



## 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 22, 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/3vrME2j>**

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) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Consideration of a Plat Amendment for Lakeview Estates Amended Subdivision Lots 5, 6, and 9 with parcel number 01-109-0003, located at approximately 561 Lacey Way, Kevin Larsen, applicant
- 4) Consideration of a Conditional Use Permit for a 32.5 foot Driveway at 380 Canyon Lane, Karen Powers, applicant
- 5) Consideration of a Conditional Use Permit for Prime Equipment Rentals, LLC, located at 270 West 500 North, Jeramy Peterson, applicant
- 6) Report on City Council actions on items recommended by Planning Commission
- 7) Approval of minutes:
  - a. 6/8/2021

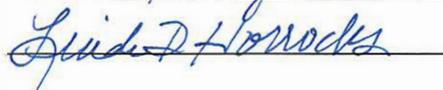
Adjourn

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 17 day of June, 2021.

Dated this 17 day of June, 2021.







# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planner  
**DATE:** June 22, 2021  
**SUBJECT:** Plat Amendment to combine lots 5, 6, and 9 of the Lakeview Estates Amended Subdivision with parcel number 01-109-0003, located at approximately 561 Lacey Way

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment to combine lots 5, 6, and 9 of the Lakeview Estates Amended Subdivision with parcel number 01-109-0003 with the following condition:

1. Completion of engineering redlines.

### BACKGROUND

The proposed plat amendment combines lots 5, 6, and 9 of the Lakeview Estates Amended Subdivision with parcel number 01-109-0003. All four parcels are owned by a single property owner, Jack Root. Once combined the new lot will be 1.705 acres and its address will be 561 East Lacey Way.

The new lot has multiple public utility easements (PUE), as shown on the proposed plat. The 20 foot drainage easement toward the south of the new lot has the following note associated with it:

“6. The 20.0’ drainage easement follows the centerline of an underground pipeline. The true location of the pipeline is unknown. This easement amends a similar easement dedicated as part of the Lakeview Estates Amended Plat (Entry #667851, Davis County Recorder), in which the easement followed “10 FT. on each side of a wash centerline.” Said wash is no longer in use and has been replaced by said underground pipeline.”

City Staff attempted to find the aforementioned underground pipe, but were unsuccessful. The City Engineer and Public Works department will continue to try and locate the pipe’s true location but find that the 20 foot drainage easement is in the proper place and should not cause any future issues.

The owner of the new lot will not build any new structures on the lot, as the PUEs and existing slope make it difficult, if not impossible. The DRC is in favor of combining all of the lots into one to prevent attempts at building on the individual lots in the future.

**POSSIBLE MOTION**

I move that the Planning Commission recommend approval to the City Council of the plat amendment that combines lots 5, 6, and 9 of the Lakeview Estates Amended Subdivision with parcel number 01-109-0003 with the following condition:

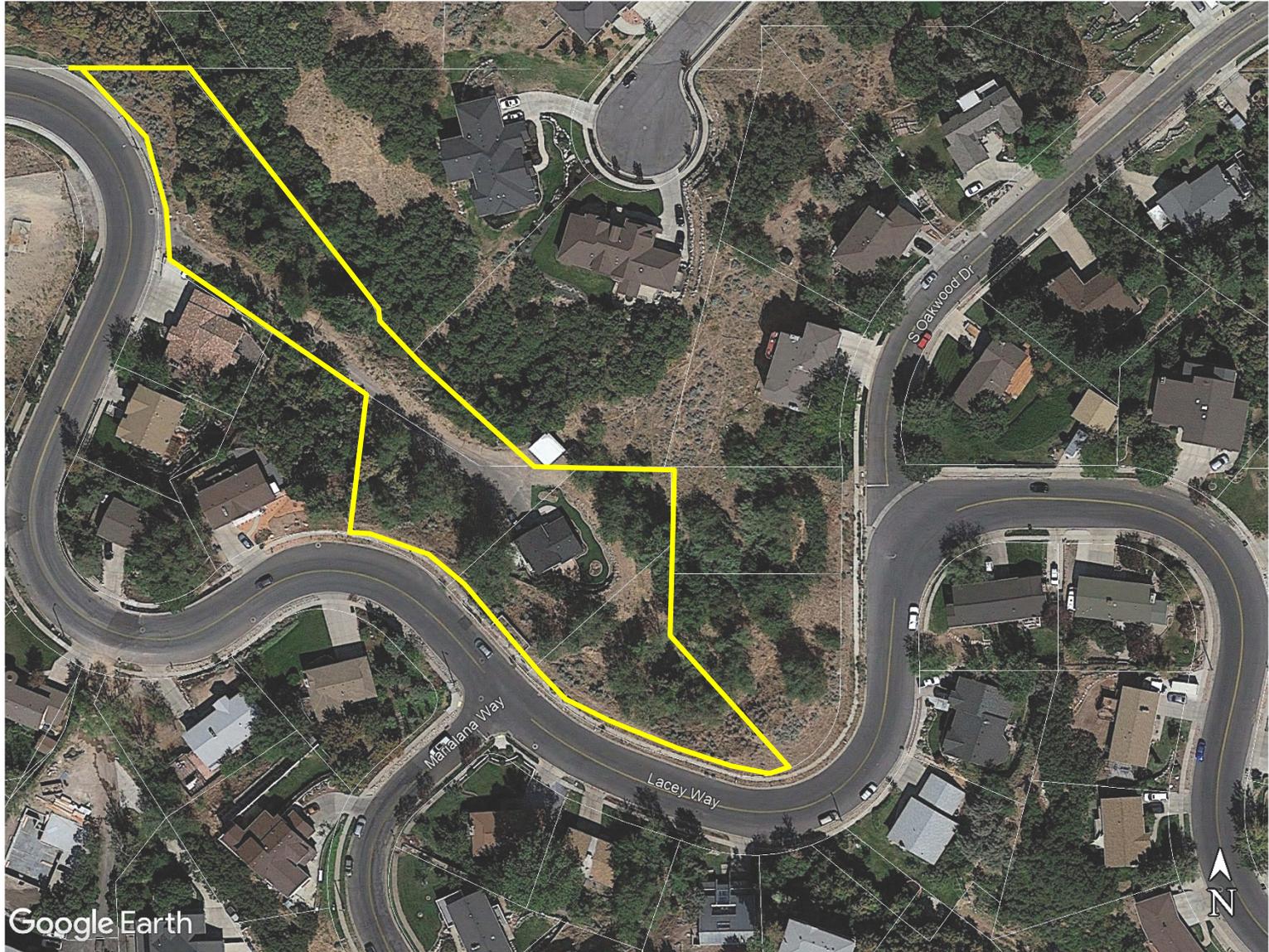
1. Completion of engineering redlines.

**Attachments**

- 1) Aerial Map
- 2) Amended Plat



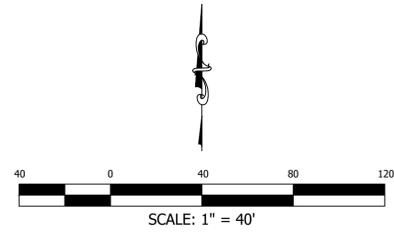
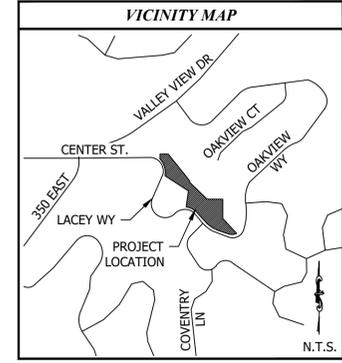
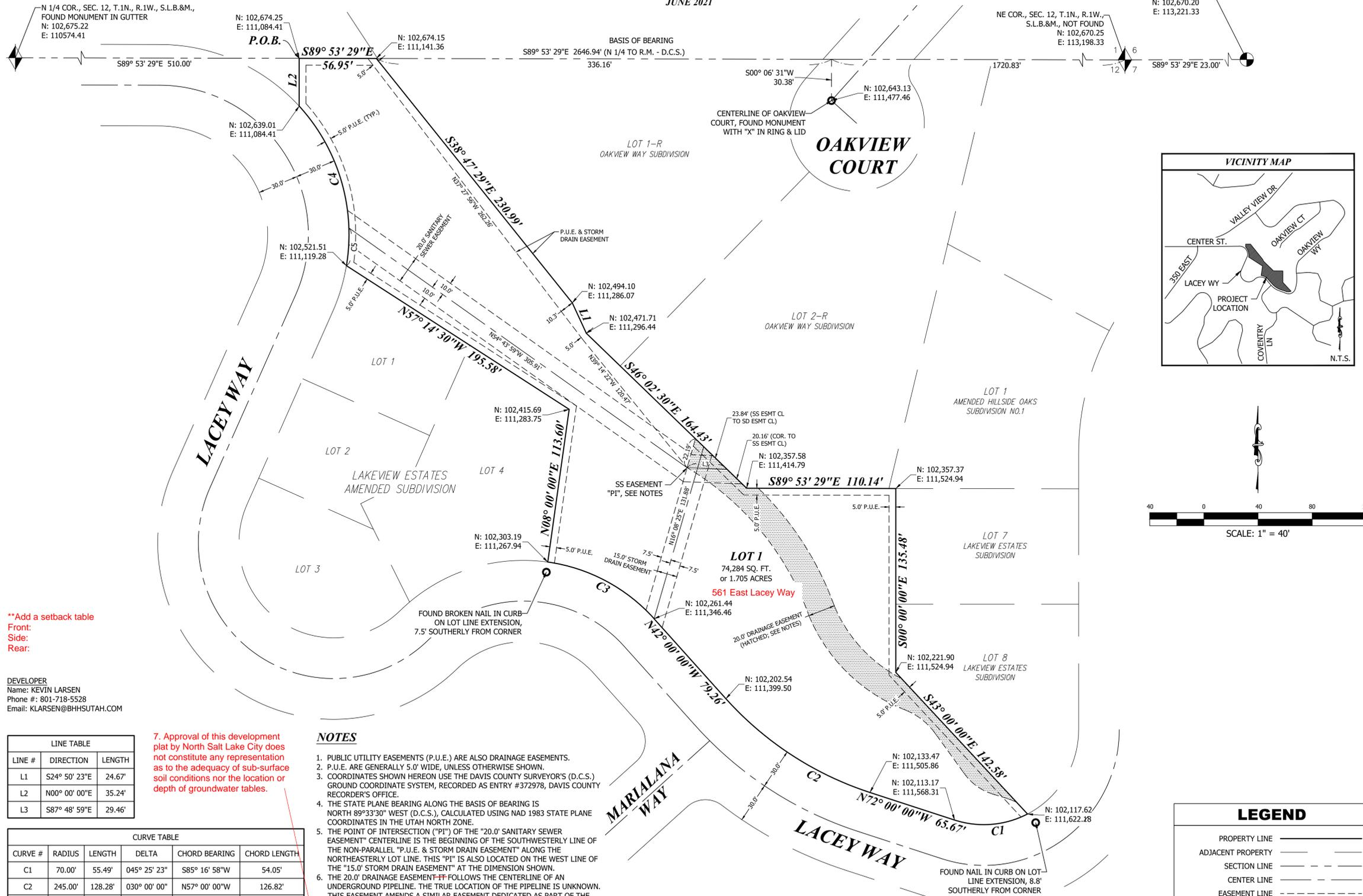
Plat Amendment  
Lakeview Estates Amd. - Lots 5, 6, & 9 with Parcel 01-109-0003  
Aerial



REVIEW COPY

ROOT SUBDIVISION
LOCATED IN THE NE 1/4 OF SECTION 12, T.1N., R.1W., S.L.B.&M.
NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH
JUNE 2021

REFERENCE MONUMENT TO THE NE COR.,
SEC. 12, T.1N., R.1W., S.L.B.&M.
FOUND BRASS DISK IN CONCRETE SHAFT
N: 102,670.20
E: 113,221.33



SURVEYOR'S CERTIFICATE
I, JEREMIAH R. CUNNINGHAM, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD
CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL
ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT I HAVE COMPLETED AN
ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON, IN ACCORDANCE WITH UTAH CODE
SECTION 17-23-17, AND THAT I HAVE VERIFIED ALL MEASUREMENTS. I CERTIFY THAT BY THE
AUTHORITY OF THE OWNERS, I HAVE PLACED MONUMENTS ON THE GROUND, AS REPRESENTED
ON THIS PLAT, AND THAT THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED HERewith
SHALL BE SUBDIVIDED INTO A SINGLE LOT HEREAFTER TO BE KNOWN AS ROOT SUBDIVISION.

REVIEW COPY

JEREMIAH R. CUNNINGHAM, P.L.S. UT #9182497

BOUNDARY DESCRIPTION
A PARCEL LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 NORTH, RANGE 1
WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 89°53'29" EAST 510.00 FEET ALONG THE SECTION LINE FROM THE
NORTH QUARTER CORNER OF SAID SECTION, AND RUNNING THENCE SOUTH 89°53'29" EAST 56.95
FEET ALONG SAID SECTION LINE TO THE NORTHWEST CORNER OF OAKVIEW WAY SUBDIVISION;
THENCE ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING FOUR (4)
COURSES: 1) SOUTH 38°47'29" EAST 230.99 FEET, 2) SOUTH 24°50'23" EAST 24.67 FEET,
3) SOUTH 46°02'30" EAST 164.43 FEET, 4) SOUTH 89°53'29" EAST 110.14 FEET TO THE
NORTHWEST CORNER OF LOT 7, LAKEVIEW ESTATES SUBDIVISION; THENCE ALONG SAID
SUBDIVISION THE FOLLOWING TWO (2) COURSES: 1) SOUTH 00°00'00" EAST 135.48 FEET,
2) SOUTH 43°00'00" EAST 142.58 FEET TO A POINT ON A NON-TANGENT 70.00-FOOT-RADIUS
CURVE TO THE RIGHT AND THE NORTH RIGHT-OF-WAY OF LACEY WAY; THENCE ALONG SAID
RIGHT-OF-WAY THE FOLLOWING FIVE (5) COURSES: 1) WESTERLY 55.49 FEET ALONG SAID CURVE
THROUGH A CENTRAL ANGLE OF 45°25'23", CHORD BEARS SOUTH 85°16'58" WEST 54.05 FEET,
2) NORTH 72°00'00" WEST 65.67 FEET TO A POINT ON A 245.00-FOOT-RADIUS CURVE TO THE
RIGHT, 3) WESTERLY 128.28 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30°00'00",
CHORD BEARS NORTH 57°00'00" WEST 126.82 FEET, 4) NORTH 42°00'00" WEST 79.26 FEET TO A
POINT ON A 130.00-FOOT-RADIUS CURVE TO THE LEFT, 5) WESTERLY 90.76 FEET ALONG SAID
CURVE THROUGH A CENTRAL ANGLE OF 40°00'00", CHORD BEARS NORTH 62°00'00" WEST 88.93
FEET, TO THE SOUTHEAST CORNER OF LOT 4, LAKEVIEW ESTATES AMENDED SUBDIVISION;
THENCE NORTH 08°00'00" EAST 113.60 FEET ALONG SAID SUBDIVISION LINE; THENCE
NORTH 57°14'30" WEST 195.58 FEET TO A POINT ON A NON-TANGENT 140.00-FOOT-RADIUS
CURVE TO THE LEFT AND THE EAST RIGHT-OF-WAY OF LACEY WAY; THENCE NORTHERLY 126.85
FEET ALONG SAID CURVE AND RIGHT-OF-WAY THROUGH A CENTRAL ANGLE OF 51°54'56", CHORD
BEARS NORTH 16°31'46" WEST 122.56 FEET; THENCE NORTH 00°00'00" EAST 35.24 FEET TO THE
POINT OF BEGINNING.

WHOLE PARCEL CONTAINS 1.705 ACRES.

OWNER'S DEDICATION
KNOWN ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF THE ABOVE
DESCRIBED TRACT OF LAND, HAVING CAUSED SAME TO BE SUBDIVIDED INTO A SINGLE LOT,
HEREAFTER TO BE KNOWN AS ROOT SUBDIVISION, DO HEREBY DEDICATE FOR PERPETUAL USE OF
THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. AND DO
WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER
ENCUMBRANCES ON THE DEDICATED STREETS.

SIGNED THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

JACK THOMAS ROOT

ACKNOWLEDGEMENT
ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_, THERE APPEARED BEFORE ME, THE
UNDERSIGNED NOTARY PUBLIC, JACK THOMAS ROOT, WHO DULY ACKNOWLEDGED TO ME THEY
SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC: \_\_\_\_\_

RESIDENCE: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

LEGEND table with symbols for PROPERTY LINE, ADJACENT PROPERTY, SECTION LINE, CENTER LINE, EASEMENT LINE, RECORD CALLS, and FOUND PROPERTY MARKER.

\*\*Add a setback table
Front:
Side:
Rear:

DEVELOPER
Name: KEVIN LARSEN
Phone #: 801-718-5528
Email: KLARSEN@BHHSUTAH.COM

LINE TABLE with columns: LINE #, DIRECTION, LENGTH. Rows L1, L2, L3.

7. Approval of this development
plat by North Salt Lake City does
not constitute any representation
as to the adequacy of sub-surface
soil conditions nor the location or
depth of groundwater tables.

- NOTES
1. PUBLIC UTILITY EASEMENTS (P.U.E.) ARE ALSO DRAINAGE EASEMENTS.
2. P.U.E. ARE GENERALLY 5.0' WIDE, UNLESS OTHERWISE SHOWN.
3. COORDINATES SHOWN HEREON USE THE DAVIS COUNTY SURVEYOR'S (D.C.S.)
GROUND COORDINATE SYSTEM, RECORDED AS ENTRY #372978, DAVIS COUNTY
RECORDER'S OFFICE.
4. THE STATE PLANE BEARING ALONG THE BASIS OF BEARING IS
NORTH 89°33'30" WEST (D.C.S.), CALCULATED USING NAD 1983 STATE PLANE
COORDINATES IN THE UTAH NORTH ZONE.
5. THE POINT OF INTERSECTION ("PI") OF THE "20.0' SANITARY SEWER
EASEMENT" CENTERLINE IS THE BEGINNING OF THE SOUTHWESTERLY LINE OF
THE NON-PARALLEL "P.U.E. & STORM DRAIN EASEMENT" ALONG THE
NORTHEASTERLY LOT LINE. THIS "PI" IS ALSO LOCATED ON THE WEST LINE OF
THE "15.0' STORM DRAIN EASEMENT" AT THE DIMENSION SHOWN.
6. THE 20.0' DRAINAGE EASEMENT FOLLOWS THE CENTERLINE OF AN
UNDERGROUND PIPELINE. THE TRUE LOCATION OF THE PIPELINE IS UNKNOWN.
THIS EASEMENT AMENDS A SIMILAR EASEMENT DEDICATED AS PART OF THE
LAKEVIEW ESTATES AMENDED PLAT (ENTRY #667851, DAVIS COUNTY
RECORDER), IN WHICH THE EASEMENT FOLLOWED "10 FT. ON EACH SIDE OF A
WASH CENTERLINE." SAID WASH IS NO LONGER IN USE AND HAS BEEN
REPLACED BY SAID UNDERGROUND PIPELINE.

CURVE TABLE with columns: CURVE #, RADIUS, LENGTH, DELTA, CHORD BEARING, CHORD LENGTH. Rows C1 through C5.

Entellus logo and contact information: 1470 South 600 West, Woods Cross, UT 84010, Phone 801.298.2236, www.Entellus.com

NORTH SALT LAKE CITY COUNCIL
PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE CITY, UTAH
THIS \_\_\_ DAY OF \_\_\_, 20\_\_, AT WHICH TIME THIS
PROJECT WAS APPROVED AND ACCEPTED.
CITY RECORDER ATTEST:
MAYOR:

NORTH SALT LAKE CITY ENGINEER
RECOMMENDED FOR APPROVAL ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

NORTH SALT LAKE CITY ATTORNEY
RECOMMENDED FOR APPROVAL ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

NORTH SALT LAKE CITY PLANNING COMMISSION
RECOMMENDED FOR APPROVAL ON THIS \_\_\_ DAY OF \_\_\_, 20\_\_.

DAVIS COUNTY RECORDER
ENTRY NO. \_\_\_ FEE PAID \_\_\_
FILED FOR RECORD AND RECORDED THIS \_\_\_ DAY OF \_\_\_,
20\_\_, AT \_\_\_ IN BOOK \_\_\_ PAGE \_\_\_
COUNTY RECORDER
BY: \_\_\_ DEPUTY

REVIEW COPY



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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(801) 335-8700  
(801) 335-8719 Fax

## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planner  
**DATE:** June 22, 2021  
**SUBJECT:** Conditional Use Permit for a 32.5 foot wide driveway at 380 Canyon Lane

---

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for a 32.5 foot wide driveway at 380 Canyon Lane with the following condition:

1. The sidewalk grade must remain unchanged.

### BACKGROUND

Located within the R1-12 zone, the lot at 380 Canyon Lane has an existing 24-foot-wide driveway. The owner of the property would like to extend the driveway by 8.5 feet to allow for more efficient access to the concrete RV pad on the side of the house. The 8.5 foot expansion will leave 10 feet between the driveway and the nearest side property line, measured at the back of the sidewalk.

Per City Code 10-6-2, residential lots are permitted not more than one access driveway which shall be a maximum of 30 feet wide at the street lot line, or as established by a conditional use permit and not to exceed 40 feet. The Code also regulates that there shall be a minimum of 3 feet between a driveway and a side property line.

City Code 10-1-31 provides that there must be a 10 foot clear view area between a sight obscuring object and a driveway. The applicant has left 10 feet between the proposed driveway and the neighbors' 4 foot vinyl fence in order to meet this requirement.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

**POSSIBLE MOTION**

I move that the Planning Commission approve the conditional use permit for a 32.5 foot wide driveway at 380 Canyon Lane with the following condition:

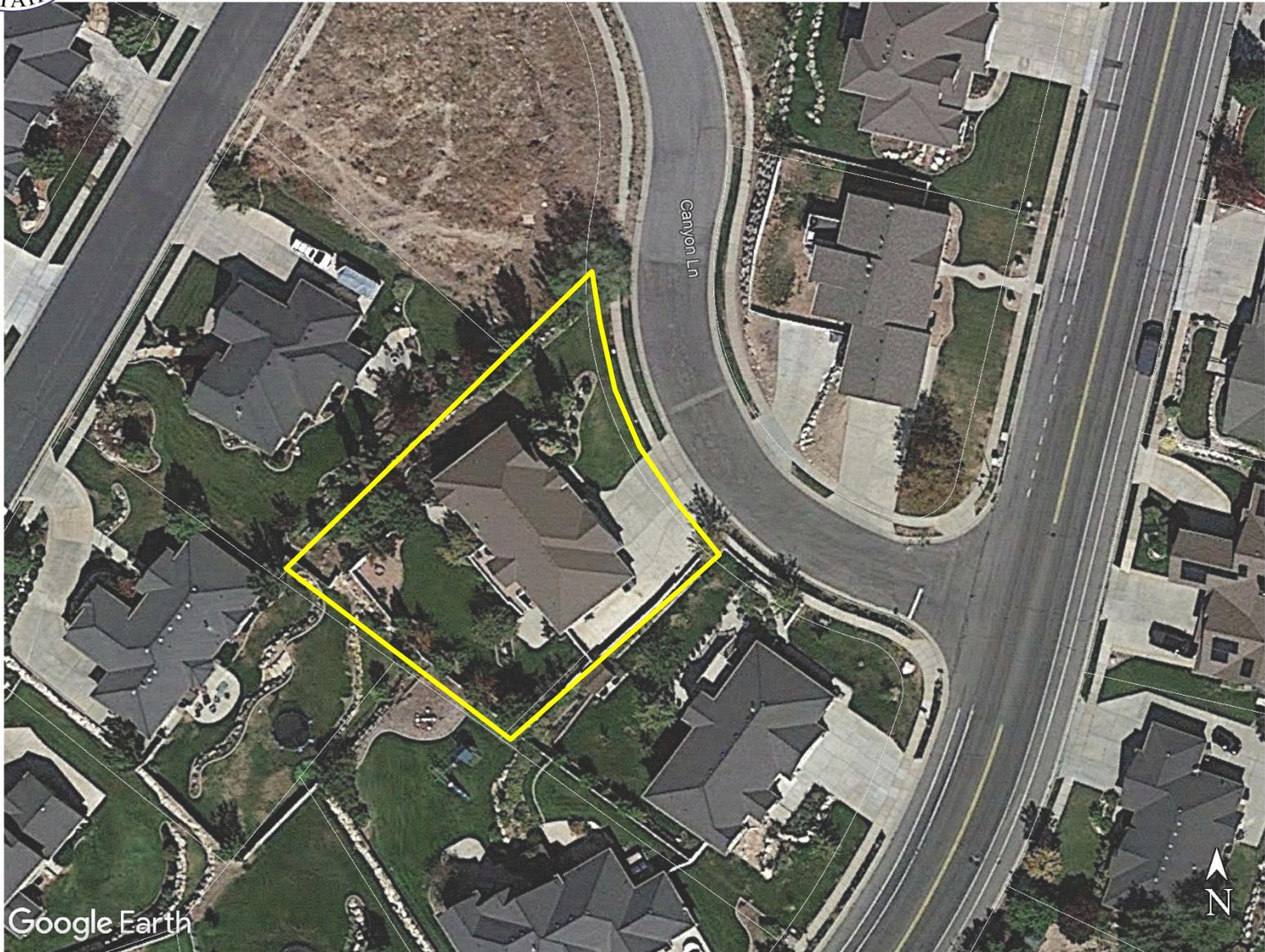
1. The sidewalk grade must remain unchanged.

Attachments

- 1) Aerial Map
- 2) Site Plan
- 3) Pictures



32.5 Foot Wide Residential Driveway- CUP  
380 Canyon Lane  
Aerial





Extension = 8.5'  
Remaining Space = 10'  
Total Driveway Width = 32.5

Existing Driveway  
Existing Remaining Space  
Proposed Addition

24'

8.5'

10'

10.5'

4' Vinyl Fence







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## MEMORANDUM

**TO:** Planning Commission  
**FROM:** Mackenzie Bennett, Planner  
**DATE:** June 22, 2021  
**SUBJECT:** Conditional Use Permit for Prime Equipment Rentals, LLC, 270 West 500 North

### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Prime Equipment Rentals, LLC located at 270 West 500 North with the following condition:

1. Become compliant with City Code 10-1-33 prior to storing any equipment or merchandise outdoors.

### BACKGROUND

Prime Equipment Rentals, LLC provides an assortment of high quality tilt trailers and skid steers on a rental basis. Per City Code 10-11-3, "Construction, mining and forestry machinery and equipment rental and leasing" is a conditional use in the Manufacturing-Distribution (MD) zone.

The building located at 270 West 500 North is approximately 20,000 sq. ft. in size. Currently, a portion of the building is used by a different business that conducts medical billing. Prime Equipment Rentals will occupy 5,000 sq. ft. of the building. Of the 5,000 sq. ft., approximately 500 sq. ft. will be used as office and the remaining 4,500 sq. ft. will be used for storing the trailers and machines when not being rented. The applicant has represented that, at this time, all storage will be conducted within the building and no outside storage will be utilized.

The business will provide 25 parking stalls and only employ two people. Based on the uses and square footage, the business must provide 11 parking stalls (see table below).

Use	Square Footage	City Code 10-6-5 Off Street Parking Stall Requirements	Required Parking
General Office	500	1 stall per 250 square feet	2
Warehouse	4,500	2 stalls per 1,000 square feet of gross floor area	9

Traffic generated by this business will consist of customers picking up or dropping off the equipment. This will occur between 10:00 AM and 5:00 PM, Monday through Friday. The applicant has noted that they do not anticipate any potential health hazards or negative environmental impacts from their day to day activities.

Prime Equipment Rental would like to grow their business by adding more trailers and machines in the future. The expected growth will require some outdoor storage. When needed, the business will store rental items on the paved area west of the building that measures approximately 2,700 sq. ft. in size. The DRC is recommending that the Planning Commission place a condition that, when the time comes, the business be compliant with City Code 10-1-33 regarding outdoor storage regulations.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

### **POSSIBLE MOTION**

I move that the Planning Commission approve the conditional use permit for Prime Equipment Rentals, LLC located at 270 West 500 North with the following condition:

1. Become compliant with City Code 10-1-33 prior to storing any equipment or merchandise outdoors.

### Attachments

- 1) Aerial/Zoning Map



# Prime Equipment Rentals, LLC - CUP 270 West 500 North Zoning





Prime Equipment Rentals, LLC - CUP  
270 West 500 North  
Aerial



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 JUNE 8, 2021

4  
5 **DRAFT**  
6

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

10 PRESENT: Commissioner Ron Jorgensen  
11 Commissioner BreAnna Larson  
12 Commissioner Katherine Maus  
13 Commissioner Alisa Van Langeveld  
14 Commissioner William Ward  
15

16 EXCUSED: Commission Chair Ted Knowlton  
17 Commissioner Brandon Tucker  
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Bennett,  
20 Planner; Andrea Bradford, Minutes Secretary.  
21

22 OTHERS PRESENT: Dee Lalliss, resident.  
23

24 1. PUBLIC COMMENTS  
25

26 There were no public comments.  
27

28 2. WORK SESSION: CONDITIONAL USES & PERFORMANCE STANDARDS  
29 REVIEW  
30

31 Sherrie Pace reported that there were two ways to write the ordinance, which would be the  
32 current list format that was generic in nature or standards for each individual type of use. She  
33 reviewed a model ordinance with the examples of artisanal/light manufacturing uses, drive-  
34 through, duplex/townhome, group homes/assisted living, etc. with highlighted uses specific to  
35 those categories. Ms. Pace commented that temporary uses were lacking in the current code. She  
36 explained that temporary uses required a conditional use permit but there were no standards for a  
37 temporary use permit. The code did not address how long these temporary uses should last, the  
38 hours of operation, security/fencing, etc.  
39

40 Sherrie Pace recommended structuring the ordinance in a more specific way with standards for  
41 each use. She suggested going through the list of uses and making changes including  
42 determining which ones should be permitted and putting those in categories with standards.  
43

44 Commissioner Jorgensen asked how many uses would need to be reviewed. He commented that  
45 there were many conditional uses in the use table of the existing code. Sherrie Pace replied that  
46 the plan was to change most of the current conditional uses to permitted or not permitted. She  
47 estimated it was between 15-20 uses that would need review.

48  
49 Commissioner Jorgensen questioned that in keeping the performance standards they would  
50 require extensive editing. Sherrie Pace responded that some of the standards would remain but  
51 needed to be edited and clarified. She suggested they could be pared down and grouped into  
52 sections. Ms. Pace clarified that the State code required that the standards were objective and  
53 measurable.

54  
55 Sherrie Pace said that now was a good time to review the uses and determine what should be  
56 allowed or prohibited, due to the new State requirements. She explained that if an applicant came  
57 in with a new or prohibited use that they could apply for a code amendment with specific  
58 conditions for that use.

59  
60 Commissioner Van Langeveld asked if prohibited items should only be removed from the code  
61 or if they must be specifically prohibited. Sherrie Pace responded that some specific uses would  
62 need to be expressly prohibited such as animal slaughter. She gave the example of short term  
63 rentals and said if the code did not specify that they were prohibited that meant they would be  
64 permitted.

65  
66 Vice Chair Larson clarified that the goals for the meeting were to define what would be a  
67 conditional use, what would move from conditional to permitted use, decide what would be  
68 prohibited, and remove subjective language. Sherrie Pace responded that staff would remove the  
69 subjective language from the code. She said to consider that if a use was between permitted and  
70 conditional that they could be conditional with a review by the Development Review Committee  
71 (DRC).

72  
73 Commissioner Maus asked if a use met all the standards, if it would be a permitted use and if the  
74 use did not meet the standards, then it would be a conditional use. Sherrie Pace replied that this  
75 would be establishing standards for whether it was a permitted or conditional use. Some of the  
76 uses would be listed as permitted with standards that City staff would review and some uses  
77 would be conditional with review by the Planning Commission.

78  
79 Vice Chair Larson asked if dividing the uses into categories was the most efficient way for the  
80 code to be redone. Sherrie Pace responded that the best way would be to have the uses in  
81 individual categories. She said this would result in a review and the identification of specific  
82 requirements.

83  
84 Commissioner Van Langeveld commented that the current code was lacking that level of detail.  
85 She said the revision would make the code more expansive but efficient.

86 Commissioner Ward said the goal was to write standards that provided clarity to applicants and  
87 would hopefully result in less review needed by the Planning Commission.

88  
89 Mackenzie Bennett explained that with a conditional use permit there was a need to be uniform  
90 across the board.

91  
92 Sherrie Pace presented a map of the City that showed the location of the zones. She pointed out  
93 the location of the zones found in the Use Table, which included Commercial Shopping (CS),  
94 General Commercial (CG), Manufacturing Distribution (MD), and General Industrial (M-G)  
95 zones. Ms. Pace suggested reviewing each use and determining whether it belonged in one of the  
96 aforementioned zones. She said the first use was crop production and recommended that this use  
97 be allowed in all four of the zones.

98  
99 Commissioner Maus asked if there was any reason why crop production should not be allowed in  
100 the M-G zone as it was currently allowed as a conditional use.

101  
102 Vice Chair Larson asked if cannabis applications would fall under this. Sherrie Pace replied that  
103 per the State code cannabis growing must be allowed in the agricultural and industrial zones. She  
104 recommended adding a separate line item for “cannabis”.

105  
106 Commissioner Jorgensen asked about water supply for agricultural/crop production, particularly  
107 as this was a drought year. Commissioner Van Langeveld suggested that requiring a water plan  
108 by the applicant could be added to the standards.

109  
110 The Commission suggested a general performance standard related to water guidelines/use,  
111 particularly for those that may be more impactful.

112  
113 Dee Lalliss stated that the Commission should also consider fertilizers, insecticides, waste  
114 products, and other facets related to agriculture.

115  
116 Commission determined that crop production should be permitted in all four zones, a water  
117 standard be added, and that a line item be added for cannabis and hemp.

118  
119 Sherrie Pace spoke on the next use, which was animal production, and suggested that it be a  
120 prohibited use.

121  
122 Mackenzie Bennett mentioned dog breeding in a residence. Sherrie Pace replied that would be a  
123 home occupation. She said standards for kennel permits needed to be put in place. This would  
124 address the number of animals, square footage of running space per animal, kennel space, etc.

125  
126 The Commission discussed and determined to add a separate section for animal grazing with  
127 standards and prohibiting animal production in all four zones.

128 Sherrie Pace suggested eliminating “crop production” and replacing it with “soil preparation,  
129 planting, cultivating, and crop harvesting” and allowing that use in all four zones.

130  
131 Commissioner Jorgensen mentioned that soil preparation could include foul smelling manures.  
132 Mackenzie Bennett suggested some form of general standard should be added to address this.

133  
134 The Commission agreed to remove the term “soil preparation” from the aforementioned use.

135  
136 The Commission discussed “Mining” which included crude petroleum and natural gas extraction,  
137 mining, sand mining, support activities for mining and/or oil and gas operations, and drilling oil  
138 and gas wells. Sherrie Pace recommended that mining would not be permitted in these four  
139 zones.

140  
141 Commissioner Ward suggested mining as a prohibited use and the other uses would fall into  
142 other categories such as industrial.

143  
144 Dee Lalliss asked about the gravel pits. Sherrie Pace replied that the existing gravel pits were not  
145 located in any of the four discussed zones.

146  
147 Sherrie Pace then spoke on the uses under “Utilities”. She said it was a general category and  
148 should relate more to utilities such as power lines, which should be a conditional use.

149  
150 The Commission discussed standards to allow backup generators and that “fossil fuel electric  
151 power generation” would be prohibited in the four zones. The Commission then discussed other  
152 means of power generation including windmills, water, solar farms, fuel cells, etc.

153  
154 Commissioner Ward commented that these types of uses should be reviewed by the Planning  
155 Commission due to the inherent complexity and the need for mitigation.

156  
157 Sherrie Pace recommended prohibiting uses that the City would never want. She said it was  
158 impossible to determine conditions for every use and it would be more beneficial to focus on the  
159 businesses that the City wanted to attract.

160  
161 The Commission determined that sewage treatment facilities was no longer permitted in the M-D  
162 zone. They also decided that steam and air conditioning supply was a prohibited use in all four  
163 zones. Under Building, Developing and General Contracting the use of construction and  
164 contracting services, office only would now be a permitted use in all four zones.

165  
166 Sherrie Pace addressed construction and contractor services, outdoor storage and suggested a  
167 closer look at outdoor storage requirements with the potential for a standard that it would be a  
168 permitted use with standards such as that it would be allowed unless the storage yard was  
169 adjacent to residential.

170 **Commissioner Ward was excused at 7:40 p.m.**

171

172 The Commission discussed manufacturing uses. Sherrie Pace recommended removing “food  
173 manufacturing” from the M-G zone.

174

175 The Commission determined that “Animal Slaughtering” as well as “Leather and allied product  
176 manufacturing” would be prohibited uses.

177

178 The Commission reviewed wood product manufacturing, plastics and rubber products  
179 manufacturing, nonmetallic mineral product manufacturing, machinery manufacturing,  
180 transportation equipment manufacturing, and miscellaneous manufacturing. Staff recommended  
181 having these uses under one manufacturing category with standards related to items such as  
182 noise, time restrictions, waste products, etc. Sherrie Pace commented that these uses would  
183 require some research by staff to determine what was involved.

184

185 The Commission made the following changes under manufacturing: apparel manufacturing as a  
186 permitted use in the C-G zone, paper manufacturing not permitted in the M-G zone, printing and  
187 related support activities were permitted in all four zones, primary metal manufacturing a  
188 prohibited use in all four zones, fabricated metal product manufacturing as a permitted use in the  
189 manufacturing zones, computer and electronic product manufacturing not permitted in the C-G  
190 zone, electrical equipment, appliance and component manufacturing would not be permitted in  
191 the C-G zone, furniture and related product manufacturing would be replaced with  
192 Artisan/craftsman, and concrete service and batching plants would be prohibited.

193

194 Mackenzie Bennett commented that the “S” shown in the table was for staff review. She said in  
195 these circumstances staff would deflect to a conditional use permit and suggested that for the  
196 purpose of this discussion, the Commissioners treat anything marked with an “S” as if it was a  
197 “C”.

198

199 The Commission reviewed the “Wholesale and Retail Trade” category. Staff recommended the  
200 category be changed to “Wholesale Trade” and that multiple uses in this category could be  
201 grouped into one.

202

203 The Commission made the following changes to the new “Wholesale Trade” use category:  
204 automobile and other motor vehicle wholesalers would not be permitted in all four zones,  
205 wholesalers would not be permitted in the C-G zone, all staff “S” designations replaced with  
206 conditional “C”, coal and other mineral and ore wholesalers would not be permitted in the four  
207 zones, and motor vehicle part (used) wholesalers would not be permitted,

208

209 Sherrie Pace commented that all wholesalers should be in the industrial zone.

210

211 Commissioner Van Langeveld asked about wholesalers who had a retail component. Sherrie  
212 Pace replied that this would most likely be considered retail. Mackenzie Bennett suggested that  
213 under “general wholesale” in the code that there should be a note explicitly stating this.  
214 Vice Chair Larson asked if there were any uses that were problematic in the wholesale trade  
215 category. Mackenzie Bennett commented that staff review should mitigate any potential hazards  
216 including those related to indoor and outdoor storage, parking, sensitive lands, drinking water,  
217 etc.

218  
219 Mackenzie Bennett recommended a note related to “fuel storage” specifically for this category.  
220

221 The Commission reviewed “Motor Vehicle and Parts Dealers” and determined: car dealers,  
222 recreational vehicle, motorcycle, and boat dealers, and all other motor vehicle dealers not  
223 permitted in C-S and C-G. Automotive parts and accessories stores as well as tire dealers would  
224 be permitted in C-G.

225  
226 Sherrie Pace commented that there was a need for new standards relating to car dealers and  
227 whether they were permitted or conditional. This would include the number of vehicles allowed  
228 based on display square footage, no parking on street, etc.

229  
230 Sherrie Pace suggested that retail establishments in the C-S zone would need to be smaller than  
231 10,000 square feet in size.

232  
233 The Commission also recommended that Outdoor Power Equipment not be permitted in the C-S  
234 zone, Nursery and Garden Centers permitted in C-S smaller than 10,000 square feet, beer, wine  
235 and liquor stores permitted in C-G zone, gas stations and convenience stores would be combined,  
236 and department stores not permitted in C-S.

237  
238 Sherrie Pace commented that liquor stores were operated by the State and could be placed in any  
239 zone. She said the City would receive some point of sale from a State operated liquor store.

240  
241 Sherrie Pace commented on used merchandise stores and recommended thorough standards as  
242 this could be pawn stores. Mackenzie Bennett suggested prohibiting pawn shops and limiting the  
243 size of used merchandise stores. She also recommended permitting these uses in C-S but not in  
244 C-G.

245  
246 The Commission determined to prohibit all other transit and ground passenger transportation,  
247 prohibit electronic shopping and mail order houses in the C-G zone, other fuel dealers not  
248 permitted, liquefied petroleum gas dealers prohibited, air and rail transportation would be  
249 removed, combine freight trucking local and long distance, redefine used household and office  
250 goods moving and allow as a permitted use, remove interurban and rural bus transportation, taxi  
251 and limousine service permitted, removal of pipeline transportation, removal of scenic and

252 sightseeing transportation, uses related to air traffic control would be revised and moved to  
253 another category, and removal of freight transportation arrangement.

254  
255 Mackenzie Bennett said that there needed to be more regulations, including the number of  
256 vehicles allowed onsite, if motor vehicle towing and impound lots were permitted in M-D. She  
257 suggested that staff could review the use table and present the changes to the Commission at a  
258 later date.

259  
260 Commissioner Van Langeveld commented that the Commission had a preference for preserving  
261 the C-G zone for smaller commercial and not warehousing or auto.

262  
263 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
264 PLANNING COMMISSION

265  
266 Sherrie Pace reported that the City Council approved the plat amendment for Village Station.

267  
268 4. APPROVAL OF MINUTES

269  
270 The Planning Commission meeting minutes of May 25, 2021 were reviewed and approved.

271  
272 **Commissioner Jorgensen moved to approve the May 25, 2021 Planning Commission**  
273 **minutes. Commissioner Maus seconded the motion. The motion was approved by**  
274 **Commissioners Jorgensen, Larson, Maus, Van Langeveld and Ward. Commissioners**  
275 **Knowlton and Tucker were excused.**

276  
277 5. ADJOURN

278  
279 Vice Chair Larson adjourned the meeting at 8:54 p.m.

280  
281 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
282 *Tuesday June 22, 2021 by unanimous vote of all members present.*

283  
284  
285  
286 

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*Linda Horrocks, City Recorder*