

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
AUGUST 26, 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 Irene Stone
Commissioner Brandon Tucker
Commission Vice Chair William Ward

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

OTHERS PRESENT: Dee Lalliss, Barry Bryson, residents; Kenneth Jensen, Jensen's Architectural Woodwork; Mark Suessman, Chris Matthews, Black Lab Construction.

1. PUBLIC COMMENTS

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 100 WEST CENTER STREET (PARCEL ID: 01-092-0106), KENNETH JENSEN, KCMP HOLDINGS, LLC, APPLICANT

Mackenzie Johnson reported that this was a consideration to amend the Self Storage and Storage Shed Overlay Zoning Map which was established in 2011. She noted the location of the current self storage and storage shed overlay zone which was entirely within the Manufacturing Distribution (MD) zone and on the west side of I-15. She said there were two properties that were not part of the overlay including the proposed property at 100 West Center Street. She explained that the imminent I-15 expansion project would require UDOT to acquire a portion of the subject property for the expansion of UDOT's right of way. Ms. Johnson said that this, along with the odd shape of the property, has prompted Mr. Jensen to apply for a map amendment that

would offer a land use compatible with the property configuration. She noted that the constraints for redevelopment included the odd shape of the property, the planned transportation impacts, limited frontage on Center Street, and proximity to the active rail lines and Union Pacific regulations.

Mackenzie Johnson clarified that this rezone did not entitle the property owner with anything more than the ability to make an application for a site plan review. She said the property owner could then request storage units during the site plan application process including review of setbacks and regulations. She continued that the 2.91 acre property in the MD Zone contained the existing business, Jensen's Architectural Woodwork. She noted that the Development Review Committee (DRC) recommended approval with the two conditions 1) Action on the amendment to the Self Storage and Storage Shed Overlay map did not guarantee nor entitle approval of site plan or permissible drive access locations from the public street and 2) The overlay boundary shall be the parcel, less the area acquired by UDOT.

Ms. Johnson clarified that as this was a rezone as the overlay would be modified and that required a public hearing at the Planning Commission and review by the City Council.

Chair Larson opened the public hearing at 6:35 p.m.

Dee Lalliss, resident, commented that this property was potentially missed during the zoning and should be included. He mentioned that there were storage units on a property north of the proposed location and felt this was a reasonable request.

Chair Larson closed the public hearing at 6:36 p.m.

Chair Larson asked the applicant how long they had been at their current location. Kenneth Jensen, Jensen's Architectural Woodwork, replied that they had been operating at the aforementioned property for over five years.

Commissioner Marsh 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 100 West Center Street (Parcel ID: 01-082-0106) 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 Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

3. CONSIDERATION OF SITE PLAN APPROVAL FOR OAKS MEDICAL GROUP AT FOXBORO MARKETPLACE AT 691 NORTH REDWOOD ROAD, LEE COX, AWA, APPLICANT

Mackenzie Johnson reported that this was a site plan application for the final building pad in the Foxboro Marketplace Planned (P) District. She said this 0.425 acre property at 691 North Redwood Road would be developed into a multi-tenant building with two units. She noted that Oaks Medical Group was currently operating in the Lee's Marketplace strip mall and would relocate to the newly constructed building. Oaks Medical will occupy 3,000 square feet of the proposed building and the remaining 2,000 square foot unit will be leased as general office space.

Mackenzie Johnson mentioned that there would be no modification to the City right of way as the lot was surrounded by Foxboro Marketplace. She said the plans indicated asphalt paving would be installed and striped for parking. She continued that City Code required parking for a medical office be installed at a rate of one (1) stall for every 200 square feet of gross floor area. She detailed that the required parking for general office was one (1) stall per 250 square feet for the first 20,000 square feet. She noted that the medical office would be required to have 15 parking spaces and the general office would be required to have 8 spaces for a total of 23 parking stalls. Ms. Johnson shared that the applicant proposed 24 stalls including 2 stalls that would meet ADA requirements.

Mackenzie Johnson reviewed the Foxboro Marketplace Development Agreement which allowed landscaping islands within the parking areas to be reduced to a width of six feet. She noted that the parking islands on single rows were required to have a minimum of one tree and that the submitted plans met this requirement. She said the applicant would be providing 1,027 square feet of landscaping for the 18,513 square foot site (approximately 5%).

Ms. Johnson stated that there were no required setbacks and lot coverage regulations in the Foxboro Marketplace Development Agreement. She said City code 10-1-33 required adequate screening of dumpsters by a masonry or concrete wall not less than six (6) feet in height that matched the architecture of the structure and that the submitted plans met this requirement. She shared that the primary façade and street sides must be consistent in architectural style, detail,

façade, roof treatments, and trim similar to Lee’s Marketplace. She added that the Foxboro Marketplace Owners Association must approved the submitted elevations.

Ms. Johnson shared the submitted elevations and said the proposed building would be 22 feet tall from finished grade to roof peak. She said the facades would be primarily fiber cement panels and stone veneer and met all the requirements for massing and materials. She concluded that the DRC recommended approval with no conditions, as all engineering redlines had been completed.

Commissioner Holbrook questioned if the Foxboro Marketplace Owners Association had already reviewed the elevations. Mackenzie Johnson replied that the Foxboro Owners Association had already approved the elevations.

Chair Larson asked when construction on the property would begin. Mark Suessman, Black Lab Construction, responded that construction would begin as soon as approval was granted.

Commissioner Ward moved that the Planning Commission approve the site plan for Oaks Medical Group located at 691 North Redwood Road. Commissioner Tucker seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

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

Sherrie Pace reported that the developers of Clifton Place had requested to move the commercial from the north to the south phase for an indoor pickleball facility. She said that the City Council was generally not in favor of mixing that use with the residential use. She continued that Brighton Homes was working on a new site plan to maintain the commercial use on the north side of 1100 North. She concluded that the last two City Council meetings were strategic planning sessions.

Sherrie Pace shared that the City Council approved the first contract for the public mural program. She said that the first mural would be located on a building adjacent to Hatch Park. She noted that the mural artwork would be based on the work of local artist David Montanaro and painted by his daughter Jean. She indicated that the City had applied for the Discover Davis Mural Grant program which would potentially cover 50% of the total cost of the mural installation. Ms. Pace added that Jean Montanaro’s business partner had also discussed the idea of using felled trees from Hatch Park as additional art pieces in Hatch Park, if feasible. She explained how these art pieces would be interactive for park users as well as with the mural. She spoke on potentially wrapping utility boxes with art as well.

Sherrie Pace concluded that the idea to utilize the chair art pieces could potentially be continued in other City parks for a unifying theme such as “Come sit with us” or something similar.

5. APPROVAL OF MINUTES

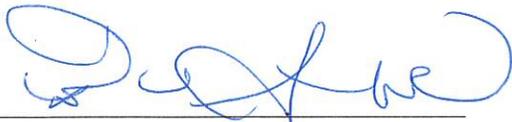
The Planning Commission meeting minutes of July 8, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes as drafted for the July 8, 2025 Planning Commission meeting. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

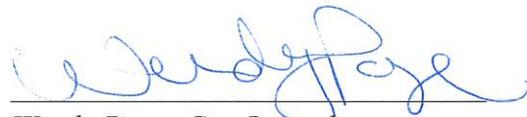
6. ADJOURN

Commission Chair Larson adjourned the meeting at 6:55 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, September 23, 2025 by unanimous vote of all members present.



BreAnna Larson, Commission Chair



Wendy Page, City Recorder

