



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA June 8, 2021 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street.

*The Public is invited to attend in person or via Zoom*  
**ELECTRONIC MEETING LINK: <https://bit.ly/3fNVxPb>**

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Proclamation by Planning Commission Chair Regarding Electronic Meeting
- 2) Welcome, Pledge, and Introduction
- 3) Public comments
- 4) Work Session: Conditional Uses & Performance Standards Review
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
  - a. 5/25/2021

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours' notice for adequate arrangements to be made. The agenda items may be heard in a different order as warranted by the Commission.

### Notice of Posting:

I, the duly appointed recorder for the City of North Salt Lake, hereby certify that the foregoing agenda was posted on the Utah Public Notice website, at city hall, and sent to the required newspapers this 3RD day of June, 2021.

Dated this 3RD day of June, 2021.





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### MEMORANDUM

**TO:** Planning Commission  
**FROM:** Sherrie Pace, Community Development Director  
**DATE:** June 8, 2021  
**SUBJECT:** Worksession reviewing proposed code amendments for conditional uses

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Please find the attached copies of City Code for Conditional Use Permits, Performance Standards for Conditional Uses, and the land use table in Chapter 11, Commercial zones. Staff would like to have a dialogue with the Commission regarding updating the code per the changes made to the State Code and reducing the number of conditional uses in favor of permitted and prohibited uses.

### **10-7-1: GENERAL PROVISIONS:**

A. Purpose And Intent: The purpose of this chapter and the intent of the city in its adoption is to promote the health, safety, convenience and general welfare of the present and future inhabitants of the city. This chapter accomplishes the aforesaid purpose and intent by providing sufficient flexibility to allow in certain areas compatible integration of uses which are related to the permitted uses of the district or are of a temporary nature only, but which may be suitable and desirable only in certain locations in that district due to conditions and circumstances peculiar to that location or upon certain conditions which make the uses suitable or only if such uses are designed, laid out and constructed on the proposed site in a particular manner. While flexibility in allowing uses which would otherwise be generally unsuitable to a given district is an important goal of this chapter, it is also recognized that constraints on governmental decision making are a legal imperative. This chapter, therefore, also provides a framework of standards within which those governmental decisions must be made.

B. Conditional Use Permit Required: A conditional use permit shall be required for all uses listed as conditional uses in this title.

1. Specific Uses: For the following types of conditional uses, final plan or plat approval shall constitute the conditional use permit:

- a. Subdivisions;
- b. Planned unit developments;
- c. Mobile home parks;
- d. Recreational vehicle parks;
- e. Mobile home subdivisions;
- f. Flag lots

2. Other Uses: For all other types of conditional uses, final plan approval or a specific conditional use permit will be issued for the particular use as appropriate or as provided for in this title.

C. Revocation Of Permit:

1. Temporary Suspension: In the event any person holding a conditional use permit pursuant to this chapter violates the terms of the permit, or conducts or carries on said site development in such a manner as to materially adversely affect the health, welfare or safety of persons residing or working in the neighborhood of the property of the said permittee, a temporary suspension may be made effective immediately upon notification by the zoning administrator.

2. Hearing; Notice: No conditional use permit shall be permanently revoked or suspended until a hearing is held, first by the planning commission and then by the city council. The permittee shall be notified in writing of such hearing and said notification shall state:

a. The grounds for complaint or reasons for the revocation or suspension, in clear and concise language.

b. The time and place such hearing is to be held. Such notice shall be served by registered mail or personal service on the permittee at least ten (10) days prior to the date set for the hearing. At any such hearing, the permittee shall be given an opportunity to be heard, and he may call witnesses and present evidence on his behalf. Upon conclusion of such hearing, the city council shall determine whether or not the permit shall be suspended or revoked. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

c. The planning commission may hold a preliminary hearing to consider its recommendations to the city council for revocation or suspension of permits which have been temporarily suspended at the next regularly scheduled meeting of the planning commission. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

D. Expiration Of Permit: Every conditional use permit shall expire by limitation and become null and void if the work authorized by such permit has not been commenced within one year, or is not completed within two (2) years from date of issue, except for subdivisions, which shall be governed by section 10-3-6 of this title. If the permit holder presents satisfactory evidence that unusual difficulties have prevented work being started or completed within the specified time limits, the planning commission may grant a reasonable extension of time, up to one year, if written application is made before the expiration of the permit. (Ord. 01-05, 4-3-2001)

E. Grounds For Denial Of Conditional Use Permit Application: The following shall constitute grounds for denial of a conditional use permit application:

1. Use Detrimental: Under circumstances of the particular case, the proposed use will be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity, and there is no practical means available to the applicant to effectively mitigate said detrimental effects.

2. Nonassurance Of Compliance: The applicant cannot or does not give the planning commission reasonable assurance that conditions imposed incident to issuance of a conditional use permit will be complied with.

F. Issuance Of Conditional Use Permit To Be Dependent On Affirmative Findings; Report Required: Conditional uses may be approved by the city council upon recommendation of the planning commission, in locations permitting such uses in this title. Before approval is granted, a report to the city council by the planning commission shall find that the proposed development will meet the requirements of this title.

G. Deviation From Design And Improvement Standards: Where, in the opinion of the city council, the literal enforcement of the design and improvement standards in this title would result in an unreasonable utilization of land and water or undue hardship due to unique circumstances compliance with one or more of the design and improvement standards may be waived, according to the following procedure:

1. Application: Application for a variance shall be made to the city council and shall include:
  - a. A description of the land to be developed;
  - b. An identification of the title provision from which the variance is requested;
  - c. A description of the peculiar physical conditions pertaining to the land in question and which do not pertain to other lands in the general area;
  - d. A description of the hardships which will accrue to the detriment of the property owner if the requested variance is not granted;
  - e. A nonrefundable variance review fee, payable to the city, in accordance with the currently applicable fee schedule as adopted by resolution of the city council.
2. Planning Commission Review: The city council shall submit the variance application to the planning commission for review and comments upon receipt of said application.
3. Recommendation To City Council: The planning commission shall review the variance application and shall submit its written recommendations for approval or disapproval of such application to the city council, along with written reasons therefore within thirty (30) calendar days from receipt of said application from the city council at a regularly scheduled meeting of the planning commission.
4. Public Hearing; Notice: The city council shall hold a public hearing before granting the variance. Notice of said public hearing shall be given by at least one publication in a newspaper of general circulation in the city. The hearing shall be held no later than thirty (30) calendar days from receipt by the city council of the recommendations of the planning commission and no less than fourteen (14) calendar days from the publication of notice.
5. Decision Of City Council: Subsequent to and within fifteen (15) calendar days of the public hearing, the city council shall approve or deny the request for a variance. A variance shall be granted only if the city council makes a finding upon the record submitted to it that the issuance of a variance will be in the interest of the public safety, health or welfare, and the proposed development substantially complies with the city general plan and adopted zoning ordinance.
6. Records Maintained: A record of all correspondence, recommendations, submissions and official action regarding all variance applications shall be maintained for a reasonable time by the city as a public record.
- H. Inspections: Following the issuance of a conditional use permit by the city council, the zoning administrator shall inspect such use to ensure that development is undertaken and completed in compliance with the conditional use permit.
- I. Minimum Construction And Improvement Standards: Construction standards, including drawings, tables, charts, references and regulations may be adopted by resolution by the city council, and when done so shall constitute land development standards supplementing this title.
- J. Conflicting Provisions: Where specific requirements are made or exemptions allowed under other sections of the code, those requirements or exemptions shall prevail over the land development standards supplementing this title.
- K. Improvement Construction Obligation Of Developer: Improvements required by this title shall be constructed at the expense of the developer and shall comply with the land development standards supplementing this title.
- L. Commencement Of Construction: Site improvement or grading of any proposed development site prior to preliminary design plan approval by the planning commission and city council is prohibited. (Ord. 93-5, 7-6-1993, eff. 7-15-1993; amd. 2012 Code)

Notes

1. See section 10-7-8 of this chapter.

**10-7-2: PERFORMANCE STANDARDS FOR CONDITIONAL USES:**

A. Conditions Relating To Safety For Persons And Property: Applicants for conditional use permits shall meet all specific requirements made in this title. In addition, the planning commission may establish additional requirements as outlined herein to meet the concerns of safety for persons and property, health and sanitation, environment, general plan proposals and neighborhood needs, performance and administration. More specifically, the planning commission may require:

1. Building elevations and grading plans which will prevent or minimize floodwater damage, where property may be subject to flooding.
2. The relocation, covering or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.
3. Increased setback distances from lot lines where the planning commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the district as outlined in this title.
4. Appropriate design, construction and location of structures, buildings and facilities in relation to any earthquake fault which may exist on the property, and limitations or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas, floodplains, fault zones and landslide areas.
5. Limitations and control of the number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.

6. Plans for the location, arrangement and dimensions of truck loading and unloading facilities.
7. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting.
8. Reduction of permitted street grades for winter and storm conditions or exposure.
9. Fences shall not create visual nor other safety hazards. Backing movements, passing vehicles, sidewalk traffic or small children shall be considered in the location of fences.

B. Conditions Relating To Health And Sanitation:

1. Water: A guarantee of sufficient water to serve the intended land use and a water delivery system meeting standards adopted by the city council.
2. Wastewater And Waste Disposal Systems: A wastewater disposal system and a solid waste disposal system meeting standards adopted by the city council.
3. Water, Sewer And Drainage Facilities: Construction of water mains, sewer mains and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the district and to provide for an orderly development of land in the city.

C. Environmental Concerns:

1. Sensitive Areas: Limitations or restrictions on the use or location of uses in sensitive areas due to soils capabilities, wildlife and plant life.
2. Pollution: Processes for the control, elimination or prevention of land, water or air pollution; the prevention of soil erosion; and the control of objectionable odors.
3. Ground Cover: The planting of ground cover or other surfacing to prevent dust and erosion.
4. Structuring Land: Restructuring of the land and planting of the same as directed by the planning commission when the conditional use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.

D. Conditions Relating To Compliance With Intent Of General Plan And Characteristics Of Vicinity (Or Neighborhood):

1. Incompatible Characteristics: The removal of structures, debris or plant materials, incompatible with the intended characteristics of the district outlined in this title.
2. Screening: The screening of yards or other areas as protection from obnoxious land uses and activities.
3. Landscaping: Landscaping to ensure compatibility with the intended characteristics of the district as outlined in this title.
4. Walls, Fences, Hedges And Screening: Limitations or controls on the location, height and materials of walls, fences, hedges and screen plantings to ensure harmony with adjacent development, or to conceal storage areas, utility installations or other unsightly development.
5. Structure Relocation: The relocation of proposed or existing structures as necessary to provide for future streets on the major street plan of the city, adequate sight distances for general safety, groundwater control or similar problems.
6. Recreational Facilities: Provision for or construction of recreational facilities necessary to satisfy needs of the conditional use.
7. Density; Intensity: Population density and intensity of land use limitations where land capability or vicinity relationships make it appropriate to do so to protect health, safety and welfare, or conservation of values.
8. Other Improvements: Other improvements which serve the property in question and which may compensate in part or in whole for possible adverse impacts to the district from the proposed conditional use.
9. Fencing: The character of the neighborhood and aesthetics of the streetscape shall be considered in the location of fences and in determining the reduction of any front yard for fencing purposes.

E. Conditions Relating To Performance:

1. Time limits on the validity of the conditional use permit. Such time limits shall be determined by the following guidelines:
  - a. A conditional use permit for uses which are of a temporary nature only may be issued for the intended duration of the temporary use or for two (2) years, whichever period of time is shorter.
  - b. Unless there is substantial and positive development action under a conditional use permit within a period of one year of its issuance, said permit shall expire. The planning commission and city council may grant a maximum extension for one year, when deemed in the public interest.
2. A bond or other valuable assurance in favor of the city in an amount to be determined by the city council. The amount of said bond or other valuable assurance shall be calculated by the city engineer.
3. Specific short and long range plans of development may be required to demonstrate timeliness, feasibility and impact on the public.

F. Energy Conservation Concerns:

1. Solar orientation of buildings and uses.
2. Use of renewable energy sources.

3. Efficiency of exterior lighting.
4. Shading and protection of important buildings and pavings (parking lots, etc.), landscaping and trees, location of buildings and screens.
5. Effective use of vestibules.
6. Wind screening.
7. Circulation (travel) efficiency.
8. Efficiency of stormwater removal and erosion control.
9. Maintenance efficiency for on site improvements to be maintained by users, occupants and owners, etc.

G. Public Hearings: A public hearing may be held when deemed by the planning commission or city council to be in the public interest. However, in the following instances, the holding of a public hearing shall be mandatory:

1. The planning commission determines that existing streets and thoroughfares are not suitable and adequate to carry anticipated traffic, and increased densities resulting from the proposed use may generate traffic in such amounts as to overload the street network outside the district.
2. The planning commission determines that increases in miscellaneous traffic, light, odor or environmental pollution generated by the proposed use may significantly change the intended characteristics of the district as outlined in this title.
3. The planning commission determines that the architectural design of the proposed use varies significantly from the architectural characteristics of the district (as outlined in this title) in which such use is proposed. (Ord. 93-5, 7-6-1993, eff. 7-15-1993)

**10-11-3: USE REGULATIONS:**

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section 10-1-46 of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone			
	C-S	C-G	M-D	M-G
<b>Production:</b>				
Crop production	N	N	C	C
Animal production	N	N	N	N
Soil preparation, planting, cultivating, and crop harvesting	N	N	C	C
<b>Mining:</b>				
Crude petroleum and natural gas extraction	N	N	N	C
Mining (except oil and gas)	N	N	N	N
Sand mining	N	N	N	C
Support activities for mining	N	N	C	C
Drilling oil and gas wells	N	N	N	C
Support activities for oil and gas operations	N	N	C	C
<b>Utilities:</b>				
Fossil fuel electric power generation	N	N	N	C
Nuclear electric power generation	N	N	N	N
Other electric power generation	N	N	N	C
Electric bulk power transmission and control	N	N	C	C
Electric power or natural gas distribution	N	C	C	C
Water supply and irrigation systems	C	C	P	P
Sewage treatment facilities	N	N	C	C
Steam and air conditioning supply	N	N	C	P
<b>Building, Developing And General Contracting:</b>				
Construction and contractor services, office only	N	P	P	P
Construction and contractor services, outdoor storage (outdoor storage detailed further in section 10-1-33 of this title)	N	C	P	C
<b>Manufacturing:</b>				
Food manufacturing	N	N	C	C
Animal slaughtering	N	N	N	N
Textile and textile product mills	N	N	P	P
Apparel manufacturing	N	C	P	P
Leather and allied product manufacturing	N	N	N	C
Wood product manufacturing	N	N	C	C
Paper manufacturing	N	N	C	C
Printing and related support activities	C	C	P	P
Petroleum and coal products manufacturing	N	N	N	C
Chemical manufacturing	N	N	N	C
Plastics and rubber products manufacturing	N	N	C	P
Nonmetallic mineral product manufacturing	N	N	C	P
Primary metal manufacturing	N	N	N	C
Fabricated metal product manufacturing	N	N	C	C
Machinery manufacturing	N	N	C	P
Computer and electronic product manufacturing	N	C	P	P
Electrical equipment, appliance and component manufacturing	N	C	P	P

Transportation equipment manufacturing	N	N	C	P
Furniture and related product manufacturing	N	N	C	P
Concrete service and batching plants	N	N	C	P
Miscellaneous manufacturing	N	S	S	S
<b>Wholesale/Retail Trade:</b>				
Wholesale, trade, durable goods:				
Automobile and other motor vehicle wholesalers	N	C	P	P
Motor vehicle supplies and new part wholesalers	N	N	P	P
Tire and tube wholesalers	N	N	C	P
Motor vehicle part (used) wholesalers	N	N	C	C
Home furnishing wholesalers	N	C	P	P
Construction material wholesalers	N	N	P	P
Commercial equipment wholesalers	N	S	S	P
Medical, dental and hospital equipment and supplies wholesalers	N	C	P	P
Other professional equipment and supplies wholesalers	N	S	P	P
Metal service centers and offices	N	N	P	P
Coal and other mineral and ore wholesalers	N	N	N	C
Electronic parts and equipment wholesalers	N	S	P	P
Hardware wholesalers	N	N	P	P
Plumbing and heating equipment and supplies (hydronics) wholesalers	N	N	P	P
Warm air heating and air conditioning equipment and supplies wholesalers	N	N	P	P
Refrigeration equipment and supplies wholesalers	N	N	P	P
Construction and mining (except petroleum) machinery and equipment wholesalers	N	N	C	P
Farm and garden machinery and equipment wholesalers	N	N	P	P
Industrial machinery and equipment wholesalers	N	N	P	P
Industrial supplies wholesalers	N	N	C	P
Service establishment equipment and supplies wholesalers	N	C	C	P
Transportation equipment and supplies (except motor vehicle) wholesalers	N	N	C	P
Sporting and recreational goods and supplies wholesalers	N	C	P	P
Recyclable material wholesalers	N	N	C	C
Jewelry, watch, precious stone and precious metal wholesalers	N	C	P	P
Other miscellaneous durable goods wholesalers	N	N	S	S
Wholesale trade, nondurable goods:				
Paper and office supplies wholesalers	N	C	P	P
Drug, drug proprietaries and druggist sundries wholesalers	N	C	P	P
Piece goods, notions and other dry goods wholesalers	N	C	P	P
Clothing wholesalers	N	C	P	P
Grocery wholesalers	N	N	P	P
Other grocery and related products wholesalers	N	N	P	P
Farm product raw material wholesalers	N	N	C	C

Plastics materials and basic forms and shapes wholesalers	N	N	C	C
Other chemical and allied products wholesalers	N	N	S	S
Petroleum bulk stations and terminals	N	N	C	C
Petroleum and petroleum products (except bulk stations and terminals) wholesale	N	N	C	C
Alcoholic beverage wholesalers	N	C	P	P
Farm supplies wholesalers	N	N	P	P
Book, periodical and newspaper wholesalers	N	C	P	P
Flower, nursery stock and florist supplies wholesalers	N	C	P	P
Tobacco and tobacco product wholesalers	N	C	P	P
Paint, varnish and supplies wholesalers	N	N	P	P
Other miscellaneous nondurable goods wholesalers	N	S	S	S
<b>Motor Vehicle And Parts Dealers:</b>				
Car dealers	C	P	P	N
Recreational vehicle, motorcycle, and boat dealers	C	P	P	N
All other motor vehicle dealers	S	P	P	N
Automotive parts and accessories stores	C	P	P	N
Tire dealers	C	P	P	N
<b>Furniture And Home Furnishings Stores:</b>				
Furniture and home furnishings stores	P	P	P	N
<b>Electronics And Appliance Stores:</b>				
Electronics and appliance stores	P	P	P	N
<b>Building Material And Garden Equipment And Supplies Dealers:</b>				
Home centers	N	P	P	N
Paint and wallpaper stores	P	P	P	N
Hardware stores (10,000 square feet or less)	P	P	P	N
Other building material dealers	N	S	P	N
Outdoor power equipment stores - sales only	C	P	P	N
Nursery and garden centers	C	P	P	N
<b>Food And Beverage Stores:</b>				
Supermarkets and other grocery (except convenience) stores	C	P	P	N
Convenience stores	P	P	P	N
Meat markets	C	P	P	N
Fruit and vegetable markets, bakeries, and all other specialty food stores	P	P	P	N
Beer, wine and liquor stores	N	C	N	N
<b>Health And Personal Care Stores:</b>				
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	N
Optical goods stores	P	P	P	N
<b>Gasoline Stations:</b>				
Gasoline stations with convenience stores	C	P	P	P
Other gasoline stations	S	P	P	P
<b>Clothing And Clothing Accessories Stores:</b>				
Clothing and clothing accessory stores	P	P	P	N
Luggage and leather goods stores	P	P	P	N
<b>Sporting Goods, Hobby, Book And Music Stores:</b>				
Sporting goods, hobby, book and music stores	P	P	P	N

News dealers and newsstands	P	P	P	N
<b>General Merchandise Stores:</b>				
Department stores	C	P	P	N
All other general merchandise stores	P	P	P	N
<b>Miscellaneous Store Retailers:</b>				
Florists	P	P	P	N
Office supplies and stationery stores	P	P	P	N
Gift, novelty and souvenir stores	P	P	P	N
Used merchandise stores	C	C	C	N
Pet and pet supplies stores	P	P	P	N
Art dealers	P	P	P	N
Manufactured (mobile) home dealers	N	N	C	C
Tobacco stores	N	P	P	N
All other miscellaneous store retailers	S	S	S	N
<b>Nonstore Retailers:</b>				
Electronic shopping and mail order houses	N	C	P	N
Vending machine operators	N	C	P	N
Heating oil dealers	N	N	C	C
Liquefied petroleum gas (bottled gas) dealers	N	N	C	C
Other fuel dealers	N	N	S	S
Other direct selling establishments	N	N	S	N
<b>Air Transportation:</b>				
Air transportation	N	N	C	N
<b>Rail Transportation:</b>				
Rail transportation	N	N	C	C
<b>Truck Transportation:</b>				
Freight trucking, local	N	N	P	P
Freight trucking, long distance	N	N	C	P
Used household and office goods moving	N	N	C	P
<b>Transit And Ground Passenger Transportation:</b>				
Urban transit systems	C	C	C	C
Interurban and rural bus transportation	N	C	C	C
Taxi and limousine service	N	N	C	P
School and employee bus transportation	N	N	C	P
Charter bus industry	N	N	C	P
Special needs transportation	N	N	C	P
All other transit and ground passenger transportation	S	S	S	S
<b>Pipeline Transportation:</b>				
Pipeline transportation	N	N	C	C
<b>Scenic And Sightseeing Transportation:</b>				
Scenic and sightseeing transportation	C	C	P	P
<b>Support Activities For Transportation:</b>				
Air traffic control	N	C	C	C
Other airport operations	N	N	S	S
Other support activities for air transportation, except fuel	N	S	S	S
Support activities for rail transportation	N	N	C	C
Other support activities for water transportation	N	N	S	S
Motor vehicle towing and impound lots	N	N	C	C
Other support activities for road transportation	N	N	S	S
Freight transportation arrangement	N	N	C	C

Packing and crating	N	N	C	C
All other support activities for transportation	N	N	S	S
<b>Postal Service:</b>				
Postal service	P	P	P	P
<b>Couriers And Messengers:</b>				
Couriers, messengers and local delivery	C	C	P	P
<b>Warehousing And Storage Facilities:</b>				
General warehousing and storage facilities	N	C	P	P
Self-storage units	N	N	C	C
Other warehousing and storage facilities	N	N	S	S
<b>Publishing Industries:</b>				
General publishers	N	C	P	P
Software publishers	P	P	P	P
<b>Motion Picture And Sound Recording Industries:</b>				
Motion picture and video production and distribution	C	C	C	C
Motion picture theaters, except drive-ins	P	P	P	N
Drive-in motion picture theaters	N	N	C	N
Teleproduction and other postproduction services	C	C	C	C
Other motion picture and video industries	S	S	S	S
Record production and distribution	C	C	P	P
Music publishers and sound recording studios	C	C	C	C
Other sound recording industries	S	S	S	S
<b>Broadcasting And Telecommunications:</b>				
Broadcasting and telecommunications services	C	C	P	P
Cellular and other wireless telecommunications	N	C	C	C
Telecommunications resellers	P	P	P	P
Satellite telecommunications	C	C	P	P
Other telecommunications	S	S	S	S
<b>Information Services And Data Processing Services:</b>				
Information services and data processing services	P	P	P	P
<b>Credit Intermediation And Related Activities:</b>				
Banks and credit unions	P	P	P	N
Credit intermediation and related activities	P	P	P	N
Pawnshop	N	C	N	N
Other activities related to credit intermediation	S	S	P	N
<b>Securities, Commodity Contracts And Other Intermediation:</b>				
Securities, commodity contracts and other intermediation	P	P	P	N
<b>Insurance Carriers And Related Activities:</b>				
Insurance carriers and related activities	P	P	P	N
<b>Funds, Trusts And Other Financial Vehicles (U.S. Only):</b>				
Funds, trusts and other financial vehicles (U.S. only)	P	P	P	N
<b>Real Estate:</b>				
Real estate services	P	P	P	N
<b>Rental And Leasing Services:</b>				
Passenger car rental and leasing	P	P	P	C
Truck, utility trailer, and RV (recreational vehicle) rental and leasing	N	C	P	P
Consumer electronics and appliances rental	P	P	P	N

Entertainment and entertainment products rental	P	P	P	N
Recreational goods rental	P	P	P	N
All other consumer goods rental	S	S	P	N
General rental centers	C	C	P	N
Commercial air, rail, and water transportation equipment rental and leasing	C	P	P	N
Construction, mining and forestry machinery and equipment rental and leasing	N	N	C	C
Office machinery and equipment rental and leasing	P	P	P	N
Other commercial and industrial machinery and equipment rental and leasing	N	N	P	P
<b>Professional, Scientific And Technical Services:</b>				
Testing laboratories	C	P	P	N
Photography studios	P	P	P	N
Veterinary services	C	P	P	N
All other professional, scientific and technical services	S	S	P	N
<b>Administrative And Support Services:</b>				
General office	P	P	P	N
Employment placement agencies	P	P	P	N
Call centers	N	P	P	N
Other business service centers (including copy shops)	P	P	P	N
Repossession services	C	C	C	N
Armored car services	N	C	P	N
Exterminating and pest control services	N	N	P	N
Janitorial services	C	C	P	N
Landscaping services	N	N	P	N
Packaging and labeling services	P	P	P	N
All other support services	S	S	S	N
<b>Waste Management And Remediation Services:</b>				
Solid waste collection	N	N	N	C
Hazardous waste collection	N	N	N	C
Other waste collection	N	N	N	C
Hazardous waste treatment and disposal	N	N	N	C
Solid waste landfill	N	N	N	C
Solid waste combustors and incinerators	N	N	N	C
Other nonhazardous waste treatment and disposal	N	N	N	C
Remediation services	N	N	N	C
Materials recovery facilities	N	N	N	C
Septic tank and related services	N	N	N	C
All other miscellaneous waste management services	N	N	N	S
<b>Educational Services:</b>				
Elementary and secondary schools	P	P	C	N
Colleges, universities and professional schools	P	P	P	N
Professional training	P	P	P	N
Other technical and trade schools	P	P	P	N
Sports and recreation instruction	P	P	P	N
Automobile driving schools	C	C	P	N
All other miscellaneous schools and instruction	S	S	S	N
Educational support services	P	P	P	N
<b>Ambulatory Healthcare Services:</b>				

Offices of physicians, therapists, and dentists	P	P	P	N
Family planning centers	N	C	C	N
Outpatient mental health and substance abuse centers	N	C	C	N
HMO medical centers	P	P	P	N
Kidney dialysis centers	P	P	P	N
Freestanding ambulatory surgical and emergency centers	P	P	P	N
All other outpatient care centers	P	P	P	N
Medical laboratories	N	C	P	N
Diagnostic imaging centers	P	P	P	N
Home healthcare services	P	P	P	N
Ambulance services	P	P	P	N
Blood and organ banks	N	C	P	N
All other miscellaneous ambulatory healthcare services	S	S	S	N
<b>Hospitals:</b>				
General medical and surgical hospitals	C	C	C	N
Psychiatric and substance abuse hospitals	N	C	C	N
Specialty (except psychiatric and substance abuse) hospitals	N	C	C	N
<b>Nursing And Residential Care Facilities:</b>				
Nursing care facilities	C	C	N	N
Assisted living center	N	C	N	N
Residential mental health facilities	N	C	N	N
Residential mental health and substance abuse facilities	C	C	N	N
Continuing care retirement communities and homes for the elderly	C	C	N	N
Other residential care facilities	S	S	N	N
<b>Social Assistance:</b>				
Child and youth services	N	C	N	N
Services for the elderly and persons with disabilities	N	C	N	N
Other individual and family services	N	S	N	N
Community food services	N	C	N	N
Temporary shelters or community housing services	N	N	N	N
Emergency and other relief services	N	C	C	N
Vocational rehabilitation services	N	C	C	N
Child daycare services	C	C	C	N
<b>Performing Arts, Spectator Sports And Related Industries:</b>				
Performing arts companies	C	P	C	N
Other performing arts companies	S	P	S	N
Sports teams and clubs	C	P	C	N
Racetracks	N	N	C	C
Other spectator sports	S	S	S	S
Promoters of performing arts, sports and similar events with facilities	P	P	P	N
Independent artists, writers, and performers - studio only	P	P	P	N
<b>Museums, Historical Sites And Similar Institutions:</b>				
Museums	P	P	C	C
Historical sites	P	P	C	C

Zoos and botanical gardens	C	C	P	P
Nature parks and other similar institutions	S	P	P	P
<b>Amusement, Gambling And Recreation Industries:</b>				
Amusement and theme parks	N	C	C	N
Amusement arcades	C	C	C	N
Golf courses and country clubs	C	C	C	C
Fitness and recreational sports centers	C	P	P	N
Bowling centers	C	P	P	N
All other amusement and recreation industries	S	S	S	N
<b>Accommodation:</b>				
Hotels (except casino hotels) and motels	C	P	P	N
Bed and breakfast inns	C	P	P	N
All other traveler accommodation	S	S	P	N
RV (recreational vehicle) parks and campgrounds	N	C	C	N
Recreational and vacation camps	N	N	C	N
<b>Food Services And Drinking Places:</b>				
Restaurants, coffee shops, and cafeterias	P	P	P	N
Food service contractors	C	C	P	N
Caterers	C	P	P	N
Mobile food services	C	P	P	N
Taverns	N	N	N	C
Private clubs	N	C	N	N
Sexually oriented businesses	N	N	N	C
<b>Repair And Maintenance:</b>				
General automotive repair	N	C	P	P
Automotive body, paint and interior repair and maintenance	N	N	C	C
Automotive glass replacement shops	N	P	P	P
Automotive oil change and lubrication shops	N	P	P	P
Car washes	N	P	C	C
All other automotive repair and maintenance	N	S	S	S
Electronics repair and maintenance	P	P	C	N
Other electronic and precision equipment repair and maintenance	C	C	C	C
Commercial and industrial machinery and equipment (except automotive and electric)	N	N	C	C
Garden equipment repair and maintenance	C	C	C	N
Appliance repair and maintenance	P	P	C	N
Reupholstery and furniture repair	N	C	C	N
Footwear and leather goods repair	P	P	C	N
Other personal and household goods repair and maintenance	S	S	S	N
<b>Personal Services:</b>				
Salons and barbershops	P	P	C	N
Diet and weight reducing centers	P	P	C	N
Funeral homes	P	P	C	N
Cemeteries and crematories	N	N	N	N
Coin operated laundries and dry cleaners	C	P	C	N
Laundries, family and commercial	N	C	C	N
Laundry drop off services	P	P	P	N
Linen supply	N	N	C	C
Industrial launderers	N	N	C	N

All other laundry services	S	S	S	N
Pet care (except veterinary) services	C	P	P	N
Photofinishing laboratories (except 1 hour)	N	C	C	N
1 hour photo finishing	P	P	P	N
Freestanding parking lots and garages	C	C	C	C
All other personal services	S	S	S	S
<b>Religious, Grant Making, Civic, And Professional And Similar Organizations:</b>				
Religious organizations	P	P	P	N
Volunteer and nonprofit organizations	P	P	P	N
<b>Residential Uses:</b>				
Developments which contain residential uses or mixed commercial and residential uses must obtain a rezone to a "Planned District (P)", see chapter 13 of this title				
<b>Land Development:</b>				
Business, light manufacturing and research park	N	N	P	N
Subdivisions	P	P	P	P
Industrial parks	N	N	C	C
Planned unit developments	P	P	P	P
<b>Outdoor storage and display (outdoor storage and display are detailed further in section 10-1-33 of this title)</b>				
Outdoor storage, as an accessory use	C	C	P	P
Outdoor display of retail merchandise, as an accessory use	P	P	P	N
Outdoor storage, as primary use	N	N	N	N
<b>Building Site Regulations:</b>				
<b>Height regulations:</b>				
The maximum height for all buildings and structures in feet shall be (except as approved by conditional use)	30	60	45	45
The maximum number of stories	2	4	3	3
<b>Area:</b>				
Minimum area in acres for lots (unless modified by conditional use)	1	1	2	5
Maximum percentage of area covered by any buildings	65	65	65	65
Minimum landscape percentage of area, except where reduced by conditional use permit	10	10	10	10
<b>Dimensions:</b>				
Frontage: The minimum width of any lot at the street right-of-way line in feet shall be	65	65	65	65
Width: The minimum width of any lot in feet at the building setback line	100	100	100	100
Minimum front yard setback (corner lots have 2 front yard setbacks)	20	20	20	20
Maximum front yard setback (corner lots have 2 front yard setbacks)	n/a	80	n/a	n/a
Minimum side yard setback	0	0	0	0
Minimum rear yard setback	0	0	0	0
<b>Parking location:</b>				
Front	P	P	P	P
Side	P	P	P	P
Rear	P	P	P	P

Fence and wall standards (fence and wall standards are detailed further in section 10-1-33 of this title):				
Maximum wall or solid fence height (within 20 feet of a public street)	3'	3'	3'	3'
Maximum fence height - 75 percent or more open (within 20 feet of a public street)	4'	4'	4'	4'
Minimum solid fence or wall height - outdoor storage	N	6'	6'	6'
Barbed wire - no more than 3 strands strung tightly atop a minimum 6 foot high fence	N	N	P	P
Electric fences	N	N	P	P
<b>Required improvements to be completed or in progress before building permit may be issued:</b>				
Street paving	A	A	A	A
Street curb and gutter	A	A	A	A
Sidewalk	A	A	N	N
Surface drainage facilities	A	A	A	A
Wastewater disposal facilities	A	A	A	A
Culinary water facilities	A	A	A	A
Firefighting facilities	A	A	A	A
Street name and traffic signs	A	A	A	A
Streetlights	A	A	A	A
Public utilities - power, gas, telephone, cable TV, etc.	A	A	A	A

(Ord. 2015-18, 11-17-2015; amd. Ord. 2018-02, 3-6-2018; Ord. 2018-11, 10-2-2018)

1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 MAY 25, 2021

4  
5 **DRAFT**  
6

7 Commission Vice Chair BreAnna Larson called the meeting to order at 6:32 p.m. and Brandon  
8 Tucker led those present in the Pledge of Allegiance.  
9

10 PRESENT: Commission Chair Ted Knowlton  
11 Commissioner Ron Jorgensen  
12 Commissioner BreAnna Larson  
13 Commissioner Katherine Maus  
14 Commissioner Brandon Tucker  
15 Commissioner Alisa Van Langeveld  
16 Commissioner William Ward  
17

18 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,  
19 Planner; Andrea Bradford, Minutes Secretary.  
20

21 OTHERS PRESENT: Dee Lalliss, James Mabey, residents; Patrick Scott, Braden Miles,  
22 Brighton Utah.  
23

24 1. PUBLIC COMMENTS  
25

26 There were no public comments.  
27

28 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR IDAHO  
29 SPECIALIZED TRANSPORTATION INC AT 920 WEST CENTER STREET, UNIT  
30 200, CLAY SAUER, APPLICANT  
31

32 Mackenzie Bennett reported that Idaho Specialized Transportation was a company based out of  
33 Idaho that had been in business since 1996. They have submitted a business license application  
34 to open a courier service at 920 West Center Street, which was in the General Commercial (CG)  
35 zone. Couriers, messengers, and local delivery would be a conditional use in that zone. The  
36 space would be used for short-term storage and distribution of freight with two delivery docks  
37 and approximately 6,824 square feet of warehouse space. They plan to operate two box trucks  
38 out of this location, which would be stored in the docks when not in use. There would be two  
39 employees at this location and both would be delivery drivers.  
40

41 Per City code seven parking stalls would be required but the applicant has only provided three in  
42 addition to the two docking spaces that the box trucks would be stored in. Section 10-6-5 of the  
43 City code would allow the Planning Commission, upon the advice of the Community

44 Development Director, to determine the minimum required off street parking. The Community  
45 Development Director and the Development Review Committee (DRC) recommend that the  
46 Planning Commission approve this conditional use permit with the three parking stalls.

47  
48 Commissioner Jorgensen asked if there were multiple units in the larger building on the site. He  
49 said there appeared to be a lot of parking on the complex. Mackenzie Bennett replied this was  
50 correct. She said the rest of the property would have been approved through the site plan process  
51 and staff had no concerns with the parking.

52  
53 Commissioner Tucker was surprised that the 6,824 square feet of storage space would be  
54 managed by only two employees.

55  
56 Commissioner Larson asked if this type of a conditional use item could be added to the list of  
57 items that would be administrative and reviewed only by staff in the future. Mackenzie Bennett  
58 replied that part of the recent legislative changes required that all conditional uses be objective.  
59 This meant staff needed to reface the entire conditional use code.

60  
61 Chair Knowlton arrived at 6:37 p.m.

62  
63 **Commissioner Van Langeveld moved that the Planning Commission approve the**  
64 **conditional use permit for Idaho Specialized Transportation Inc. located at 920 West**  
65 **Center Street with no conditions. Commissioner Jorgensen seconded the motion. The**  
66 **motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van**  
67 **Langeveld and Ward.**

68  
69 3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A 40-FOOT  
70 DRIVEWAY AT 693 EAST SCENIC HILLS DRIVE, JAMES MABEY, APPLICANT

71  
72 Mackenzie Bennett reported that the owner of 693 East Scenic Hills Drive, James Mabey,  
73 wanted to extend the existing 30 foot driveway by ten feet. This would allow for more efficient  
74 access to the concrete pad on the side of the house. This extension would require a conditional  
75 use permit as per City code 10-6-2 which stated that residential lots were permitted not more  
76 than one access driveway, which shall be a maximum of 30 feet wide at the street lot line or as  
77 established by a conditional use permit and not to exceed 40 feet. The code also regulated that  
78 there shall be a minimum of three feet between the driveway and a side property line. She  
79 showed the site plan and said the property owner would like to expand the driveway to 40 feet  
80 with five feet from the property line.

81  
82 Ms. Bennett explained that there was a Rocky Mountain Power (RMP) box near the proposed  
83 driveway and that Mr. Mabey had been in contact with them to ensure that the additional  
84 concrete was allowable. RMP stated that the additional concrete was allowable if a six inch curb  
85 wall was installed around the entire box and surrounded by gravel. Mr. Mabey has incorporated

86 this into the proposed site plan. The distance and location of the other utilities from the proposed  
87 driveway were not a concern. In the DRC meeting, staff had some concern about the location of  
88 the water meter but it was found to be on the other side of the driveway extension so there would  
89 be no conflicts. The DRC recommended approval of the conditional use permit with no  
90 conditions.

91  
92 Chair Knowlton clarified that when the Commission reviewed conditional use permits that  
93 essentially it was a permitted use with conditions. He said the Commission should seek to  
94 mitigate any impacts.

95  
96 Commissioner Tucker commented that the reason there were limitations was to protect from  
97 driveways becoming parking lots. He felt there was a clear use for the access and said this  
98 request was appropriate. Mackenzie Bennett responded that there was an RV pad which they  
99 would be extending along with the addition of a gate and fence to protect against theft.

100  
101 Chair Knowlton asked about the separation from the proposed driveway and the adjacent  
102 property. Mackenzie Bennett replied that it was five feet.

103  
104 Commissioner Ward asked if there would still be a park strip with grass and a sprinkler system in  
105 that five foot separation. James Mabey responded that they would be placing gravel in the park  
106 strip.

107  
108 Commissioner Jorgensen asked if the curb would be cut to accommodate the addition to the  
109 driveway. James Mabey replied that the curb would be cut and asked how long the taper would  
110 need to be. He said that the existing driveway taper was two feet.

111  
112 Chair Knowlton asked if there was any language in the City code that stated the intent for  
113 limiting the length of a driveway to 30 feet. Sherrie Pace replied that she did not think there was.

114  
115 Chair Knowlton commented that he assumed part of the rationale for limiting the driveway  
116 length was so that an entire front yard could not become concrete. He asked about adding a tree  
117 between the two properties. James Mabey responded that there was a tree there but it had fallen  
118 down in a windstorm. He said he would be removing the irrigation there to avoid issues with  
119 having underground water. Mr. Mabey also explained that currently he had to drive over the  
120 existing lawn, which resulted in an undesirable look.

121  
122 Commissioner Jorgensen said he lived in the area and explained that there were trees lining the  
123 park strips. He explained that having the RV in the back would actually be an improvement.

124  
125 Commissioner Van Langeveld commented that she had a similar driveway with a triangle cutout  
126 with gravel and the utility companies asked her not to plant a tree as it would disrupt the utilities  
127 there.

128 Commissioner Tucker was in agreement and said a tree would cause havoc with the utilities  
129 there. He suggested that easier access to the utilities would be appreciated by those providers.  
130 James Mabey said the tree stump in that area had raised up the electrical box and he would be  
131 grinding it down.

132

133 **Commissioner Tucker moved that the Planning Commission approve the conditional use**  
134 **permit for a 40 foot driveway at 693 East Scenic Hills Drive with no conditions.**

135 **Commissioner Jorgensen seconded the motion.**

136

137 Commissioner Van Langeveld commented that consideration should be made to why there was a  
138 30 foot requirement in the City code and if it should be revised to 40 feet.

139

140 **The motion was approved by Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker,**  
141 **Van Langeveld and Ward.**

142

143 4. CONSIDERATION OF A PLAT AMENDMENT FOR EAGLEWOOD VILLAGE,  
144 LOTS 2 & 3 AND APPROVING VILLAGE STATION AT EAGLEWOOD LOCATED  
145 AT 421 SOUTH ORCHARD DRIVE, TAYLOR SPENDLOVE FOR BRIGHTON  
146 UTAH, APPLICANT

147

148 Sherrie Pace showed the location of Village Station at Eaglewood on an aerial photograph. She  
149 explained that the proposal to re-subdivide the existing lots 2 and 3 into four lots and one open  
150 space parcel was for financing purposes. She said the open space consisted of hillside with rock  
151 fall. All the lots would have a cross-access easement to address both the access and maintenance.  
152 The developer would create an owners association to govern bot the maintenance of the open  
153 space parcel A and parking lot maintenance. Parcel A, the open space, would be owned and  
154 maintained by Brighton or by the future owners association and recorded covenants. The rock  
155 fall hazard, in Parcel A, would be mitigated as per the approved site plan and development  
156 agreement.

157

158 Ms. Pace showed the site plan demonstrating the new lot lines and parking in relation to the  
159 approved site plan. The DRC recommended approval of the plat amendment with the conditions  
160 that engineering redlines be corrected.

161

162 Commissioner Jorgensen asked for clarification on the configuration of the street parking and  
163 said it would be the responsibility of the Homeowners Association for snow removal and  
164 maintenance. Sherrie Pace replied that when the City negotiated the development agreement that  
165 the design of the street was done to encourage street parking and discourage truck traffic. She  
166 said snow removal, striping, and installation of parking bollards would be the responsibility of  
167 the developer or owners association. This was added to the plat for the development.

168

169 Commissioner Maus asked if there would still be the requirement to maintain 10% landscaping  
170 on the other lots even with the open space provided by Parcel A. Sherrie Pace replied that per the  
171 site plan approval there was approximately 23% landscaping shown for the development which  
172 was specified in the development agreement as well. She said between parcels 9 and 10 that  
173 there was a parcel that belonged to UDOT, which Brighton would landscape to match with the  
174 development.

175

176 **Commissioner Van Langeveld moved that the Planning Commission recommend approval**  
177 **to the City Council of the plat amendment for Eaglewood Village Subdivision, lots 2 & 3,**  
178 **and approving a 4 lot subdivision, Village Station at Eaglewood at 421 South Orchard**  
179 **Drive with the following condition:**

180

181 **1) Correction of engineering redlines.**

182

183 **Commissioner Maus seconded the motion. The motion was approved by Commissioners**  
184 **Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

185

186 **5. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**  
187 **PLANNING COMMISSION**

188

189 Sherrie Pace reported that the Williamsburg General Development Plan and development  
190 agreement amendment was approved. She said they were granted 240 units, which was an  
191 increase of 23 units. Ms. Pace explained that the item was tabled while the applicants obtained a  
192 parking study. She said the study was valuable information for the City and demonstrated that  
193 many projects were over parked. The study for Williamsburg showed the need for an additional  
194 20 spaces so the developer removed the parking lot islands and asked for an exception to install  
195 tree diamonds with trees every 10 spaces instead of every 20 spaces. They also changed the  
196 garages along I-215 into carports, which are narrower, for an additional 16 spaces.

197

198 Sherrie Pace also explained that the retail/commercial use would have 33 dedicated spaces with  
199 signage that the daytime use was for the commercial and after hours use would be guest parking.  
200 She said this provide for 92 overnight guest parking spaces overall. The parking study showed  
201 the demand at 1.9 parking spaces per unit.

202

203 Chair Knowlton spoke on the sign code in relation to the recent legislative session and a recent  
204 Supreme Court ruling in Arizona. He said that there always seemed to be new legislation that  
205 weakened a city's ability to regulate billboards. This led to cities adopting one standard for on  
206 and off premise signage, which could cause a significant set of restrictions on billboards. Sherrie  
207 Pace replied that staff would be meeting with staff from Woods Cross, Farmington, Bountiful,  
208 Scenic Utah, and Senator Todd Weiler to discuss billboards.

209

210 Chair Knowlton suggested that this item could be placed on the to do list to review. Sherrie Pace  
211 replied that the sign code needed an update so staff would be working with the City's attorney.

212

213 6. APPROVAL OF MINUTES

214

215 The Planning Commission meeting minutes of April 13, 2021 were reviewed and approved.

216

217 **Commissioner Jorgensen moved to approve the April 13, 2021 Planning Commission**  
218 **minutes. Commissioner Van Maus seconded the motion. The motion was approved by**  
219 **Commissioners Knowlton, Jorgensen, Larson, Maus, Tucker, Van Langeveld and Ward.**

220

221 Chair Knowlton asked about the next milestone for the form based code. Sherrie Pace replied  
222 that there would be a public open house. She said staff would schedule this soon but needed to  
223 revise the annexation policy declaration that they had received from the consultant first.

224

225 7. ADJOURN

226

227 Chair Knowlton adjourned the meeting at 7:13 p.m.

228

229 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
230 *Tuesday June 8, 2021 by unanimous vote of all members present.*

231

232

233

234 \_\_\_\_\_  
*Linda Horrocks, City Recorder*