



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 November 9, 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 agenda will be as follows:

- 1) Welcome, Pledge, and Introduction
- 2) Public comments
- 3) Consideration of a conditional use permit for Fisher Company located at 980 North Main Street, George Fisher, applicant
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 10/26/2021

Adjourn

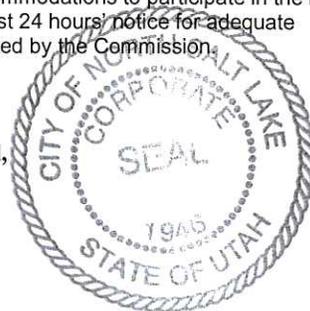
The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. The agenda items may be 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 4th day of Nov., 2021.

Dated this 4th day of Nov., 2021.

Lynde Throckmolt





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MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: November 9, 2021
SUBJECT: Conditional Use Permit for Fisher Company, located at 980 North Main Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Fisher Company located at 980 North Main Street with the following conditions:

1. All sand or vacuum blasting will occur entirely within the structure and will utilize proper filtration devices.
2. The application will obtain any permits or inspections for the installation of equipment.

BACKGROUND

On September 13, 1988, the Planning Commission granted a conditional use permit to the Fisher Company located at 980 North Main Street. According to that meeting's minutes, the business would involve manufacturing electronic items, storage tanks, emission control devices, and more. During the meeting, the applicant, George Fisher, told the Commission that there would be no sandblasting at the subject location.

During the fall of 2021, the City was notified that Fisher Company was sandblasting outdoors at the location of 980 North Main Street. The outdoor sandblasting causes fugitive sand to be blown off the property, affecting neighboring businesses and potentially impacting the county storm drain system. The City contacted the owner of Fisher Company, George Fisher, and informed him that the business was operating outside of the business license and conditional use permit by sandblasting. If he wanted to continue to sandblast, he would need to amend the original conditional use permit and receive approval from the Planning Commission.

In addition to sandblasting, the Fisher Company has altered its business use(s) since 1988. The business now uses Teflon-type coatings on metal substrates used for semiconductor, pharmaceutical, and chemical plants. The business no longer fabricates items such as tanks and vessels. The 1988 conditional use permit is no longer applicable for the new uses associated with the business.

The address of 980 North Main Street is within the Manufacturing-Distribution (MD) zone. The business has now been classified as “commercial and industrial machinery and equipment (except automotive and electric” which is a conditional use in the MD zone.

As part of the request to amend the conditional use permit, the business will no longer conduct sandblasting outdoors. They have invested in new equipment that allows for safe blasting indoors. According to the equipment manufacturer, *“The Rapid Prep BRS is designed to maximize the use of a wide range of recyclable abrasives, including steel grit, to remove coatings and corrosion when cleaning steel or concrete surfaces. Blast and recover simultaneously, or blast and then vacuum abrasive independently. Eliminate dust clouds, poor visibility and costly, time-consuming cleanup. Ideal for sensitive jobsites, indoor blasting, building restoration, lead or asbestos abatement, bridge and road maintenance, barge and ship cleaning, and more.”* All metal shot will be recycled and the dust will be filtered and bagged for disposal. The applicant has noted that no toxic products will be created or used at this location.

The City is aware of no other businesses operating at 980 North Main Street. George Fisher owns both the business and the subject property. The existing building will require some internal renovation in order to efficiently conduct business indoors. This renovation includes adding a wall to separate the blaster from other activities. The applicant’s team has been in contact with the City Building Official and South Davis Metro Fire Marshal to sort out building permits and requirements.

The DRC has no concerns with parking at this location due to the amount of available hard-surfaced parking area and business type.

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 Fisher Company located at 980 North Main Street with the following conditions:

1. All sand or vacuum blasting will occur entirely within the structure and will utilize proper filtration devices.
2. The application will obtain any permits or inspections for the installation of equipment.

Attachments

- 1) Zoning Map/Aerial Map
- 2) Rapid Prep BRS (New Equipment) Specifications

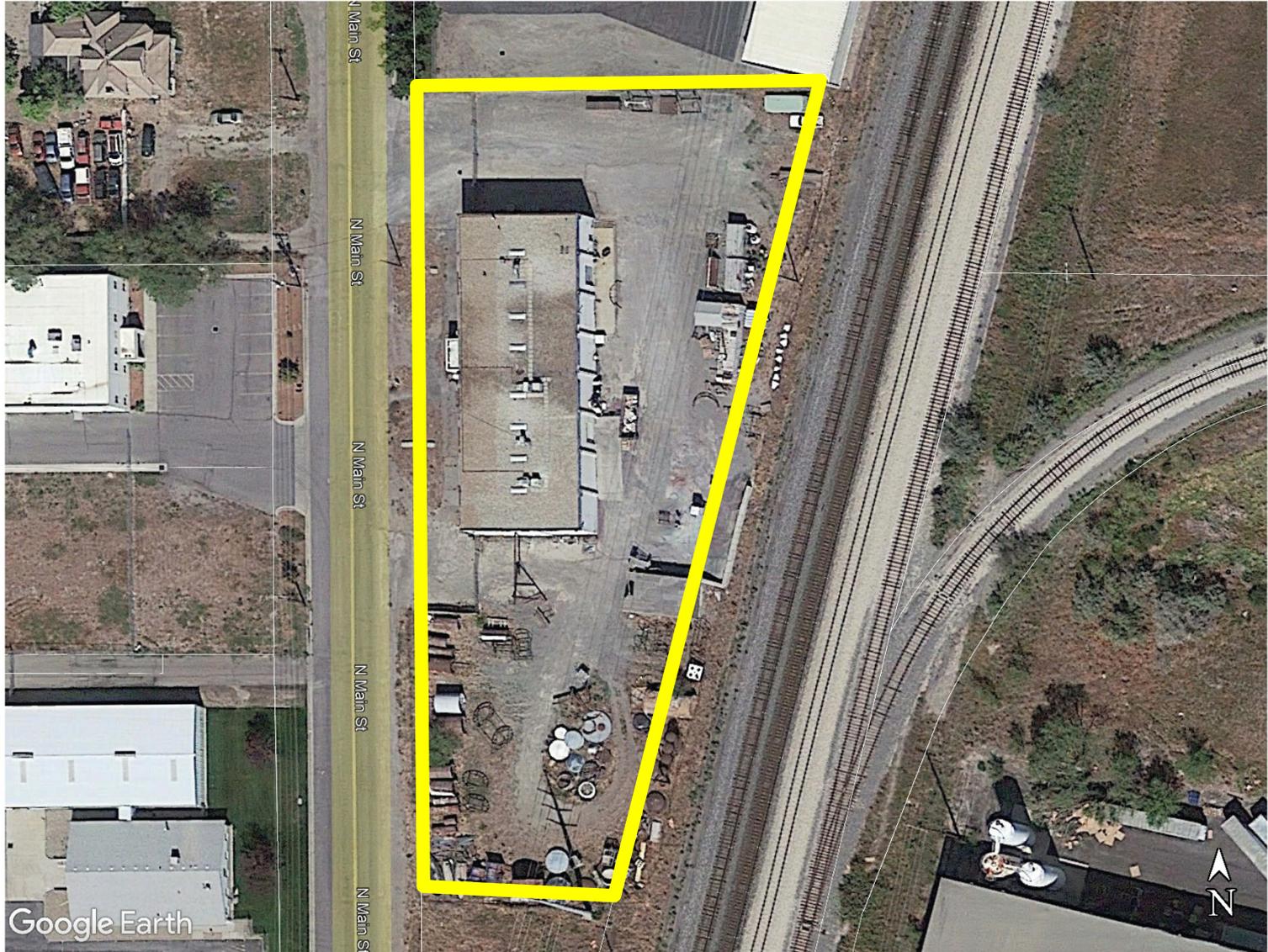


Fisher Company 980 North Main Street Zoning





Fisher Company 980 North Main Street Aerial





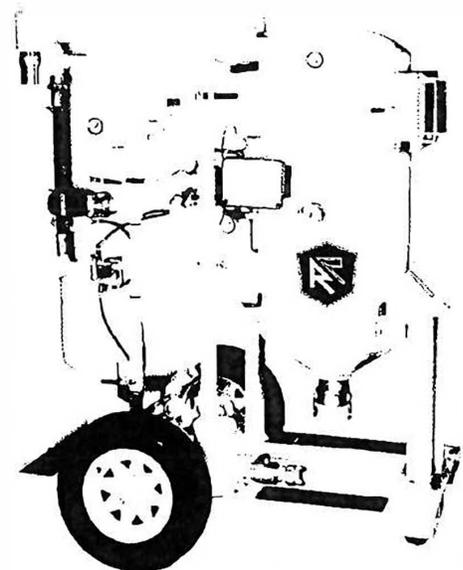
RAPID PREP

BRS

The Rapid Prep BRS is designed to maximize the use of a wide range of recyclable abrasives, including steel grit, to remove coatings and corrosion when cleaning steel or concrete surfaces. Blast and recover simultaneously, or blast and then vacuum abrasive independently. Eliminate dust clouds, poor visibility and costly, time-consuming cleanup. Ideal for sensitive jobsites, indoor blasting, building restoration, lead or asbestos abatement, bridge and road maintenance, barge and ship cleaning, and more.

FEATURES

- Blast where open-air blasting is prohibited, or is not possible or practical
- Portable or skid-mounted 2.0, 3.5 and 6.5 cu. ft. models
- Pneumatic or optional electric remote controls
- Blast pressure regulator with bypass piping allows blasting at lower pressures
- Cyclonic dust separator/media reclaimer
- Dust collector (dry or dry-HEPA) with automatic pulse jet to prevent clogging
- Moisture separator and media vibrator for smooth, even flow of abrasive



SPECIFICATIONS

- **MAXIMUM WORKING PRESSURE (BRS):** 150 psig at 250°F
- **MINIMUM METAL TEMPERATURE (BRS):** -20°F at 150 psig
- **BLAST HOSE SIZE (BRS):** Up to 1½"

MODEL	HEIGHT IN (CM)				WIDTH IN (CM)		LENGTH IN (CM)	WEIGHT LBS (KG)			
	SKID MOUNT		PORTABLE		SKID MOUNT	PORTABLE		SKID MOUNT		PORTABLE	
	CYCLONE	AIR WASH	CYCLONE	AIR WASH				CYCLONE	AIR WASH	CYCLONE	AIR WASH
BRS 2.0	71 (180)	83 (211)	76 (194)	87 (221)	27 (69)	35 (89)	60 (152)	983 (446)	895 (406)	997 (425)	988 (448)
BRS 3.5	81 (206)	87 (221)	88 (224)	94 (239)	36 (91)	53 (135)	68 (173)	1396 (633)	1483 (673)	1540 (699)	1566 (710)
BRS 6.5	100 (254)	115 (277)	107 (272)	122 (310)	36 (91)	53 (135)	68 (173)	1452 (659)	1610 (730)	1525 (692)	1760 (798)

MODEL	VESSEL VOLUME CU. FT. (L)	MEDIA RECLAIMER VOLUME CU. FT. (L)	
		CYCLONE	AIR WASH
BRS 2.0	2.0 (57)	2.4 (68)	2.0 (57)
BRS 3.5	3.5 (100)	6.6 (187)	3.5 (100)
BRS 3.5	6.5 (184)	8.3 (253)	6.5 (184)

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 OCTOBER 26, 2021

4
5 **DRAFT**
6

7 Commission Vice Chair BreAnna Larson called the meeting to order at 6:30 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 Alisa Van Langeveld
13 Commissioner Brandon Tucker
14 Commissioner William Ward
15

16 EXCUSED: Commission Chair Ted Knowlton, Commissioner Katherine Maus
17

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

21 OTHERS PRESENT: Dee Lalliss, resident; Laird Doman, UNITS Storage.
22

23 1. PUBLIC COMMENTS
24

25 There were no public comments.
26

27 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR UNITS STORAGE
28 LOCATED AT 235 WEST 500 NORTH, LAIRD DOMAN, APPLICANT
29

30 Mackenzie Bennett reported that UNITS Storage provides mobile storage units/pods to
31 customer's homes or businesses. Customers then have the option to store their full containers at
32 the warehouse located at 235 West 500 North. This location would be used to store empty
33 containers. The proposed location is within the manufacturing distribution (MD) zone and
34 outside of the storage unit overlay zone. The proposed use would be similar to self storage with
35 the exception that customers would not visit the site to retrieve or store their items. The business
36 was categorized as "other warehousing and storage facilities" per the Development Review
37 Committee (DRC) for review as a conditional use by the Planning Commission.
38

39 The business has provided ten parking stalls but those stalls are currently being used for outdoor
40 storage of empty containers. The DRC recommended that the Planning Commission approve this
41 conditional use permit with four parking stalls to be maintained for guest and employee use. The
42 remaining six stalls may be used for outdoor storage space of the containers if they do not block
43 any drive aisles and are not stacked more than two units high. The business employs two truck

44 drives that would come and go from the warehouse for deliveries and returns. The two delivery
45 trucks would be parked at the warehouse overnight. Additional equipment included one forklift
46 and a flatbed trailer. The DRC recommended approval of the conditional use permit with the
47 following conditions: containers must not be stacked taller than two high, all drive aisles and fire
48 access must be clear, and the business must provide and maintain four parking stalls for
49 employees and guests.

50

51 Laird Doman, UNITS Storage, commented that these conditions were reasonable.

52

53 Commissioner Jorgensen asked if there were additional businesses operating at this location. He
54 commented that there were RVs/trailers onsite. Mackenzie Bennett replied that there was an
55 active business license for Revolution Athletics, a tumbling and cheer studio, at this location.

56

57 Laird Doman commented that Revolution Athletics occupied the first two bays and the next two
58 were used for airstreams and owned by the building owner. He said the property owner was
59 using it for private storage.

60

61 Commissioner Van Langeveld asked if the shaded area on the site plan would be occupied by the
62 applicant. Laird Doman responded affirmatively and said that the building was originally built to
63 store the RVs and the current units were separated by plastic dividers for a total of three sections.

64

65 Commissioner Van Langeveld spoke on the aerial photo of the property and asked if there was a
66 gate. Laird Doman replied that there was an electronic gate.

67

68 Commissioner Van Langeveld expressed concern with children from the tumbling studio being
69 near the stacked storage units in the parking lot. Laird Doman responded that the kids did not
70 venture that deep into the property. He said all the occupants worked well together and he did not
71 think there would be issues.

72

73 Commissioner Van Langeveld asked about the process of moving the storage units out of the
74 parking lot. Laird Doman commented that it was a quick process to move the units.

75

76 Commissioner Larson spoke on the two delivery trucks and asked how many trips were made
77 daily. Laird Doman replied it was approximately six trips maximum. He said the trucks would
78 pull into the warehouse bays.

79

80 **Commissioner Jorgensen moved that the Planning Commission approve the conditional**
81 **use permit for UNITS Storage located at 235 West 500 North with the following conditions:**

82

83 **1) If stored outdoors, the containers must not be stacked taller than two high.**

84 **2) All drive aisles and fire access must be kept clear.**

85 **3) The business must provide and maintain a minimum of four parking stalls for**
86 **employees and guests.**

87
88 **Commissioner Tucker seconded the motion. The motion was approved by Commissioners**
89 **Jorgensen, Larson, Tucker, Van Langeveld and Ward. Commissioner Knowlton and**
90 **Commissioner Maus were excused.**

91
92 3. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
93 PLANNING COMMISSION

94
95 Sherrie Pace reported that the City Council approved the code amendment pertaining to flag lots.

96
97 4. APPROVAL OF MINUTES

98
99 The Planning Commission meeting minutes of October 12, 2021 were reviewed and approved.

100
101 **Commissioner Tucker moved to approve the meeting minutes for the October 12, 2021**
102 **meeting with Commissioner Jorgensen’s edits. Commissioner Ward seconded the motion.**
103 **The motion was approved by Commissioners Jorgensen, Larson, Tucker, Van Langeveld**
104 **and Ward. Commissioner Knowlton and Commissioner Maus were excused.**

105
106 5. ADJOURN

107
108 Vice Chair Larson adjourned the meeting at 6:42 p.m.

109
110 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
111 *Tuesday November 9, 2021 by unanimous vote of all members present.*

112
113
114 _____
Linda Horrocks, City Recorder