



**CITY OF NORTH SALT LAKE
CITY COUNCIL & PLANNING COMMISSION
JOINT MEETING NOTICE & AGENDA
OCTOBER 14, 2025
7:00 PM**

Notice is given that the City Council and Planning Commission of the City of North Salt Lake will hold a joint meeting on the above noted date and time at City Hall, 10 East Center Street, North Salt Lake, Utah. Some Council or Commissioners may participate electronically in accordance with the City's Electronic Meetings Policy.

The following items of business will be discussed; the order of business may be changed as time permits:

AGENDA ITEMS

1. Discussion with Consultants on the Progress of the General Plan Update
2. Adjourn

CLOSED SESSION

1. Possible closed session for the purpose of discussing the character professional competence, or physical or mental health of an individual; to discuss pending or reasonably imminent litigation; to discuss the purchase, exchange, sale, or lease of real property; or to discuss the deployment of security personnel, devices, or systems. *Utah Code 52-4-205*

City Council and 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 forgoing agenda for the City Council and Planning Commission was posted on the Utah Public Notice Website: <https://www.utah.gov/pmnl/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: October 7, 2025

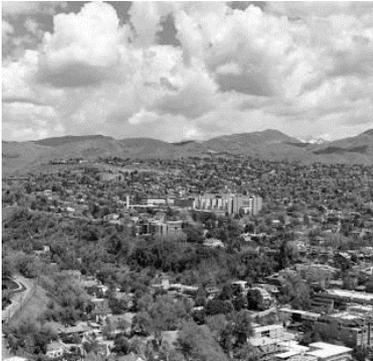

Wendy Page, City Recorder



JOINT LEADERSHIP BRIEFING

Land Use Vision Update

NORTH SALT LAKE GENERAL PLAN



October 14, 2025



CITY OF
NORTH SALT LAKE
UTAH

QUICK RECAP

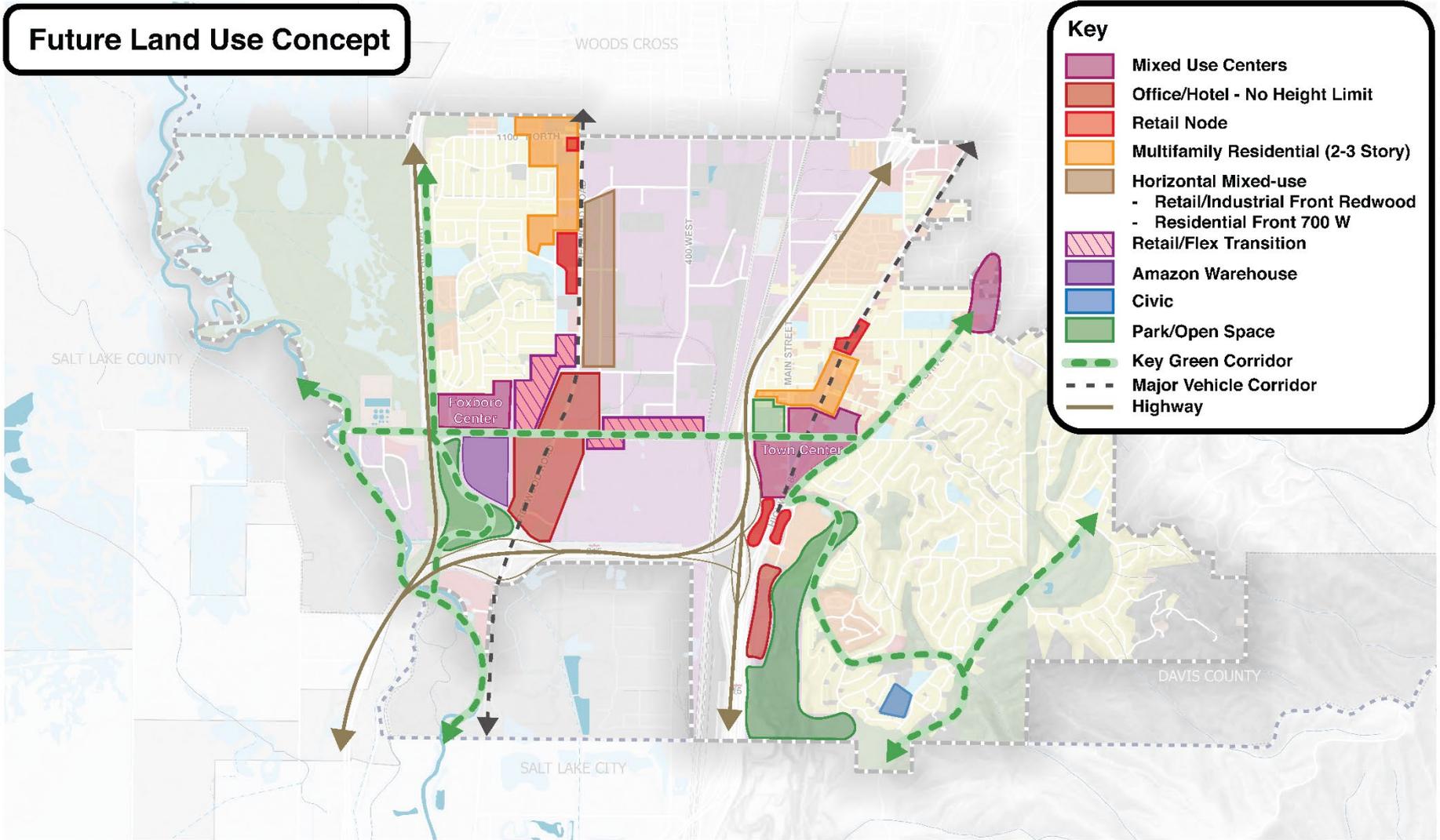
GUIDING PRINCIPLES

1. **COMMUNITY CHARACTER** - establish a distinct framework of activity centers and gateways that uniquely define NSL's neighborhoods and create community destinations.
2. **HEALTHY LIVING** - create an interconnected community centered on active mobility and lifestyles.
3. **MOBILITY & ACCESS** - Transform key corridors to absorb growth, connect neighborhoods, and provide a full range of transportation modes.
4. **ECONOMIC OPPORTUNITY** - Shape NSL's industrial area into a modern center of commerce and innovation.
5. **ENVIRONMENT** - Reconnect North Salt Lake to the natural environment and strengthen it as a sustainable and resilient community
6. **BALANCED GROWTH** - Preserve the unique features of existing neighborhoods while adding new housing options to meet the diverse needs of residents.
7. **COMMUNITY LIFE** - Enhance community life through the provision of public facilities, services, and programming.

PRIORITY GOALS FOR NSL PLAN 2025

- Priority network of regional and neighborhood linking trails
– focus on Center St, Orchard Dr, US 89, Redwood, and BST
- Development of the Town Center
- Development of a west side activity center/innovation district
- Strengthening the identity of NSL – i.e. gateways, branding
- Supplying existing parks and trails with high quality amenities
- Tackling air quality issues that can be influenced – i.e. electrification/emissions, active transportation, GSL conservation, sewer district

Future Land Use Concept



Key

- Mixed Use Centers
- Office/Hotel - No Height Limit
- Retail Node
- Multifamily Residential (2-3 Story)
- Horizontal Mixed-use
- Retail/Industrial Front Redwood
- Residential Front 700 W
- Retail/Flex Transition
- Amazon Warehouse
- Civic
- Park/Open Space
- Key Green Corridor
- Major Vehicle Corridor
- Highway

- Canal/Ditch
- Stream/River - Intermittent
- Lakes/Waterbodies
- Wetland
- Commercial
- Industrial
- Institutional
- Multi-Family Residential
- Office
- Parks/Open Space
- Public/Civic
- Single-Family Residential
- Utility
- Vacant or Underutilized
- Annexation Declaration Boundary
- North Salt Lake Boundary
- County Boundary
- Municipalities

Town Center Concept

Hatch Park

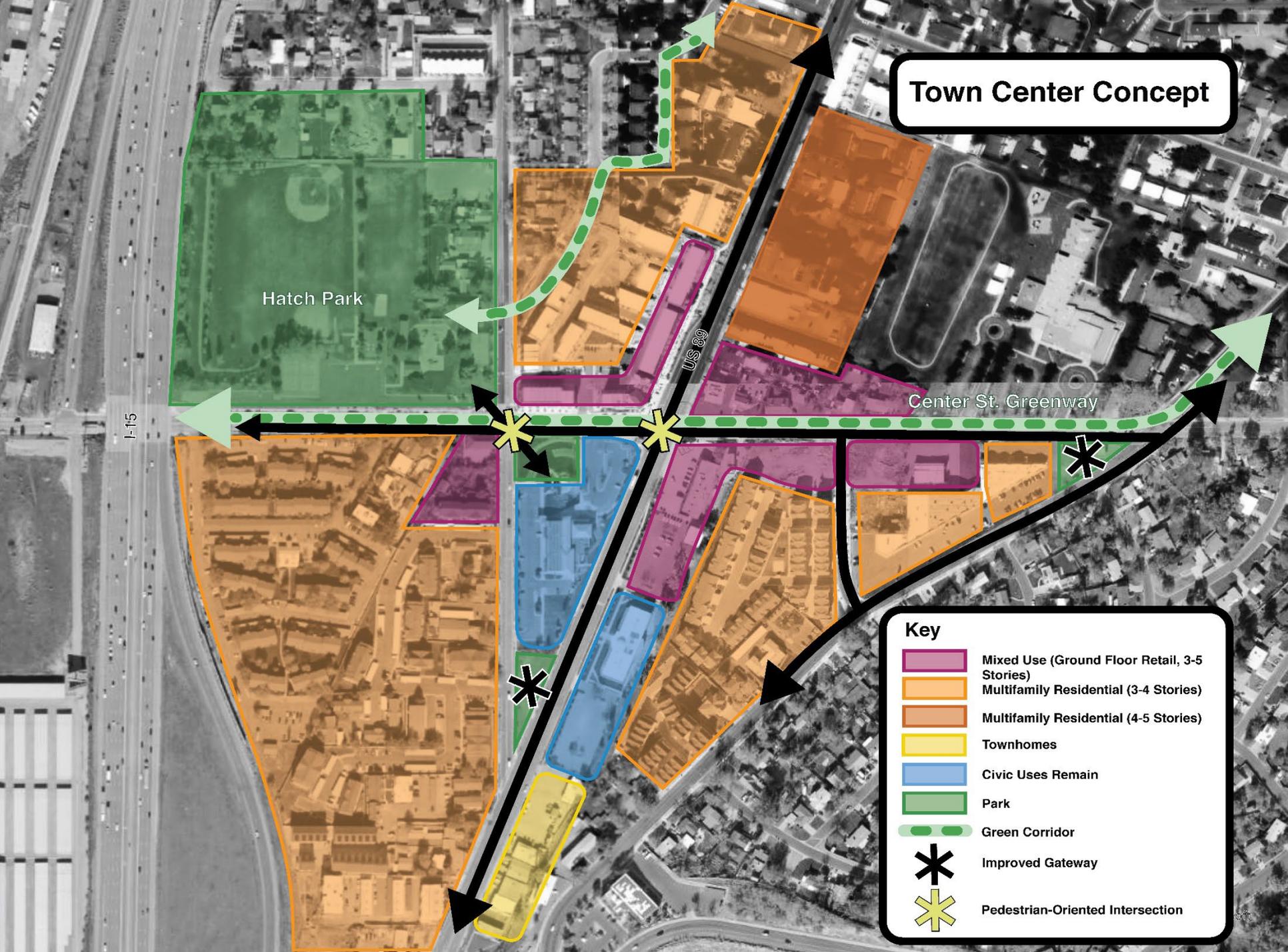
Center St. Greenway

I-15

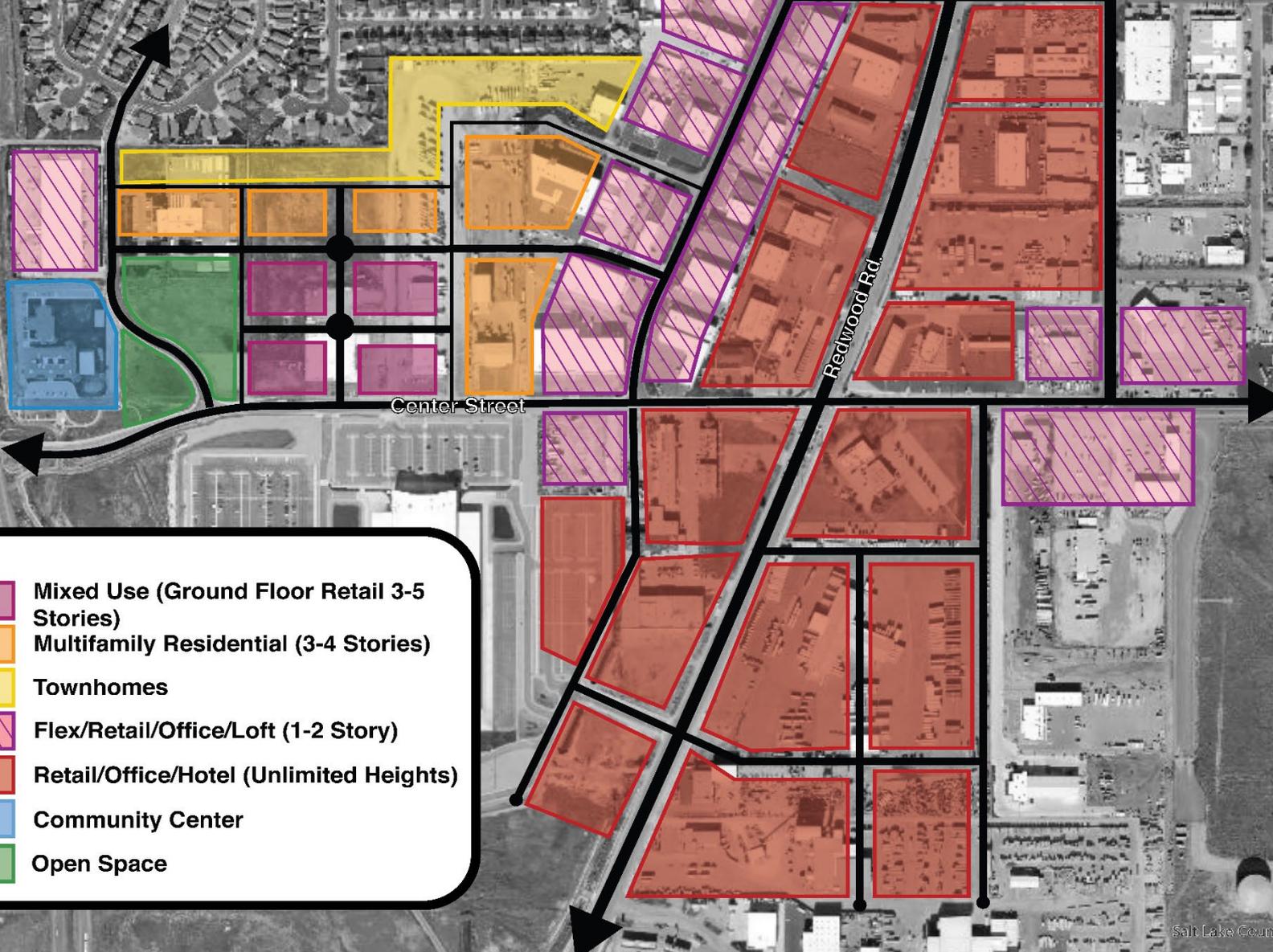
US 89

Key

- Mixed Use (Ground Floor Retail, 3-5 Stories)
- Multifamily Residential (3-4 Stories)
- Multifamily Residential (4-5 Stories)
- Townhomes
- Civic Uses Remain
- Park
- Green Corridor
- Improved Gateway
- Pedestrian-Oriented Intersection



Foxboro Center Concept



Key

-  Mixed Use (Ground Floor Retail 3-5 Stories)
-  Multifamily Residential (3-4 Stories)
-  Townhomes
-  Flex/Retail/Office/Loft (1-2 Story)
-  Retail/Office/Hotel (Unlimited Heights)
-  Community Center
-  Open Space

WHERE WE'VE BEEN SINCE

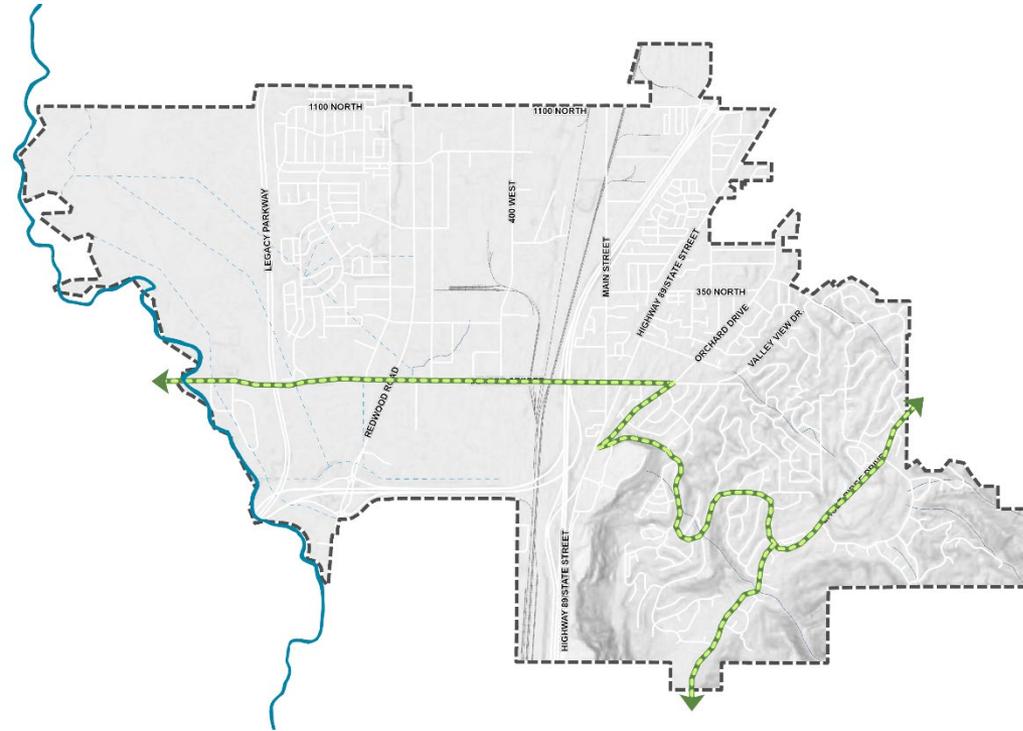
- The planning team and City staff have been coordinating throughout the year on a revised land use vision that addresses constraints and current planning efforts
- Rough administrative draft of the whole plan has been created, reviewed by staff, and is now being revised
- Purpose of tonight's check-in is to verify the new land use vision before completing the draft

LAND USE VISION

NOTES ABOUT FUTURE LAND USE

1. The future land use map is born out of the Guiding Principles (Community Character, Economic Opportunity, etc.) and the feedback received during the Public Engagement process
2. The future land use map is NOT a zoning map
 - Vision and policy vs ordinance
3. Purpose:
 - Define the general desired character of areas within the city, their form and uses, and make general recommendations for achieving the vision

THE 'CENTER LINE' GREENWAY



- Center Street focus as key east-west link
- Complete, multimodal corridor
- Extends catalytic energy of Hatch Park and existing trail network across the city
- Land uses that front and compliment the greenway
- Market Study recommendation: Activated frontage and amenity-rich public right-of-way



THE 'CENTER LINE' GREENWAY

Center Street West of I-15

LINKS TO FRONT DOORS:

The active transportation and urban design improvements on Center Street can include direct links to business entries, making access by biking, walking, or rolling more convenient and intuitive.

SIDEWALK ON NORTH SIDE:

A sidewalk could be added to the north side of Center Street, complementing the path on the south side and completing the pedestrian network.

INCREASED QUALITY PEDESTRIAN CROSSINGS:

Crossings at key locations provide access to the pathway; these could be shortened by curb extensions and have high-visibility features.

NARROWED LANES:

Narrowing the 16-foot lanes and shoulders could be considered to slow traffic and shorten crossings, if narrowing could work with industrial traffic.

SAFE DRIVEWAY CROSSINGS:

The pathway should cross driveways and cross streets at sidewalk grade with appropriate conflict markings.

WIDENED/EXTENDED/IMPROVED PATH:

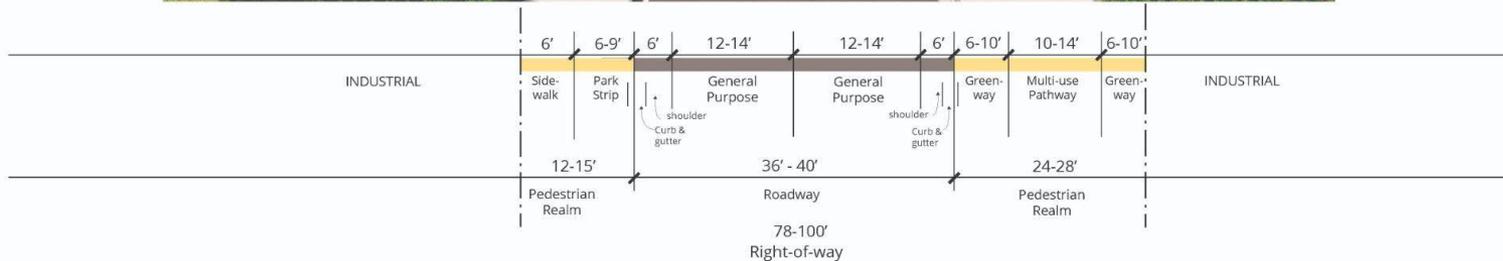
The centerpiece of improvements along Center Street would be the completion of the multi-use path from the Town Center to Legacy Parkway.

TREES, LANDSCAPE & AMENITIES:

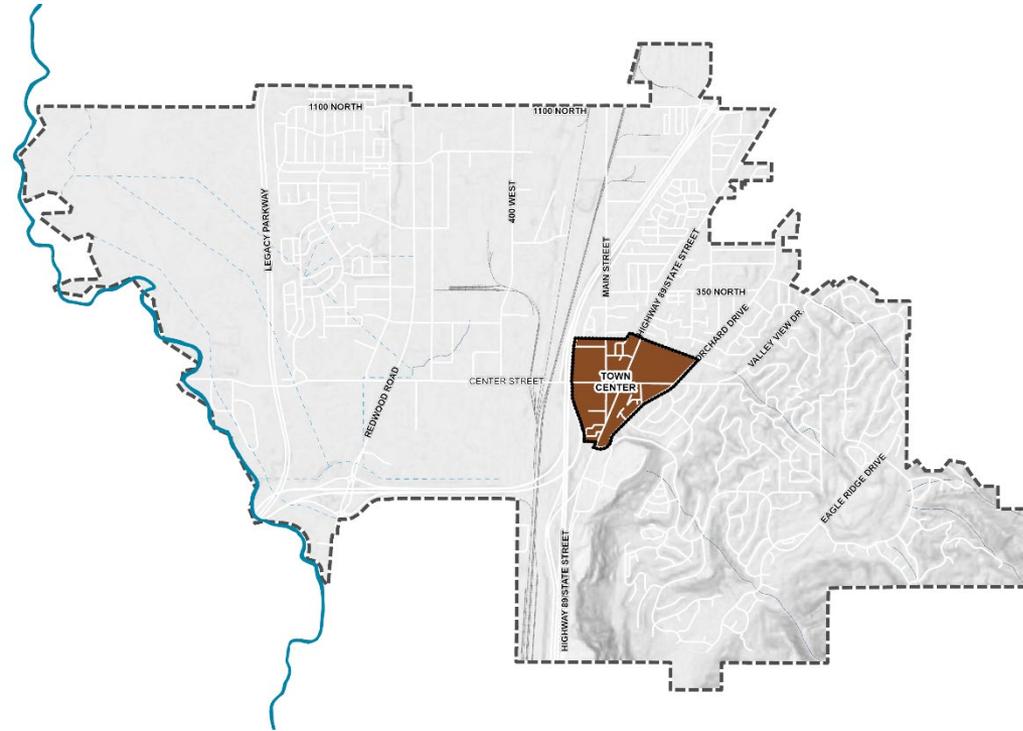
The environment of the pathway could be greatly improved through consistent landscape treatments on both sides, buffering from both moving traffic and vehicular areas on the adjacent industrial properties. Amenities like lighting, wayfinding, and seating can enhance the path as a part of the Greenway Network.

INDUSTRIAL ACCESS:

Despite the active transportation improvements, truck access to industrial properties will need to be preserved through larger curb radii or mountable curbing and wide driveways.



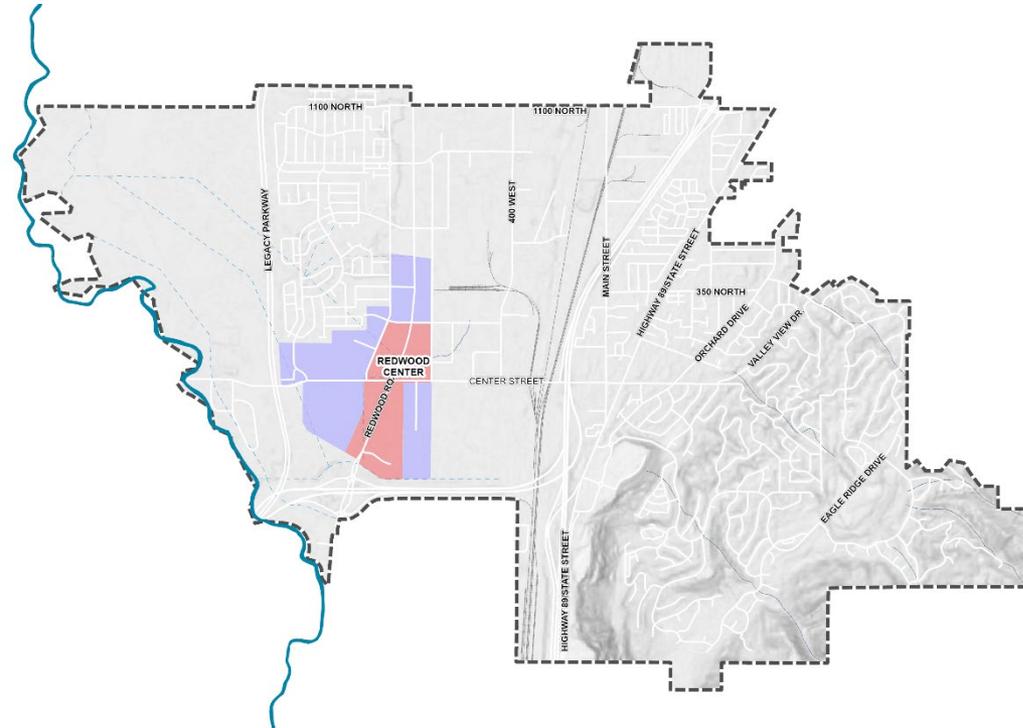
THE TOWN CENTER



- Town Center is the east anchor and key destination along the 'Center Line'
- Revised boundary
- Focus on Center Street as primary pedestrian corridor
- New design guidelines clarify expectations for development (codification will ensure implementation)



WEST REGIONAL CENTER & BUSINESS PARK



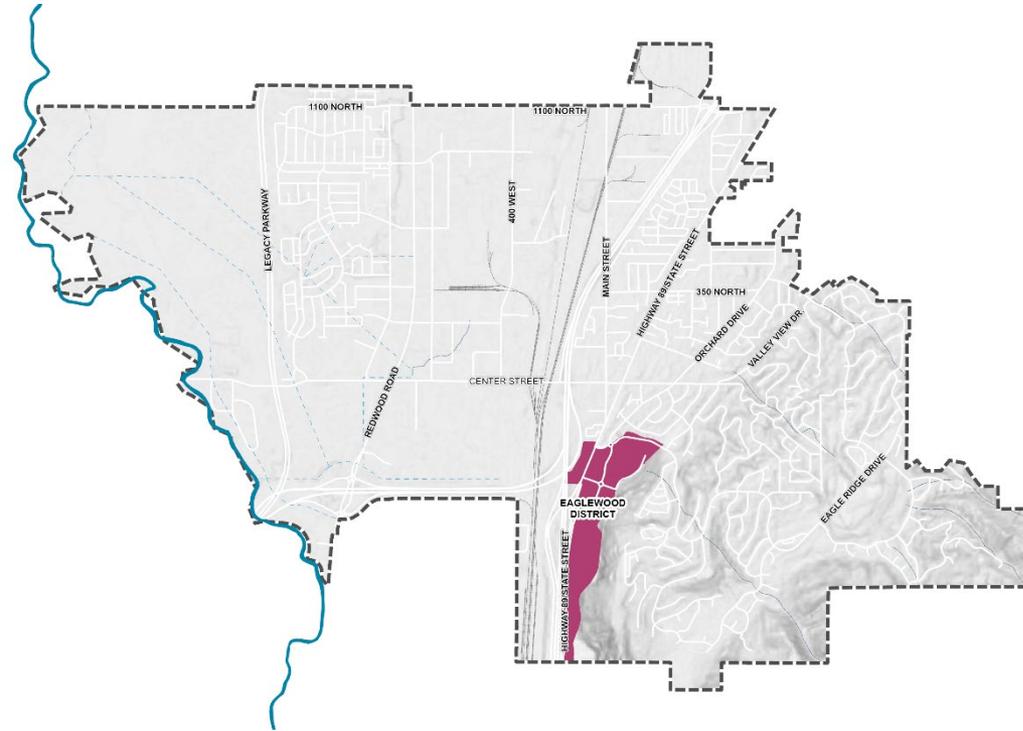
- Regional center at Center/Redwood is west anchor and key destination along the 'Center Line'
- Works hand-in-hand with business park to create a cleaner, more modern business hub
- Focus on office, hotel, flex space for tech and other startups
- Emulates how other Utah communities are using freeway connections

WEST REGIONAL CENTER & BUSINESS PARK



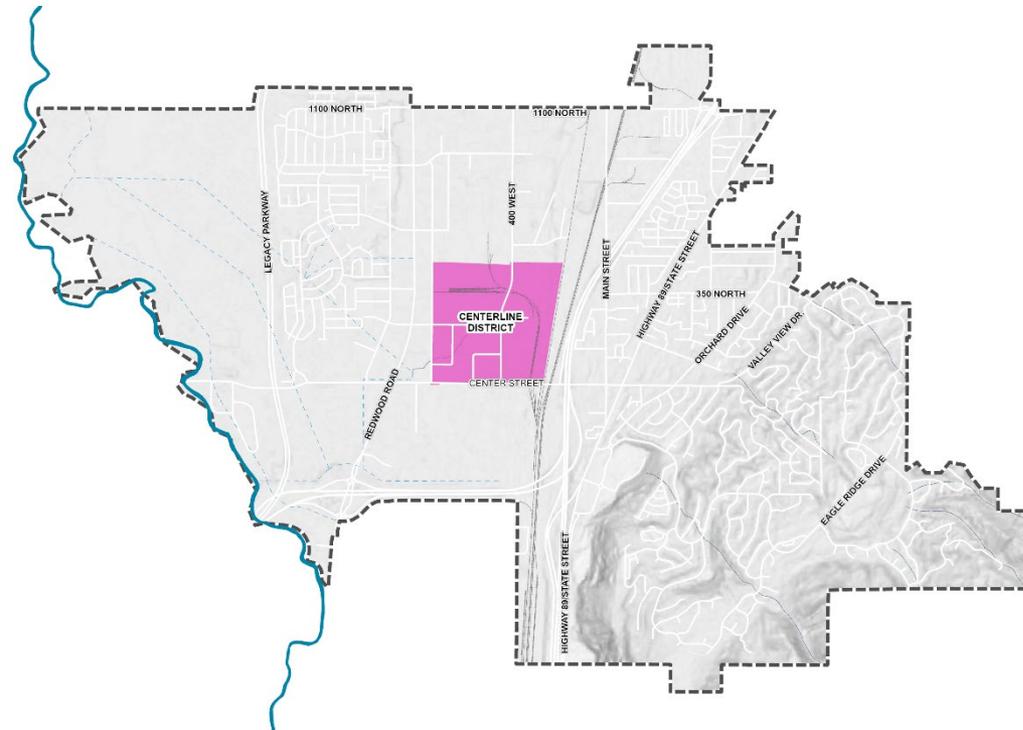
Guiding Principles: #1 Community Character, #4 Economic Opportunity, #7 Community Life

EAGLEWOOD DISTRICT



- Serves as southern gateway to NSL
- Continue to follow vision as a Transit-Oriented Development as BRT and trail develops on US-89
- Market Study recommendation: Eaglewood Village as independent node separate from Town Center
- Uses around new interchange: office, hotel, commercial

CENTERLINE DISTRICT



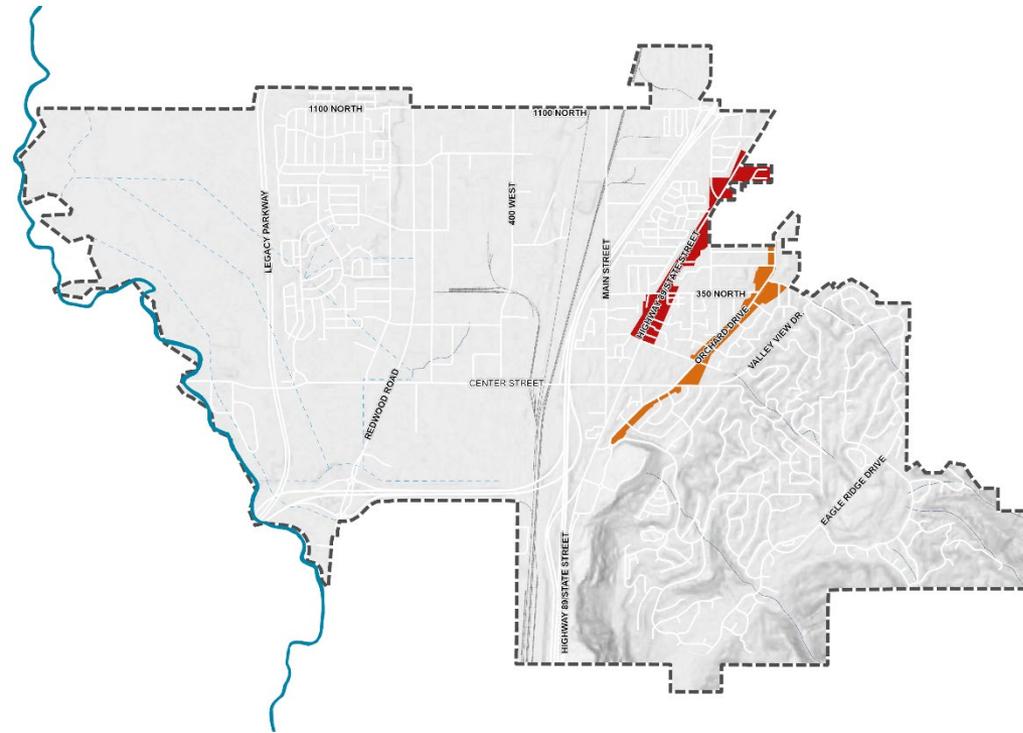
- Transitional area from existing industrial to a mixed-use neighborhood
- Use that promote entertainment, community gathering, recreation, and nightlife
- Could generate revenue to fund capital projects including 'Center Line' and Town Center
- May help spur further activity in Town Center
- Needs strict guardrails and further study, potential for new CRA

CENTERLINE DISTRICT



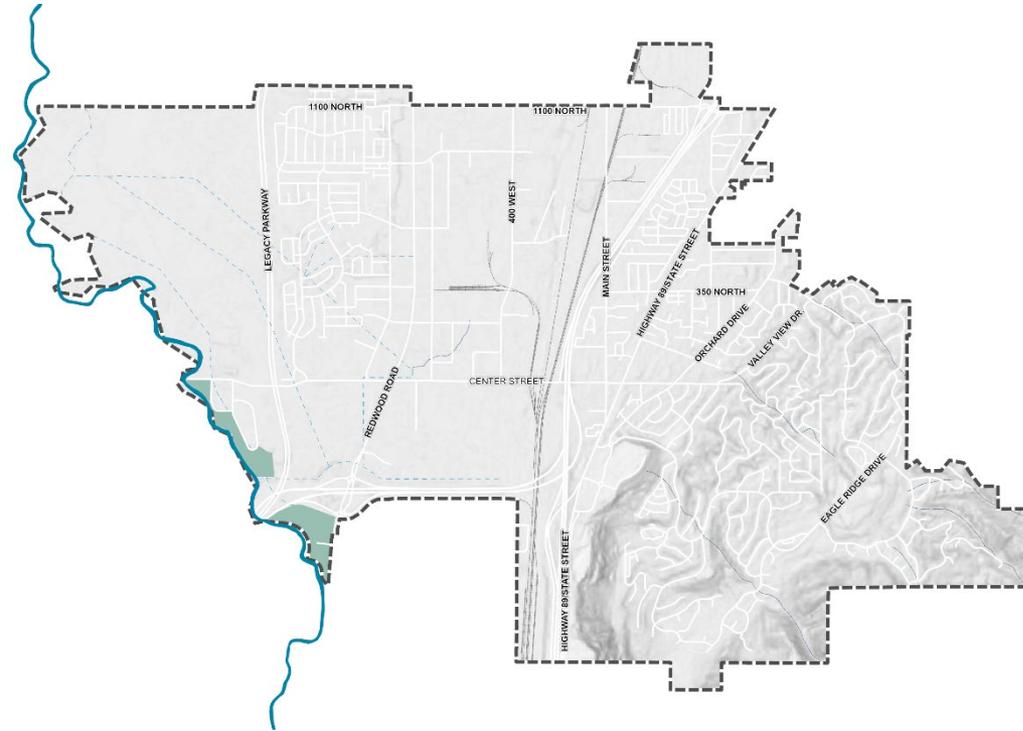
Guiding Principles: #4 Economic Opportunity, #6 Balanced Growth, #7 Community Life

CORRIDOR DEVELOPMENT



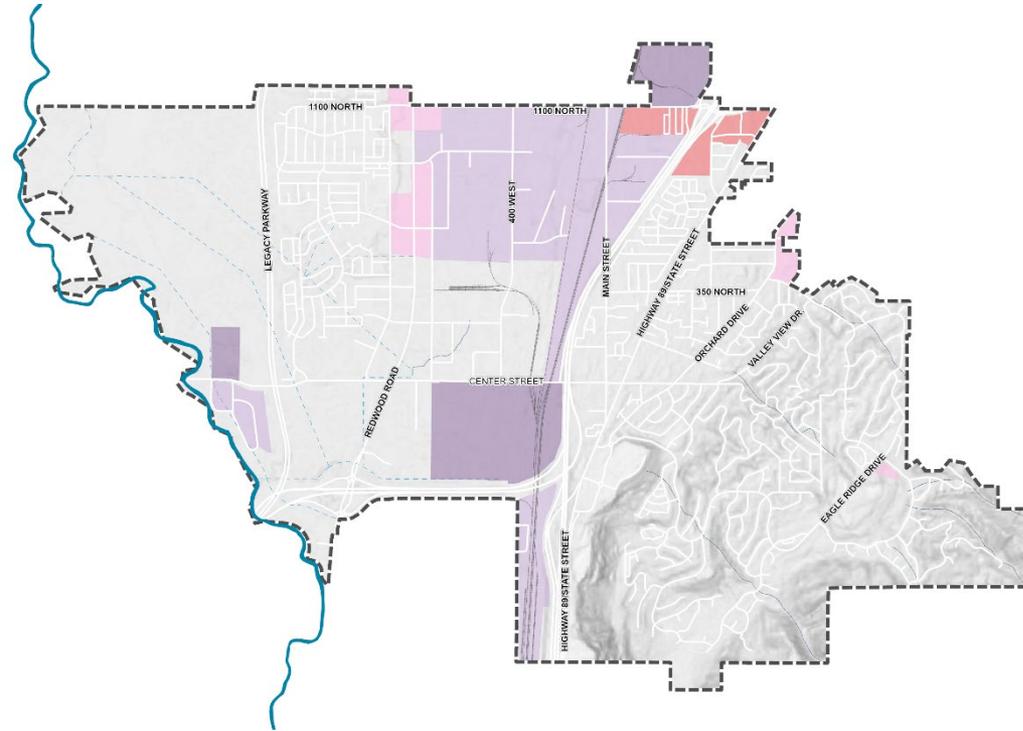
- North US-89 – infill residential with commercial
- Orchard Drive – infill residential
- These uses support the Town Center and provide transitions to neighborhoods
- Most properties on these corridors are too shallow to yield very large projects – small scale infill

RIVER ORIENTED COMMERCIAL/RECREATION



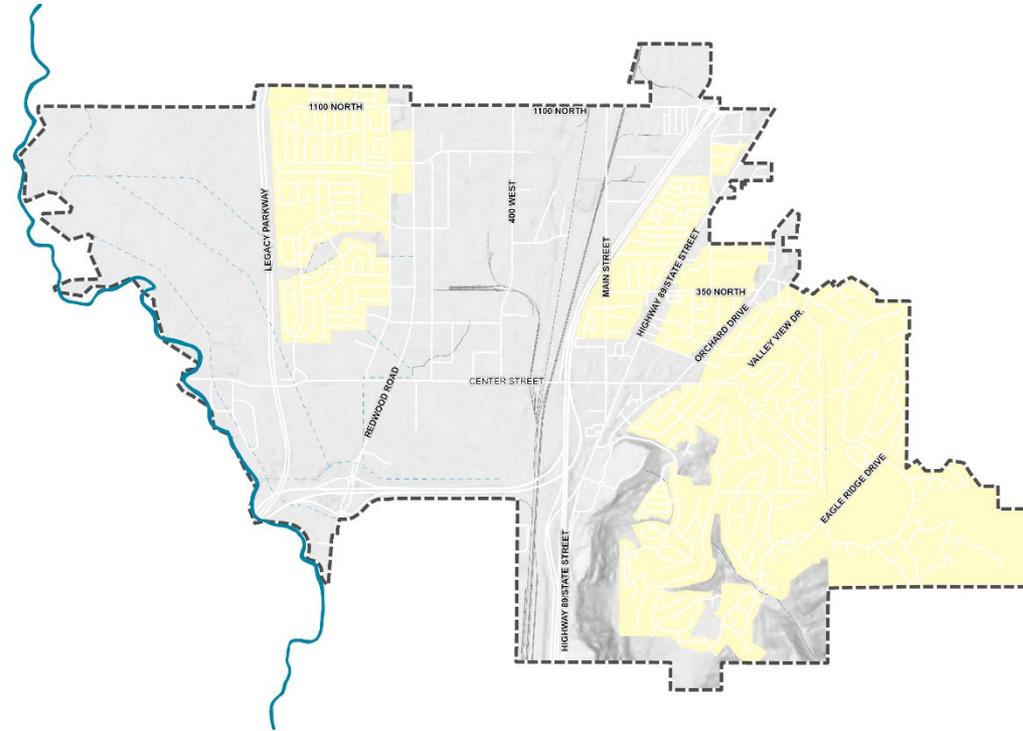
- Embraces proximity to Jordan River
- Supports public access to and enjoyment of the river
- Recreational and commercial uses focused on outdoor recreation: RV parks, glamping/overnight accommodations with river focus, indoor/outdoor dining, outdoor rec manufacturers and non-profits

OTHER COMMERCIAL/INDUSTRIAL USES



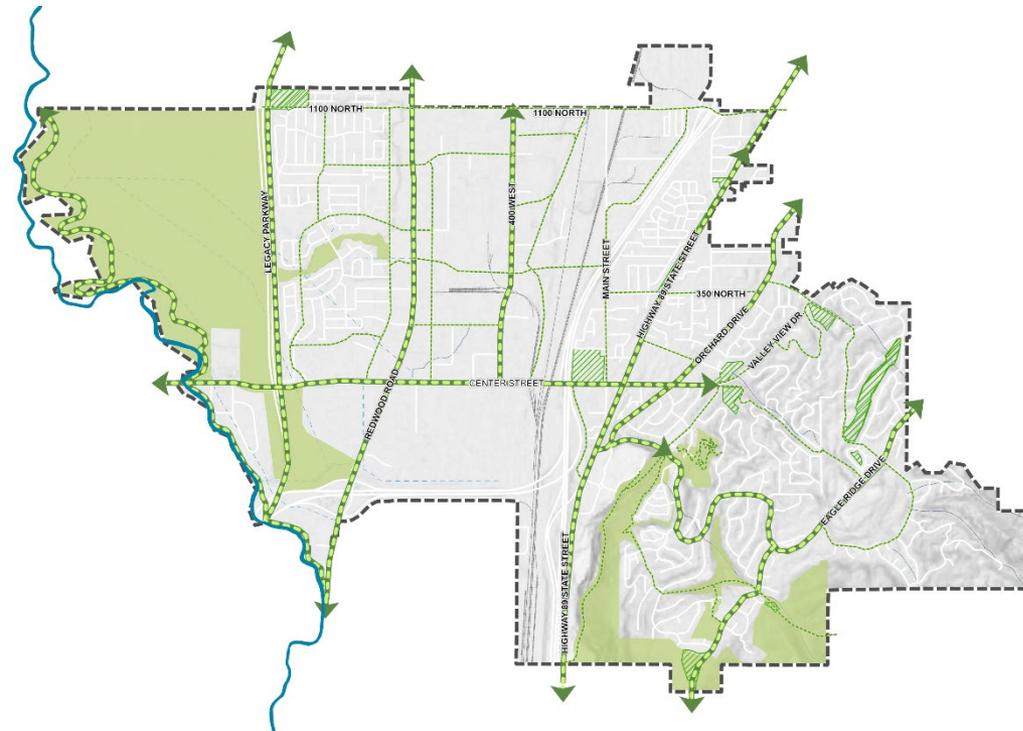
- 2600 South Center remains
- Neighborhood Centers remain
- Other Industrial uses remain
- Public realm enhancements will be key to these areas' continued success

EXISTING RESIDENTIAL AREAS

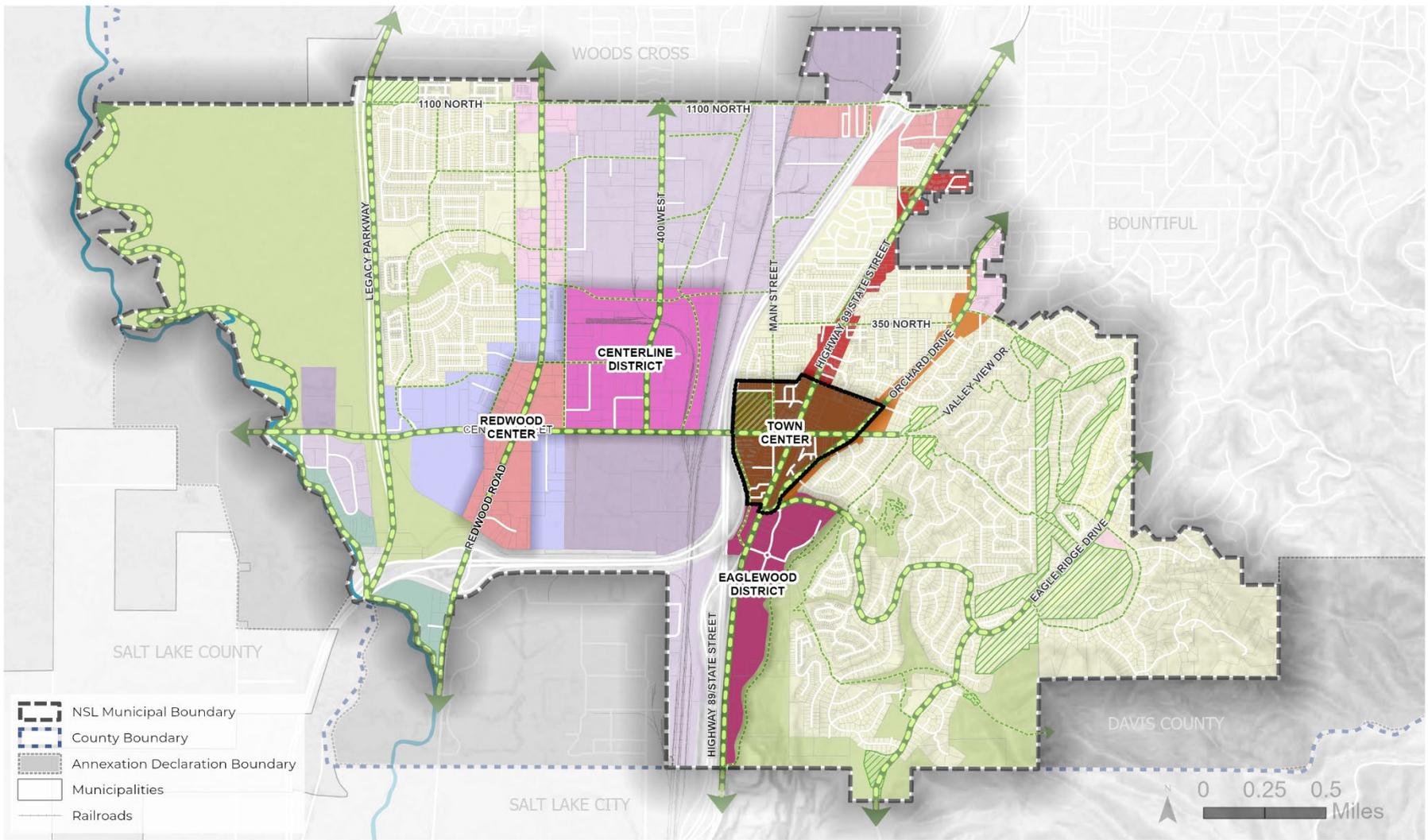


- Existing neighborhoods to be preserved
- Placemaking enhancements: trails, trees, gateways, branding, etc.
- Programming helps to activate community life – this should occur at the neighborhood scale as well as the city scale
- Neighborhood Councils?

GREEN NETWORK



- Center Line does not stop at activity centers – connects foothills to river
- Other corridors and trails link everything together
- Essential for connecting the entire green network and providing access to community destinations and services



- Existing Residential to Remain
- Infill Residential
- Town Center
- Centerline District
- Eaglewood District
- Regional Center
- Mixed-Use Corridor

- Neighborhood Center
- Business Park
- Heavy Industrial
- Light Industrial
- River - Oriented Commercial/Recreation
- Natural Open Space
- Redwood Center

- Community Greenways
- Neighborhood Greenways

City of North Salt Lake General Plan Future Land Use



1. How do we feel this vision reflects the ideas we originally heard? How will the public feel generally about the plan?
2. What strengths and weaknesses does the vision have?
3. How can we better address any weaknesses?

NEXT STEPS

1. Full polished draft by the end of year
2. Adoption process begins in the new year

Thank you!

