

PLANNING COMMISSION MEETING

February 10, 2026
6:30 p.m.

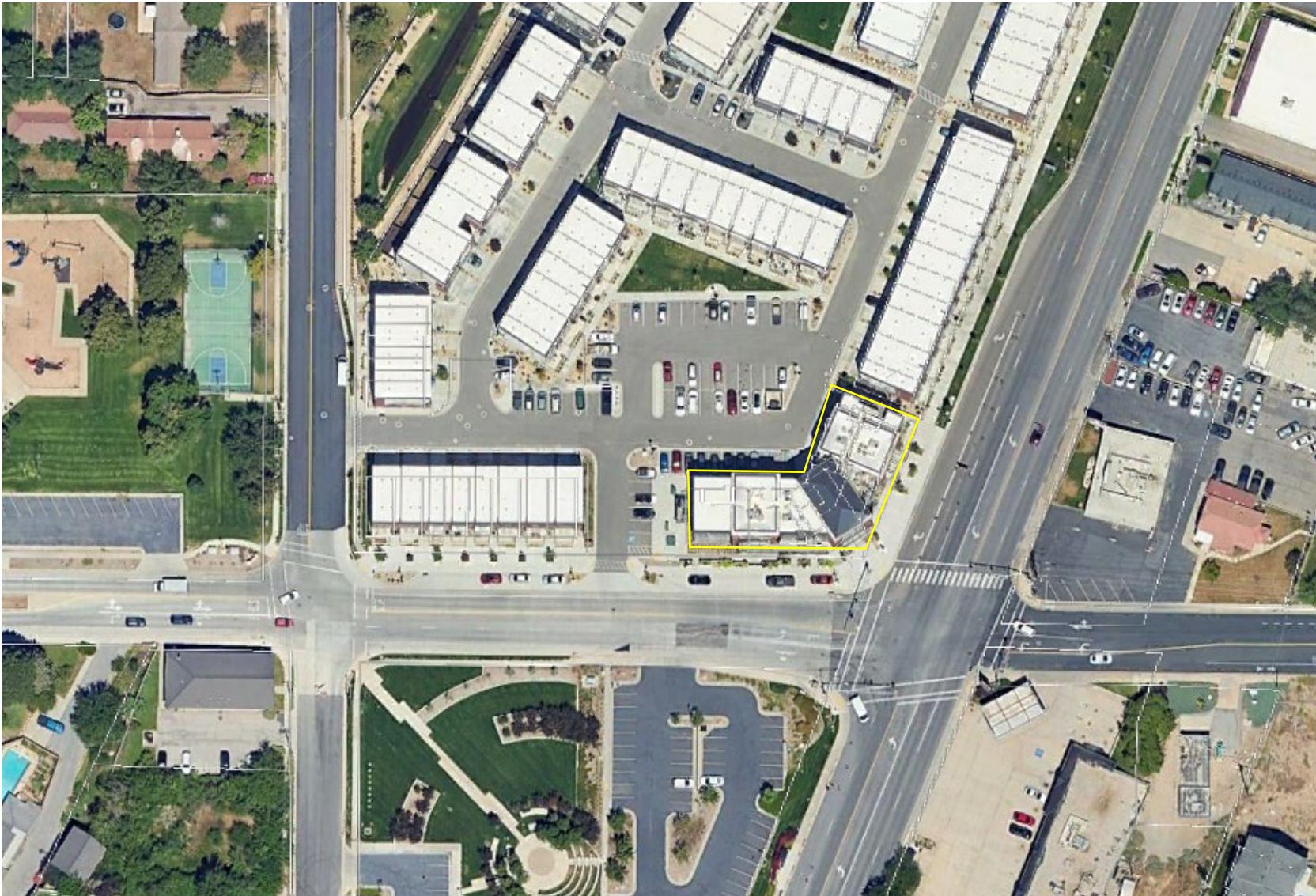


CITIZEN COMMENT

Plat Amendment
NSL City Center
45 E Center Street



Development/Application Aerial



NORTH SALT LAKE - CITY CENTER CONDOMINIUMS 1ST AMENDMENT

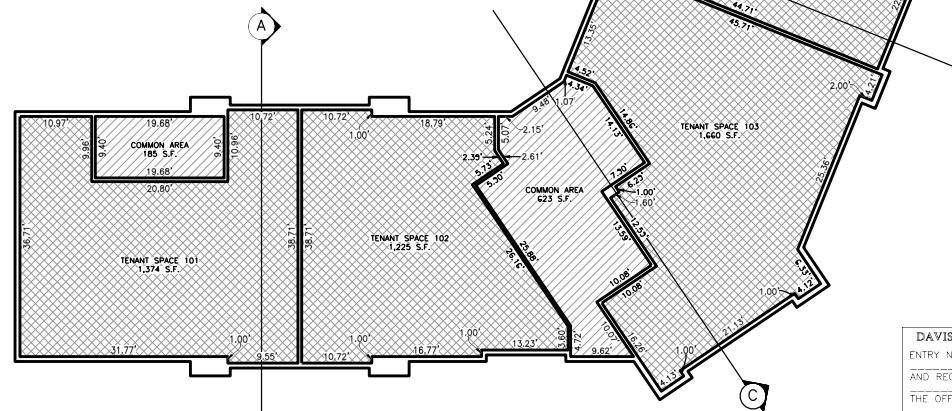
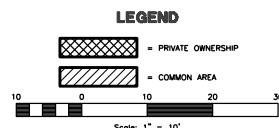
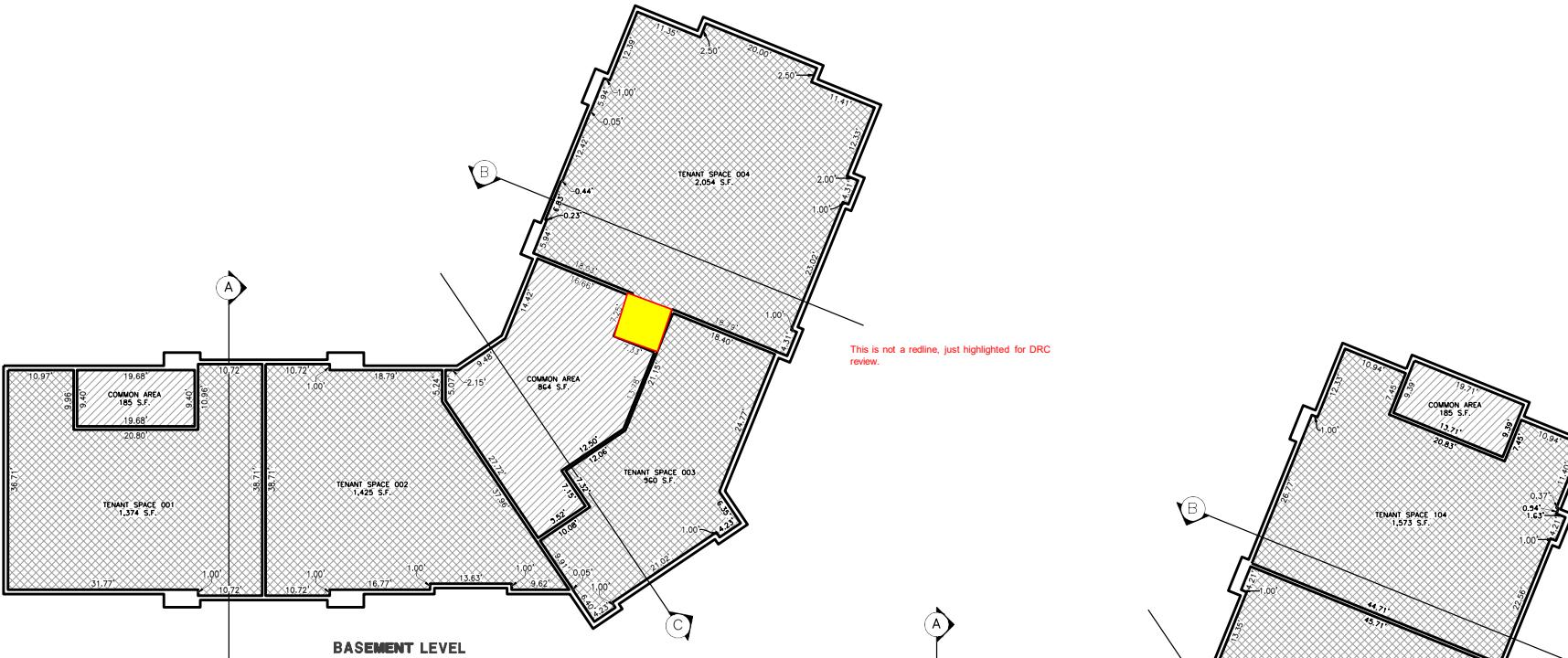
AMENDING UNIT TENANT SPACE 004 AND COMMON AREA OF NORTH SALT LAKE - CITY CENTER CONDOMINIUMS

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



DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID
FILED FOR RECORD
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

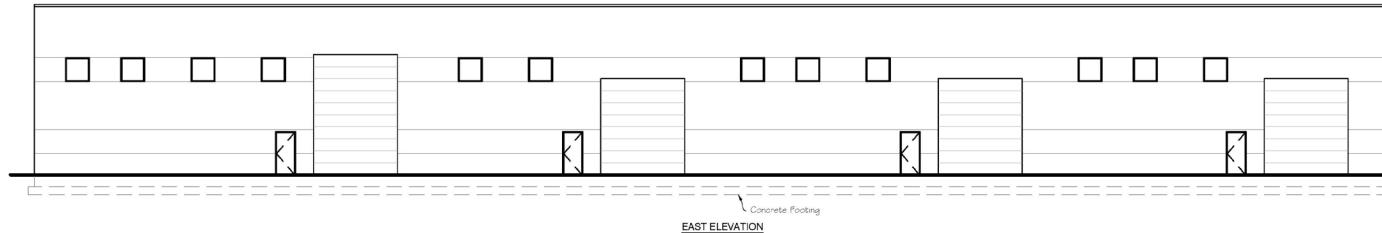
FEBRUARY 2026

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'

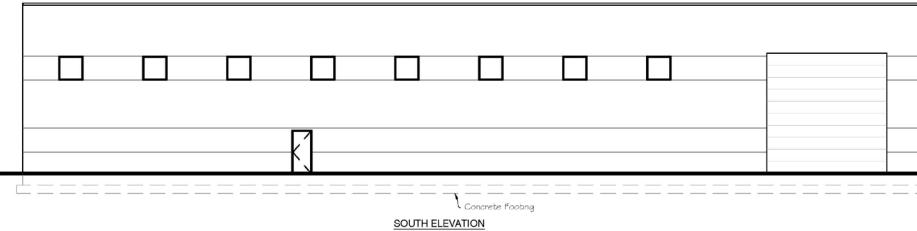


T.O. CONC. WALL
ELEV. 128'-0"

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

T.O. DOOR
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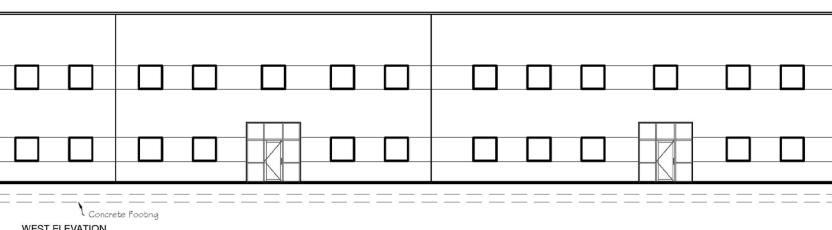


T.O. CONC. WALL
ELEV. 128'-0"

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

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

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

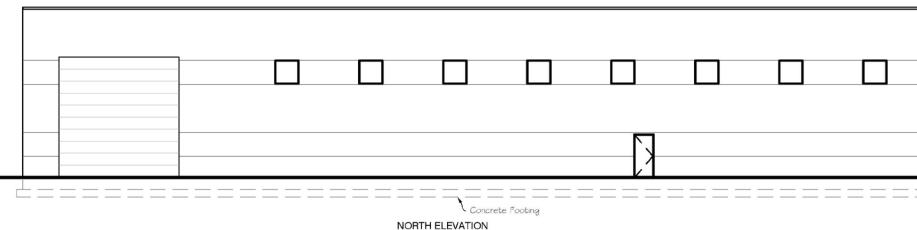


T.O. CONC. WALL
ELEV. 128'-0"

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

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

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



0 10 20
1"=10' Scale in Feet

SHEET
2
2

Plat Amendment
NSL City Center

Proposed Motion:

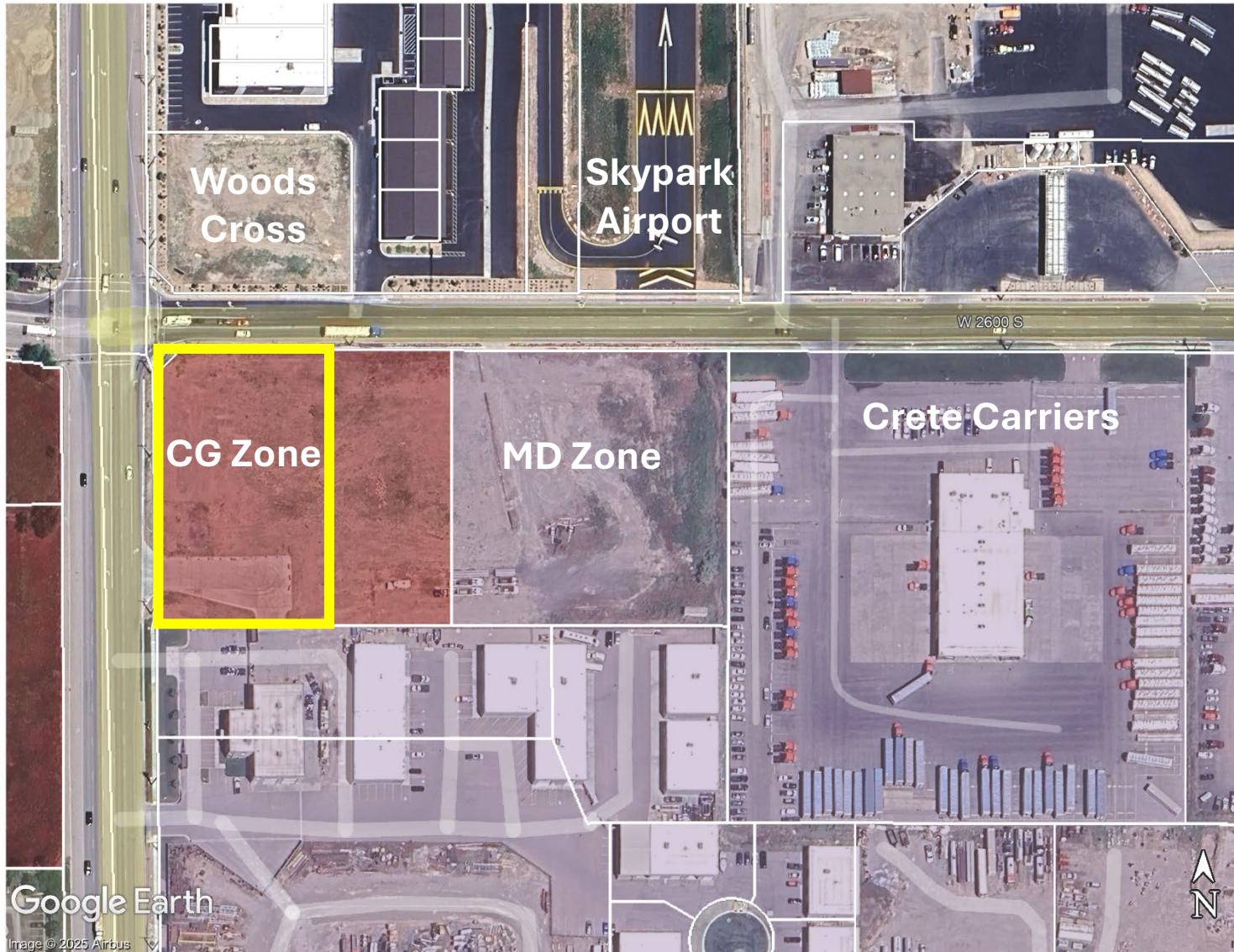
I move that the Planning Commission approve the proposed subdivision at 215 South River Bend Way with the following conditions:

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



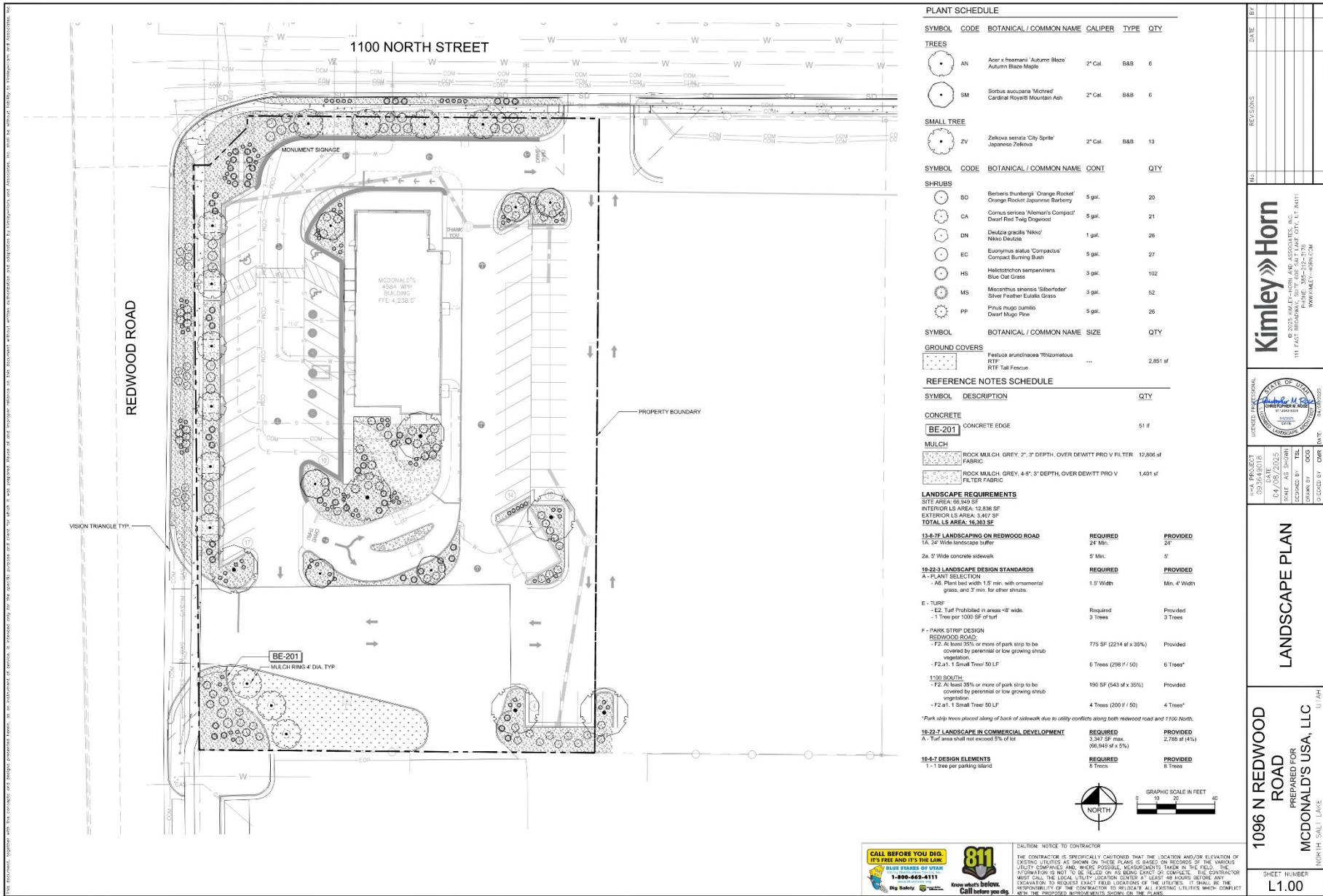
Site Plan McDonald's Zoning Map





Site Plan
McDonald's
Aerial Map







Front Elevation



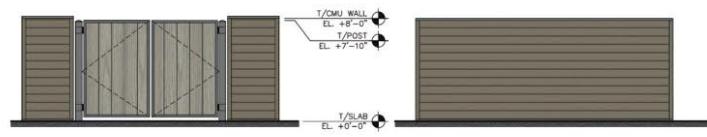
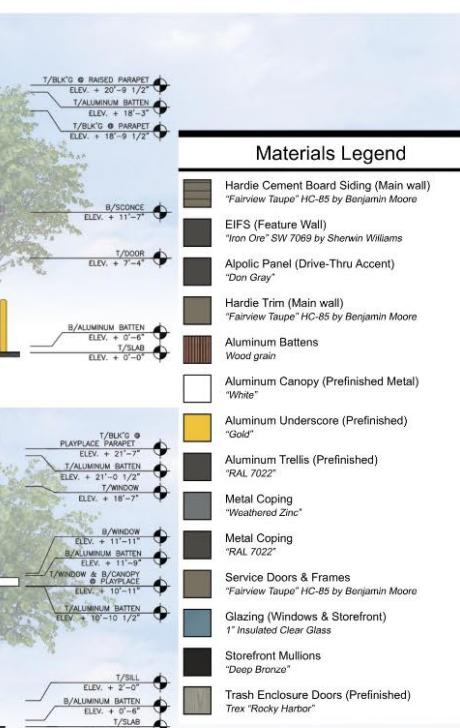
Rear Elevation



Non-Drive-Thru Side Elevation



Drive-Thru Side Elevation



Trash Enclosure Elevation

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