

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
JUNE 10, 2025

FINAL

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Johnathan Marsh
Commissioner Irene Stone
Commissioner Brandon Tucker
Commission Vice Chair William Ward

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

OTHERS PRESENT: Jeff Thompson, Dee Lalliss, Rachel Robey, Barry Bryson, residents; Raul Weston, Kami Weston, residents/applicants.

1. PUBLIC COMMENTS

Barry Bryson, resident, questioned the legality of a flag lot with renters, tiny homes with no utilities in the RM-7 zone. Mackenzie Johnson replied that she was recently made aware of this situation by South Davis Water District and had started an investigation. She provided her card with contact information so that Mr. Bryson could contact her during business hours. She also recommended that future code enforcement issues could be reported through the City's website and any criminal activities should be reported to the police department.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR OVER 30 FEET OF DRIVEWAY AT 1030 SOUTH PARKWAY DRIVE, BRANDON BUDD, RANGE ARCHITECTURE DESIGN, APPLICANT

Caden Baines reported that this was a conditional use permit for a combined total driveway width of 40 feet. He said the applicant had applied for a building permit for 1030 South Parkway Drive to construct a detached garage on the southwest corner of the property. He noted that this was a permitted use and not part of the conditional use to construct a 10 foot wide driveway. He

shared that City code allowed a residential lot with greater than 100 linear feet of frontage to have up to two access driveways. Mr. Baines continued that when combined these driveways must not equal more than 30 feet wide unless a conditional use permit was granted by the Planning Commission to allow for up to 40 feet.

Caden Baines shared an aerial view and then a site plan of the property. He clarified that the lot would be permitted up to two driveways because it had approximately 145 linear feet of frontage and the total width of both driveways would be 40 feet. He said the Development Review Committee (DRC) recommended approval with no conditions.

Commissioner Marsh questioned if there would be a new curb cut. Caden Baines replied that there would be a new curb cut which would require an excavation permit.

Commissioner Jorgensen moved that the Planning Commission approve the conditional use permit for a combined total driveway width of 40 feet at 1030 South Parkway Drive with no conditions. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY PLANNING COMMISSION

Sherrie Pace said that during the June 3rd City Council meeting she and Councilmember Knowlton reported on their participation in an Active Transportation Tour in Hoboken, New Jersey. She spoke on the initiative by the City of Hoboken to eliminate all pedestrian and bicycle deaths by 2030. She described several of their active transportation ideas including lowering speed limits, daylighting corners, and separating bike lanes from traffic.

Ms. Pace said the City Council also approved a code amendment to the noise ordinance related to measuring decibels, noise limits, etc.

Mackenzie Johnson noted that the Planning Commission had until June 30th to complete the required training. She then reviewed the training that was still needed.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of May 27, 2025 were reviewed and approved.


Commissioner Jorgensen moved to approve the meeting minutes for the May 27, 2025 Planning Commission meeting as drafted. Commissioner Holbrook seconded the motion.

The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:41 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, July 8, 2025 by unanimous vote of all members present.


Wendy Page, City Recorder

