

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
AUGUST 11, 2026

**FINAL**

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

PRESENT: Commission Chair BreAnna Larson  
Commission Vice Chair Ryan Holbrook  
Commissioner Scott Jones  
Commissioner Ron Jorgensen  
Commissioner Irene Stone

EXCUSED: Commissioner Jacob Kapp  
Commissioner Jonathan Marsh

STAFF PRESENT: Mackenzie Johnson, Planner; Abbi Anderson, Planning Intern.

1. PUBLIC COMMENT

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 35 FOOT WIDE  
DRIVE APPROACH AT 661 EAST 50 NORTH, JOHN ASHBY, MTB  
CONSTRUCTION LLC, APPLICANT

Mackenzie Johnson reported that the City was performing construction on 50 North. She explained that the property owner of 661 East 50 North sought to widen their existing 30 foot wide drive approach to 35 feet wide. She noted that the applicant had secured a licensed contractor and obtained the required Excavation Permit. Ms. Johnson said that the drive approach would need to be widened prior to the street being paved. She shared that after the road was paved, there would then be a moratorium where road cuts would not be permitted.

Mackenzie Johnson continued that City Code 10-6-2 allowed for a 40 foot wide driveway with a conditional use permit. She shared an aerial image of the drive approach with the requested five foot extension. She noted that the City Engineer recommended amending the code to set a standard for driveways of either 30 or 35 feet wide and no longer offer conditional use permits

for driveways. She concluded that the City Engineer and the Development Review Committee reviewed the plan and did not indicate any negative impacts to safety or traffic.

**Commissioner Jorgensen moved that the Planning Commission approve the conditional use permit for a 35 foot wide drive approach at 661 East 50 North with no conditions.**

**Commissioner Jones seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Larson, and Stone.** Commissioners Kapp and Marsh were excused.

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

Mackenzie Johnson reported that there were no updates related to the City Council at this time. She noted that staff had mailed approximately 600 notices to registered property owners who would have property rezoned into the Town Center as well as those within 300 feet of the boundary. She added that the public hearing notice had also been posted. She continued that the public notice for the Town Center Urban Design Standards and information including FAQs would be available on the City's website.

4. APPROVAL OF PLANNING COMMISSION MINUTES

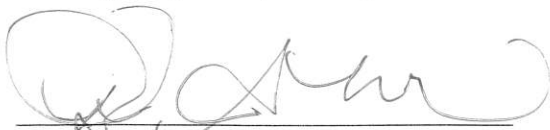
The Planning Commission meeting minutes of July 28, 2026 were reviewed and approved.

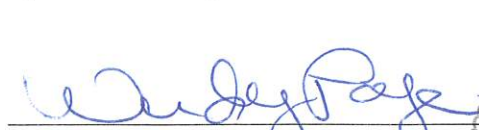
**Commissioner Jorgensen moved to approve the Planning Commission meeting minutes as drafted for the July 28, 2026 meeting. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Larson, and Stone.** Commissioners Kapp and Marsh were excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:35 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, August 25, 2026 by unanimous vote of all members present.*

  
BreAnna Larson, Chair

  
Wendy Page, City Recorder

