

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
JULY 8, 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 Irene Stone
Commissioner Brandon Tucker
Commission Vice Chair William Ward

EXCUSED: Commissioner Johnathan Marsh

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

OTHERS PRESENT: Dee Lalliss, Gentry Holbrook, residents; David Johnson, Shane Dean, Structural Steel.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF SITE PLAN APPROVAL FOR STRUCTURAL STEEL'S MAIN YARD IMPROVEMENTS AT 125 WEST 500 NORTH, BRIAN DEAN, STRUCTURAL STEEL, APPLICANT

Mackenzie Johnson reported on the site plan application for Structural Steel at 125 West 500 North. She noted the 15.43 acre property was located in the industrial area adjacent to the rail lines in the Manufacturing-Distribution (MD) zone. She clarified that there were existing buildings on the site, and that the application was only for site improvements to the parking and outdoor storage areas. She shared an aerial view of the property and a site plan which included the outdoor storage area, the request to pave the main yard area including 340,929 square feet of asphalt, install new storm drain infrastructure, and improve 100,871 square feet of landscaping.

Ms. Johnson continued that City Code 10-20-3 required that the redevelopment of industrial sites that added or replaced (alone or in combination) 5,000 sq. ft. of impervious surface or disturb 5,000 sq. ft. of land must include a Low Impact Development (LID) analysis that met the objective of retaining on site, with no discharge, the 0.6-inch, 24- hour rainfall event. She then shared the proposed landscaping plan. She said the proposed site plan provided 100,871 square feet of landscaping which was 15% of the entire lot which meets the minimum requirement in the MD zone. She reviewed the landscape improvements including decorative gravel, silver maple, and cottonwood trees with the request to focus the trees along the back property line to shield the view from the FrontRunner rail line.

Mackenzie Johnson stated the City Engineer confirmed that the proposed plan has adequate retention and drainage infrastructure. She said the Development Review Committee (DRC) recommended approval of the site plan for Structural Steel's Main Yard Improvements at 125 West 500 North with no conditions.

Commissioner Tucker moved that the Planning Commission approve the site plan for Structural Steel's Main Yard Improvements at 125 West 500 North with no conditions. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Marsh was excused.

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

Mackenzie Johnson reported that there were no items of note from the June 17th City Council meeting and added that the July 1st Council meeting had been canceled.

She said the required Planning Commission training for fiscal year 24-25 had been completed. She shared that the 2025 APA Utah fall conference would be held on October 9th and 10th at The Gateway in Salt Lake City.

4. APPROVAL OF MINUTES

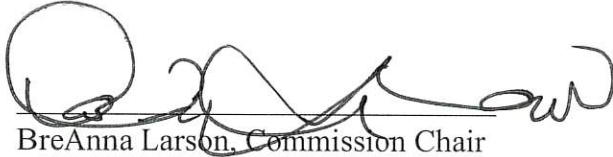
The Planning Commission meeting minutes of June 10, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes as drafted for the June 10, 2025 Planning Commission meeting. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, Tucker, and Ward. Commissioner Marsh was excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:36 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, August 26, 2025 by unanimous vote of all members present.



BreAnna Larson, Commission Chair



Wendy Page, City Recorder

