

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
SEPTEMBER 8, 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 via Zoom
Commissioner Scott Jones
Commissioner Ron Jorgensen
Commissioner Jacob Kapp
Commissioner Irene Stone

EXCUSED: Commissioner Jonathan Marsh

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

OTHERS PRESENT: Dee Lalliss, Barry Bryson, residents; Eric Smith, APCO.

1. PUBLIC COMMENT

There were no public comments.

2. CONSIDERATION OF SITE PLAN APPROVAL FOR THE APCO PARKING LOT
EXPANSION AT 710 SOUTH REDWOOD ROAD, REID WINTERSTEEN, CIR
ENGINEERING, APPLICANT

Mackenzie Johnson presented an aerial view of the area zoned general commercial, and highlighted APCO located at 710 South Redwood. She explained that the adjacent property owner SandBar provided volleyball and similar recreation and had experienced parking issues over the years. She went on that APCO and SandBar were working together on creating additional parking to be shared. She said when the APCO site was developed, it included above ground storm drain infrastructure at the north end of the side which was proposed to be paved over to create additional parking. She continued that this site plan application included the storm drain infrastructure being placed underground via a storm tech system, or alike.

Ms. Johnson said the City Engineer had not yet reviewed the proposal to determine if the proposed storm drain methods would be feasible. She continued that there were some concerns due to the high water table in the area, and that the City Engineer would review this including other means and methods that would provide compliance with all governmental regulations related to stormwater retention and detention. She noted that the recommended condition to correct redlines included an additional ADA parking space and confirmation of storm drain calculations and infrastructure from the City Engineer.

Mackenzie Johnson provided an existing plan showing the limits of demolition and noted this would only impact the northern part of the site including grass area currently used as storm drain infrastructure and a small portion of adjacent asphalt. She shared the proposed site plan which met the code for parking lot circulation related to parking islands and size spacing design. She noted that there was a cross access easement running along the west property line for the lots on the northern side of this property which could not be disturbed. She added that this resulted in balancing the maximum number of parking stalls while complying with the easement, which resulted in irregular shaped parking islands.

Mackenzie Johnson continued that there was a secondary issue with mosquitos and the outdoor volleyball courts of SandBar. She noted that SandBar had expressed interest in covering the courts to assist in mosquito problems but were unable to do so because of a public utility easement and 8" public waterline running along the northern property line. She shared an aerial view of the SandBar property and pointed out the location of the existing waterline. She noted that as part of the APCO site plan application, the plan was to abandon the existing waterline on the SandBar property and run a new line through the parking lot on APCO's property. She added that this modification to the waterline would allow the easement to be vacated and then SandBar could cover the outdoor courts in the future if they desired.

Mackenzie Johnson said the application for construction and other associated work on the SandBar property was not before the Commission at this time. She noted that the only item associated with SandBar as part of this site plan was the abandonment of the waterline and replacement on APCO's property. She explained that when the waterline infrastructure was in place and properly functioning, the easement on SandBar's property would be vacated and then dedicated accordingly on the APCO property.

Ms. Johnson shared the landscaping plan and noted that everything on Redwood Road would remain the same. She said the only landscape improvements included the parking islands with required trees, plants, gravel/mulch, etc. She continued that the Development Review Committee (DRC) recommended approval of the site plan application with the conditions of the correction of engineering and planning redlines, recordation of the shared parking easement before final

inspection, vacation of the public utility easement at 680 South Redwood Road, and dedication of the new public utility easement at 710 South Redwood Road.

Chair Larson asked why the site plan approval was not being tabled or postponed until the City Engineer had reviewed the plan. Mackenzie Johnson replied that staff had met with the City Engineer to discuss the proposed plan. She said even if there were engineering redlines, they were not substantial enough to change the site plan regarding improvements or their locations.

Chair Larson asked about the current overflow parking on the SandBar property. Mackenzie Johnson said one of the issues with parking was that there was no location for overflow, which may result in fewer clientele for the business. She noted that some patrons were parking up and down the easement where parking was not allowed due to issues related to safety and fire access.

Commissioner Jorgensen asked about replacing the detention basin. Mackenzie Johnson replied that there were ways to engineer this, including underground retention/detention systems. She spoke on the higher water table in this area and how engineers would find different ways to manage that water in compliance with federal and state regulations. She added that there were exceptions to allow the water to be routed to the adjacent Jordan River if needed.

Eric Smith, APCO, said it was basically an underground tanklike system that could store a certain amount of water during a heavy storm. He continued that it had a gravel bottom to allow some water to leech out into the system over time. He spoke on the benefits of the StormTech system and noted that the City had approved this system in other areas. Mackenzie Johnson added that a similar storm drain system was used in the nearby Clifton Place Development in the City.

Commissioner Kapp commented that he utilized these types of systems in the businesses they constructed. He noted the different underground storage systems including StormTech and R Tank and said they worked well.

Mackenzie Johnson elaborated that the potential issue in this area was that the high water table did not allow additional water to infiltrate into the ground before running off. She said if the groundwater was too high in this area then another solution would need to be implemented to ensure the water did not flood any of the properties or the road and was diverted.

Commissioner Jorgensen moved that the Planning Commission approve the site plan for the APCO parking lot expansion at 710 South Redwood Road with the following conditions:

- 1) **Correction engineering and planning redlines;**
- 2) **The shared parking easement be recorded on the properties prior to final inspection; and**
- 3) **Prior to final inspection and upon completion of the waterline relocation, the existing public utility easement on the north property line at 680 South Redwood Road be vacated, and a new public utility easement be dedicated on the 710 South Redwood Road property.**

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

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

Mackenzie Johnson reported that the City Council were provided with the proposed Town Center Urban Design Standards during their September 1st meeting. She noted that they would then review these standards during their September 15th meeting with potential approval in October.

4. APPROVAL OF PLANNING COMMISSION MINUTES

The Planning Commission meeting minutes of August 25, 2026 were reviewed and approved.

Commissioner Jorgensen noted a discrepancy on lines 314-320 and suggested “Planned Unit Developments (P Districts)” be replaced with “P District”.

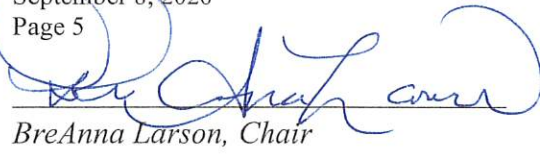
Commissioner Jorgensen moved to approve the Planning Commission meeting minutes with the correction as noted for the August 25, 2026 meeting. Commissioner Stone seconded the motion. The motion was approved by Commissioners Holbrook, Jones, Jorgensen, Kapp, Larson, and Stone. Commissioner Marsh was excused.

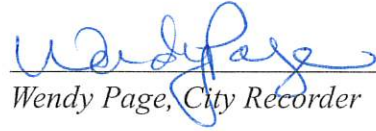
5. ADJOURN

Commission Chair Larson adjourned the meeting at 6:49 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, October 13, 2026 by unanimous vote of all members present.

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Planning Commission
September 8, 2026
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BreAnna Larson, Chair


Wendy Page, City Recorder

