

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 10, 2026

FINAL

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

PRESENT: Commission Chair BreAnna Larson
Commission Vice Chair Ryan Holbrook
Commissioner Scott Jones
Commissioner Ron Jorgensen
Commissioner Jacob Kapp
Commissioner Jonathan Marsh
Commissioner Irene Stone

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

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

1. PUBLIC COMMENT

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

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

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

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

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

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

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

3. 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

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

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

Commissioner Marsh moved 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.**

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

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

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

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

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

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

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

Commissioner Marsh asked if the proposed 15 foot landscape buffer was part of the CG zone requirements. Caden Baines responded that the 15 foot landscape buffer was specific to Redwood Road development. He explained that this area of Redwood Road required a 5 foot

sidewalk with a 24 foot landscape buffer while the west side of Redwood Road required a n 8 foot meandering trail.

Commissioner Holbrook moved 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.**

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

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

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

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

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

6. APPROVAL OF PLANNING COMMISSION MINUTES

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

Commissioner Jorgensen noted a correction on Line 167 from "5-6 feet" to "5-6 stories".

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

7. ADJOURN

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

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



~~BreAnna Larson, Chair~~

RYAN HOUBROOK, VICE CHAIR



Wendy Page, City Recorder

