

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
OCTOBER 14, 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 via Zoom  
Commissioner Jonathan Marsh  
Commissioner Brandon Tucker  
Commission Vice Chair William Ward

EXCUSED: Commissioner Irene Stone

STAFF PRESENT: Sherrie Pace, Community Development Director, Mackenzie Johnson, Planner.

OTHERS PRESENT: Dee Lalliss, Barry Bryson, Brian Horrocks, residents; Alexandria White, Douglas White, Rick White, Storage City.

1. PUBLIC COMMENT

There were no public comments.

2. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT TO THE SELF STORAGE AND STORAGE SHED OVERLAY ZONE MAP TO INCLUDE THE PROPERTY OF 211 WEST CENTER STREET (PARCEL ID: 01-421-0001), DOUGLAS WHITE, STORAGE CITY, APPLICANT

Mackenzie Johnson explained that this application was like the recent rezone which occurred at 100 West Center. She reported that the property owner, Storage City LLC, of 211 West Center Street applied to amend the Self Storage and Storage Shed Overlay zone map to include the proposed property. She noted the property was 5.58 acres in size and zoned Manufacturing Distribution (MD). She continued that the property was located between I-15 and the rail lines with over 40 feet of easement along the western property boundary which could not be built over.

Ms. Johnson explained that the I-15 expansion project could require UDOT to acquire approximately half of the subject property for the widening of UDOT's right of way. She noted that the property owner was still negotiating the terms of the property acquisition and nothing was set in stone. She shared a map of the property showing that approximately half could be acquired as part of the expansion. She highlighted that the UDOT acquisition, along with the easements, placed unusual constraints on the property that limited the use and access to the property.

Mackenzie Johnson presented a map of the Self Storage and Storage Shed Overlay Zone map and noted that this parcel would close the remaining gap within the parameters of the overlay map. She said this zoning map amendment provided the property owner the ability to make a site plan application for new self storage units but did not guarantee approval. She continued that the Development Review Committee (DRC) recommended approval of the proposed amendment to the Self Storage and Storage Shed Overlay zone map to include the property at 211 West Center Street with the conditions: action on the amendment to the Self Storage and Storage Shed Overlay zone map does not guarantee nor entitle approval of site plan or permissible drive access locations from the public street (Center Street); and the overlay boundary shall be the parcel, less the area acquired by UDOT for the expansion of I-15. She clarified that the City Council would review and approve the proposed amendment, UDOT and the property owner would settle the property acquisition, and then the zoning map would be updated with the correct boundaries.

Commissioner Marsh commented that the condition which stated that action on the amendment did not guarantee or entitle approval of the site plan seemed unnecessary as the item would come back for approval in the future. Mackenzie Johnson clarified that the drive approach and access were not clear on this property and the DRC wanted to highlight that while it was a possibility that there was no formal guarantee of where a drive access could be placed or to influence development, access, or non-compliance.

Sherrie Pace commented that this would provide for the rezone of the property but the applicant would need to meet other standards in the code for access and location. She said this would allow for the rezone but did not guarantee the standard for access particularly as the details with UDOT had not yet been determined.

Mackenzie Johnson noted that in an effort to be equitable, these were the same conditions placed on the previous applicant who had applied for the amendment to the overlay zone map.

**Chair Larson opened the public hearing at 6:37 p.m.**

Dee Lalliss, resident, acknowledged that while it may have been easier to approve the entire strip of land as the overlay zone previously, there was a process. He said it was appropriate to add this property to the overlay zone map and proper to do after the boundaries had been determined by UDOT.

**Chair Larson closed the public hearing at 6:39 p.m.**

**Commissioner Holbrook moved that the Planning Commission recommend approval to the City Council of the proposed amendment to the Self Storage and Storage Shed Overlay zone map to include the property of 211 West Center Street (Parcel ID:01-421-0001) with the following conditions:**

- 1) Action on the amendment to the Self Storage and Storage Shed Overlay zone map does not guarantee nor entitle approval of site plan review or permissible drive access locations from the public street (Center Street); and**
- 2) The overlay boundary shall be the parcel, less the area acquired by UDOT for the expansion of I-15.**

**Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward. Commissioner Stone was excused.**

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

Mackenzie Johnson said that there were no items of note from the October 7<sup>th</sup> City Council meeting. She reminded the Planning Commission of their invitation to the December 4<sup>th</sup> holiday party. She noted the upcoming vacancies on the Commission and that applications were now open for 2026. She asked that the Commission share this information with those they felt may be a good fit or any interested residents.

**4. APPROVAL OF MINUTES**

The Planning Commission meeting minutes of September 23, 2025 were reviewed and approved.

**Commissioner Jorgensen moved to approve the meeting minutes from the September 23, 2025 Planning Commission meeting as drafted. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward. Commissioner Stone was excused.**

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, October 28, 2025 by unanimous vote of all members present.*

  
BreAnna Larson, Chair  
Wendy Page, City Recorder