

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
NOVEMBER 12, 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 Jonathan Marsh  
Commissioner Brandon Tucker  
Commission Vice Chair William Ward

EXCUSED: Commissioner Irene Stone

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

OTHERS PRESENT: Dee Lalliss, Barry Bryson, Jeff Thompson, residents; Alec Green, M.C. Green and Sons; Logan Johnson, Wright Development.

1. PUBLIC COMMENT

There were no public comments.

2. PUBLIC HEARING: CONSIDERATION OF THE REZONING OF 1.106 ACRES OF LOT 1 OF THE 1100 NORTH KRAUSE CROSSING SUBDIVISION AT 1096 NORTH REDWOOD ROAD FROM GENERAL COMMERCIAL (CG) TO MANUFACTURING DISTRIBUTION (MD), LOGAN JOHNSON, WRIGHT DEVELOPMENT GROUP, APPLICANT

Mackenzie Johnson reported on the rezone application for a portion of the property located at 1096 North Redwood Road, also known as Lot 1 of the 1100 North Krause Crossing Subdivision. She explained that the subdivision was approved as a two lot subdivision in 2022. Lot 1 was zoned General Commercial (CG) while Lot 2 was rezoned to Manufacturing-Distribution (MD). Lot 2 was rezoned at the time of subdivision due to its proximity to the Skypark Airport runway. She elaborated on how the property was restricted by the FAA

regarding items such as occupancy limits, land use, and building height and the MD zoning was a more complimentary fit to the FAA regulations.

Ms. Johnson explained that Lot 1 was originally slated to become a gas station but a change in ownership halted that project. She continued that earlier in the year the City received a site plan application for a McDonalds to be located on the corner of the property, but the application was put on hold by the applicant. She shared that the property owner confirmed the McDonalds would move forward but would only need approximately one and a half acres of the property. The remaining half of Lot 1 would remain vacant. She said the minimum lot size in the CG zone was one acre and a minimum of two acres in the MD zone.

Mackenzie Johnson reported that Crete Carriers, which was located to the east of these properties, had begun creating a site plan to expand their parking lot onto Lot 2. She said staff felt this was the best use for this property. She noted that Crete Carriers also wanted an additional acre which could be accommodated in Lot 1. She explained that per State statute and City code an uncontested lot line adjustment was handled administratively through staff. She continued that this requested lot line adjustment would move the existing lot line between Lot 1 and Lot 2 to accommodate the additional one acre.

Ms. Johnson clarified that staff would approve the lot line adjustment as long as it met City code and the Planning Commission would review the rezone application for the 1.106 acres of Lot 1 from CG to MD to accommodate the proposed use. She noted that the Development Review Committee (DRC) recommended approval of the proposed rezone of 1.106 acres of Lot 1 of the 1100 North Krause Crossing subdivision at 1096 North Redwood Road from CG to MD with no conditions. She added that the DRC did discuss losing the commercial opportunity on this property and how the minimum lot size for the CG zone was one acre.

Sherrie Pace explained that if the property owner only did the lot line adjustment and not the rezone then the parcel would have two zones. She said City code specified that a parcel divided into two or more zones then the more restrictive zoning would apply. She continued that the City Attorney had clarified that the MD zone would likely be considered more restrictive in this case including the minimum lot size (two acres) and maximum height (45 height). She noted that as the MD zone would be the default zoning that it made more sense to rezone as well.

Commissioner Holbrook asked if the changes Crete wanted to make would be allowed in the CG zone. Sherrie Pace responded that if the property was not rezoned, two thirds of the property would be zoned MD and one third would be CG and the MD zone was considered more restrictive so the entire parcel would fall under those zoning regulations.

Mackenzie Johnson shared the existing subdivision plat and the plat after the lot line adjustment and noted that no easements would be vacated. She noted that this would accommodate the plan proposed by Crete Carriers to improve the property for a parking lot.

Commissioner Marsh asked what the FAA required as the property was adjacent to the Skypark Airport. Mackenzie Johnson replied that restrictions included height and use restrictions due to alignment with the runway.

Sherrie Pace explained that the approach surface was 250 feet on each side of the center line of the runway as well as transitional surfaces from the edge of the 250 feet and went up diagonally from the ground. She clarified that activity (height, use, landscaping, traffic, etc.) was restricted both horizontally and vertically particularly in the approach surface.

Mackenzie Johnson noted the difficulty these restrictions placed on the development of adjacent properties. She shared that any new development on the surrounding properties required special considerations per the FAA.

Commissioner Ward asked how the FAA documented the requirements. Sherrie Pace responded that the City had an ordinance with an airport overlay zone. She explained that every airport was required to have a plan and the impacted cities were required to have an overlay zone. She said this meant that when an affected property owner approached the City they would need to obtain a letter of clearance from the FAA for the use and the structure. She said the City would not issue a building permit until the letter of clearance was received.

Mackenzie Johnson commented that the letter of clearance from the FAA was achievable by other developers and property owners in the area such as the proposed gas station that fell through.

Commissioner Jorgensen said this use seemed like a good solution for the circumstances that existed here. He asked if this proposal would meet the objectives of the long term goals for 1100 North and the General Plan. Mackenzie Johnson responded that they would still be required to comply with code regarding improvements such as beautifying the area with landscaping.. She noted that Crete Carriers had been successful in maintaining their property and were on board in complying with the new efficient landscaping standards. She added that the site plan application would return to the Commission for review.

**At 6:46 p.m. Chair Larson opened the public hearing.**

Dee Lalliss, resident, commented that he had driven by the property that day and explained how it had previously all been one parcel. He said because of height restrictions and the flight line due to the airport location that this was an appropriate use for the property. He was in favor of the proposed use as it would mitigate safety concerns with the nearby airport.

**At 6:48 p.m. Chair Larson closed the public hearing.**

**Commissioner Jorgensen moved that the Planning Commission recommend approval to the City Council of the proposed rezoning of 1.106 acres of lot 1 of the 1100 North Krause Crossing Subdivision at 1096 North Redwood Road from General Commercial (CG) to Manufacturing Distribution (MD) with no following conditions. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward. Commissioner Stone was excused.**

3. CONSIDERATION OF SITE PLAN APPROVAL FOR M.C. GREEN'S ACCESSORY STORAGE STRUCTURE AT 181 SOUTH 750 WEST, ALEC GREEN, M.C. GREEN & SONS INC., APPLICANT

Mackenzie Johnson reported the applicant had requested site plan approval for an accessory structure at 181 South 750 West. She shared an aerial zoning map and explained that the property was surrounded by Manufacturing Distribution (MD) and General Industrial (MG) zoning. She noted that the lot was accessed by a private cul-de-sac (750 West). She continued that the office and contractor's shop/yard was approved in 2020 for construction company M.C. Green & Sons Inc. She said adjacent property users were Gramoll Construction Co, Equipment Share, Amcor, and Big West Oil.

Ms. Johnson explained that M.C. Green & Sons was seeking site plan approval for a new 10,800 square foot accessory structure in the construction yard which was presently a pervious dustless surface. She noted that any time 5,000 square feet of impervious surface was created or altered, site plan review was triggered to ensure compliance with low impact development and storm water standards. She said the proposed structure would have a fabric cover and be constructed atop a new concrete pad and a block foundation. She mentioned that the structure would be used to store tools, equipment, and material and reduce the need for outdoor storage on the site.

Mackenzie Johnson shared an image of the covered "ClearSpan" structure. She reported that the proposed structure met all setback requirements and was outside the 10 foot public utility easements on the east and south property lines. She said the structure would be 40 feet 2 inches tall from the finished grade to roof peak, including the block foundation. She noted the fabric cover was 34 feet 2 inches tall from the block foundation to the roof peak. Ms. Johnson

continued that this structure was not visible from any public right of way and therefore not regulated by any building design standards. She said that additional parking was not required due to the use associated with the accessory structure.

Mackenzie Johnson said that the site would be improved to meet drainage and low impact development standards due to the impervious area increasing more than 5,000 square feet. She concluded that the DRC recommended approval and the City Engineer was reviewing the plans for compliance with these standards.

Commissioner Marsh clarified that this approval was required due to the low impact development standards related to the proposed size. Mackenzie Johnson replied affirmatively and said City code required that a change of over 5,000 square feet to impervious surface required site plan review.

Commissioner Marsh asked if similar future requests could be administratively reviewed and approved by staff. Mackenzie Johnson responded that these were State or Federal guidelines for low impact development standards.

Sherrie Pace commented that any changes to City Code related to site plan review could also affect developments that the Planning Commission may want to review including new developments.

**Commissioner Holbrook moved that the Planning Commission approve the site plan for M.C. Green's Accessory Structure at 181 South 750 West with the following condition:**

- 1) Correction of engineering redlines, if any.**

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

#### **4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY THE PLANNING COMMISSION**

Sherrie Pace reported that the City Council approved the Self Storage and Storage Shed Overlay Zone Map amendment at 211 West Center Street.

Mackenzie Johnson reported on the annual holiday party for the City Council, Commission, and Boards. She spoke on the upcoming Planning Commission vacancies of Commissioners Tucker and Ward and said the City received 17 applications with many qualified candidates.

5. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of October 14, 2025 were reviewed and approved.

**Commissioner Jorgensen moved to approve the Planning Commission meeting minutes as drafted for the October 14, 2025 meeting. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward. Commissioner Stone was excused.**

The City Council and Planning Commission joint meeting minutes of October 14, 2025 were reviewed and approved.

**Commissioner Jorgensen moved to approve the joint City Council and Planning Commission meeting minutes of October 14, 2025 as drafted. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker, and Ward. Commissioner Stone was excused.**


6. ADJOURN

Commission Chair Larson adjourned the meeting at 6:59 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, November 25, 2025 by unanimous vote of all members present.*



*Bill Ward, Vice Chair*



*Wendy Page, City Recorder*

