



**CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
NOTICE & AGENDA  
November 12, 2025  
6:30 PM**

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time at City Hall, 10 East Center Street, North Salt Lake, Utah. Some Commissioners may participate electronically.

The following items of business will be discussed; the order of business may be changed as time permits:

**AGENDA ITEMS**

1. Welcome and Introduction
2. Public Comment
3. 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 (Legislative)
4. 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 (Administrative)
5. Report on City Council actions on items recommended by the Planning Commission
6. Approval of Planning Commission Minutes of October 14, 2025
7. Approval of the City Council and Planning Commission Joint Meeting of October 14, 2025
8. Adjourn

Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>

**Notice of Posting:**

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the foregoing agenda were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 East Center Street, North Salt Lake.

Date Posted: November 6, 2025

  
Wendy Page, City Recorder





## MEMORANDUM

**TO:** Planning Commission

**FROM:** Mackenzie Johnson, Planner

**DATE:** November 12, 2025

**SUBJECT:** 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)

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### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval 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 conditions.

### **BACKGROUND**

The properties of 723 West 1100 North and 1096 North Redwood Road are part of the two lot subdivision known as 1100 North Krause Crossing, which was recorded in 2023.

Lot 1 is 1096 North Redwood Road, 2.646 acres in size, and zoned General Commercial (CG). The city received a site plan application for a McDonalds and its improvements (parking lot/landscaping) to cover approximately half of that lot on the side fronting Redwood Road. The site plan has not been reviewed by the Planning Commission due to the applicant's request. The applicant of this rezone request has informed the city that McDonalds is still planning to pursue site plan approval and construct the project.

Lot 2 is 723 West 1100 North, 2.474 acres in size, and zoned Manufacturing-Distribution (MD). It's situated across the street from the Skypark Airport runway and heavily regulated by the FAA regarding building placement, height, land use, occupancy, etc. This lot has proven difficult to sell and develop due to the aforementioned requirements.

Crete Carriers at 695 West 1100 North is buying lot 2 and approximately half of lot 1 (1.106 acres) to be improved and used as an additional parking lot for their freight trucking operations. This land use would be favorable to the FAA due to the low occupancy rate and lack of buildings that are complicated by height restrictions and lighting requirements.

Wright Development Group, the current owner of the 1100 North Krause Crossing lots is pursuing a lot line adjustment to formally move the dividing lot line so that lot 1 is 1.54 acres in size and lot 2 is 3.58 acres in size. Per code, the minimum lot size is 1 acre for the CG zone and 2 acres for the MD zone. This lot line adjustment will remain compliant with code regarding lot sizes and frontages. Per City Code 13-7-3, routine and uncontested lot line adjustments are reviewed administratively by staff and are only applicable if the adjustment is between two legally existing subdivision lots and the application meets all related land use code requirements.

Wright Development Group has made application to rezone the 1.106 acres of lot 1 that will be acquired by Crete Carriers after the lot line adjustment is approved and processed from CG to MD. The remaining 1.54 acres of lot 1 along Redwood Road will remain in the CG zone.

### **PROPOSED MOTION**

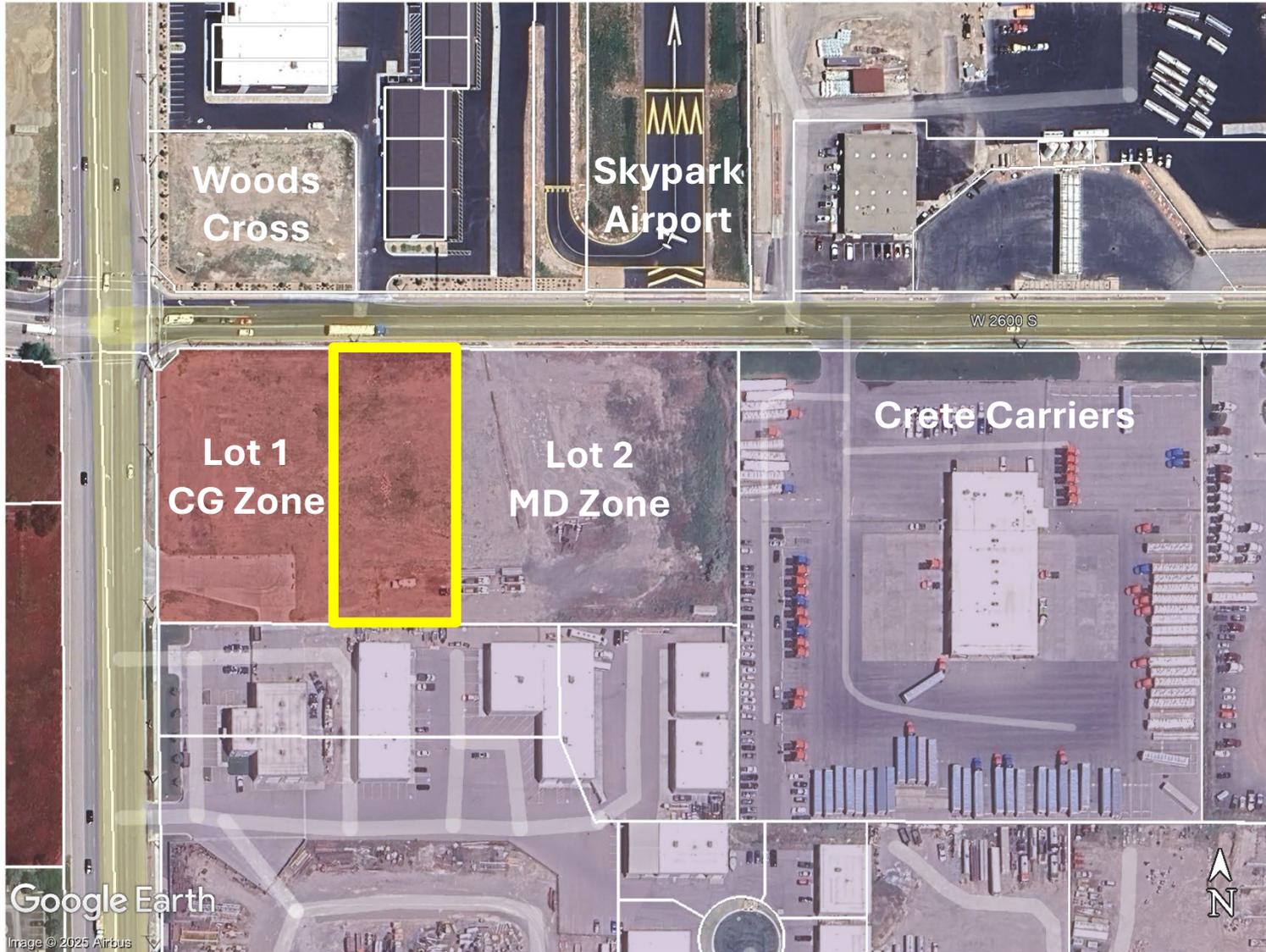
I move that the Planning Commission recommend approval to the City Council of the proposed rezoning of 1.106 acres of lot 1 of the 1100 North Krause Crossing Subdivision at 1096 North Redwood Road from General Commercial (CG) to Manufacturing-Distribution (MD) with no following conditions.

Attachments:

- 1) Zoning/Aerial Map
- 2) Existing Subdivision Plat
- 3) Plat After Lot Line Adjustment

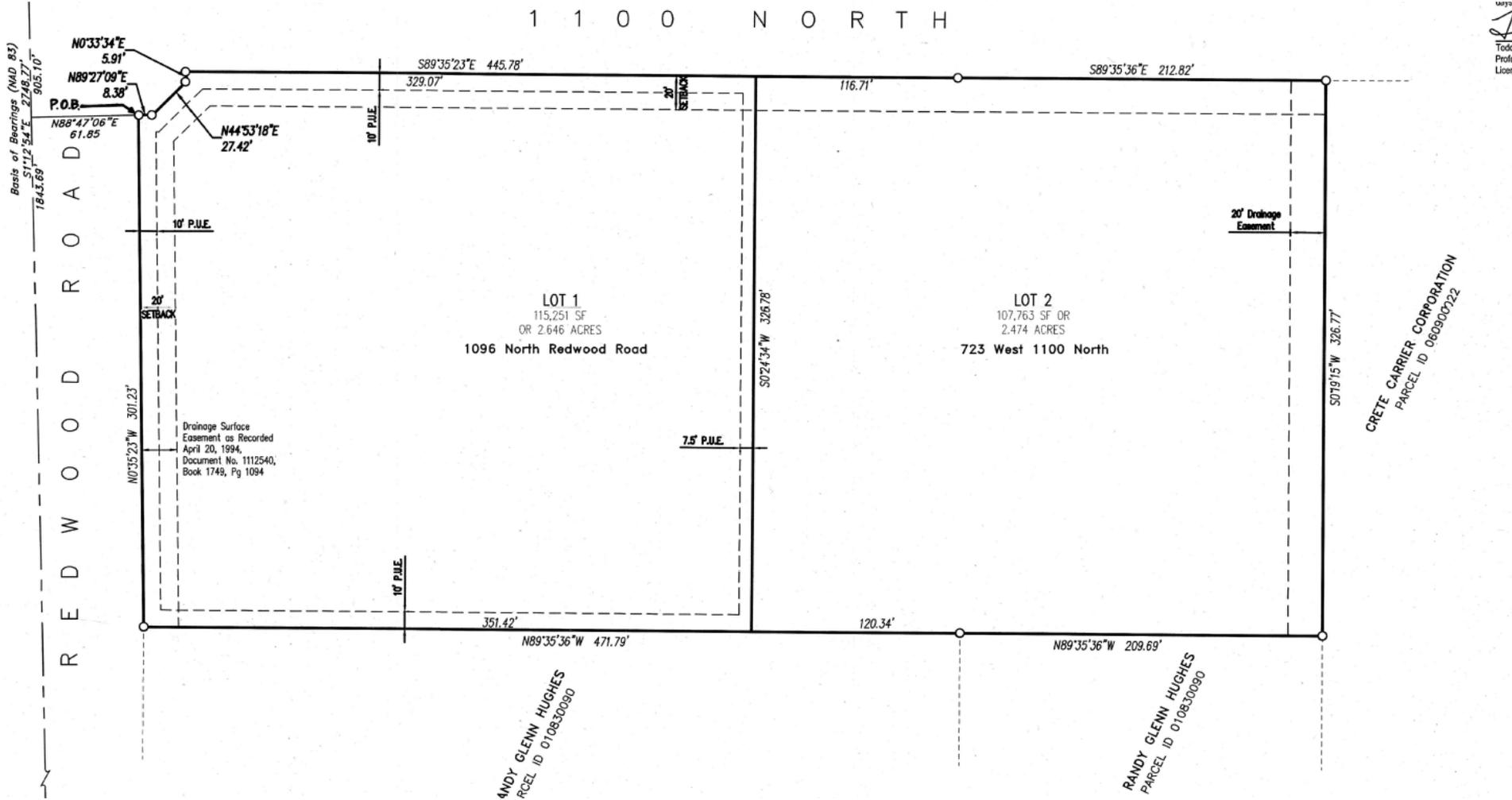


# Rezone from CG to MD 1096 North Redwood Road Zoning/Aerial Map



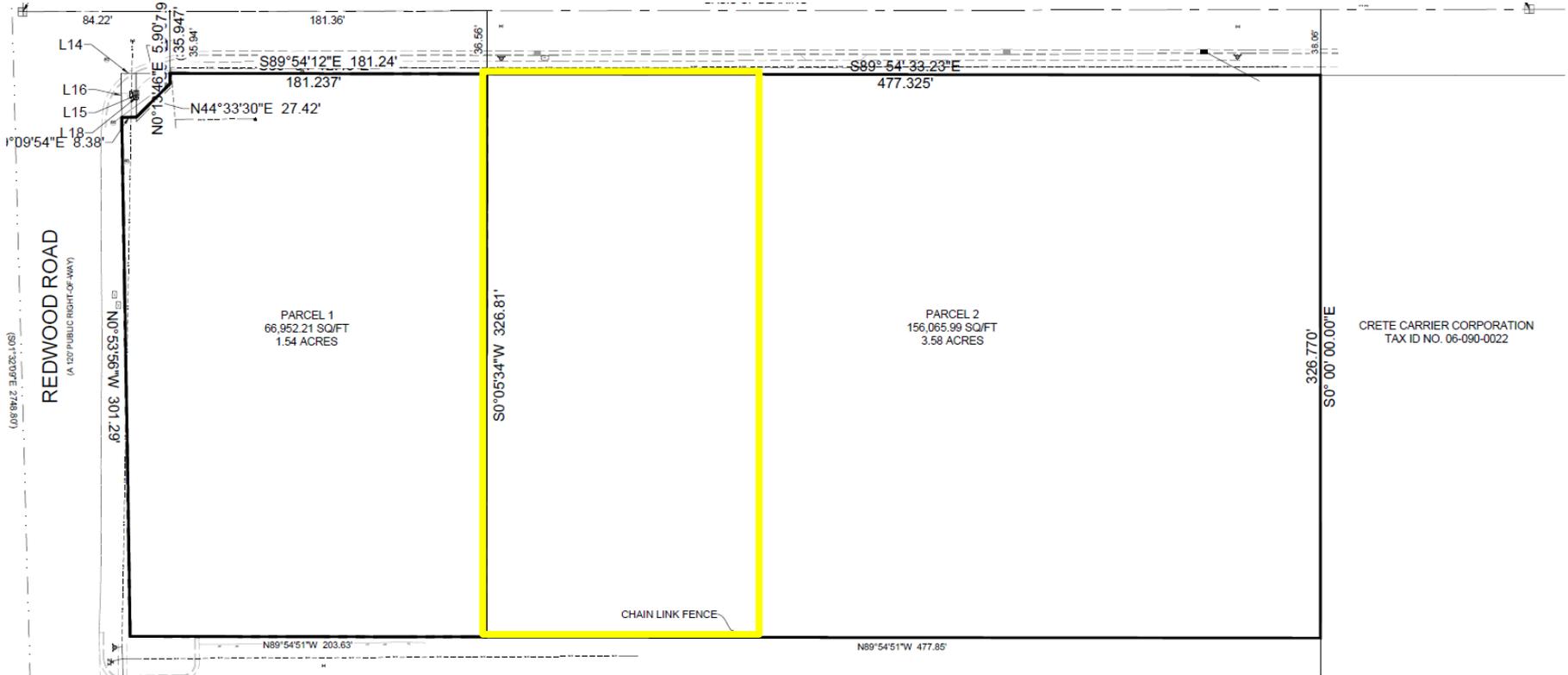


# Rezone from CG to MD 1096 North Redwood Road Existing Subdivision Plat





# Rezone from CG to MD 1096 North Redwood Road Plat After Lot Line Adjustment





## MEMORANDUM

**TO:** Planning Commission

**FROM:** Mackenzie Johnson, Planner

**DATE:** November 12, 2025

**SUBJECT:** Consideration of site plan approval for M.C. Green's Accessory Structure at 181 South 750 West

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### **RECOMMENDATION**

The Development Review Committee (DRC) recommends approval of 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.

### **BACKGROUND**

The property of 181 South 750 West is zoned Manufacturing-Distribution (MD), 3.41 acres in size, and improved with an office and contractor's shop/yard that received site plan approval during 2020. It's used by a construction company called M.C. Green & Sons Inc. The lot is accessed by a private cul-de-sac called 750 West. The properties to the north, west, and south are zoned MD and used by Gramoll Construction Co, Equipment Share and Amcor. The property to the east is zoned General Industrial (MG) and used by Big West Oil. This property is not visible from any public right of way.

M.C. Green & Sons is seeking site plan approval for a new 10,800 sq. ft. accessory structure in the construction yard that is presently a pervious dustless surface. The proposed structure will sit atop a new concrete pad and a block foundation. The structure is supplied by a company called "ClearSpan" and will have a fabric cover. It will be used to store tools, equipment, and material and reduce the need for outdoor storage on the site.

### **REVIEW**

The proposed structure meets all setback requirements and is outside of the 10 foot public utility easements on the east and south property lines. It's 40 feet 2 inches tall from finished grade to roof peak, including the block foundation. The fabric cover is 34 feet 2 inches tall from the block foundation to the roof peak. The maximum height for all buildings and structures in the MD zone is 45 feet. This structure is not visible from any public right of way and therefore is not regulated by any building design standards.

Additional parking is not required due to the use associated with the accessory structure. The site will be improved to meet drainage and low impact development standards due to the impervious area increasing more than 5,000 sq. ft. The City Engineer is reviewing the plans for compliance with these standards.

**PROPOSED MOTION**

I move 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.

Attachments:

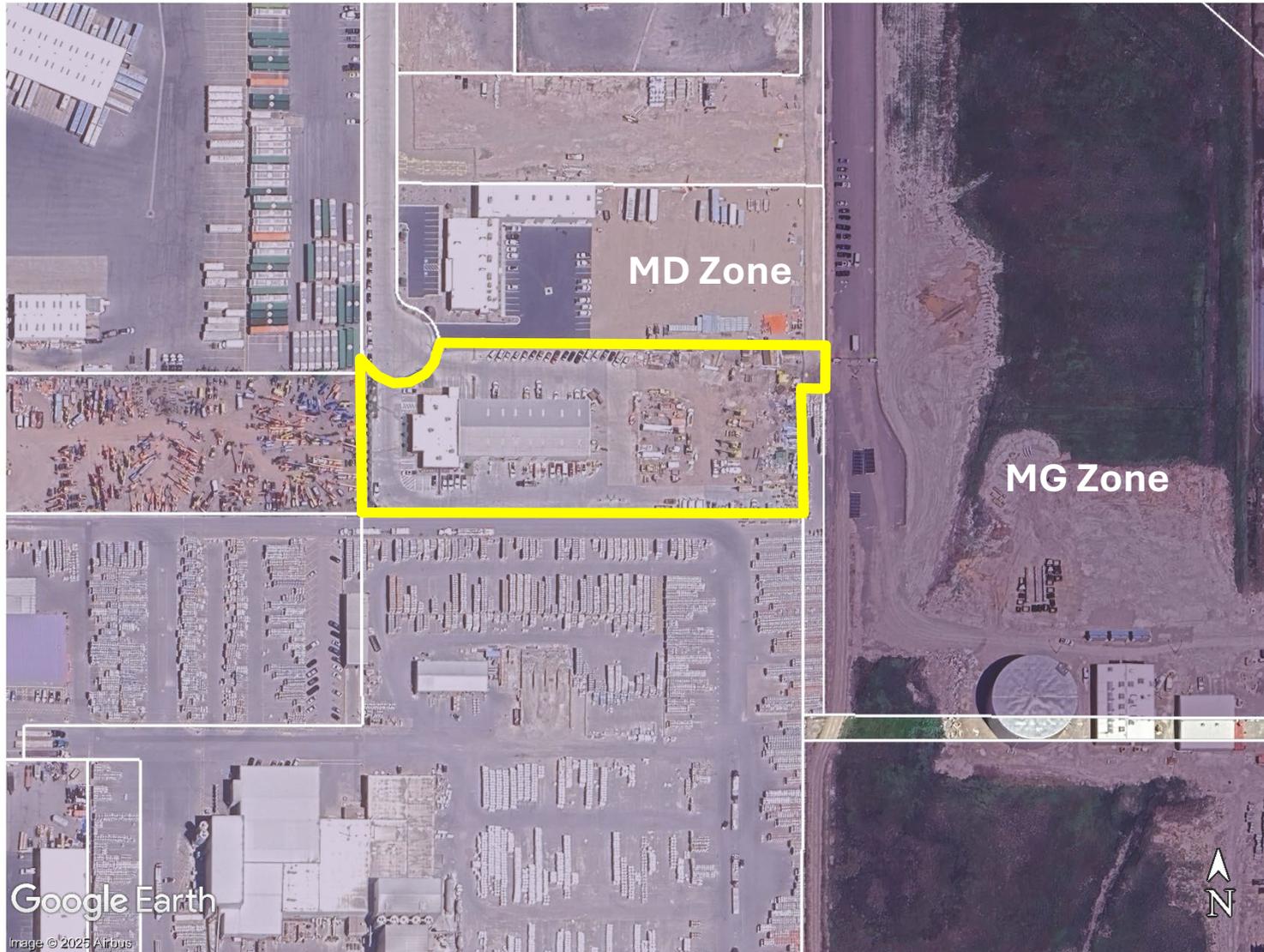
- 1) Zoning/Aerial Map
- 2) Site Plan
- 3) Elevations



# M.C. Green's Accessory Structure Site Plan

## 181 South 750 West

### Zoning/Aerial Map

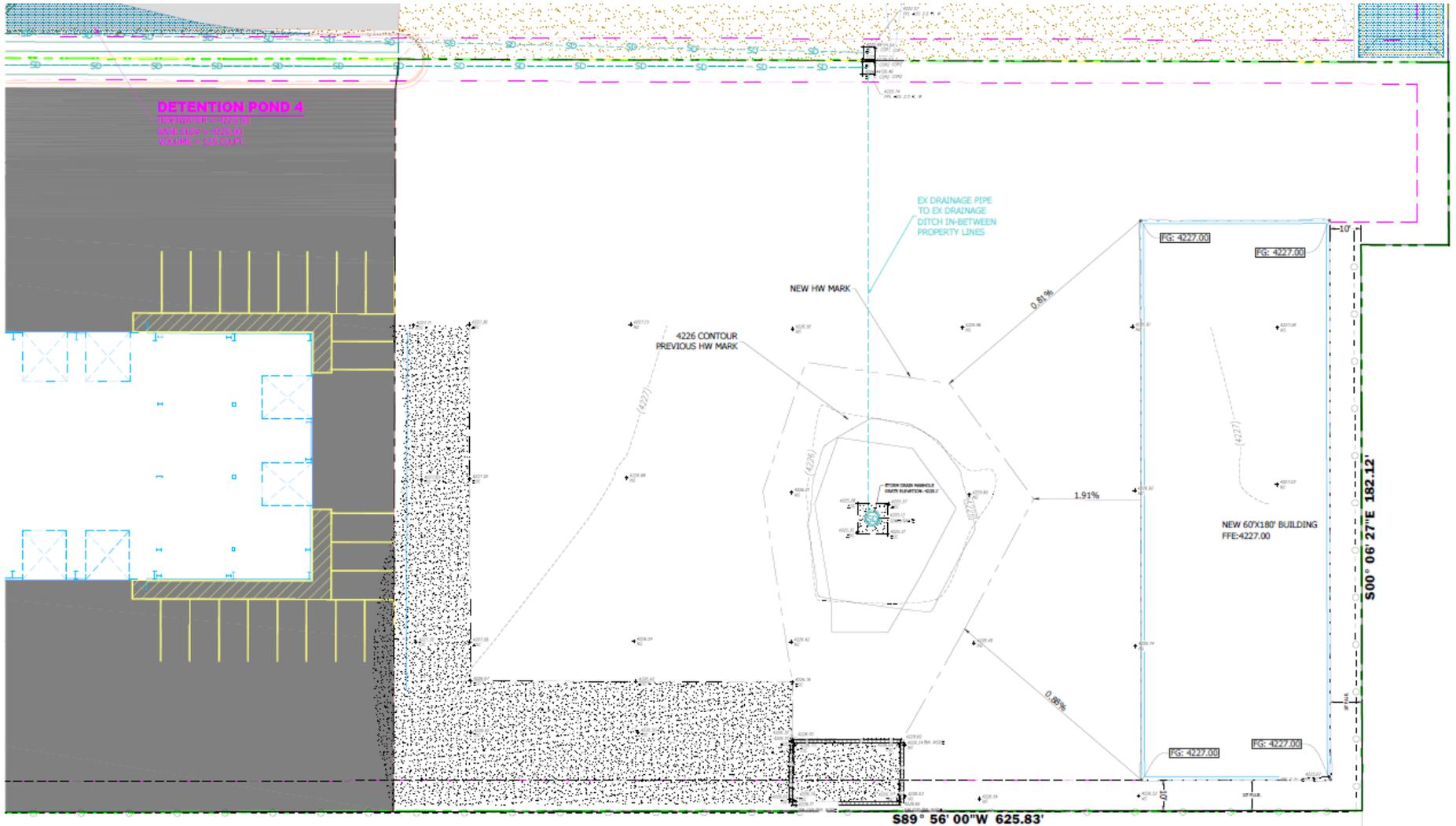




# M.C. Green's Accessory Structure Site Plan

## 181 South 750 West

### Site Plan

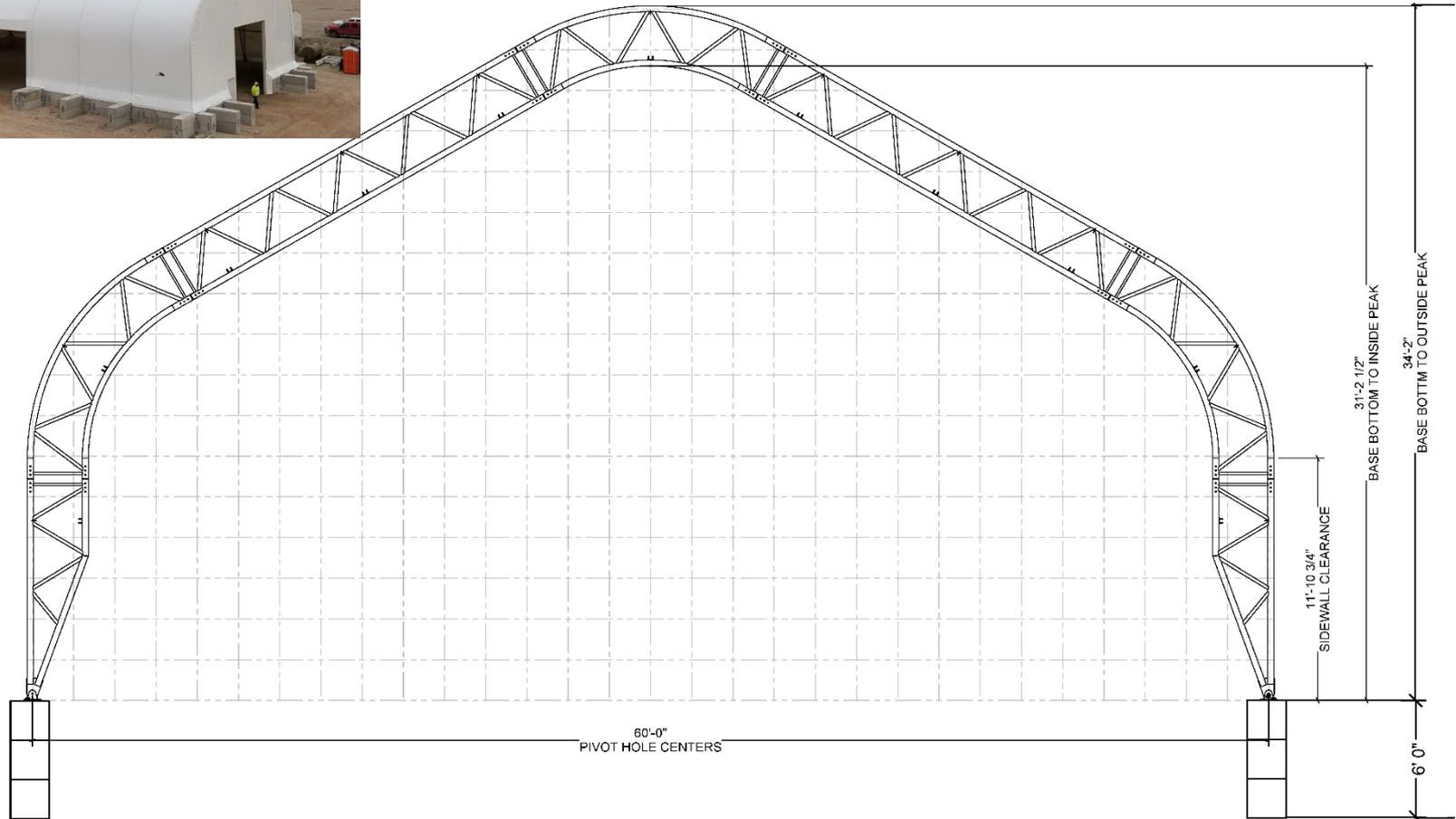




# M.C. Green's Accessory Structure Site Plan

## 181 South 750 West

### Elevations



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
4 OCTOBER 14, 2025

5  
6 **DRAFT**  
7

8 Commission Chair Larson called the meeting to order at 6:30 p.m.  
9

10 PRESENT: Commission Chair BreAnna Larson  
11 Commissioner Ryan Holbrook  
12 Commissioner Ron Jorgensen via Zoom  
13 Commissioner Jonathan Marsh  
14 Commissioner Brandon Tucker  
15 Commission Vice Chair William Ward  
16

17 EXCUSED: Commissioner Irene Stone  
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director, Mackenzie Johnson,  
20 Planner.  
21

22 OTHERS PRESENT: Dee Lalliss, Barry Bryson, Brian Horrocks, residents; Alexandria White,  
23 Douglas White, Rick White, Storage City.  
24

25 1. PUBLIC COMMENT  
26

27 There were no public comments.  
28

29 2. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT TO THE SELF  
30 STORAGE AND STORAGE SHED OVERLAY ZONE MAP TO INCLUDE THE  
31 PROPERTY OF 211 WEST CENTER STREET (PARCEL ID: 01-421-0001),  
32 DOUGLAS WHITE, STORAGE CITY, APPLICANT  
33

34 Mackenzie Johnson explained that this application was like the recent rezone which occurred at  
35 100 West Center. She reported that the property owner, Storage City LLC, of 211 West Center  
36 Street applied to amend the Self Storage and Storage Shed Overlay zone map to include the  
37 proposed property. She noted the property was 5.58 acres in size and zoned Manufacturing  
38 Distribution (MD). She continued that the property was located between I-15 and the rail lines  
39 with over 40 feet of easement along the western property boundary which could not be built  
40 over.

41 Ms. Johnson explained that the I-15 expansion project could require UDOT to acquire  
42 approximately half of the subject property for the widening of UDOT's right of way. She noted  
43 that the property owner was still negotiating the terms of the property acquisition and nothing  
44 was set in stone. She shared a map of the property showing that approximately half could be  
45 acquired as part of the expansion. She highlighted that the UDOT acquisition, along with the  
46 easements, placed unusual constraints on the property that limited the use and access to the  
47 property.

48  
49 Mackenzie Johnson presented a map of the Self Storage and Storage Shed Overlay Zone map  
50 and noted that this parcel would close the remaining gap within the parameters of the overlay  
51 map. She said this zoning map amendment provided the property owner the ability to make a site  
52 plan application for new self storage units but did not guarantee approval. She continued that the  
53 Development Review Committee (DRC) recommended approval of the proposed amendment to  
54 the Self Storage and Storage Shed Overlay zone map to include the property at 211 West Center  
55 Street with the conditions: action on the amendment to the Self Storage and Storage Shed  
56 Overlay zone map does not guarantee nor entitle approval of site plan or permissible drive access  
57 locations from the public street (Center Street); and the overlay boundary shall be the parcel, less  
58 the area acquired by UDOT for the expansion of I-15. She clarified that the City Council would  
59 review and approve the proposed amendment, UDOT and the property owner would settle the  
60 property acquisition, and then the zoning map would be updated with the correct boundaries.

61  
62 Commissioner Marsh commented that the condition which stated that action on the amendment  
63 did not guarantee or entitle approval of the site plan seemed unnecessary as the item would come  
64 back for approval in the future. Mackenzie Johnson clarified that the drive approach and access  
65 were not clear on this property and the DRC wanted to highlight that while it was a possibility  
66 that there was no formal guarantee of where a drive access could be placed or to influence  
67 development, access, or non-compliance.

68  
69 Sherrie Pace commented that this would provide for the rezone of the property but the applicant  
70 would need to meet other standards in the code for access and location. She said this would allow  
71 for the rezone but did not guarantee the standard for access particularly as the details with UDOT  
72 had not yet been determined.

73  
74 Mackenzie Johnson noted that in an effort to be equitable, these were the same conditions placed  
75 on the previous applicant who had applied for the amendment to the overlay zone map.

76  
77 **Chair Larson opened the public hearing at 6:37 p.m.**

78

79 Dee Lalliss, resident, acknowledged that while it may have been easier to approve the entire strip  
80 of land as the overlay zone previously, there was a process. He said it was appropriate to add this  
81 property to the overlay zone map and proper to do after the boundaries had been determined by  
82 UDOT.

83

84 **Chair Larson closed the public hearing at 6:39 p.m.**

85

86 **Commissioner Holbrook moved that the Planning Commission recommend approval to the**  
87 **City Council of the proposed amendment to the Self Storage and Storage Shed Overlay**  
88 **zone map to include the property of 211 West Center Street (Parcel ID:01-421-0001) with**  
89 **the following conditions:**

90

91 **1) Action on the amendment to the Self Storage and Storage Shed Overlay zone map**  
92 **does not guarantee nor entitle approval of site plan review or permissible drive**  
93 **access locations from the public street (Center Street); and**

94 **2) The overlay boundary shall be the parcel, less the area acquired by UDOT for the**  
95 **expansion of I-15.**

96

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

99

100 **3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**  
101 **PLANNING COMMISSION**

102

103 Mackenzie Johnson said that there were no items of note from the October 7<sup>th</sup> City Council  
104 meeting. She reminded the Planning Commission of their invitation to the December 4<sup>th</sup> holiday  
105 party. She noted the upcoming vacancies on the Commission and that applications were now  
106 open for 2026. She asked that the Commission share this information with those they felt may be  
107 a good fit or any interested residents.

108

109 **4. APPROVAL OF MINUTES**

110

111 The Planning Commission meeting minutes of September 23, 2025 were reviewed and approved.

112

113 **Commissioner Jorgensen moved to approve the meeting minutes from the September 23,**  
114 **2025 Planning Commission meeting as drafted. Commissioner Ward seconded the motion.**  
115 **The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Tucker,**  
116 **and Ward. Commissioner Stone was excused.**

117

118           5. ADJOURN

119

120 Commission Chair Larson adjourned the meeting at 6:41 p.m.

121

122 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
123 *Tuesday, October 28, 2025 by unanimous vote of all members present.*

124

125

126

127 \_\_\_\_\_  
*BreAnna Larson, Chair*

\_\_\_\_\_ *Wendy Page, City Recorder*

1 CITY OF NORTH SALT LAKE  
2 CITY COUNCIL & PLANNING COMMISSION  
3 JOINT MEETING  
4 CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE  
5 OCTOBER 14, 2025

6  
7 **DRAFT**  
8

9 Mayor Horrocks welcomed those present at 7:01 p.m.

10  
11 PRESENT: Mayor Brian Horrocks  
12 Councilmember Lisa Watts Baskin  
13 Councilmember Tammy Clayton  
14 Councilmember Suzette Jackson  
15 Councilmember Ted Knowlton  
16 Councilmember Alisa Van Langeveld

17  
18 PRESENT: Commission Chair BreAnna Larson  
19 Commissioner Ryan Holbrook  
20 Commissioner Ron Jorgensen via Zoom  
21 Commissioner Jonathan Marsh  
22 Commissioner Brandon Tucker  
23 Commissioner William Ward

24  
25 EXCUSED: Commissioner Irene Stone  
26

27 STAFF PRESENT: Ken Leetham, City Manager; Sherrie Pace, Community Development  
28 Director; Wendy Page, City Recorder; Ali Avery, Long Range Planner; Mackenzie Johnson,  
29 Planner.

30  
31 OTHERS PRESENT: Barry Bryson, Dee Lalliss, Conrad Jacobson, Carolyn Jacobson, Heidi  
32 Smoot, Peter Wirthlin, Brent Crowther, residents. Lisa Benson, Sam Taylor via Zoom, Landmark  
33 Design.

34  
35 1. DISCUSSION WITH CONSULTANTS ON THE PROGRESS OF THE GENERAL  
36 PLAN UPDATE  
37

38 Sherrie Pace introduced Lisa Benson and Sam Taylor with Landmark Design who would provide  
39 a progress report on the General Plan update and obtain feedback from the City Council and  
40 Planning Commission on new ideas that had not been introduced yet.

41

42 Lisa Benson, Landmark Design, shared seven guiding principles which formed the basis of and  
43 recommendations in the General Plan:

44

45 1) Community Character- Establish a distinct framework of activity centers and gateways  
46 that uniquely define NSL's neighborhoods and create community destinations.

47

48 2) Healthy Living- Create an interconnected community centered on active mobility and  
49 lifestyles.

50

51 3) Mobility and Access- Transform key corridors to absorb growth, connect neighborhoods,  
52 and provide a full range of transportation modes.

53

54 4) Economic Opportunity- Shape NSL's industrial area into a modern center of commerce  
55 and innovation.

56

57 5) Environment- Reconnect North Salt Lake to the natural environment and strengthen it as  
58 a sustainable and resilient community.

59

60 6) Balanced Growth- Preserve the unique features of existing neighborhoods while adding  
61 new housing options to meet the diverse needs of residents.

62

63 7) Community Life- Enhance community life through the provision of public facilities,  
64 services, and programming.

65

66 Ms. Benson then reviewed the top priorities from public engagement including:

67

- 68 • Priority network of regional and neighborhood linking trails—focus on Center Street,  
69 Orchard Drive, US 89, Redwood Road, and Bonneville Shoreline Trail (BST)
- 70 • Development of the Town Center
- 71 • Development of a west side activity center/innovation district
- 72 • Strengthening the identity of NSL – i.e. gateways, branding
- 73 • Supplying existing parks and trails with high quality amenities
- 74 • Tackling air quality issues that can be influenced – i.e. electrification/emissions, active  
75 transportation, Great Salt Lake (GSL) conservation, sewer district

76

77 Councilmember Knowlton asked if the provided list was the top priorities/items related to plan  
78 articulation. Lisa Benson replied that these items fed into the guiding principles that the plan

79 would be structured around. She said these key projects would feed into the implementation  
80 recommendations within the plan.

81

82 Sam Taylor, Landmark Design, commented that the priority list was strongly interrelated with  
83 the Guiding Principles of the General Plan.

84

85 Lisa Benson presented a greenway concept map of the City noting a community center,  
86 recreation destinations, trailheads, foothills to river corridor, primary greenways, community  
87 connectors (non-recreation focus), and neighborhood networks. She also shared a future land use  
88 concept and Town Center concept map. She reviewed the items that had been the focus of their  
89 efforts with staff including coordinating on a revised land use vision that addressed constraints  
90 and current planning efforts and the creation of a rough administrative draft of the plan which  
91 was reviewed and would be revised. She explained that the purpose of this meeting was to verify  
92 the new land use vision before completing the draft.

93

94 Councilmember Jackson arrived at 7:06 p.m.

95

96 Sam Taylor shared a presentation on future land use and said the map was based on the guiding  
97 principles (community character, economic opportunity, etc.) and the feedback received during  
98 the public engagement process. He continued that the future land use map was not a zoning map,  
99 but a visionary map. He said the purpose of the future land use map was to define the general  
100 desired character of areas within the City and their form and uses to make recommendations for  
101 achieving the vision.

102

103 Mr. Taylor focused on the Center Line Greenway map concept and the following points:

104

- 105 • Center Street focus as key east/west link
- 106 • Complete and multimodal corridor
- 107 • Extend catalytic energy of Hatch Park and existing trail network across the City
- 108 • Land uses that front and compliment the greenway
- 109 • Market study recommendation for activated frontage and amenity rich public right of way

110

111 Sam Taylor then showed a cross section right of way plan for Center Street, west of I-15, with  
112 increased pedestrian crossings, sidewalk, and links to business entries. He shared maps  
113 highlighting areas of the City and key points about each area including:

114 Town Center

- 115 • East anchor and key destination along the “Center Line”
- 116 • Revised boundary

- 117 • Focus as a primary pedestrian corridor
- 118 • New design guidelines to clarify expectations for development (codification to ensure
- 119 implementation)

120

121 West Regional Center & Business Park area:

- 122 • Regional center at Center Street/Redwood Road as a west anchor and key destination
- 123 along the “Center Line”
- 124 • Worked hand-in-hand with business park to create a cleaner, more modern business hub
- 125 • Focus on office, hotel, flex space for tech and other startups
- 126 • Emulate how other Utah communities are using freeway connections

127

128 Councilmember Van Langeveld arrived at 7:16 p.m.

129

130 Eaglewood District:

- 131 • Serves as southern gateway to the City
- 132 • Continue to follow the vision as a transit oriented development as bus rapid transit (BRT)
- 133 and trail develops on US 89
- 134 • Market study recommendation for Eaglewood Village as an independent node separate
- 135 from Town Center
- 136 • Uses around new interchange include office, hotel, commercial

137

138 Centerline District:

- 139 • Transitional area from existing industrial to a mixed use neighborhood
- 140 • Uses that promote entertainment, community gathering, recreation, and nightlife
- 141 • Generate revenue to fund capital projects including “Centerline” and “Town Center”
- 142 • May help spur further activity in Town Center
- 143 • Need strict guardrails and further study (potential for new CRA)

144

145 Councilmember Knowlton asked for orientation on where the Centerline District was located in

146 the City. Sherrie Pace responded that it was west of I-15, east of 700 West, north of Center Street,

147 and south of approximately 400 North.

148

149 Sam Taylor continued his review of the Centerline District. Ken Leetham commented that this

150 was a newer idea to take properties that may not have changed much in twenty years and to

151 introduce new land uses and ideas (including residential or manufacturing). He spoke on creating

152 an economic project area which would be beneficial in creating new land uses and the potential

153 in this area. He spoke about the possibilities and said it was more feasible than trying to

154 redevelop the parcels between Redwood Road and Legacy Highway which already had

155 successful land uses. He said the next step was a small area plan, potential private capital  
156 investment, and to investigate the creation of a new CRA.

157  
158 Commissioner Marsh asked about the potential guard rails related to development in this area.  
159 Sam Taylor replied the location of housing (not near refineries) or other environmental  
160 considerations.

161  
162 Sherrie Pace added that this location would be appropriate for a FrontRunner Station and transit  
163 oriented development.

164  
165 Sam Taylor continued with his review of the Centerline District and shared images of existing  
166 uses in other cities including the Woodbine Food Hall, the Granary District, and a concert venue.  
167 He then reviewed corridor development along US 89:

168  
169 Corridor Development

- 170 • North US-89 (infill residential with commercial)
- 171 • Orchard Drive (infill residential)
- 172 • Uses support the Town Center and provide transitions to neighborhoods
- 173 • Properties on these corridors are too shallow to yield large projects (small scale infill)

174  
175 River Oriented Commercial/Recreation

- 176 • Embrace proximity to Jordan River
- 177 • Support public access to and enjoyment of the river
- 178 • Recreational and commercial uses focused on outdoor recreation (RV parks, overnight  
179 accommodations with river focus, indoor/outdoor dining, outdoor rec manufacturers and  
180 non profits)

181  
182 Other Commercial/Industrial Uses

- 183 • 2600 South Center
- 184 • Neighborhood Centers
- 185 • Other industrial uses
- 186 • Public realm enhancements would be key to continued success in these areas (gateway  
187 features, wayfinding, missing sidewalks/trails)

188  
189 Existing Residential Areas:

- 190 • Preserve existing neighborhoods
- 191 • Placemaking enhancements: trails, trees, gateways, branding
- 192 • Programming helps to activate community life (occur at neighborhood and city scale)

- 193       • Neighborhood councils

194

195 Green Network

- 196       • Center Line does not stop at activity centers-connect foothills to river  
197       • Other corridors and trails link everything together  
198       • Essential for connecting the entire green network and providing access to community  
199       destinations and services

200

201 Sam Taylor shared the Future Land Use map of the City which showed the following:

202

- 203       • Community Greenways  
204       • Neighborhood Greenways  
205       • Existing Residential  
206       • Infill Residential  
207       • Town Center  
208       • Centerline District  
209       • Eaglewood District  
210       • Regional Center  
211       • Mixed Use Corridor  
212       • Neighborhood Center  
213       • Business Park  
214       • Heavy Industrial  
215       • Light Industrial  
216       • River Oriented Commercial/Recreation  
217       • Natural Open Space  
218       • Redwood Center

219

220 Mr. Taylor asked how the proposed vision reflected the original ideas and how the public may  
221 feel about the plan, the strengths and weaknesses of the vision, and how Landmark could address  
222 any weaknesses.

223

224 Mayor Horrocks commented that he was in favor of the Center Street concept and noted  
225 potential funding challenges. He mentioned the potential to use City Center and Redwood Road  
226 CDAs. Sam Taylor replied that the project could be done in phases and potential grants or other  
227 funding sources.

228

229 Mayor Horrocks expressed concern about adding residential to commercial or industrial areas  
230 such as in the proposed Centerline District. He spoke on prior mixed use developments that only  
231 resulted in residential and not the promised retail component.

232  
233 Councilmember Van Langeveld commented on the natural open space near Legacy Parkway and  
234 how it was not developable or accessible green space. She said it was a nature preserve that did  
235 not have public access and asked that it be differentiated from the other natural open space on the  
236 map. Sherrie Pace replied that it was the Legacy Nature Preserve and noted the possibility to one  
237 day have a trail there for public access.

238  
239 Councilmember Knowlton mentioned the Centerline District and the potential for it to strengthen  
240 the Town Center area. He also asked if it may affect industrial investment within and adjacent to  
241 that area. He also asked about the size of the proposed area as it was an exploratory idea. Sam  
242 Taylor responded that thoughts on this area were based on historical trends, combined with land  
243 affordability and redevelopment potential. He said Zions Bank may be better able to forecast  
244 whether it would affect industrial investment in the nearby area.

245  
246 Commissioner Holbrook asked for the reasoning behind decreasing the size of the Town Center  
247 boundaries. Sam Taylor said there were several adjustments to the Town Center boundary related  
248 to distance. He shared that the market study identified some areas as too far away from the  
249 Center area and that Eaglewood Village functioned as its own node. He noted the primary change  
250 was to include the school and existing residential around the school into the boundary, especially  
251 for future redevelopment of those properties.

252  
253 Commissioner Holbrook also asked if there was anything prohibiting the car dealership property  
254 in the Town Center area from redeveloping. Sherrie Pace replied that redevelopment of that  
255 property was based more on the property owner. She clarified that there was no proposal to  
256 redevelop the school property but spoke on how demographics were changing and a potential  
257 plan for that area.

258  
259 Councilmember Jackson said she was in agreement with the Mayor's comments on the  
260 Centerline District and the potential for more high density housing versus commercial without  
261 guardrails in place. She is not supportive of additional high density housing. She was also  
262 concerned about the proposed river oriented commercial/recreation area, particularly with the  
263 consideration of the proposed large homeless shelter and mosquito issues in that area. She was in  
264 favor of the proposed City Center aesthetics and transit with a focus on beautification and  
265 connection. She questioned if one priority would lend itself to the next area timeline wise. Sam  
266 Taylor replied that the different areas were presented in order of importance starting with the

267 Town Center. He suggested that development could proceed in that order or shift to other  
268 priorities to ensure that the Town Center was developed correctly.

269  
270 Councilmember Van Langeveld spoke on the corridor sections and why the Redwood Road  
271 corridor was not considered separately from the business park. Sam Taylor mentioned that some  
272 of the challenges was that many areas were built out and fairly new. He said the southern half of  
273 the corridor had room for infill or redevelopment and retain the northern half as it was today.

274  
275 Councilmember Van Langeveld asked if there were many landowners looking to sell or  
276 repurpose in the Redwood center area. Ken Leetham said there were some businesses that would  
277 not change. He spoke on how staff had not approached any landowners but said there were some  
278 properties which was underutilized. He also was unaware of landowners in the Centerline  
279 District who were looking to repurpose their properties.

280  
281 Sherrie Pace added that while the plan did not specify a northern Redwood Road center, it would  
282 still address the beautification and implementation of a trail system in that area.

283  
284 Councilmember Van Langeveld clarified that the other corridors had similar goals of  
285 beautification and infill/redevelopment. She suggested having a Redwood Road corridor  
286 specified on the plan. Councilmember Knowlton was in favor of this addition and suggested  
287 identifying nodes along Redwood Road to focus on.

288  
289 Councilmember Knowlton was in favor of the framework of the plan while recognizing that  
290 everything would not work. He said having a plan could encourage landowners, development,  
291 and the market towards a new direction. He explained this would not commit the City to  
292 anything as it was more of a vision than zoning. He asked about the 1100 North area along the  
293 freeway interchange and how to better utilize this location. He suggested stating a vision for that  
294 area as well.

295  
296 Councilmember Van Langeveld was in agreement that 1100 North and Center Street should be  
297 included in the corridor list with beautification, wayfinding, and signage. She mentioned the  
298 need for long term vision for the area and how General Plans could be a to do list for 10-15  
299 years. She requested a section in the General Plan for each district related to long term goals and  
300 short term action. Sam Taylor replied that the role of the General Plan was intended to be  
301 visionary framework with incremental ideas. He said the first step would be further study before  
302 committing to a plan for an area.

303  
304 Sherrie Pace added that the Centerline District boundaries were not settled for several reasons  
305 including the need for a connection to Center Street, underutilized properties, and desire not to

306 have housing by the refineries. She said the plan would require better boundaries based on the  
307 market, uses, connections, etc.

308  
309 Sam Taylor spoke on the constraints with the 1100 North corridor including the refineries,  
310 FedEx, the Woods Cross Airport, etc. related to redevelopment but said that beautification and  
311 minor infill could still occur.

312  
313 Councilmember Knowlton mentioned the 1100 North area east of I-15. Sam Taylor asked for any  
314 suggestions for that area. He said it would benefit from placemaking.

315  
316 Lisa Benson added that the goal was also to create focus and not dilute efforts. She said 1100  
317 North was not as significant as other corridors.

318  
319 Councilmember Knowlton was in favor of prioritizing and said that 1100 North should be  
320 articulated but not placed at the top of the list.

321  
322 Sherrie Pace said 1100 North was a regional center on WFRC maps in combination with  
323 Bountiful and Woods Cross. She said it would warrant additional study with all three cities.

324  
325 Commissioner Marsh liked the potential of what the Centerline District could be. He spoke on  
326 the market exploration of missing retailers in the City such as home improvement stores and how  
327 the Centerline area could provide opportunity for that. He said there had to be an economic base  
328 and population to support retail including transportation.

329  
330 Commissioner Holbrook spoke on the Centerline District and the opportunity for a FrontRunner  
331 station. He asked if redevelopment would warrant UTA to move or add a station. Councilmember  
332 Knowlton replied that it was unlikely that UTA would add a station to the City but said Woods  
333 Cross would not add more development around the existing FrontRunner station. He said there  
334 was no harm in making it clear to UTA that the City wanted a station and to work toward that  
335 goal.

336  
337 Councilmember Clayton said a FrontRunner stop in the City would be a plus and if the  
338 Centerline District was developed well, it may not look like an industrial area.

339  
340 Commissioner Marsh spoke on change including the I-15 interchange and how this would affect  
341 residents, businesses, and traffic flow. He mentioned continuing to work with UDOT on the  
342 potential for a Legacy Parkway exit into the City.

343

344 Councilmember Van Langeveld suggested that a UTA FrontRunner stop should be formally  
345 included in the vision for this area.

346  
347 Commission Chair Larson was in favor of the Centerline proposal and moving towards a new  
348 concept. She said incorporating housing would help to bring commercial and create an identity  
349 and vibe for that area. Commissioner Tucker was in agreement and the desire for commercial and  
350 a concert venue which would not be possible without higher density housing infrastructure.

351  
352 Commissioner Tucker mentioned the FrontRunner station and the double tracking project. He  
353 said there were plans to consider other locations and the potential for additional stations.

354  
355 Councilmember Jackson mentioned that West Bountiful was generally considered low density  
356 and how they had made a conscientious effort to incentivize commercial development. She  
357 encouraged the City to think outside the box.

358  
359 Commissioner Jorgensen was in favor of the vision with different districts/area and making it  
360 abundantly clear the City wanted a FrontRunner station. He commented on the challenges  
361 including the configuration of the Town Center related to pedestrian walkability, scale of some of  
362 the proposed centers, and compatibility.

363  
364 Councilmember Van Langeveld commented on renaming the Eaglewood District to The Village  
365 District. She mentioned that residents would consider Eaglewood as the area around Eaglewood  
366 Golf Course.

367  
368 Lisa Benson concluded that Landmark would take all of the feedback, review with staff, and  
369 provide a plan for review before the end of the year.

370  
371 Councilmember Knowlton reiterated that it would be helpful to have a visionary document with  
372 clearly articulated priorities and an action plan. Lisa Benson spoke on building flexibility into the  
373 plan along with a toolkit which could be used by future Councils/Commissions and with  
374 changing desires to invest in different levels or areas of the City over time.

375  
376 2. ADJOURN

377  
378 Mayor Horrocks adjourned the meeting at 8:17 p.m.

379

380 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
381 *Tuesday, October 28, 2025 and the City Council of the City of North Salt Lake on Wednesday,*  
382 *November 5, 2024 by unanimous vote of all members present.*

383

384

385

386 \_\_\_\_\_  
*Brian Horrocks, Mayor*

\_\_\_\_\_ *Wendy Page, City Recorder*

387

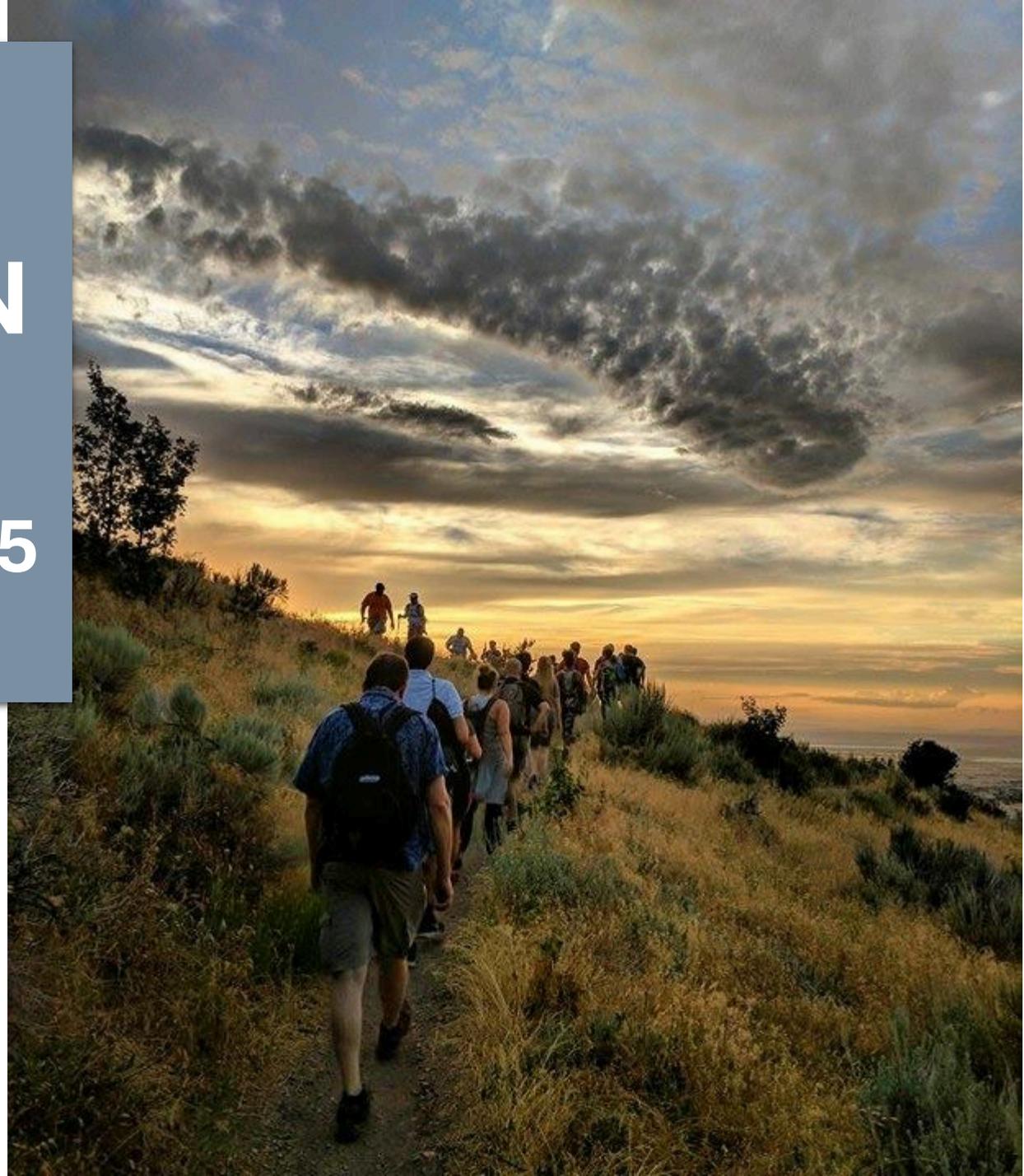
388

389

390 \_\_\_\_\_  
*BreAnna Larson, Commission Chair*

# PLANNING COMMISSION MEETING

November 12, 2025  
6:30 p.m.



# CITIZEN COMMENT

# PUBLIC HEARING

Rezone 1.106 acres of Lot 1  
1100 North Krause Crossing Subd.

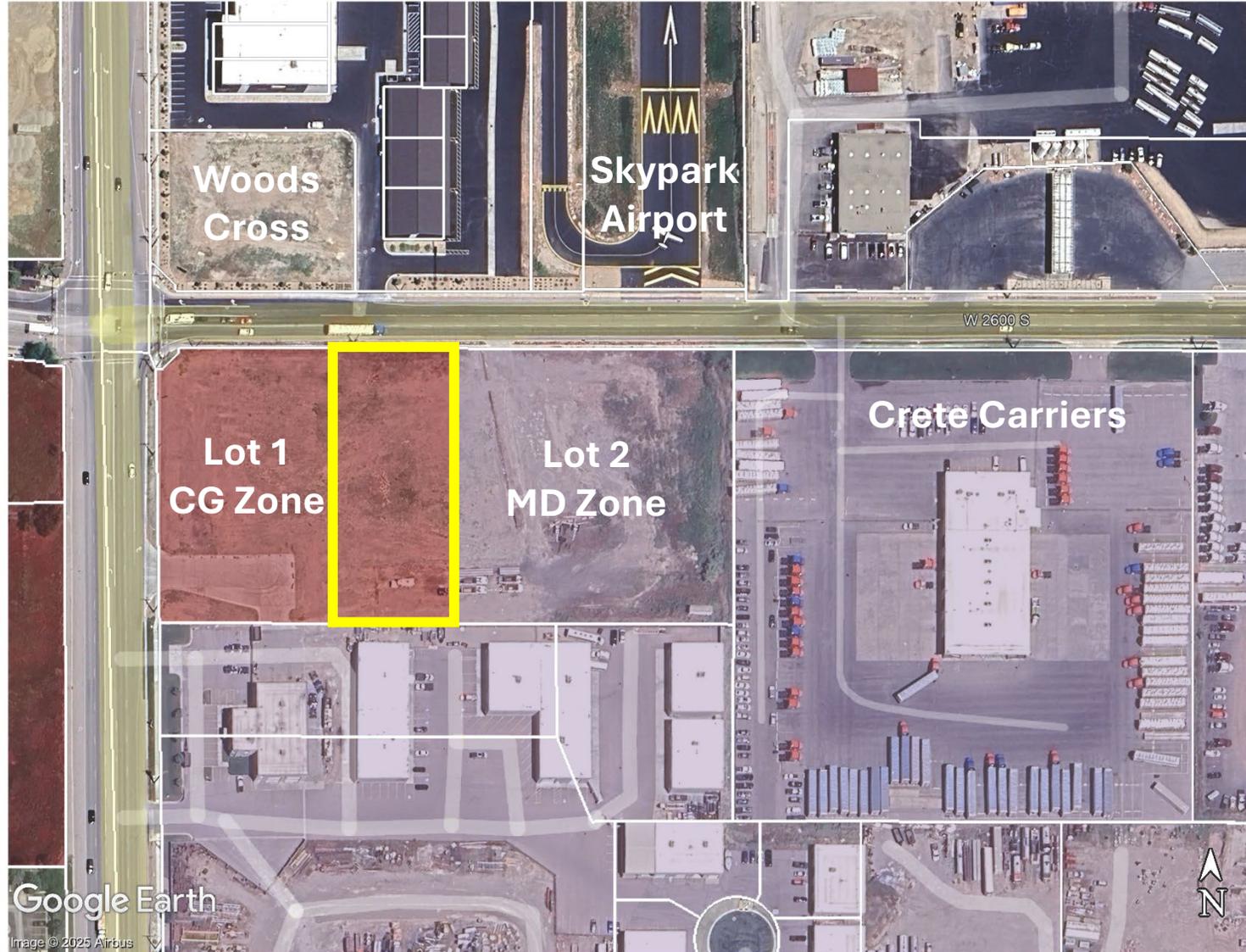
from CG to MD

1096 North Redwood Road

Logan Johnson, Wright Development



Rezone from CG to MD  
1096 North Redwood Road  
Zoning/Aerial Map







# Site Plan

M.C. Green's Accessory Structure

181 South 750 West

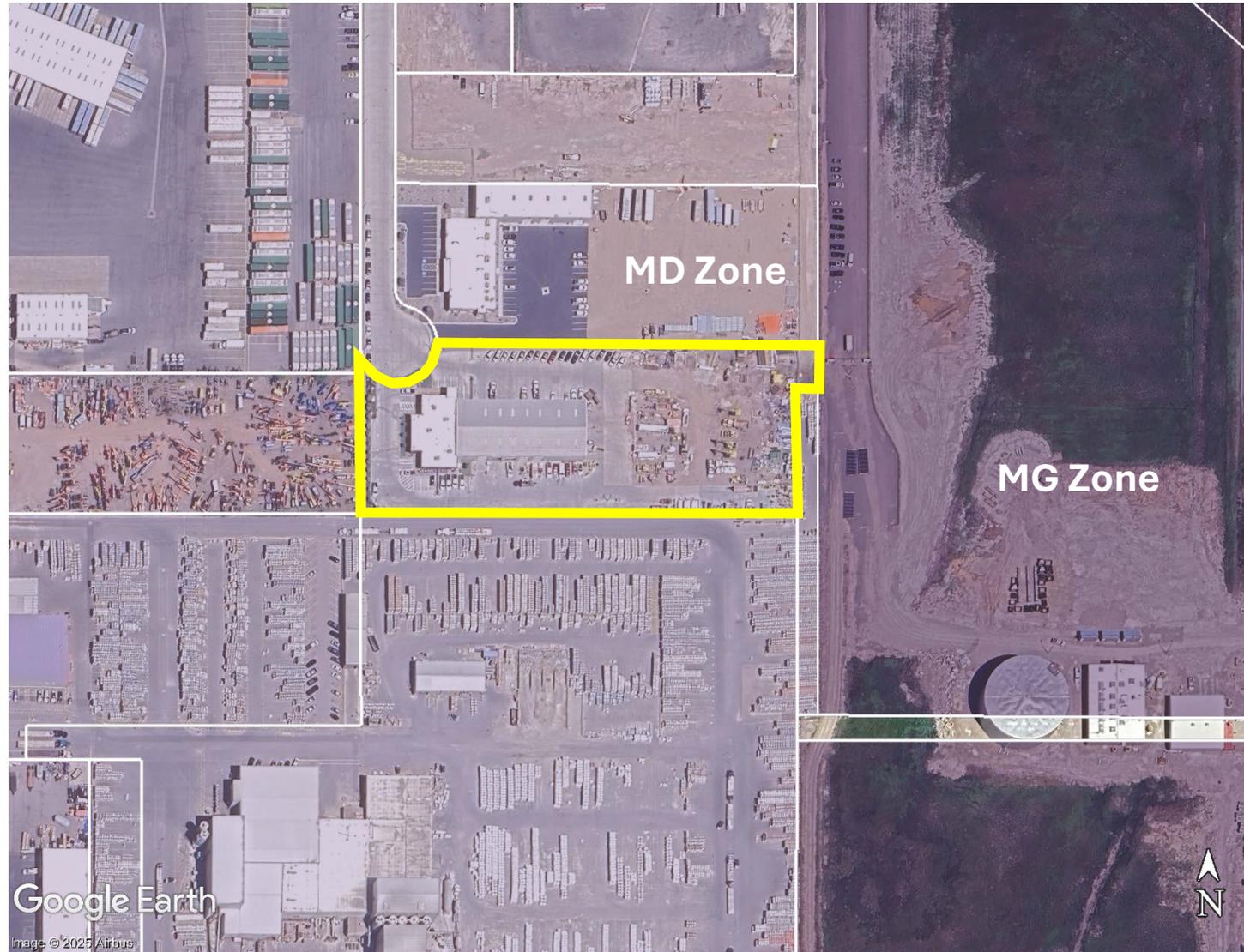
Alec Green, M.C. Green & Sons Inc.



# M.C. Green's Accessory Structure Site Plan

## 181 South 750 West

### Zoning/Aerial Map



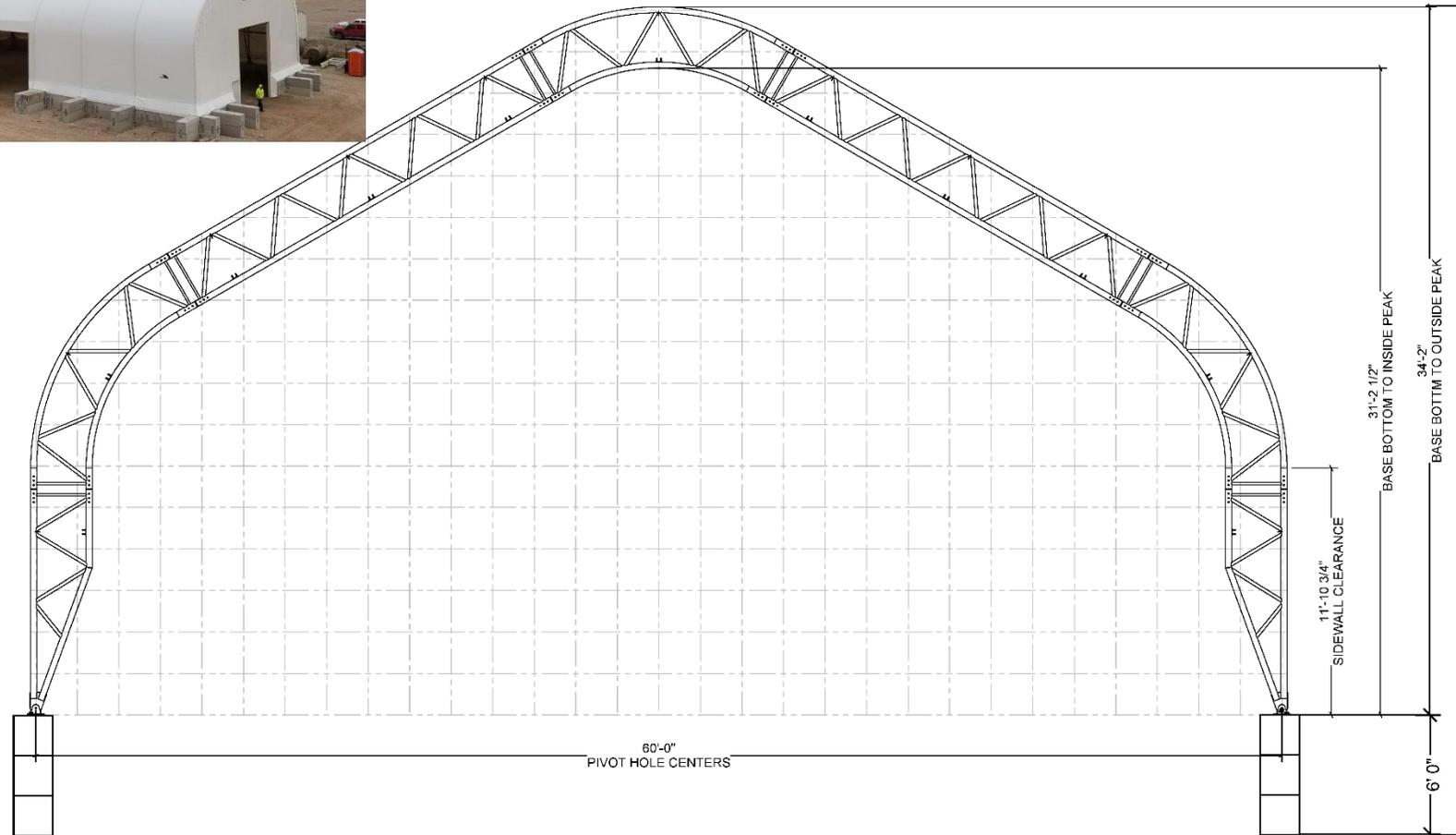




# M.C. Green's Accessory Structure Site Plan

## 181 South 750 West

### Elevations



# ACTION UPDATE

- 211 West Center Street - Self Storage and Storage Shed Overlay Zone Map

**MINUTES**

**ADJOURN**