CHORD LENGTH OF 10.94 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1.50 FEET, AN ARC LENGTH OF 2.38 FEET, A DELTA ANGLE OF 87°55'58", A CHORD BEARING OF N58°02'02"E, A RADIAL BEARING OF N00°00'00"E, AND A CHORD LENGTH OF 1.78 FEET; THENCE S87°59'20"E 25.00 FEET; THENCE S22°00'40"W 31.83 FEET; THENCE S67°59'20"E 68.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89; THENCE S22°00'40"W ALONG SAID WESTERLY LINE, 100.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,164 SQUARE FEET OR 0.945 ACRES MORE OR LESS



SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED

CENTER STREET PUBLIC STREET

SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED

### SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT IN NORTH SALT LAKE, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH SALT LAKE, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

9031945  
UTAH LICENSE NUMBER

### OWNERS DEDICATION AND CERTIFICATION

WE THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A COMMERCIAL BUILDING PAD AND PARKING AS SHOWN ON THE PLAT AND NAME SAID TRACT NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT AND DO HEREBY DEDICATE THE AREAS SHOWN HEREON AS PRIVATE ACCESS DRIVES, PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALSO TO DEDICATE THE CROSS ACCESS EASEMENT TO ALL PRIVATE LOT OWNERS FOR ACCESS AND PARKING TO BE MAINTAINED BY THE HOA.

SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

If you are showing all of the units in the Condo project you will have to have all owners of units sign the plat.

### BANK OF UTAH ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF BANK OF UTAH, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

### LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH )ss.  
COUNTY OF \_\_\_\_\_ )

ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN \_\_\_\_\_ COUNTY  
MY COMMISSION NO. \_\_\_\_\_ PRINTED FULL NAME OF NOTARY

**DEVELOPER:**  
BRIGHTON HOMES  
215 NORTH REDWOOD ROAD, SUITE B  
NORTH SALT LAKE, UT. 84054  
(801) 397-9755

**RECOMMENDED FOR APPROVAL**  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
CITY ENGINEER

**RECOMMENDED FOR APPROVAL**  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
CITY ATTORNEY

**RECOMMENDED FOR APPROVAL**  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

**CITY COUNCIL'S APPROVAL**  
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,  
Mayor  
THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CITY RECORDER ATTEST:  
MAYOR: \_\_\_\_\_

**PROJECT INFORMATION**  
Project Name: NSL - CITY CENTER CONDO AMD  
Designer: T. HATCH  
Begin Date: 3-18-19  
Number: 8440-11  
Scale: 1"=30'  
Revision:  
Checked:



**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID  
AND RECORDED, \_\_\_\_\_ AT  
IN BOOK \_\_\_\_\_ OF  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR:  
\_\_\_\_\_  
DAVIS COUNTY RECORDER  
\_\_\_\_\_  
DEPUTY,

# NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT

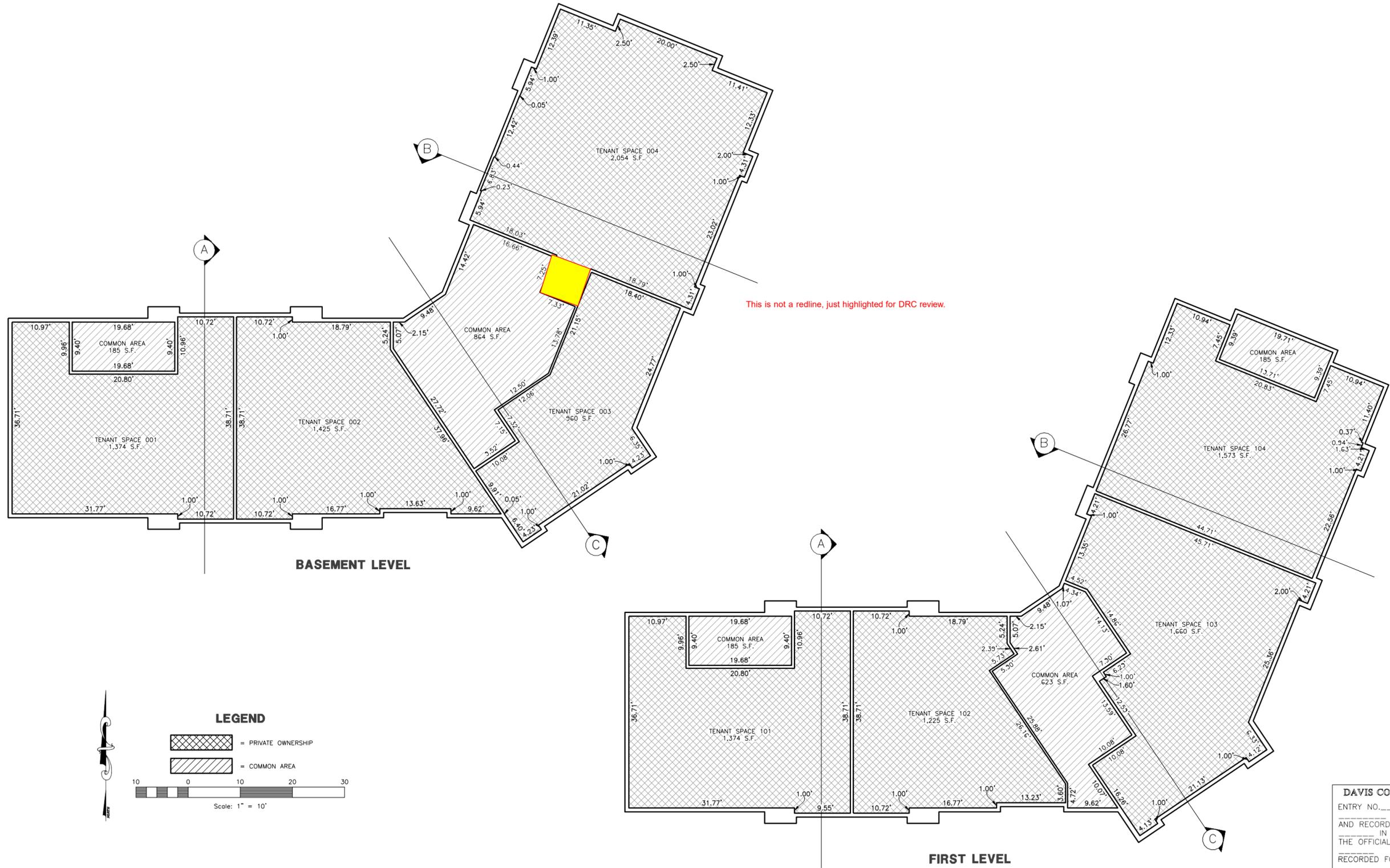
AMENDING UNIT TENANT SPACE 004 AND COMMON AREA OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS

ALL OF COMMERCIAL LOT 57 NORTH SALT LAKE CITY CENTER

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

JANUARY, 2026



This is not a redline, just highlighted for DRC review.

**LEGEND**

= PRIVATE OWNERSHIP

= COMMON AREA

Scale: 1" = 10'

**DAVIS COUNTY RECORDER**

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR: \_\_\_\_\_

DAVIS COUNTY RECORDER \_\_\_\_\_

DEPUTY, \_\_\_\_\_

Reeve & Associates, Inc. - Solutions You Can Build On

Reeve & Associates, Inc. - Solutions You Can Build On



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## MEMORANDUM

**TO:** Planning Commission

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

**DATE:** February 10, 2026

**SUBJECT:** Plat Amendment for River Bend Industrial Condominium Plat

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### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the plat amendment for River Bend Industrial Condominium Plat with the following conditions:

1. Verification of or installation of a firewall between Units A & D, if required by the Building Code or Fire Code;
2. Correction of minor redlines to the signature blocks

### **BACKGROUND/REVIEW**

The property at 215 River Bend Way (River Bend Industrial Subdivision, Lot 7) has an existing 33,540 sq. ft. industrial building on the site that was constructed in 2008. The property owner has requested to re-subdivide the property into a 2 unit commercial condo building. Unit A will be 23,464 sq. ft. and Unit D will contain 10,076 sq. ft. The remainder of the property will be common area, jointly held and managed by association of the unit owners.

The property and proposed subdivision meet the minimum requirements for the MD Zone and all but a few minor redline corrections have been completed. The only other outstanding issue is to determine if the wall between the new Unit A & Unit D was constructed as a firewall, as required by the building code. The architect is currently evaluating the construction and to confirm the existence of the fire wall. If no firewall was constructed the owners will be required to obtain a building permit and add the necessary firewall to separate the units.

### **PROPOSED MOTION**

I move that the Planning Commission approve the proposed subdivision at 215 South River Bend Way with the following conditions:

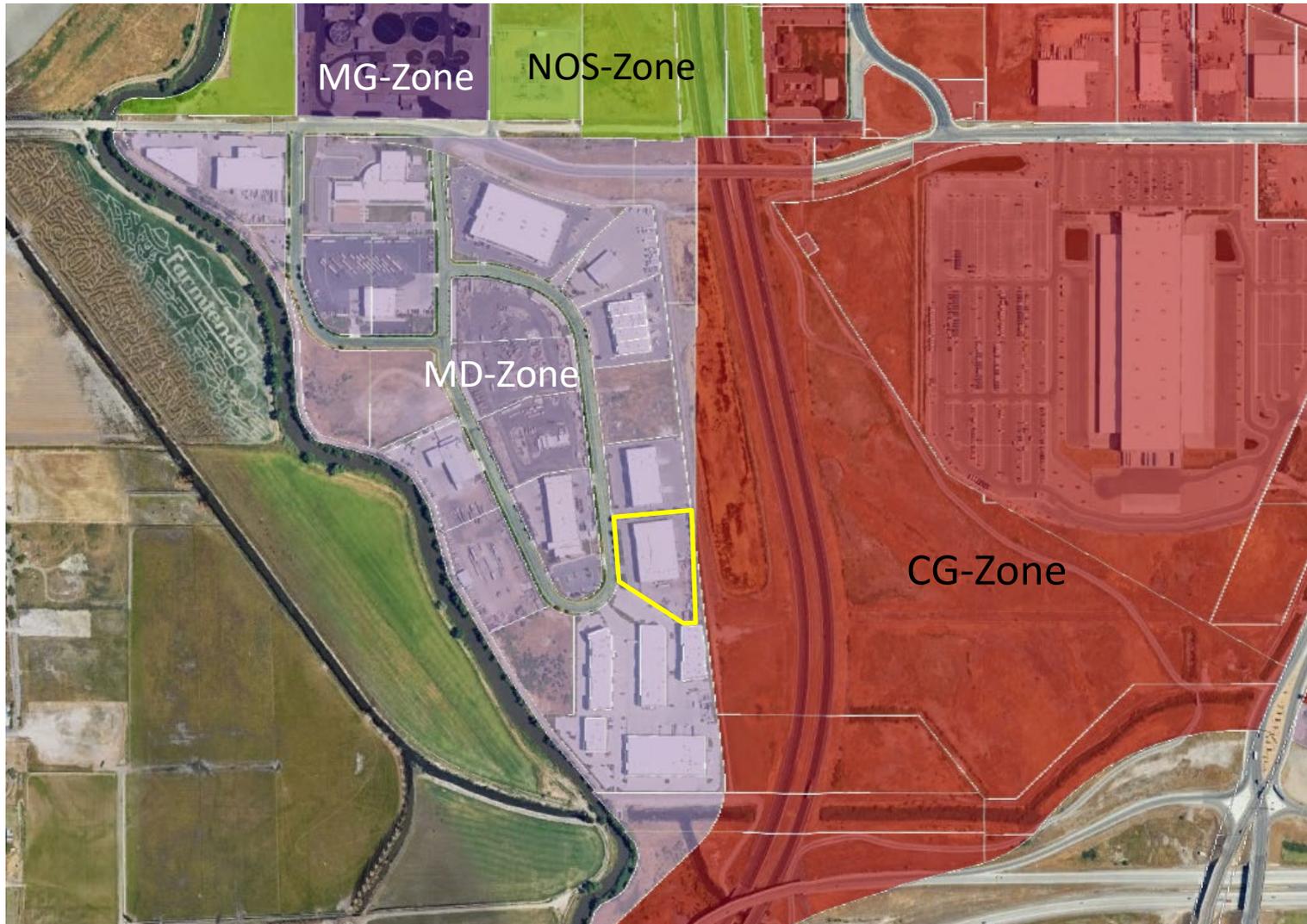
1. Verification or installation of a firewall between units A & D; and
2. Completion of minor redlines.

Attachments:

- A) Aerial/Zoning Map
- B) Proposed Plat



# River Bend Industrial Condo Zoning





# River Bend Industrial Condo Aerial



# RIVER BEND INDUSTRIAL CONDOMINIUM PLAT

## AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH  
FEBRUARY 2026



SURVEYOR'S CERTIFICATE

I, BLAKE PETERSON, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5494649 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17-73-504, and have subdivided said building, together with easements, hereafter to be known as **RIVER BEND INDUSTRIAL CONDOMINIUM PLAT** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



### BOUNDARY DESCRIPTION

All of Lot 7, River Bend Industrial Subdivision, according to the official plat thereof, as Recorded in the Office of the Davis County Recorder, described in that Quit Claim Deed recorded July 11, 2008 as Entry No. 2379028 in Book 4572, at Page 358 in the Office of the Davis County Recorder. Said Lot is located in the Northwest Quarter of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:  
**Beginning** at the northwesterly corner of Lot 7, River Bend Industrial Subdivision which is 1,235.32 feet N. 89°55'29" E. and 1,475.45 feet South from the Northwest Corner of said Section 10; thence N. 82°40'00" E. 299.75 feet; thence S. 07°20'00" E. 142.35 feet; thence S. 00°06'00" E. 292.55 feet; thence S. 89°56'00" W. 48.54 feet; thence N. 55°36'33" W. 295.05 feet to a point of non-tangency with a 160.00 feet radius curve to the left, concave West (Radius point bears N. 82°20'47" W.); thence Northerly 41.85 feet along the arc of said curve to the easterly right-of-way for River Bend Way, through a central angle of 14°59'14" (chord bears N. 00°09'37" E. 41.73 feet); thence along a line non-tangent to said curve and said easterly right-of-way, N. 07°20'00" W., a distance of 188.70 feet to the **Point of Beginning**.

The above-described entire tract contains 102,376 sq. ft., in area or 2,350 ac. more or less. 1 Lot.  
This legal description meets the minimum requirements of 1:15,000.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Units, together with easements as set forth to be hereafter known as:  
**RIVER BEND INDUSTRIAL CONDOMINIUM PLAT**  
And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and iteration of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

River Bend Partners LLC

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT

State of Utah )  
                  ) ss  
County of Salt Lake )  
  
On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me,  
a Notary Public, personally appeared \_\_\_\_\_ the \_\_\_\_\_ of River Bend Partners LLC proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's dedication and consent regarding the **RIVER BEND INDUSTRIAL CONDOMINIUM PLAT** and was signed by him/her on behalf of said River Bend Partners LLC and acknowledged that he/she/they executed the same.

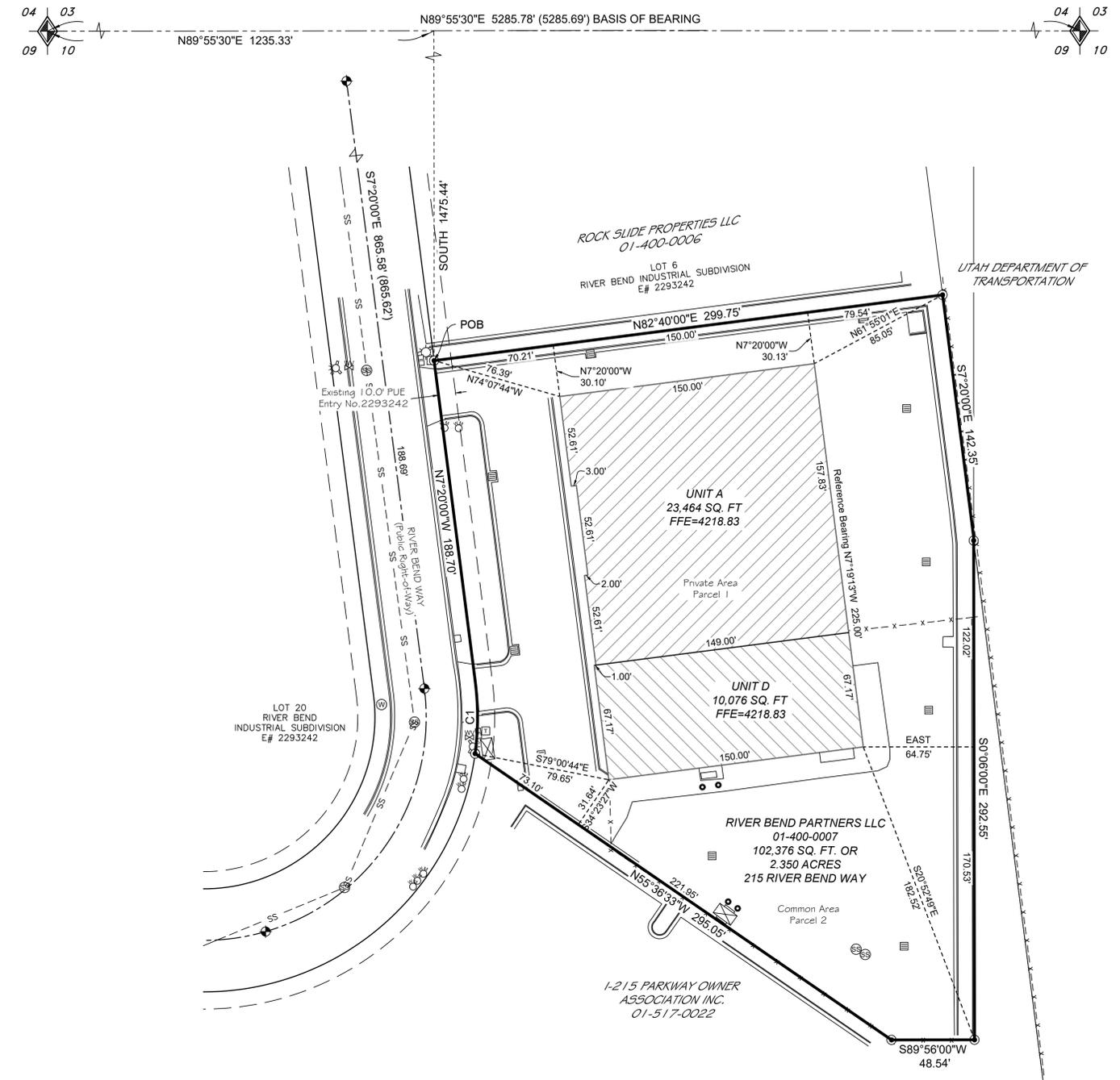
Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
  
A Notary Public Commissioned in Utah

## RIVER BEND INDUSTRIAL CONDOMINIUM PLAT

AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

Found Northwest Corner  
Section 10, T.1N., R.1W., SLB&M

Found Northeast Corner  
Section 10, T.1N., R.1W., SLB&M



### Legend of Symbols & Abbreviations

- Boundary Line
- Adjacent Parcel Line
- - - Section Line
- - - Monument Line
- - - Survey Tie Line
- - - Existing PUE (Public Utility Easement)
- - - Existing Chain Link Fence Line
- ▨ Private Area Parcel 1
- ▩ Common Area Parcel 2
- ⊙ Set rebar and cap stamped "CIR"
- ⊕ Existing Street Monument
- ⊠ Existing Storm Drain Inlet Boxes
- ⊗ Existing Sewer Manhole
- ⊕ Existing Storm Drain Manhole
- ⊠ Existing Power Vault
- ⊙ Existing Bollard
- Existing Curb & Gutter
- ⊕ Existing Water Meter
- ⊕ Existing Fire Hydrant
- ⊕ Existing Water Valve
- ⊕ Existing Light Pole
- ( ) Record Bearing and Distance

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.85	160.00	14°59'14"	N0° 09' 37"E	41.73

### PLAT NOTES:

- All survey data shown are based upon the NAD 83 system.
- All property corners set with 5/8" rebar and plastic cap (CIR), or Rivet where the property corner is in concrete or asphalt.
- Approval of this development plat by the City of North Salt Lake does not constitute any representation as to the adequacy of the sub-surface soil conditions nor the location or depth of groundwater tables.
- The Benchmark for this project is the southerly street monument along River Bend Way as shown on this plat, Elevation = 4218.22'. Datum is NAVD 88, derived from the Utah TURN GPS System.

ADDRESS TABLE	
UNIT ID	ADDRESS
UNIT A	
UNIT D	

**PROJECT INFORMATION**  
SURVEYOR: BLAKE PETERSON PROJECT NAME: 215 S River Bend Condo  
DESIGNER: NA NUMBER: S25-381

**RECOMMENDED FOR APPROVAL**  
This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
  
CITY ENGINEER

**RECOMMENDED FOR APPROVAL**  
This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
  
CITY ATTORNEY

**RECOMMENDED FOR APPROVAL**  
This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
  
ADMINISTRATIVE LAND USE AUTHORITY,  
COMMUNITY DEVELOPMENT DIRECTOR

**MAYOR APPROVAL**  
This \_\_\_\_\_ day of \_\_\_\_\_ A.D. 20\_\_\_\_  
  
CITY ATTORNEY

**OWNER / DEVELOPER:**  
River Bend Partners LLC

PREPARED BY:  
**CIR CIVIL ENGINEERING + SURVEYING**  
10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095  
Phone: (435) 503-7641

**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID: \_\_\_\_\_  
FILED FOR RECORD AND RECORDED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
IN BOOK \_\_\_\_\_ OF THE OFFICIAL RECORDS PAGE \_\_\_\_\_  
RECORDED FOR: CITY OF NORTH SALT LAKE  
  
DAVIS COUNTY RECORDER

SHEET  
1  
2

# RIVER BEND INDUSTRIAL CONDOMINIUM PLAT

## AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

FEBRUARY 2026

T.O. CONC. WALL  
 ELEV. 128'-0"

T.O. O.H. DOOR  
 ELEV. 120'-0"

T.O. DOOR  
 ELEV. 107'-2"

FINISH FLOOR  
 ELEV. 100'-0" = 4218.83'



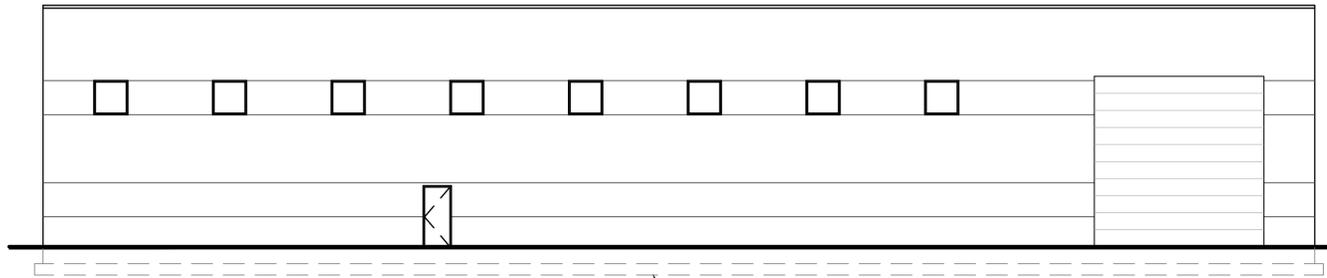
Concrete Footing  
 EAST ELEVATION

T.O. CONC. WALL  
 ELEV. 128'-0"

T.O. O.H. DOOR  
 ELEV. 120'-0"

T.O. DOOR  
 ELEV. 107'-2"

FINISH FLOOR  
 ELEV. 100'-0" = 4218.83'



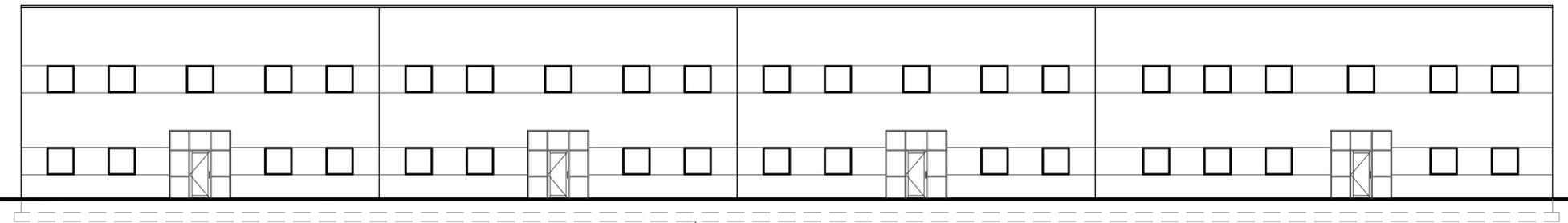
Concrete Footing  
 SOUTH ELEVATION

T.O. CONC. WALL  
 ELEV. 128'-0"

T.O. WINDOWS  
 ELEV. 119'-6"

T.O. WINDOWS  
 ELEV. 107'-6"

FINISH FLOOR  
 ELEV. 100'-0" = 4218.83'



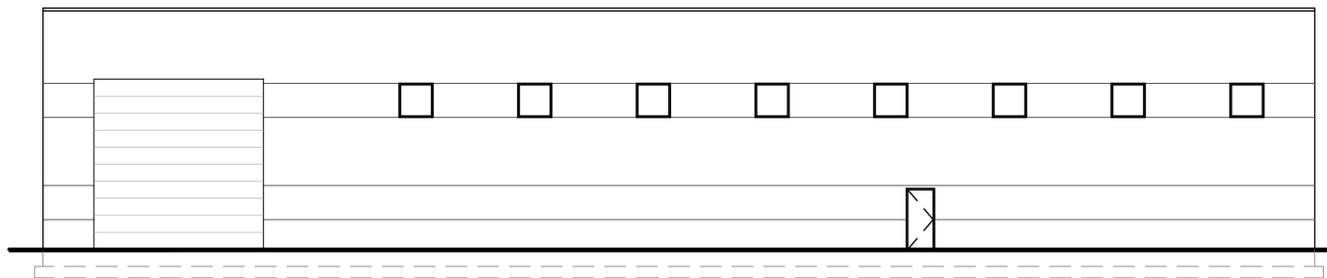
Concrete Footing  
 WEST ELEVATION

T.O. CONC. WALL  
 ELEV. 128'-0"

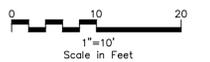
T.O. O.H. DOOR  
 ELEV. 120'-0"

T.O. DOOR  
 ELEV. 107'-2"

FINISH FLOOR  
 ELEV. 100'-0" = 4218.83'



Concrete Footing  
 NORTH ELEVATION



SHEET  
 2  
 2

**RIVER BEND INDUSTRIAL CONDOMINIUM PLAT**  
 AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION  
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
 CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH



---

## MEMORANDUM

**TO:** Planning Commission

**FROM:** Caden Baines, Planning Intern

**DATE:** February 10, 2025

**SUBJECT:** Site Plan for McDonald's at 1096 North Redwood Road

---

### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of the site plan for McDonald's located at 1096 North Redwood Road with the following conditions:

1. All necessary approvals are granted by the Federal Aviation Administration prior to issuance of a building permit.

### **BACKGROUND**

The subject 2.64 acre property is zoned General Commercial (CG) and has no existing structures. There is currently a lot line adjustment being processed administratively which will reduce the size of the lot to 1.54 acres. The proposed lot line adjustment moves the property line to the extent of this site plan. According to the applicant, the multinational chain McDonald's intends to build a fast-food restaurant with a drive-thru and parking. This site plan adds a new 4,515 sq. ft. building to be used by McDonald's as a restaurant. Restaurants including drive-thrus are permitted uses in the CG zone.

### **REVIEW**

There is one existing drive approach on the southwest portion of the property along Redwood Road that is 40 feet in width. This drive approach provides access to the property to the south operated by Hughes Trucking. The site plan indicates that the drive approach will not be modified regarding location and size. The plans show a new drive approach on the north side of the property along 1100 North which is 36 feet in width. This drive approach is intended to be shared with the lot to the east. The plans indicate that asphalt paving will be installed and striped for parking.

City Code requires that parking for fast food restaurants be installed at a rate of 1 stall for every 75 square feet of floor area. The building square footage of the restaurant is 4,515 which requires 61 stalls. The applicant proposes to provide 61 stalls, 3 of which meet ADA requirements. Additionally, code requires a minimum of 3 stacking spaces per drive-through lane. The proposed site plan conforms to this requirement.

City code requires that developments along the east side of Redwood Road install a 24 foot wide landscape buffer from the curb and gutter with a 5 foot wide sidewalk. The plans submitted by the applicant meet this requirement. The trees intended for the park strip were moved behind the sidewalk due to conflicts with overhead utilities. The minimum required landscape percentage is 15%. The applicant has provided 13,628 square feet of landscaping in the 67,082 square foot site (20%). No more than 5% of the lot or 5,000 square feet, whichever is less, may be landscaped with sod/lawn. The plans indicate that there will be 2,851 square feet of sod on the site or 4.2%. This area will be irrigated with sprinklers. The applicant is proposing to install rock mulch with a drip irrigation system to support the other landscaped areas.

The proposed building meets all required setbacks and lot coverage regulations in the CG zone. City code 10-1-33 requires adequate screening of dumpsters by a masonry or concrete wall not less than six feet (6') in height that matches the architecture of the structure. The proposed trash enclosure meets these requirements.

## **ARCHITECTURAL REVIEW**

The proposed building will be 21 feet 7 inches tall from finished grade to roof peak. The front facades of the building will be built with ALPOLIC panels with aluminum accents. The facades on the rear and side of the building will primarily consist of Hardie trim panels. Below is an outline of the architectural standards for the sides of the building visible from the public right of way:

### **Massing**

- Horizontal Articulation every 100 feet - *Each facade greater than one hundred feet (100') in length, measured horizontally, shall incorporate architectural features such as wall plane projections, recesses, or other building material treatments, colors and textures that visually interrupt the wall plane. No uninterrupted length of a facade may exceed one hundred (100) horizontal feet. (meets standard)*
- Vertical Articulation every 30 feet in height - *Each principal building greater than thirty feet (30') in height shall have a change in cladding material or surface plane or other building material treatments, colors and textures that visually interrupt the wall plane. No single cladding material or surface plane (as*

- applicable) may extend for an uninterrupted vertical distance of more than thirty feet (30'). **(meets standard)***
- Parapet Variation every 60 linear feet - *All facades visible from a public right of way shall include a parapet that varies in height by at least two feet (2') for each sixty (60) linear feet of facade length. **(meets standard)***
  - Primary Building Entrance - *Any primary entrance shall be clearly defined by either recessing the entrance or with a sheltering element such as an awning, arcade, or portico to provide shelter from the sun and inclement weather. **(meets standard)***

## **Materials**

- High quality materials - factory finished, integrally colored, or otherwise suitably treated. **(meets standard)**
- Metal siding, or materials which appear to be metal siding, prohibited except as accents (20%). **(meets standard)**
- Metal roofs & doors permitted. **(meets standard)**

## **PROPOSED MOTION**

I move that the Planning Commission approve the site plan for McDonald's located at 1096 North Redwood Road with the following conditions:

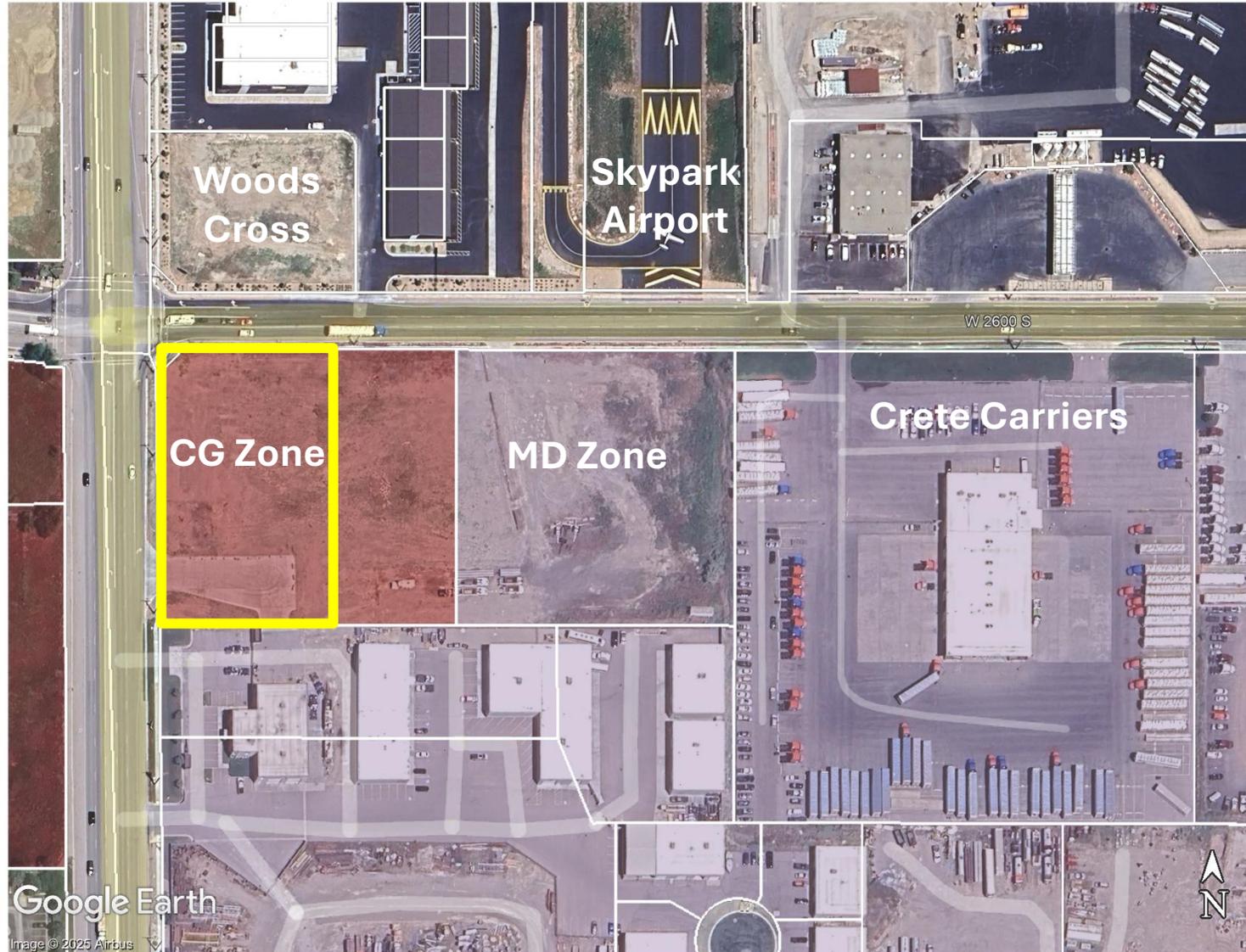
1. All necessary approvals are granted by the Federal Aviation Administration prior to issuance of a building permit.

### Attachments:

- 1) Zoning Map
- 2) Aerial Map
- 3) Site Plan
- 4) Landscape Plan
- 5) Building Elevations



# Site Plan McDonald's Zoning Map





# Site Plan McDonald's Aerial Map









Front Elevation

Rear Elevation

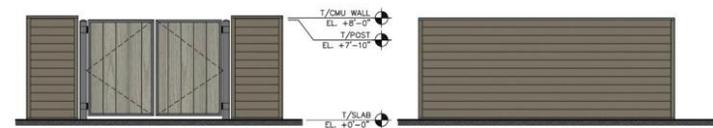


Non-Drive-Thru Side Elevation

Materials Legend	
	Hardie Cement Board Siding (Main wall) "Fairview Taupe" HC-85 by Benjamin Moore
	EIFS (Feature Wall) "Iron Ore" SW 7069 by Sherwin Williams
	Alpolic Panel (Drive-Thru Accent) "Don Gray"
	Hardie Trim (Main wall) "Fairview Taupe" HC-85 by Benjamin Moore
	Aluminum Battens Wood grain
	Aluminum Canopy (Prefinished Metal) "White"
	Aluminum Underscore (Prefinished) "Gold"
	Aluminum Trellis (Prefinished) "RAL 7022"
	Metal Coping "Weathered Zinc"
	Metal Coping "RAL 7022"
	Service Doors & Frames "Fairview Taupe" HC-85 by Benjamin Moore
	Glazing (Windows & Storefront) 1" Insulated Clear Glass
	Storefront Mullions "Deep Bronze"
	Trash Enclosure Doors (Prefinished) Trex "Rocky Harbor"



Drive-Thru Side Elevation



Trash Enclosure Elevations



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
4 JANUARY 27, 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; Ali Avery, Long Range  
19 Planner; Caden Baines, Planning Intern.  
20

21 OTHERS PRESENT: Mark Morris, VODA Landscape + Planning.  
22

23 1. WELCOME AND INTRODUCTION  
24

25 Chair Larson welcomed new Commissioner Jacob Kapp and invited him to introduce himself.  
26

27 Commissioner Kapp commented that he had lived in the City for ten years. He continued that he  
28 owned a construction business related to site development and utility work. He added that he was  
29 eager to give back to the community by serving on the Commission.  
30

31 2. PUBLIC COMMENT  
32

33 There were no public comments.  
34

35 3. UPDATE PRESENTATION-TOWN CENTER URBAN DESIGN STANDARDS,  
36 MARK MORRIS  
37

38 Ali Avery introduced Mark Morris with VODA Landscape + Planning as the consultant for the  
39 Town Center Urban Design Standards project. She explained that Mr. Morris would provide a  
40 presentation related to the results of the survey that had been sent to the Planning Commission.

41 Mark Morris, VODA Landscape + Planning, commented that this would be a review of the  
42 Urban Design Standards. He explained that several groups would be providing input on the  
43 survey including the Planning Commission. He noted that in 2016 a Town Center Master Plan  
44 was completed which laid the foundation for current efforts including updating the City's code to  
45 better reflect that vision. He clarified that the town center included City Hall, Hatch Park, and the  
46 surrounding area. Mr. Morris said these design standards would guide code and zoning over the  
47 next 20 years for walkable and vibrant town center. He shared the following goals related to the  
48 Town Center (and US-89 corridor): creating a distinct and positive identity, encouraging intensity  
49 of activity, and improving the appearance and enhancing safety.

50

51 Mark Morris shared a map of the proposed four subdistricts for the Town Center area. He noted  
52 how this would determine building heights and development intensity for the following districts:

53

- 54 • Core Center (CO)
- 55 • Boulevard (BD)
- 56 • Neighborhood Transition (NT)
- 57 • Park Neighborhood (PN)

58

59 Commissioner Jorgensen asked if other communities had implemented the subdistrict concept  
60 into their town centers. Mark Morris replied that VODA had been involved in the master plan  
61 development for Millcreek which included subdistricts.

62

63 Commissioner Holbrook mentioned the Form Based Code which included the Boulevard District  
64 and asked if it was the same. Ali Avery replied in that project that there were separate north US  
65 89 and Boulevard districts with different standards. She commented that these standards had  
66 been simplified and height restrictions would be based off different locations in the district and  
67 proximity to single family neighborhoods.

68

69 Commissioner Kapp asked if the Boulevard District would take into account the future I-15  
70 interchange. Mark Morris said the proposed code focused on the existing properties and  
71 mentioned future changes including bus rapid transit (BRT) and the interchange and that  
72 construction of the interchange could warrant a map amendment to include those areas in the  
73 future.

74

75 Mark Morris continued that the intent of the subdistricts was to include context into the standards  
76 across the Town Center. He spoke on making the standards concise and simple with a focus on  
77 the elements of design that were difficult to change, such building location, setbacks, and height.  
78 He said this would be a tool for development and a focus on the pedestrian level of a building  
79 such as ensuring buildings were near the street and had active ground floor uses. He shared a

80 draft table and said once the code was finalized that it would include a series of tables related to  
81 the parameters for each subdistrict.

82

83 Commissioner Marsh asked about minimum heights in the Town Center. He mentioned the  
84 requirement for four stories and why it could not be five stories. Mark Morris said there was a  
85 range of minimum and maximum heights for the design standards. He explained that the  
86 reasoning behind a minimum height was to ensure critical mass to create a vibrant Town Center.  
87 He spoke on increasing the intensity of use in the Town Center. He was in favor of higher  
88 building heights but said the general public might push back on increased building heights.

89

90 Mark Morris spoke on façade articulation and explained that these were not architectural  
91 guidelines. He explained the purpose was to ensure the form of development would lead to a  
92 vibrant town center. He added that the design standards also included pedestrian area  
93 improvements (curb of street to the façade of building) and had different requirements in each  
94 district (street trees, furnishings, etc.). Mr. Morris provided examples and details for the  
95 following design standards:

96

- 97 • Building height
- 98 • Façade articulation
- 99 • Pedestrian space
- 100 • Transparency (frequency of windows)
- 101 • Blank wall limitation
- 102 • Building use (ground floor versus upper floors)

103

104 Mark Morris elaborated on ground floor use and the recently completed market study related to  
105 retail. He explained the study showed that retail should not be required in all areas as due to  
106 market conditions and demands. He said the goal would be to establish a list of acceptable uses  
107 for ground floor spaces. He shared an example of high and low activation buildings and spoke on  
108 giving property owners more flexibility for uses in exchange for more requirements related to  
109 building form. Mr. Morris focused on pedestrian spaces for the Town Center including  
110 landscaping, parking, lighting, and signage.

111

112 Mr. Morris then reviewed the survey which was shared with the Planning Commission, Arts  
113 Committee, and Trails and Active Transportation Committee. He shared the questions from the  
114 survey and the ranked results:

115

- 116 1) Which elements of urban design would you rank as most important to you to implement  
117 in the Town Center area (ranked by priority)?

118

119 Engaging ground floor uses and pedestrian oriented spaces  
120 Traditional look and feel

121  
122 2) Which types of public gathering spaces do you think would be the most impactful for the  
123 North Salt Lake Town Center?

124  
125 Central civic gathering spaces

126  
127 3) Which maximum building heights would you support at the heart of the Town Center to  
128 create enough concentration to support a vibrant center?

129  
130 4-5 story buildings

131  
132 4) Which approach to a transition requirement between the core of the Town Center core  
133 and adjacent residential areas would you rank most important?

134  
135 Step down in building height closer to single family neighborhoods

136  
137 5) Which “streetscape” elements, in your opinion, would have the largest impact on  
138 improving the quality of the Town Center?

139  
140 Pedestrian scale, lighting, benches

141  
142 6) Which primary materials best reflect your vision for the Town Center character?

143  
144 Brick or stone, more contemporary

145  
146 7) Which parking management methods would you support to promote a more walkable  
147 Town Center?

148  
149 Reduced parking requirements near BRT station areas

150  
151 8) Please share any additional thoughts, concerns, or ideas about the future urban design  
152 character of North Salt Lake Town Center

153  
154 Commissioner Jorgensen mentioned Town Center development if this translates into affordable  
155 housing. Mark Morris commented on affordable housing and taller buildings which may relate to  
156 income restrictions and tax credits for developers as well as proposals for luxury and affordable  
157 housing projects in the Town Center.

158

159 Mark Morris mentioned that there were five or six housing development under construction in  
160 Millcreek today which were kickstarted through master planning. Commissioner Marsh asked if  
161 Millcreek utilized RDA funding. Mark Morris replied that the City purchased land for more  
162 control in the area including for public space. He was unsure if Millcreek utilized RDA funds.

163

164 Chair Larson asked about the height of the main building in Millcreek Commons. Mark Morris  
165 replied that Millcreek city hall was six stories. He added that there were multiple factors to  
166 consider related to height including economic viability, construction methods, vibrancy and lot  
167 depth. He said 5-6 feet was a good height to aim for in the City's Town Center.

168

169 Commissioner Jorgensen asked a question related to the Core subdistrict and the transition to  
170 single family homes. Mark Morris spoke on buffers between areas with 5-6 stories buildings and  
171 a single family neighborhood. He explained that those areas that bordered single family would  
172 have height restrictions to mitigate these concerns.

173

174 Ali Avery clarified that the bus rapid transit (BRT) would have more frequency in the number of  
175 buses with fewer stops and would be installed along Highway 89 in the City. She noted the  
176 proposed transit stop locations for BRT included City Hall, Eaglewood Village, and Camelot.

177

178 Mark Morris said that in the final design standards, parking requirements would be regulated by  
179 subdistrict. He suggested that reduction in parking requirements for the Town Center was an  
180 important consideration. He said the Planning Commission would provide the final design  
181 standards to the City Council for adoption.

182

183 Commissioner Holbrook asked about the feasibility of a requirement to bury utilities. Mark  
184 Morris replied that he had not seen this specific requirement in design standards as it was  
185 generally a public works focus.

186

187 Ali Avery commented that it could be included in the Town Center design standards. She noted  
188 that it was part of the Planned (P) District requirements for Highway 89. She added that RDA  
189 funds had previously been used to bury utilities in exchange for affordable housing units.

190

191 Chair Larson commended the usability and simplicity of the proposed standards. Mark Morris  
192 replied that there would also be a worksheet with a focus on usability for staff and property  
193 owners.

194

195 Commissioner Stone mentioned bike lanes and the vision for this. Mark Morris responded that  
196 these design standards were focused on back of curb to the building. He said the South Davis

197 Greenway project and other documents related to bike-ability and multi use pathways on US 89  
198 and Orchard would address bike lanes. He spoke on ensuring that these standards would be  
199 compatible with those plans but were separate.

200

201 Commissioner Marsh was excused at 7:43 p.m.

202

203 Ali Avery commented that there would be design standards to address street types, which had  
204 been proposed as part of the Form Based Code, and would focus on the pedestrian space. She  
205 said this would include Center Street and Highway 89 related to pedestrian and cyclist pathways.  
206 She continued that the South Davis Greenway would run through the City from Orchard Drive to  
207 the Eagleridge Drive roundabout to the Hwy 89 trail and continue south into Salt Lake and north  
208 to Farmington.

209

210 Commissioner Holbrook asked if the intention was to encourage a P District in the Boulevard  
211 and Core districts to require specificity. Ali Avery replied that this would replace the use of P  
212 Districts in this area and set clear standards for developments within the Town Center.

213

214 Commissioner Holbrook spoke on the development on Orchard Drive that was built per code but  
215 did not match the aesthetic of the street. He mentioned that these design standards seemed vague.  
216 Sherrie Pace replied that these design standards would give the City tools to prevent that. She  
217 said the design standards would guide setbacks, glazing, materials, etc. She explained that, the  
218 development mentioned was on a property zoned RM-20 where the city only had standards for  
219 setback, height, and number of units, and no standards related to design or material usage.

220

221 Mark Morris said the hope was that these would not be vague but give property owners some  
222 leeway in their choices of materials and colors. He explained that each of these parameters would  
223 have a range while being straightforward.

224

225 Commissioner Jorgensen asked about the timeline to complete this process including the General  
226 Plan and the South Davis Greenway project. Mark Morris replied that this project was currently  
227 in the draft mode for all of the design standards. He said the project was fifty percent completed  
228 and would come back to the Commission for review in several months.

229

230 Ali Avery commented on the timing of this project related to the other projects and said they  
231 would conclude around the same time. She said those projects could be incorporated into these  
232 standards, including the South Davis Greenway, US 89 corridor agreement, and Hatch Park. She  
233 noted the design standards would be adopted as a zoning ordinance and available to be  
234 implemented by the end of summer.

235

236 4. REVIEW 2026 MEETING CALENDAR

237

238 Sherrie Pace noted that the City Council approved this calendar and said if any revisions were  
239 necessary, they could still be made. She noted that the primary election on June 23<sup>rd</sup> had caused  
240 the rescheduling of that Commission meeting to June 24<sup>th</sup>.

241

242 5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE  
243 PLANNING COMMISSION

244

245 Sherrie Pace provided an update from the January 20<sup>th</sup> City Council meeting which included the  
246 appointment of Frances Marcus to the Civic Events Committee. She noted the Council also  
247 approved the Highway 89 UDOT Corridor Agreement. She said the February 3<sup>rd</sup> City Council  
248 meeting would include the Commission recommendation related to General Development plan  
249 for Village station and the vacation of the south portion of Orchard Drive. She mentioned several  
250 other possible items related to fast food restaurants and Brighton Homes.

251

252 6. APPROVAL OF PLANNING COMMISSION MINUTES

253

254 The Planning Commission meeting minutes of January 13, 2026 were reviewed and approved.

255

256 Commissioner Jorgensen noted there were four typographical errors on lines 112, 176, 187, and  
257 275.

258

259 **Commissioner Jorgensen moved to approve the Planning Commission minutes for January**  
260 **13, 2026 as amended. Commissioner Holbrook seconded the motion. The motion was**  
261 **approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, and Stone.**  
262 Commissioner Marsh was excused.

263

264 7. ADJOURN

265

266 Commission Chair Larson adjourned the meeting at 7:47 p.m.

267

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

270

271

272

273 \_\_\_\_\_  
BreAnna Larson, Chair

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

# PLANNING COMMISSION MEETING

February 10, 2026

6:30 p.m.

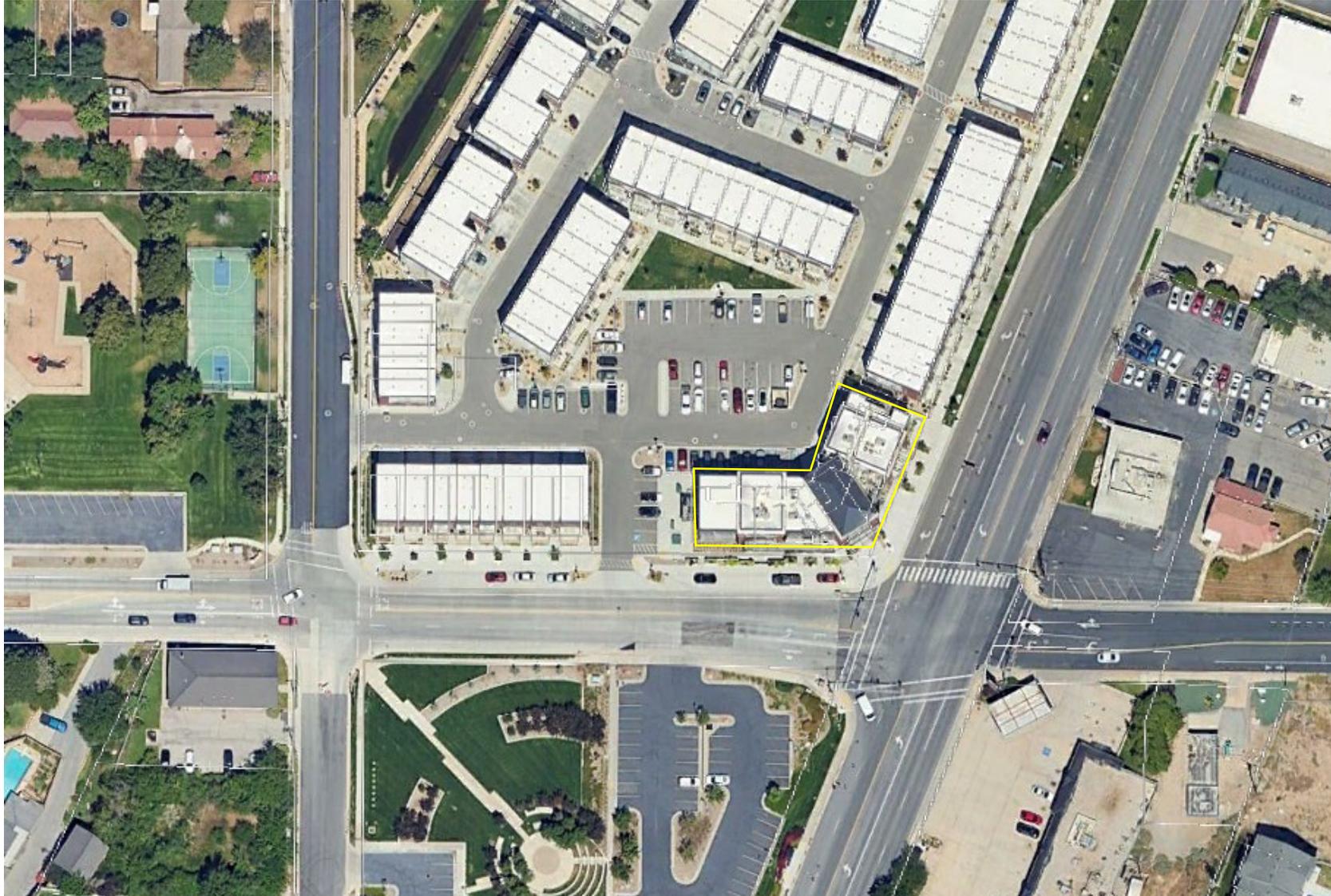


# CITIZEN COMMENT

Plat Amendment  
NSL City Center  
45 E Center Street



# Development/Application Aerial



# NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT

SHEET 1 OF 4

AMENDING UNIT TENANT SPACE 004 AND COMMON AREA OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS

ALL OF COMMERCIAL LOT 57 NORTH SALT LAKE CITY CENTER

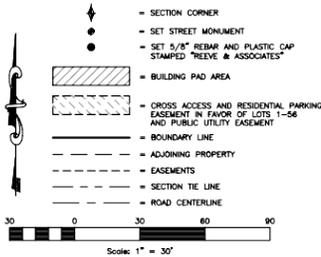
PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

CITY OF NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

JANUARY, 2026

Correct Date

### LEGEND



### NOTES

1. ALL BUILDING TIES ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
2. ALL AREA NOT LABELED AS PRIVATE OWNERSHIP ARE TO BE CONSIDERED COMMON AREA.
3. ALL COMMON AND LIMITED COMMON AREAS ARE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
4. PROJECT BENCHMARK: FOUND DAVIS COUNTY SURVEY BRASS CAP MONUMENT AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U.S. SURVEY WITH AN ELEVATION OF 4337.82' NAVD 88 AS DERIVED FROM GPS RTK VMS MEASUREMENTS.
5. ALL STRUCTURES IN THIS SUBDIVISION AND/OR DEVELOPMENT ARE NOT LOCATED WITHIN THE 100 YEAR FLOODWAY OF THE CURRENT EFFECTIVE FEMA FIRM MAPS.
6. APPROVAL OF THIS CONDO PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUB-SURFACE SOIL CONDITION NOR THE LOCATION OR DEPTH OF GROUNDWATER TABLES.
7. RESIDENTIAL PARKING EASEMENT IN FAVOR OF LOTS 1-56 ALLOWS PARKING FROM 5:30 P.M. TO 7:00 A.M. ON WEDNESDAYS AND 24 HOUR PARKING ON SATURDAYS AND SUNDAYS.
8. CROSS ACCESS AND RESIDENTIAL PARKING EASEMENT TO BE CONSIDERED PUBLIC UTILITY AND DRAINAGE EASEMENT.
9. ALL COORDINATES SHOWN HEREON ARE BASED ON THE DAVIS COUNTY SURVEYOR'S OFFICE DATUM.
10. THE INTERIOR WATER LINE AND STORM DRAIN IMPROVEMENTS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE HOA.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SOUTHWEST CORNER AND THE SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SHOWN HEREON AS: N89°54'24"E.

### NARRATIVE

THE PURPOSE OF THIS PLAT IS TO AMEND UNIT TENANT SPACE 004 AND COMMON AREA OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS AS SHOWN HEREON.

### COORDINATE TABLE

DC #	NORTHING	EASTING
1	107718.87	107935.93
2	107718.87	107935.93
3	107718.87	107935.93
4	107718.87	107935.93
5	107718.87	107935.93
6	107718.87	107935.93
7	107718.87	107935.93
8	107718.87	107935.93
9	107718.87	107935.93
10	107718.87	107935.93

### CURVE TABLE

LINE #	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
1	1.00	1.57	1.57	N00°00'00"W	180°
2	1.00	1.57	1.57	S00°00'00"W	180°
3	1.00	1.57	1.57	E00°00'00"E	180°
4	1.00	1.57	1.57	W00°00'00"W	180°
5	1.00	1.57	1.57	N00°00'00"W	180°
6	1.00	1.57	1.57	S00°00'00"W	180°
7	1.00	1.57	1.57	E00°00'00"E	180°
8	1.00	1.57	1.57	W00°00'00"W	180°
9	1.00	1.57	1.57	N00°00'00"W	180°
10	1.00	1.57	1.57	S00°00'00"W	180°
11	1.00	1.57	1.57	E00°00'00"E	180°
12	1.00	1.57	1.57	W00°00'00"W	180°
13	1.00	1.57	1.57	N00°00'00"W	180°
14	1.00	1.57	1.57	S00°00'00"W	180°
15	1.00	1.57	1.57	E00°00'00"E	180°
16	1.00	1.57	1.57	W00°00'00"W	180°
17	1.00	1.57	1.57	N00°00'00"W	180°
18	1.00	1.57	1.57	S00°00'00"W	180°
19	1.00	1.57	1.57	E00°00'00"E	180°
20	1.00	1.57	1.57	W00°00'00"W	180°



### VICINITY MAP

NOT TO SCALE

### LINE TABLE

LINE #	BEARING	LENGTH
1	N00°00'00"W	1.00
2	S00°00'00"W	1.00
3	E00°00'00"E	1.00
4	W00°00'00"W	1.00
5	N00°00'00"W	1.00
6	S00°00'00"W	1.00
7	E00°00'00"E	1.00
8	W00°00'00"W	1.00
9	N00°00'00"W	1.00
10	S00°00'00"W	1.00
11	E00°00'00"E	1.00
12	W00°00'00"W	1.00
13	N00°00'00"W	1.00
14	S00°00'00"W	1.00
15	E00°00'00"E	1.00
16	W00°00'00"W	1.00
17	N00°00'00"W	1.00
18	S00°00'00"W	1.00
19	E00°00'00"E	1.00
20	W00°00'00"W	1.00
21	N00°00'00"W	1.00
22	S00°00'00"W	1.00
23	E00°00'00"E	1.00
24	W00°00'00"W	1.00
25	N00°00'00"W	1.00
26	S00°00'00"W	1.00
27	E00°00'00"E	1.00
28	W00°00'00"W	1.00
29	N00°00'00"W	1.00
30	S00°00'00"W	1.00
31	E00°00'00"E	1.00
32	W00°00'00"W	1.00
33	N00°00'00"W	1.00
34	S00°00'00"W	1.00
35	E00°00'00"E	1.00
36	W00°00'00"W	1.00
37	N00°00'00"W	1.00
38	S00°00'00"W	1.00
39	E00°00'00"E	1.00
40	W00°00'00"W	1.00
41	N00°00'00"W	1.00
42	S00°00'00"W	1.00
43	E00°00'00"E	1.00
44	W00°00'00"W	1.00
45	N00°00'00"W	1.00
46	S00°00'00"W	1.00
47	E00°00'00"E	1.00
48	W00°00'00"W	1.00
49	N00°00'00"W	1.00
50	S00°00'00"W	1.00
51	E00°00'00"E	1.00
52	W00°00'00"W	1.00
53	N00°00'00"W	1.00
54	S00°00'00"W	1.00
55	E00°00'00"E	1.00
56	W00°00'00"W	1.00
57	N00°00'00"W	1.00
58	S00°00'00"W	1.00
59	E00°00'00"E	1.00
60	W00°00'00"W	1.00

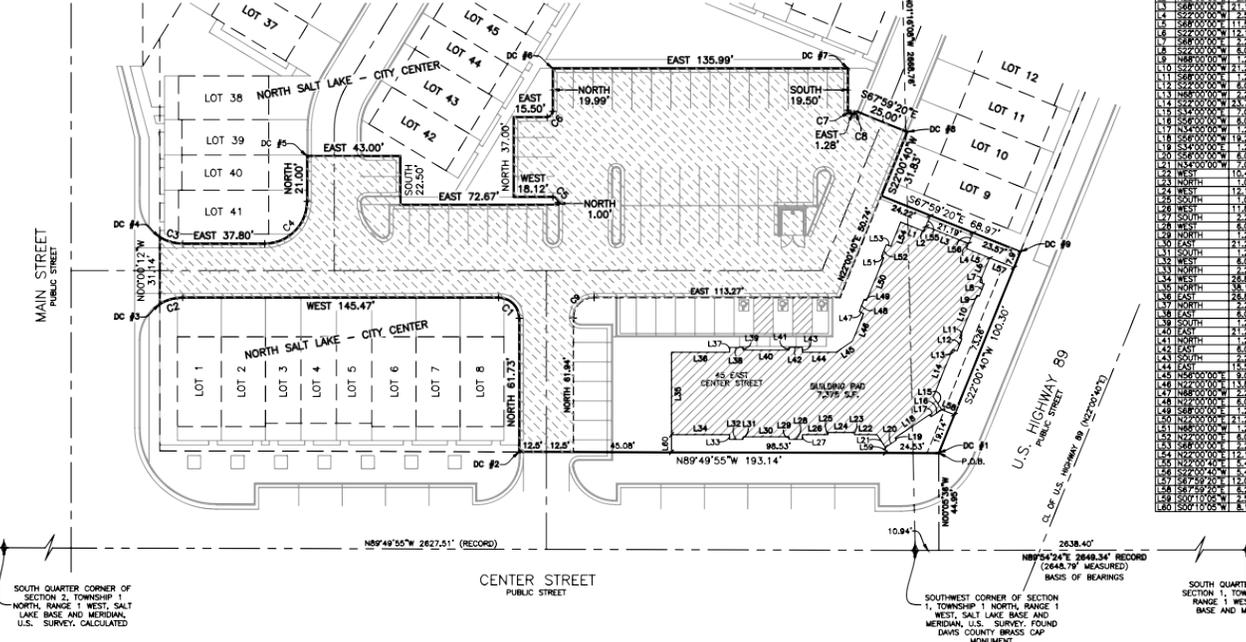
### BOUNDARY DESCRIPTION

ALL OF COMMERCIAL LOT 57 OF NORTH SALT LAKE - CITY CENTER AS RECORDED IN THE DAVIS COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF CENTER STREET AND THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89; SAID POINT BEING N89°54'24"E, 10.94 FEET AND N00°00'00"W, 44.85 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE N89°49'55"W ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CENTER STREET, 193.14 FEET; THENCE NORTH 81.73 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 9.50 FEET, AN ARC LENGTH OF 14.92 FEET; A DELTA ANGLE OF 80°00'00"; A CHORD BEARING OF N45°00'00"W, AND A CHORD LENGTH OF 15.43 FEET; THENCE WEST 145.47 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 11.09 FEET, A DELTA ANGLE OF 32°32'44"; A CHORD BEARING OF S73°42'44"E, AND A CHORD LENGTH OF 10.94 FEET; THENCE NORTH 31.14 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 19.50 FEET, AN ARC LENGTH OF 30.60 FEET; A DELTA ANGLE OF 80°00'00"; A CHORD BEARING OF N45°00'00"W, AND A CHORD LENGTH OF 27.58 FEET; THENCE NORTH 21.00 FEET; THENCE EAST 43.00 FEET; THENCE SOUTH 22.50 FEET; THENCE EAST 72.87 FEET; THENCE NORTH 1.00 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2.50 FEET, AN ARC LENGTH OF 3.93 FEET, A DELTA ANGLE OF 80°00'00"; A CHORD BEARING OF N45°00'00"W, AND A CHORD LENGTH OF 3.54 FEET; THENCE WEST 18.12 FEET; THENCE NORTH 37.00 FEET; THENCE EAST 19.50 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 2.50 FEET, AN ARC LENGTH OF 3.93 FEET, A DELTA ANGLE OF 80°00'00"; A CHORD BEARING OF N45°00'00"W, AND A CHORD LENGTH OF 3.54 FEET; THENCE NORTH 19.99 FEET; THENCE EAST 135.99 FEET; THENCE SOUTH 19.50 FEET; THENCE ALONG A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1.50 FEET, AN ARC LENGTH OF 2.36 FEET, A DELTA ANGLE OF 80°00'00"; A CHORD BEARING OF S45°00'00"E, AND A CHORD LENGTH OF 2.12 FEET; THENCE EAST 1.28 FEET; THENCE ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 1.50 FEET, AN ARC LENGTH OF 1.78 FEET, A DELTA ANGLE OF 80°00'00"; A CHORD BEARING OF N89°49'55"W, AND A CHORD LENGTH OF 1.68 FEET; THENCE S67°59'20"E, 25.00 FEET; THENCE S22°00'40"W, 31.83 FEET; THENCE S67°59'20"E, 88.97 FEET TO THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 89; THENCE S22°00'40"W ALONG SAID WESTERLY LINE, 100.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 41,164 SQUARE FEET OR 0.945 ACRES MORE OR LESS



WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED.

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED.

SOUTH QUARTER CORNER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, CALCULATED.

SOUTH QUARTER CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, FOUND DAVIS COUNTY BRASS CAP MONUMENT.

**DEVELOPER:**  
BRIGHTON HOMES  
215 NORTH REDWOOD ROAD, SUITE B  
NORTH SALT LAKE, UT, 84054  
(801) 397-8755

**RECOMMENDED FOR ASSESSMENT**  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ENGINEER

**RECOMMENDED FOR APPROVAL**  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY ATTORNEY

**RECOMMENDED FOR APPROVAL**  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRMAN, PLANNING COMMISSION

**CITY COUNCIL'S APPROVAL**  
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY,  
MAYOR \_\_\_\_\_  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
CITY RECORDER ATTEST:  
MAYOR: \_\_\_\_\_

**PROJECT INFORMATION**  
Project Name: NSL - CITY CENTER CONDO AMD  
Designer: N. ANDERSON  
Scale: 844C-11  
Revision: 1-1-20  
Begin Date: 3-18-19  
Checked:



**DAVIS COUNTY RECORDER**  
ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_  
AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_  
IN BOOK \_\_\_\_\_ OF \_\_\_\_\_  
THE OFFICIAL RECORDS, PAGE \_\_\_\_\_  
RECORDED FOR: \_\_\_\_\_  
DAVIS COUNTY RECORDER \_\_\_\_\_  
DEPUTY \_\_\_\_\_

**SURVEYOR'S CERTIFICATE**  
I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT, AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT IN NORTH SALT LAKE, DAVIS COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE DAVIS COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND, I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF NORTH SALT LAKE, DAVIS COUNTY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

9031945  
UTAH LICENSE NUMBER

TREVOR J. HATCH  
STATE OF UTAH

**OWNERS DEDICATION AND CERTIFICATION**  
WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED TRACT OF LAND, DO HEREBY SET APART AND SUBDIVIDE THE SAME INTO A COMMERCIAL BUILDING PAD AND PARKING AS SHOWN ON THE PLAT AND NAME SAID TRACT NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT AND DO HEREBY DEDICATE THE AREAS SHOWN HEREON AS PRIVATE ACCESS DRIVES, PRIVATE UTILITY, STORM WATER DETENTION PONDS, AND DRAINAGE EASEMENTS AS PUBLIC UTILITY AND DRAINAGE EASEMENTS, WITH NO BUILDINGS OR STRUCTURES BEING ERRECTED WITHIN SUCH EASEMENTS AND ALSO TO DEDICATE ALL AREAS LABELED COMMON AREA AS PUBLIC UTILITY AND DRAINAGE EASEMENT AND ALSO TO DEDICATE THE CROSS ACCESS EASEMENT TO ALL PRIVATE LOT OWNERS FOR ACCESS AND PARKING TO BE MAINTAINED BY THE HOA.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

If you are showing all of the units in the Condo project you will have to have all owners of units sign the plat.

**BANK OF UTAH ACKNOWLEDGMENT**  
STATE OF UTAH ) ss.  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME \_\_\_\_\_, WHO BEING BY ME DULY SWORN DID SAY THAT HE/SHE IS THE \_\_\_\_\_ OF BANK OF UTAH, AND THAT THE FOREGOING INSTRUMENT WAS SIGNED IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS, AND HE/SHE ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_  
RESIDING IN \_\_\_\_\_ COUNTY, \_\_\_\_\_

**LIMITED LIABILITY ACKNOWLEDGMENT**  
STATE OF UTAH ) ss.  
COUNTY OF \_\_\_\_\_ )  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF \_\_\_\_\_, IN SAID STATE OF UTAH, \_\_\_\_\_, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE \_\_\_\_\_ OF \_\_\_\_\_ AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: \_\_\_\_\_  
A NOTARY PUBLIC COMMISSIONED IN UTAH  
RESIDING IN \_\_\_\_\_ COUNTY  
PRINTED FULL NAME OF NOTARY \_\_\_\_\_

# NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT

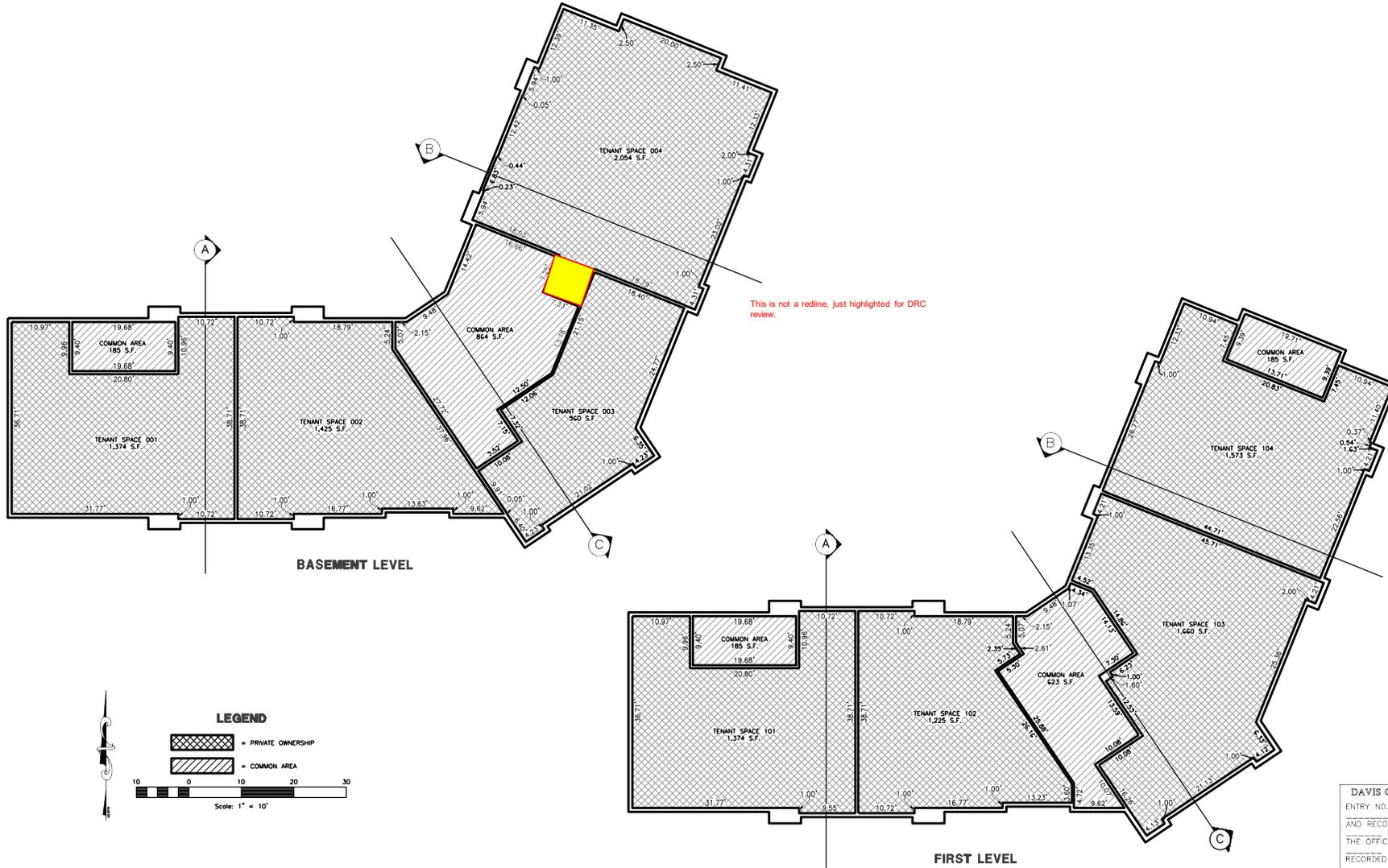
AMENDING UNIT TENANT SPACE 004 AND COMMON AREA OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS

ALL OF COMMERCIAL LOT 57 NORTH SALT LAKE CITY CENTER

PART OF THE SOUTHWEST QUARTER OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY

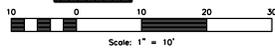
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

JANUARY, 2026



### LEGEND

- = PRIVATE OWNERSHIP
- = COMMON AREA



DAVIS COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

AND RECORDED, \_\_\_\_\_ AT \_\_\_\_\_

IN BOOK \_\_\_\_\_ OF \_\_\_\_\_

THE OFFICIAL RECORDS, PAGE \_\_\_\_\_

RECORDED FOR: \_\_\_\_\_

---

DAVIS COUNTY RECORDER

DEPUTY: \_\_\_\_\_

Plat Amendment  
NSL City Center

**Proposed Motion:**

I move that the Planning Commission approve the plat amendment for North Salt Lake City Center Condominiums with the following condition:

1. Correction of minor redlines

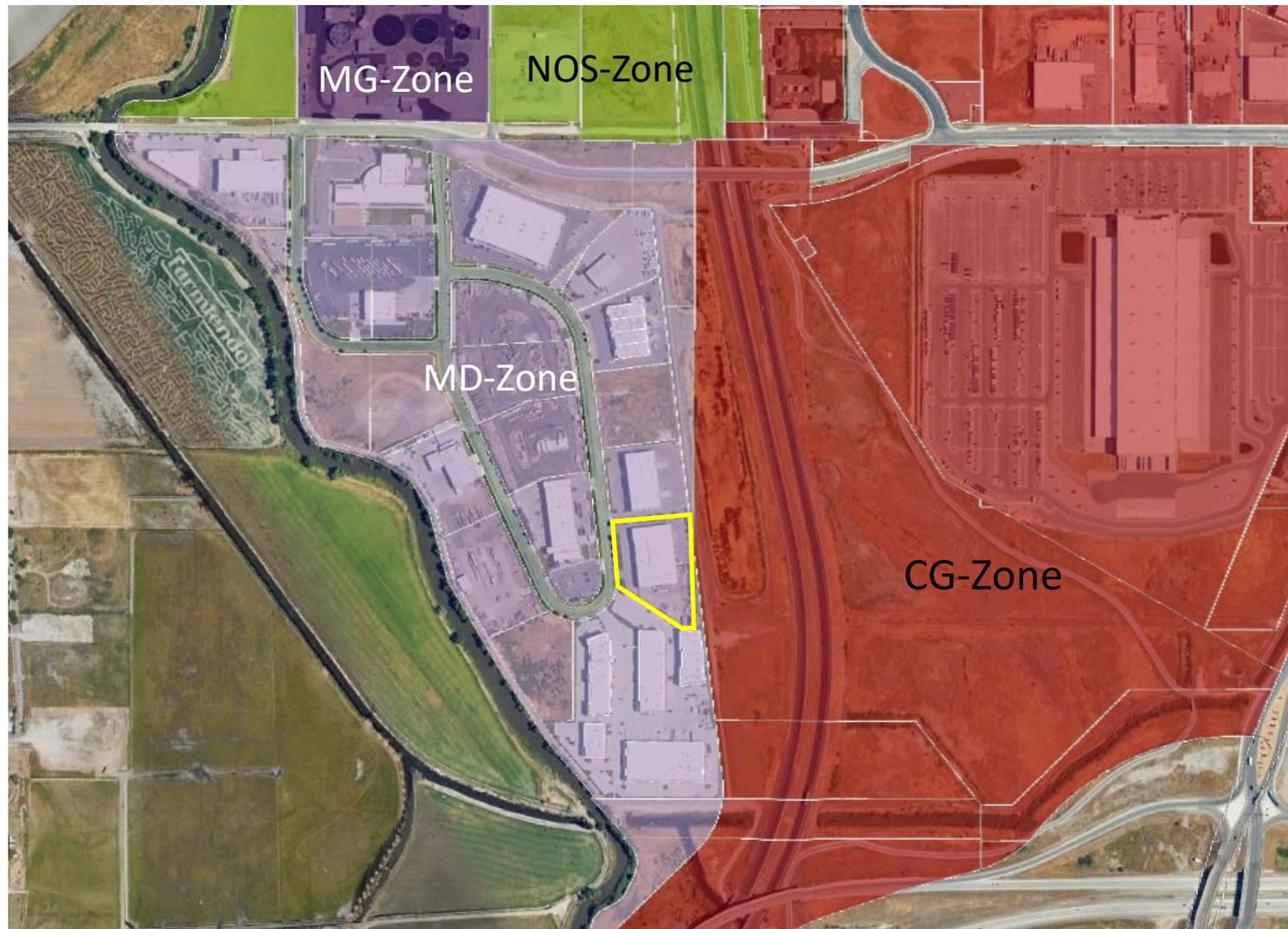
Plat Amendment  
River Bend Industrial  
Subdivision

Lot 7

215 S Riverbend Way

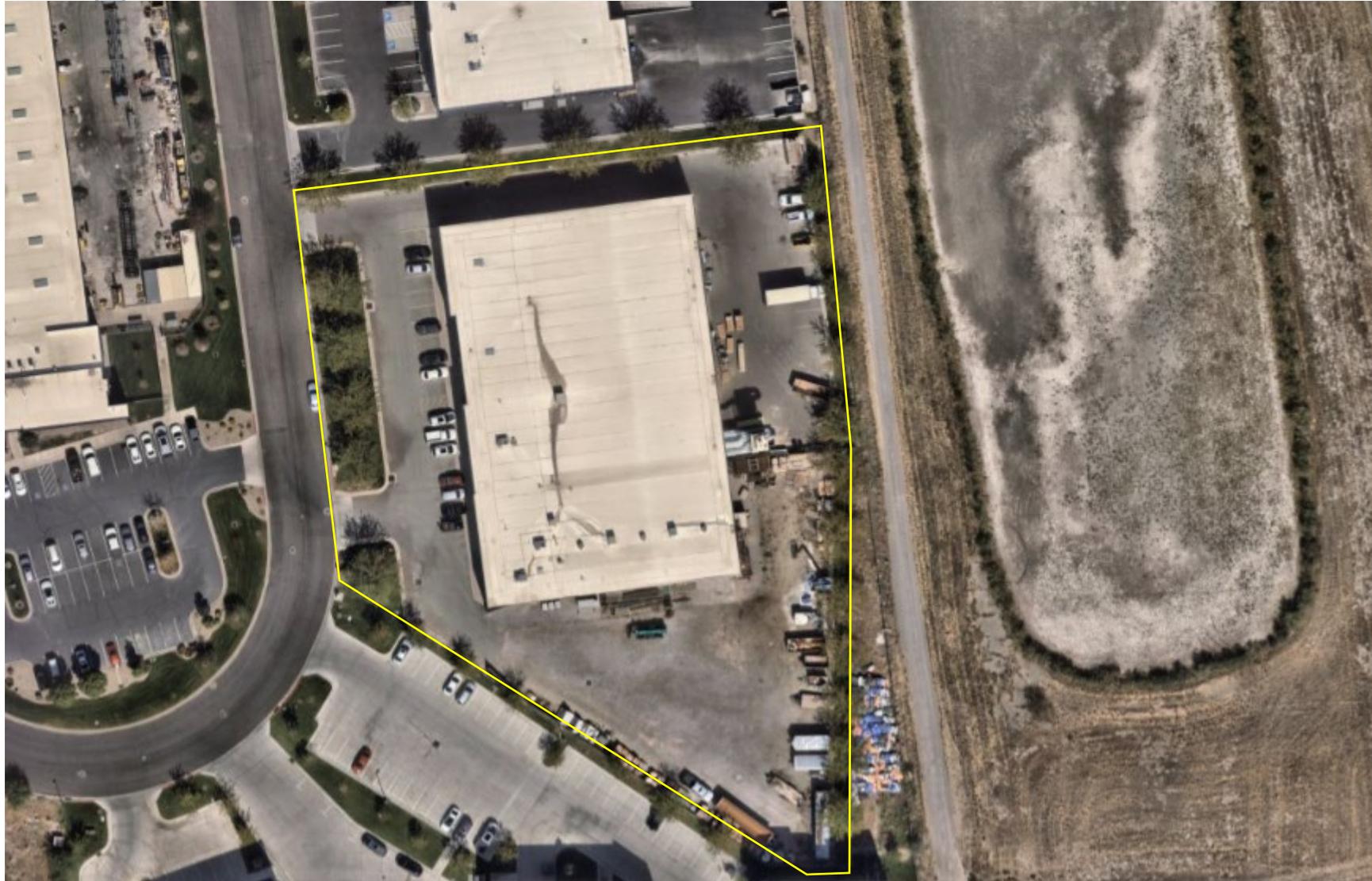


# River Bend Industrial Condo Zoning





# River Bend Industrial Condo Aerial



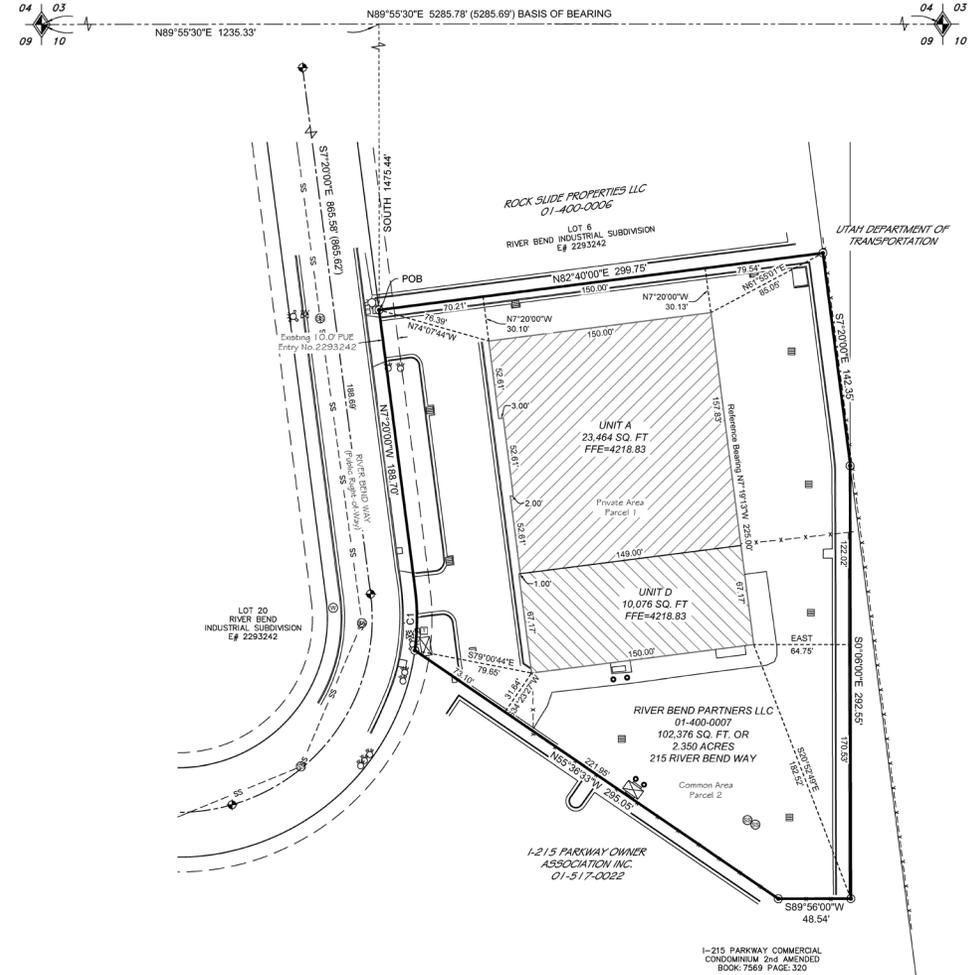
# RIVER BEND INDUSTRIAL CONDOMINIUM PLAT

## AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH  
FEBRUARY 2026

Found Northwest Corner  
Section 10, T.1N., R.1W., SLB&M

Found Northeast Corner  
Section 10, T.1N., R.1W., SLB&M



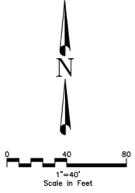
### Legend of Symbols & Abbreviations

- Boundary Line
- Adjacent Parcel Line
- Section Line
- Monument Line
- Survey Tie Line
- Existing PUE (Public Utility Easement)
- Existing Chain Link Fence Line
- Private Area Parcel 1
- Common Area Parcel 2
- Set rebar and cap stamped "CIR"
- Existing Street Monument
- Existing Storm Drain Inlet Boxes
- Existing Sewer Manhole
- Existing Storm Drain Manhole
- Existing Power Vault
- Existing Bollard
- Existing Curb & Gutter
- Existing Water Meter
- Existing Fire Hydrant
- Existing Water Valve
- Existing Light Pole
- Record Bearing and Distance

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	41.85	160.00	14°59'14"	N0°09'37"E	41.73

- PLAT NOTES:**
- All survey data shown are based upon the NAD 83 system.
  - All property corners set with 3/8" rebar and plastic cap (CIR), or rivet where the property corner is in concrete or asphalt.
  - Approval of this development plat by the City of North Salt Lake does not constitute any representation as to the adequacy of the sub-surface soil conditions nor the location or depth of groundwater tables.
  - The Benchmark for this project is the southern street monument along River Bend Way as shown on this plat. Elevation = 4218.22'. Datum is NAVD 88, derived from the Utah TURN GPS System.

ADDRESS TABLE	
UNIT D	ADDRESS
UNIT A	ADDRESS
UNIT B	ADDRESS



### SURVEYOR'S CERTIFICATE

I, BLAKE PETERSON, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5494649 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Act. I further certify that by authority of the owners I have made a survey of the property described on this plat in accordance with 17.75-924, and have subdivided said building, together with easements, hereafter to be known as **RIVER BEND INDUSTRIAL CONDOMINIUM PLAT** and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_



### BOUNDARY DESCRIPTION

All of Lot 7, River Bend Industrial Subdivision, according to the official plat thereof, as Recorded in the Office of the Davis County Recorder, described in that Quit Claim Deed recorded July 11, 2008 as Entry No. 2307028 in Book 4572, at Page 358 in the Office of the Davis County Recorder. Said Lot is located in the Northwest Quarter of Section 10, Township 1 North, Range 1 West, Salt Lake Base and Meridian and is described as follows:  
Beginning at the northern corner of Lot 7, River Bend Industrial Subdivision which is 1,235.32 feet N, 89°52'29" E and 1,478.45 feet South from the Northwest Corner of said Section 10, thence N 82°40'00" E, 299.75 feet; thence S 07°20'00" E, 142.35 feet; thence S 07°08'00" E, 292.55 feet; thence S 89°58'00" W, 48.54 feet; thence N 55°38'32" W, 295.05 feet to a point of non-tangency with a 160.00 feet radius curve to the left, concave West (Radius point bears N 52°24'47" W), thence Northerly 41.85 feet along the arc of said curve to the easterly right-of-way for River Bend Way, through a central angle of 14°59'14" (chord bears N 00°09'37" E, 41.73 feet); thence along a line non-tangent to said curve and said easterly right-of-way, N 07°20'00" W, a distance of 188.70 feet to the Point of Beginning.

The above-described entire tract contains 102,376 sq. ft., in area or 2.350 ac. more or less. 1 Lot.  
This legal description meets the minimum requirements of 1:15,000.

### OWNER'S DEDICATION

Know all men by these presents that the undersigned are the owners of the above described tract of land, and hereby cause the same to be divided into Units, together with easements as set forth to be hereafter known as: **RIVER BEND INDUSTRIAL CONDOMINIUM PLAT**  
And do hereby dedicate for perpetual use of the public all roads and other areas shown on this plat as intended for public use. The undersigned owners also hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owners also hereby convey any other easements and shown on this plat to the parties indicated and for the purposes shown hereon.

River Bend Partners LLC  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

### NOTARY ACKNOWLEDGMENT

State of Utah )  
County of Salt Lake )  
On this \_\_\_\_\_ day of \_\_\_\_\_, in the year 20\_\_\_\_, before me,  
a Notary Public, personally appeared \_\_\_\_\_ the \_\_\_\_\_ of River Bend Partners LLC proved  
on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to in the foregoing owner's  
dedication and consent regarding the **RIVER BEND INDUSTRIAL CONDOMINIUM PLAT** and was signed by him/her  
on behalf of said River Bend Partners LLC and acknowledged that he/she/they executed the same.  
Commission Number \_\_\_\_\_  
My Commission Expires \_\_\_\_\_  
Signature: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
A Notary Public Commissioned in Utah

SHEET  
1  
2

### PROJECT INFORMATION

SURVEYOR: BLAKE PETERSON, PROJECT NAME: 215 S. River Bend Condo  
DESIGNER NO. NUMBER: 525-383

### RIVER BEND INDUSTRIAL CONDOMINIUM PLAT

AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

<p>RECOMMENDED FOR APPROVAL</p> <p>This _____ day of _____ A.D. 20____</p> <p>_____ CITY ENGINEER</p>	<p>RECOMMENDED FOR APPROVAL</p> <p>This _____ day of _____ A.D. 20____</p> <p>_____ CITY ATTORNEY</p>	<p>RECOMMENDED FOR APPROVAL</p> <p>This _____ day of _____ A.D. 20____</p> <p>_____ ADMINISTRATIVE LAND USE AUTHORITY, COMMUNITY DEVELOPMENT DIRECTOR</p>	<p>MAYOR APPROVAL</p> <p>This _____ day of _____ A.D. 20____</p> <p>_____ CITY ATTORNEY</p>	<p>OWNER / DEVELOPER:</p> <p>River Bend Partners LLC</p>	<p>PREPARED BY:</p> <p><b>CIR</b> CIVIL ENGINEERING + SURVEYING</p> <p>10718 South Beckstead Lane, Suite 102, South Jordan, Utah 84095 Phone: (435) 503-7841</p>	<p>DAVIS COUNTY RECORDER</p> <p>ENTRY NO. _____ FEE PAID: _____</p> <p>FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____</p> <p>IN BOOK _____ OF THE OFFICIAL RECORDS PAGE _____</p> <p>RECORDED FOR: _____ CITY OF NORTH SALT LAKE</p> <p>_____ DAVIS COUNTY RECORDER</p>
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# RIVER BEND INDUSTRIAL CONDOMINIUM PLAT AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 10  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH  
FEBRUARY 2026

T.O. CONC. WALL  
ELEV. 128'-0"

T.O. O.H. DOOR  
ELEV. 120'-0"

T.O. DOOR  
ELEV. 107'-2"

FINISH FLOOR  
ELEV. 100'-0" = 4218.83'



T.O. CONC. WALL  
ELEV. 128'-0"

T.O. O.H. DOOR  
ELEV. 120'-0"

T.O. DOOR  
ELEV. 107'-2"

FINISH FLOOR  
ELEV. 100'-0" = 4218.83'

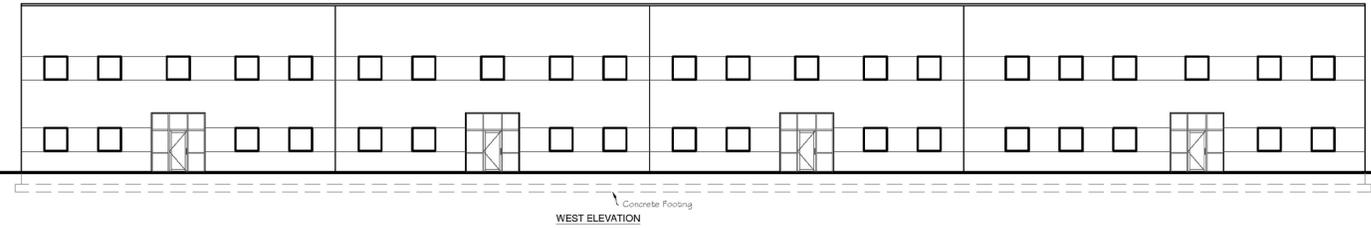


T.O. CONC. WALL  
ELEV. 128'-0"

T.O. WINDOWS  
ELEV. 119'-6"

T.O. WINDOWS  
ELEV. 107'-6"

FINISH FLOOR  
ELEV. 100'-0" = 4218.83'

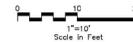
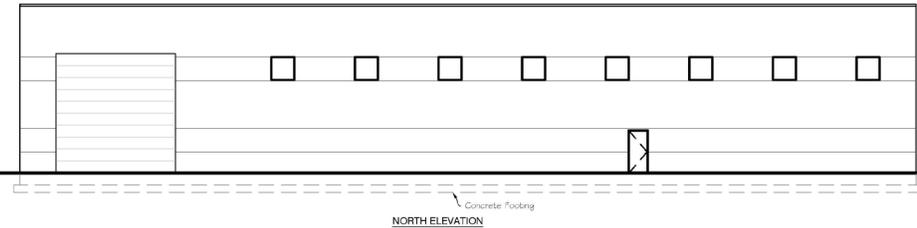


T.O. CONC. WALL  
ELEV. 128'-0"

T.O. O.H. DOOR  
ELEV. 120'-0"

T.O. DOOR  
ELEV. 107'-2"

FINISH FLOOR  
ELEV. 100'-0" = 4218.83'



SHEET  
**2**  
**2**

**RIVER BEND INDUSTRIAL CONDOMINIUM PLAT**  
AMENDING LOT 7 RIVER BEND INDUSTRIAL SUBDIVISION  
LOCATED IN THE NORTHWEST QUARTER OF SECTION 10,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN  
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH

Plat Amendment  
NSL City Center

**Proposed Motion:**

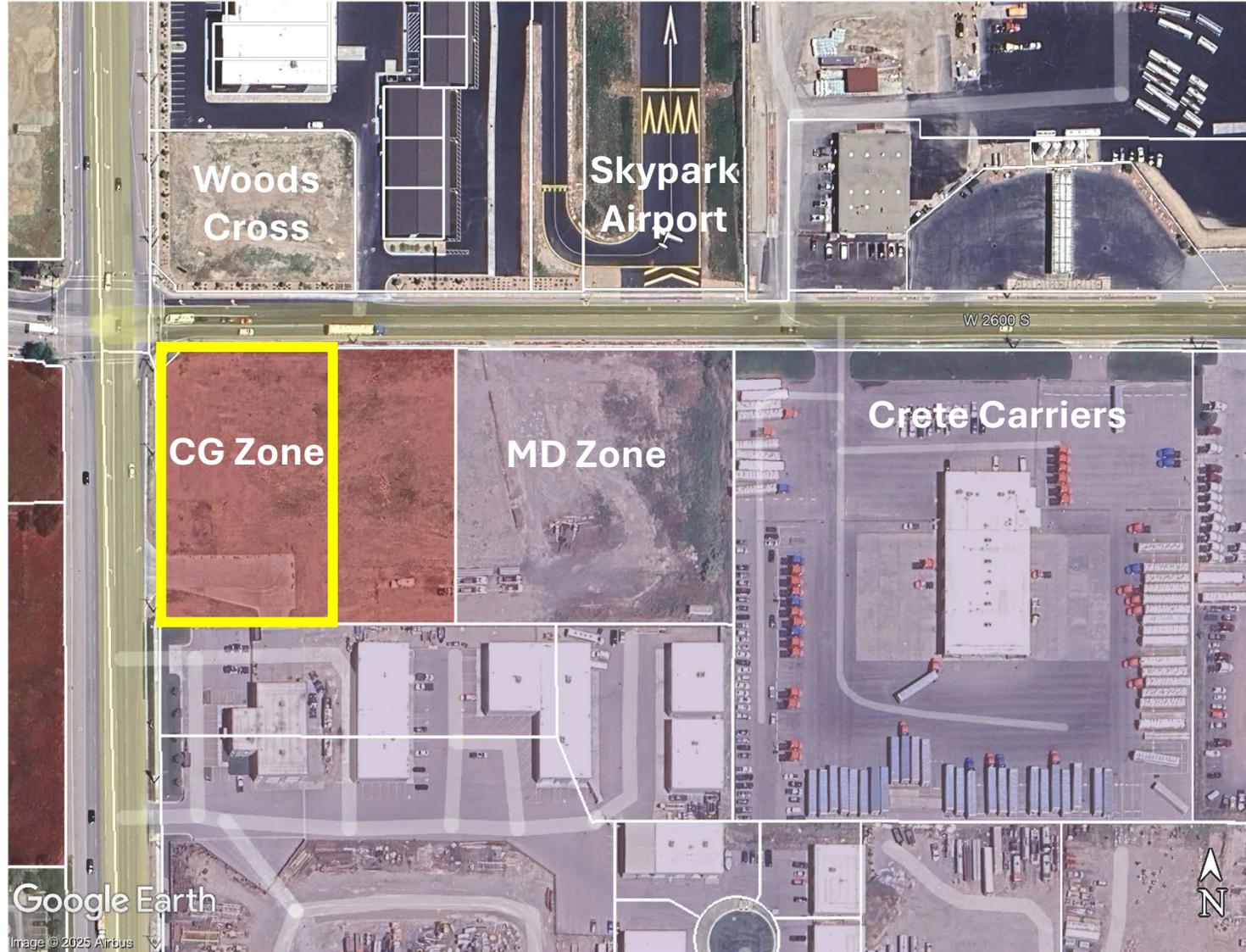
I move that the Planning Commission approve the proposed subdivision at 215 South River Bend Way with the following conditions:

1. Verification or installation of a firewall between units A & D; and
2. Completion of minor redlines.

Site Plan Approval  
McDonald's  
1096 N Redwood Road



# Site Plan McDonald's Zoning Map





# Site Plan McDonald's Aerial Map







**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	CALIPER	TYPE	QTY
<b>TREES</b>					
AN		Acer x freemanii 'Autumn Blaze' Autumn Blaze Maple	2" Cal.	8&B	6
SM		Sorbus aucuparia 'Mohr' Central Royal Mountain Ash	2" Cal.	8&B	6
<b>SMALL TREE</b>					
ZV		Zelkova serrata 'City Sprite' Japanese Zelkova	2" Cal.	8&B	13
<b>SHRUBS</b>					
BD		Barberry thunbergii 'Orange Rocket' Orange Rocket Japanese Barberry	5 gal.		20
CA		Cornus sericea 'Alemans Compact' Dwarf Red Twig Dogwood	5 gal.		21
DN		Deutzia gracilis 'Nikko' Nikko Deutzia	1 gal.		26
EC		Euonymus alatus 'Compactus' Compact Burning Bush	5 gal.		27
HS		Helictotrichon sempervirens Blue Oat Grass	3 gal.		102
MS		Miscanthus sinensis 'Silverfeather' Silver Feather Eulalia Grass	3 gal.		52
PP		Pinus mugo oumillo Dwarf Mugo Pine	5 gal.		26
<b>GROUND COVERS</b>					
		Festuca arundinacea 'Rhinomatous' RTF Tall Fescue	---		2,851 sf

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION	QTY
<b>CONCRETE</b>		
BE-201	CONCRETE EDGE	51 lf
<b>MULCH</b>		
	ROCK MULCH, GREY, 2" 3" DEPTH, OVER DEWITT PRO V FILTER FABRIC	12,806 sf
	ROCK MULCH, GREY, 4-6" 3" DEPTH, OVER DEWITT PRO V FILTER FABRIC	1,401 sf

**LANDSCAPE REQUIREMENTS**

SITE AREA: 66,949 SF  
 INTERIOR LS AREA: 12,836 SF  
 EXTERIOR LS AREA: 3,467 SF  
 TOTAL LS AREA: 16,303 SF

<b>13-8-7F LANDSCAPING ON REDWOOD ROAD</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
1A. 34" Wide landscape outer	24' Min.	24'
2a. 9" Wide concrete sidewalk	9' Min.	9'
<b>10-22-3 LANDSCAPE DESIGN STANDARDS</b>		
<b>A - PLANT SELECTION</b>		
- All Plant bed width 1.5' min. with ornamental grass, and 2' min. for other shrubs.	1.5' Width	Min. 4' Width
<b>E - TURF</b>		
- E2. Turf Prohibited in areas < 4' wide.	Required	Provided
- 1 Tree per 1000 SF of turf	3 Trees	3 Trees
<b>F - PARK STRIP DESIGN REDWOOD ROAD</b>		
- F2. At least 30% of more of park strip to be covered by perennial or low growing shrub vegetation.	775 SF (2214 sf x 35%)	Provided
- F2.a1. 1 Small Tree 50 LF	6 Trees (288 lf / 50)	6 Trees*
<b>1100 SOUTH</b>		
- F2. At least 30% of more of park strip to be covered by perennial or low growing shrub vegetation.	190 SF (643 sf x 30%)	Provided
- F2.a1. 1 Small Tree 50 LF	4 Trees (200 lf / 50)	4 Trees*

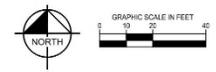
\*Park strip trees placed along back of sidewalk due to utility conflicts along both redwood road and 1100 South.

**10-22-7 LANDSCAPE IN COMMERCIAL DEVELOPMENT**

A. Turf area shall not exceed 5% of lot	<b>REQUIRED</b>	<b>PROVIDED</b>
	3,347 SF max. (86,949 sf x 5%)	2,700 sf (4%)

**10-6-7 DESIGN ELEMENTS**

1 - 1 tree per parking island	<b>REQUIRED</b>	<b>PROVIDED</b>
	8 Trees	8 Trees



DATE: \_\_\_\_\_

REVISED: \_\_\_\_\_

NO. \_\_\_\_\_

**Kimley»Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 111 EAST BROADWAY, SUITE 1700, DENVER, CO 80202  
 PHONE: 303-733-1276  
 WWW.KIMLEY-HORN.COM

LOCAL PROFESSIONAL SEAL

STATE OF COLORADO

NO. PROJECT: 03-25-0016

DATE: 04/05/2025

SCALE: AS SHOWN

DRAWN BY: JDO

CHECKED BY: DATE: \_\_\_\_\_

**LANDSCAPE PLAN**

**1096 N REDWOOD ROAD**

PREPARED FOR: **MCDONALD'S USA, LLC**

NORTH SAIL LAKE, UTAH

SHEET NUMBER: **L1.00**

**CALL BEFORE YOU DIG. IT'S FREE AND IT'S THE LAW.**

811

1-800-468-4111

Call before you dig.

NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION SERVICE AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



Front Elevation

Rear Elevation

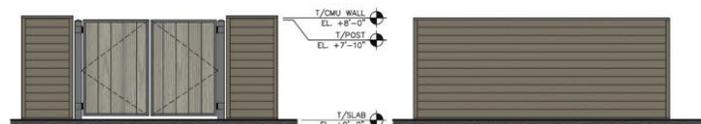


Non-Drive-Thru Side Elevation

Materials Legend	
	Hardie Cement Board Siding (Main wall)
	"Fairview Taupo" HC-85 by Benjamin Moore
	EIFS (Feature Wall)
	"Iron Ore" SW 7069 by Sherwin Williams
	Alpolic Panel (Drive-Thru Accent)
	"Don Gray"
	Hardie Trim (Main wall)
	"Fairview Taupo" HC-85 by Benjamin Moore
	Aluminum Battens
	Wood grain
	Aluminum Canopy (Prefinished Metal)
	"White"
	Aluminum Underscore (Prefinished)
	"Gold"
	Aluminum Trellis (Prefinished)
	"RAL 7022"
	Metal Coping
	"Weathered Zinc"
	Metal Coping
	"RAL 7022"
	Service Doors & Frames
	"Fairview Taupo" HC-85 by Benjamin Moore
	Glazing (Windows & Storefront)
	"1" insulated Clear Glass
	Storefront Mullions
	"Deep Bronze"
	Trash Enclosure Doors (Prefinished)
	Trex "Rocky Harbor"



Drive-Thru Side Elevation



Trash Enclosure Elevations



Site Plan Approval  
McDonald's

**Proposed Motion:**

I move that the Planning Commission approve the site plan for McDonald's located at 1096 North Redwood Road with the following conditions:

1. All necessary approvals are granted by the Federal Aviation Administration prior to issuance of a building permit.

# ACTION UPDATE

- Village Station General Development Plan Amendment
- Orchard Drive Vacation

## Upcoming Agenda Items

- March-General Plan Draft

**MINUTES**

# Minutes-January 27, 2026

## **Proposed Motion:**

I move that the Planning Commission approve the minutes for January 27, 2026 with

- No changes
- or
- With modifications as discussed

**ADJOURN**