

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
MARCH 11, 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 Johnathan 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, Mont Mickelson, residents.

1. PUBLIC COMMENTS

Mont Mickelson, resident, commented that he was a landlord and mentioned changing the City code to allow for short term rentals. He felt short term rentals were better managed by hotels or licensed companies. He shared his concerns related to short term rentals including the frequent turnover, transient population, and lack of background checks. He asked what advantage there would be to allowing short term rentals in neighborhoods and said the focus should be providing more affordable housing for residents. He noted a letter that had been shared with the Planning Commission.

2. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT TO COMBINE LOT 1511 OF EAGLEPOINTE ESTATES PHASE 15 SUBDIVISION WITH PARCEL NUMBER 01-120-0093 AND TO VACATE AN 8 FOOT WIDE PUBLIC UTILITY EASEMENT. PROPERTY LOCATED AT 1030 SOUTH PARKWAY DRIVE, RAUL AND KAMI WESTON, APPLICANT

Mackenzie Johnson reported that in 2020 the property owners of 1030 South Parkway Drive, also known as lot 1511 of Eaglepointe Estates Phase 15 Subdivision, purchased 0.0846 acres of

land from the City adjacent to Tunnel Springs Park. She explained that the applicant applied for a plat amendment to combine lot 1511 with the 0.0846 parcel (01-120-0093) and to vacate the eight foot wide public utility easement along the existing rear lot line. She shared that the purpose of the amendment was to allow the property owners to construct a detached garage in their rear yard. Ms. Johnson noted that the City received letters granting the release of the public utility easement from Comcast, Rocky Mountain Power, and South Davis Sewer to date. She said the Development Review Committee recommended approval with the condition for the completion of engineering redlines. She shared an aerial map of the property on Parkway Drive.

Commissioner Tucker questioned if the portion south of the property was considered public property. Mackenzie Johnson replied that the property to the south and east were Tunnel Springs Park and trail easement.

Commissioner Ward questioned if the neighboring property owners would have to request to vacate the same public utility easement on the backs of their lot lines. Mackenzie Johnson clarified that it would depend on what the property owner planned to build or do with the property. She noted that building any structure over the easement would prompt a lot consolidation with the formal vacation of that easement.

**Chair Larson opened the public hearing at 6:38 p.m.**

Dee Lalliss, resident, commented on the aerial map and noted the neighboring property with an easement through the swimming pool. Mackenzie Johnson explained that the image was not entirely accurate as it was Davis County parcel data overlaid into Google Earth which never lines up perfectly. She said the pool was located on the other side of the easement per a lot line adjustment. She noted that the property disposition regulations should eliminate this issue on any property acquisition moving forward.

**Chair Larson closed the public hearing at 6:41 p.m.**

**Commissioner Holbrook moved that the Planning Commission recommend to the City Council approval of the plat amendment to combine lot 1511 of Eaglepointe Estates Phase 15 Subdivision with parcel number 01-120-0093 and to vacate the rear public utility easement at 1030 South Parkway Drive with the following condition:**

- 1) **Completion of the engineering redlines**

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

3. CONSIDERATION OF AN AMENDMENT MODIFYING TITLE 10, CHAPTER 11 LAND USE TABLE; CHAPTER 1, GENERAL AND SUPPLEMENTARY PROVISION; CHAPTER 19, SPECIFIC USE STANDARDS; AND CHAPTER 4, SIGNS

Sherrie Pace commented that the Planning Commission had previously reviewed the proposed changes and asked for any revisions. She then provided a review on short term rentals (STRs) with the adoption of ORD2019-02 on March 19, 2019. She said the State Legislature required cities to adopt standards and that no action would make them permitted without standards as the City code previously did not have any regulations for STRs. She noted that this was concurrent with the adoption of the accessory dwelling unit ordinance as a strategy for affordable housing options and to license, permit, and account for existing basement apartments.

Ms. Pace shared the requirements in the current ordinance including:

- Owner occupancy for 180 days of the year
- Maximum of 45 days
- Additional parking
- HOA approval if applicable
- Urgent response contact
- Property maintenance
- Noise and nuisance control
- Max occupancy
- Violations escalation

She noted the proposed amendments for short term rentals:

- Allow in apartments/multifamily properties without owner occupancy
- Allow in 50% of units, with a max of 10 units
- Max occupancy of 30 days (consistent with State code)
- Urgent contact
- New penalties for noise  
(three or more verified noise complaints and/or failure to respond to complaint means license can be revoked)
- Process for revoking a license by staff through appeal process to hearing officer

Sherrie Pace reviewed the pros of allowing short term rentals including licensing (location and urgent contact info), better maintenance than long term rentals, transient room tax collection, tenant and host are vetted on platforms and private information remains private. She noted that

the cons included a loss of dwelling unit inventory and potential conflicts with neighbors related to parking, trash, and noise.

Commissioner Jorgensen questioned the 30 day requirement for short term rentals. Sherrie Pace responded that if the rental was over 30 days it was considered a long term lease.

Commissioner Marsh spoke on licensing and illegal short term rentals and potential penalties. Sherrie Pace replied that it may be difficult to collect information and impose penalties. She noted that this would apply to any business in the City found to be operating without a business license and a penalty could be double fees.

Dee Lalliss commented that he owned several rental properties in Las Vegas and that generally any rental over 30 days was considered a long term rental. He mentioned the different requirements and pros/cons for licensing short term rentals related to awareness, insurance, occupancy, complaints, noise meters/cameras, etc.

Mont Mickelson noted the State Legislature requirement that short term rentals would be permitted if standards were not adopted. He suggested that this be reviewed by the City Attorney. He mentioned requirements related to enforcement, noise meters/cameras, and a demographic or zoning restriction. He also recommended reviewing STR code in cities similar to North Salt Lake.

Mackenzie Johnson reported on code enforcement and clarified that she had spoken to Mr. Mickelson about a neighboring fourplex that was being used as an STR. She explained that a code enforcement file and subsequent investigation would commence but would not be acted upon until the code was amended, as it was imminent when the complaint came in.

Sherrie Pace commented that the City Attorney had reviewed the legislation and noted that if a City did not want short term rentals they had to be specifically prohibited.

Commissioner Jorgensen said the City Council could determine that short term rentals would not be allowed in the City. He felt the Commission should focus on recommending the appropriate requirements including 30 days or less, penalties, etc. He mentioned consideration for housing inventory and shortages. Sherrie Pace provided information including approximately 7,000 dwelling units in the City and that on average Airbnb showed around 20 units. She noted the drawbacks to running a short term rental including conversion cost and management and how the impact of STRs would most likely be small.

Commissioner Marsh shared that he had a duplex in Salt Lake City and had tried to rent one side as a STR and one as a long term rental and the challenges with short term rentals.

Mackenzie Johnson commented that the short term rental code for single family and two family dwellings still required owner occupancy for a minimum of half of the year. She said renting property as a short term rental for those who lived in the property half of the year was an opportunity for supplemental income to help offset housing costs.

Commissioner Jorgensen clarified the allowance of STRs would be a small percentage of the total housing inventory. Sherrie Pace responded affirmatively.

Commissioner Marsh questioned if the City currently notified those who had long term rentals of the licensing requirements and potential Good Landlord Training and if this could be applied to short term rentals as well. Sherrie Pace said once the City was aware of a rental they could use the advertisement on Airbnb or similar as a tool to notify the property owner that they would need to obtain a license.

Mackenzie Johnson mentioned that the City did not require every long term rental to obtain a business license unless they were renting four or more units in the City. She also said that when a resident applied for a building permit related to basement remodels or additions with a second kitchen this triggered an ADU inquiry.

The Commission then reviewed Title 10, Chapter 11 Land Use Table; Chapter 1, General and Supplementary Provision; Chapter 19, Specific Use Standards; and Chapter 4, Signs. They discussed potential size restrictions for uses (general office, escape room, axe throwing, food service contractors, etc.), neighborhood services, food trucks with drive up windows, and a free speech zone at events on public property. The Commission made the following determinations:

- Maximum size restriction for amusement centers of 5,000 square feet (code amendment for larger square footage)
- Allowance for general office in the CS zone (no size restrictions)
- No minimum lot size for community gardens
- No size restrictions for food service contractors
- Drive thru window for food trucks (same standards as a fixed restaurant)
- Free speech zone at events on public property

**Commissioner Jorgensen moved that the Planning Commission recommend to the City Council approval of the proposed code amendments subject to the discussion during the**

**March 11, 2025 Planning Commission meeting and the recommended revisions with the following findings:**

- 1) The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.**
- 2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.**

**Commissioner Holbrook seconded the motion.**

Commissioner Jorgensen asked that the letter from resident Mont Mickelson be included for the City Council to review. Sherrie Pace commented that the letter from Mr. Mickelson would be given to the City Council.

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

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

Sherrie Pace reported that she was unable to attend due to illness but said the City Council held a public hearing related to the quiet zone for the train.

**5. APPROVAL OF MINUTES**

The Planning Commission meeting minutes of February 25, 2025 were reviewed and approved.

**Commissioner Jorgensen moved to approve the meeting minutes for the February 25, 2025 Planning Commission meeting as drafted. Commissioner Ward seconded the motion. The motion was approved by Commissioners Jorgensen, Holbrook, Larson, Marsh, Stone, Tucker, and Ward.**

6. ADJOURN

Commission Chair Larson adjourned the meeting at 8:00 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, April 8, 2025 by unanimous vote of all members present.*

  
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Wendy Page, City Recorder

