



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
December 14, 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) Public Hearing: Consideration of a plat amendment to lot 1016R, Eaglepointe Estates Phase 10 Subdivision at 674 East Country Court, vacating a public utility easement on the rear property line, John Crockett, applicant
- 4) Consideration of a conditional use permit for Arcoiris Reception Center at 710 North Redwood Road, Luz Estrada, applicant
- 5) Consideration of site plan approval for Salty Overflow Parking at 211 West Center Street, Brady Boardman, applicant
- 6) Consideration of site plan approval for Phillips 66 Butane Blending System at 245 East 1100 North, Andy Strine, applicant
- 7) Review 2022 Annual Meeting Schedule
- 8) Review 2022 Work Schedule
- 9) Report on City Council actions on items recommended by Planning Commission
- 10) Approval of minutes:

a. 11/09/2021

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 9th day of Dec, 2021.

Dated this 9th day of Dec, 2021.

Linda D. Harnock





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

TO: Planning Commission
FROM: Mackenzie Bennett, Planner
DATE: December 14, 2021
SUBJECT: Plat Amendment to lot 1016R, Eaglepointe Estates Phase 10 Subdivision at 674 East Country Court

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the plat amendment for lot 1016R, Eaglepointe Estates Phase 10 Subdivision with no conditions.

BACKGROUND

Several property owners on Country Court installed landscape improvements to the rear portions of their properties extending their landscape onto property owned by the City. The City Council met with the applicants and approved the sales of the encroachments. The former property owners of lot 1016R, who installed the landscaping, sold the lot and home to the current owners prior to completing the transaction with the city.

A purchase agreement with the current owners of lot 1016R was finalized on December 1, 2021 for a total of 4,672 sq. ft. of land. The existing deed restriction on the city property which restricts use of the land for park/open space purposes has been released through the use of an agreement and new recording.

There is an existing public utility easement along the rear lot line of the original property boundary that must be vacated in order for the applicant to utilize the added area. The vacation requires notification of all utility companies that may have an interest in the easement and a public hearing to vacate said easement. The city has received letters from each of the utility companies releasing their interest. There is an 8 foot public utility easement running along the western lot line that will be extended to the new rear lot line with the plat amendment.

POSSIBLE MOTION

I move that the Planning Commission recommend approval to the City Council of the plat amendment to lot 1016R, Eaglepointe Estates Phase 10 Subdivision at 674 East Country Court with no conditions.

Attachments

- 1) Aerial/Zoning Map
- 2) Amended Plat

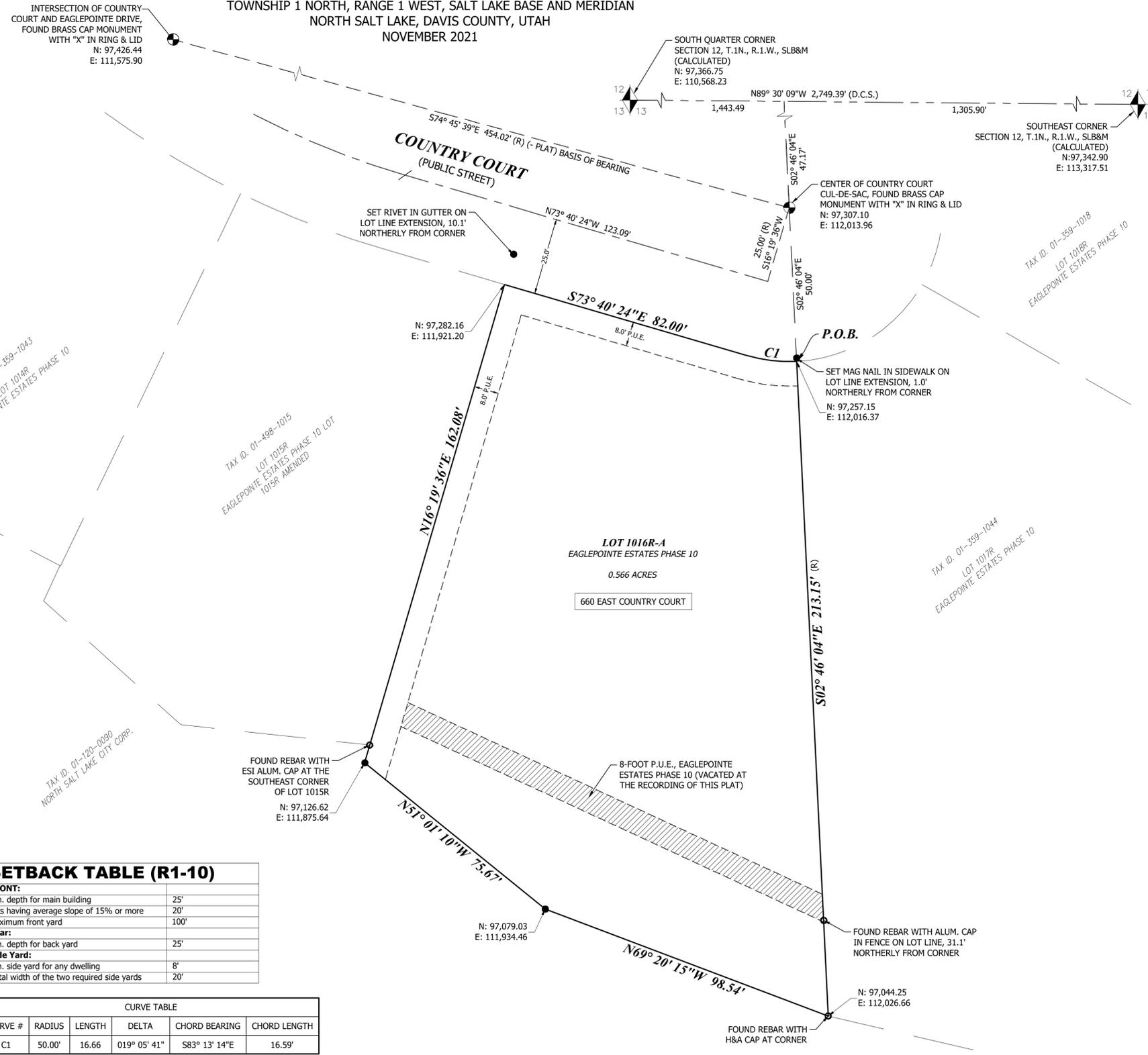


Plat Amendment Eaglepointe Estates Ph. 10 – Lot 1016R Zoning/Aerial



EAGLEPOINTE ESTATES PHASE 10 LOT 1016R AMENDED

LOCATED IN THE NORTHEAST QUARTER OF SECTION 13,
TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
NORTH SALT LAKE, DAVIS COUNTY, UTAH
NOVEMBER 2021



SURVEYOR'S CERTIFICATE

I, AARON L. INABNIT, A PROFESSIONAL LAND SURVEYOR, CERTIFY THAT I HOLD CERTIFICATE NO. 9182497 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT, THAT AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED HEREON HAS BEEN COMPLETED, 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 HEREWIT SHALL BE SUBDIVIDED INTO A LOT HEREAFTER TO BE KNOWN AS EAGLEPOINTE ESTATES PHASE 10 LOT 1016R AMENDED.

FOR REVIEW

AARON L. INABNIT, P.L.S. UT #9897117-2201

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 NORTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, DAVIS COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1017R OF THE EAGLEPOINTE ESTATES PHASE 10 SUBDIVISION, ON FILE AT THE DAVIS COUNTY RECORDER'S OFFICE AS ENTRY NO. 2100623 IN BOOK 3859 AT PAGE 473, SAID CORNER IS SOUTH 2°46'04" EAST 50.00 FEET FROM A BRASS CAP MONUMENT IN THE CENTER OF THE COUNTRY COURT CUL-DE-SAC, SAID MONUMENT BEING NORTH 89°30'09" WEST 1,305.90 FEET ALONG THE SECTION LINE AND SOUTH 2°46'04" EAST 47.17 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 13, AND RUNNING THENCE SOUTH 02°46'04" EAST 213.15 FEET ALONG THE WESTERLY LINE OF SAID LOT, AND EXTENSION THEREOF; THENCE NORTH 69°20'15" WEST 98.54 FEET; THENCE NORTH 51°01'10" WEST 75.67 FEET TO THE EXTENSION OF THE EASTERLY LINE OF LOT 1015R OF SAID SUBDIVISION; THENCE NORTH 16°19'36" EAST 162.08 FEET ALONG THE EASTERLY LINE OF SAID LOT, AND THE EXTENSION THEREOF, TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTRY COURT; THENCE SOUTH 73°40'24" EAST 82.00 FEET ALONG SAID SOUTHERLY LINE TO A 50.00-FOOT RADIUS CURVE TO THE LEFT; THENCE EASTERLY 16.66 FEET ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 19°05'41", CHORD BEARS SOUTH 83°13'14" EAST 16.59 FEET, TO THE NORTHWEST CORNER OF SAID LOT 1017R AND TO THE POINT OF BEGINNING.

CONTAINING 24,675 SQUARE FEET OR 0.566 ACRES.

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE ABOVE-DESCRIBED LAND, HAVING CAUSED THE SAME TO THE SUBDIVIDED INTO A LOT TO BE KNOWN AS EAGLEPOINTE ESTATES PHASE 10 LOT 1016R AMENDED, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT TO THE CITY THAT THE SAME ARE FREE OF ALL ENCUMBRANCES THAT COULD INTERFERE WITH THEIR USE AS HEREIN DEDICATED.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, 20____.

JOHN H. CROCKETT, TRUSTEE
CFT 2001 TRUST, DATED MARCH 17, 2001

CARRIE H. CROCKETT, TRUSTEE
CFT 2001 TRUST, DATED MARCH 17, 2001

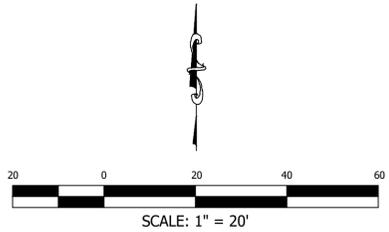
TRUST ACKNOWLEDGMENT

ON THE _____ DAY OF _____, 20____ THERE PERSONALLY APPEARED BEFORE ME, JOHN H. AND CARRIE H. CROCKETT, TRUSTEES OF THE CFT 2001 TRUST, DATED MARCH 17, 2001, WHO BEING DULY SWORN, DID SAY THAT THEY ARE TRUSTEES OF SAID TRUST AND THAT THE FOREGOING INSTRUMENT WAS SIGNED ON BEHALF OF SAID TRUST AND THAT IT IS WITHIN THE TRUSTEE'S AUTHORITY TO EXECUTE THE SAME.

NOTARY PUBLIC: _____
RESIDENCE: _____
MY COMMISSION EXPIRES: _____

NOTES

- THE STATE PLANE BEARING ALONG THE CALCULATED SECTION LINE IS NORTH 89°10'06" WEST (DAVIS COUNTY SURVEYOR), CALCULATED USING NAD 1983 STATE PLANE COORDINATES FROM THE UTAH NORTH ZONE.
- APPROVAL OF THIS SUBDIVISION PLAT BY NORTH SALT LAKE CITY DOES NOT CONSTITUTE ANY REPRESENTATION AS TO THE ADEQUACY OF SUBSURFACE SOIL CONDITIONS OVER THE LOCATION OF DEPTH OF GROUND WATER TABLE.
- NOTES FROM EAGLEPOINTE ESTATES PHASE 10 (ENTRY #2100623, D.C.R.) ARE APPLICABLE TO THIS PLAT.
- THE PURPOSE OF THIS PLAT IS TO ADJUST THE REAR PROPERTY LINE AND ITS CORRESPONDING PUBLIC UTILITY EASEMENT (P.U.E.). THE ORIGINAL P.U.E. ALONG THE REAR LINE OF THIS LOT IS VACATED BY THIS PLAT.



LEGEND

PROPERTY LINE _____
ADJACENT PROPERTY _____
ROAD CENTERLINE _____
SECTION LINE _____
TIE TO MONUMENT _____
EASEMENT LINE _____

RECORD CALLS ()

SET 5/8" REBAR WITH ENTELLUS CAP AT CORNER (UNLESS OTHERWISE NOTED) ●

FOUND PROPERTY MARKER (AS NOTED) ○

SETBACK TABLE (R1-10)

FRONT:	
Min. depth for main building	25'
Lots having average slope of 15% or more	20'
Maximum front yard	100'
Rear:	
Min. depth for back yard	25'
Side Yard:	
Min. side yard for any dwelling	8'
Total width of the two required side yards	20'

CURVE TABLE

CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	50.00'	16.66	019° 05' 41"	S83° 13' 14"E	16.59'

1470 South 600 West
Woods Cross, UT 84010
Phone 801.298.2236
www.Entellus.com
PROJECT #2015001 11/30/2021, ALI

CITY COUNCIL'S APPROVAL

PRESENTED TO THE CITY COUNCIL OF NORTH SALT LAKE, UTAH, ON THIS _____ DAY OF _____, 20____, AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY RECORDER ATTEST: _____
MAYOR: _____

RECOMMENDED FOR APPROVAL

RECOMMENDED THIS _____ DAY OF _____, 20____.

NORTH SALT CITY ENGINEER

RECOMMENDED FOR APPROVAL

RECOMMENDED THIS _____ DAY OF _____, 20____,
BY THE PLANNING COMMISSION OF NORTH SALT LAKE CITY.

CHAIRMAN: _____
PLANNING COMMISSION OF NORTH SALT LAKE CITY.

RECOMMENDED FOR APPROVAL

RECOMMENDED THIS _____ DAY OF _____, 20____.

NORTH SALT LAKE CITY ATTORNEY

DAVIS COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____, 20____
AT _____ IN BOOK _____ OF _____
COUNTY RECORDER: _____
BY: _____ DEPUTY



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: December 14, 2021
SUBJECT: Conditional Use Permit for Arcoiris Reception Center at 710 North Redwood Road

RECOMMENDATION

The Development Review Committee (DRC) recommends that the Planning Commission approve the conditional use permit for Arcoiris Reception Center at 710 North Redwood Road with the following conditions:

1. The business will operate in accordance with DABC and city regulations in relation to the consumption of alcoholic beverages.

BACKGROUND

Arcoiris is a reception center previously located at 240 North Redwood Road and operating under a conditional use permit issued by the Planning Commission on March 24, 2009. The owner Luz Estrada is requesting a new conditional use permit (CUP) for 710 North Redwood Road, where the business will be relocated to. Conditional use permits are tied to the property and not transferrable to other properties, hence the new application. The business operation at the old location of 240 North Redwood Road has been problematic due to issues relating to parking, alcohol consumption, and negative impacts on neighboring properties. The applicant has provided adequate parking at the new location, based on City code. They also have been made aware of alcohol related laws in the State

This application was previously reviewed by the Planning Commission on December 8, 2020, and was tabled to address the following items:

1. Submission of a redline corrected site plan improving and installing additional parking spaces;
2. Confirmation of required alcohol licenses from DABC and City Council;
3. Removal of the fence and any other storage located in the rear fire lane for the building and the adjoining building upon which the cross-access easement exists;
4. Confirmation of non-conflict of operating hours regarding shared or overflow parking onto the business to the south.

REVIEW

The property located at 710 North Redwood Road is 0.93 acres, zoned Manufacturing and Distribution (MD) and shares a common wall with Revolution Auto. The building was formerly used as a t-shirt print

business. The use of “Reception Center” or “Event Center” are not listed uses in the code. The previous CUP was granted under the category of “Other Personal Services” listed as a conditional use. It is staff’s opinion that the more appropriate category would be “Amusement, Gambling, And Recreation Industries”, with the uses of “amusement arcades, country clubs, fitness and recreational centers, and other amusement industries”. The use of “Other Amusement Industries” is the most similar use and lists “Reception Centers” in the parking regulations under the category of “Entertainment and Food Services”. Amusement Industries is a conditional use in the MD Zone.

A revised site plan and construction drawings were received on November 9, 2021 and redline corrections were received on November 18, 2021. All requested redline corrections have been made to the construction drawings and site plan and have been reviewed and found to be in compliance with the minimum requirement of City Code for the proposed use.

Parking

The building is to have an interior remodel with the following uses:

	Use	Sq. Ft.	Parking Standard	Required
Main Floor	Open Reception (Assembly Area with no fixed seating)	5,009	1/100 sq. ft.	50
	Other Main Floor (Common Area)	1,314	1/250 sq. ft.	5
Second Floor	Office Space	1,200	1/250	5
	Open Storage	1,165	2/1,000	2
				62 spaces

The current site had a total of 28 parking spaces. The proposed site plan and completion of the parking lot improvements will provide an additional 35 spaces for a total of 63 parking spaces, meeting the minimum standard set by City Code.

In addition, the property has a cross access and parking easement with the building to the to the south. The easement allows the reasonable use of the parking. As the proposed business is a reception and event center whose primary operation will be in the evening hours and on weekends, the applicant believes that during operation of events they will be able to utilize all 31 spaces to the south for overflow parking.

Business Operation

The proposed business will host private functions including banquets, weddings, anniversaries, quinceaneras, etc. Events are held generally between the hours of 5 p.m. and 1 a.m. on weekends. City staff believes the functions are required to have specific licenses for events where alcohol is served. DABC licensing requirements vary depending on the type of events held and enforcement of alcohol laws are the responsibility of local law enforcement. The NSL PD will be responsible for investigating and enforcing compliance in the event an issue arises. Violations by the business operator, or those hosting events at the site, may result in a revocation of conditional use permit and business license in accordance with the procedures outlined in City Code.

An additional concern regarding the request for a conditional use permit, relates to public health and the current Covid-19 pandemic. The proposed use would be subject to county and state public health regulations and orders, as applicable.

Public Safety Access

Currently the rear access around this building and the adjoining building to the south is blocked by a chain link fence enclosing storage of materials and supplies. The Fire Marshal indicated that the building to the south is in violation, which requires a separate enforcement action, and is not related to the approval of the conditional use permit for Arcoiris.

Additional Information

Conditional use permits are subject to the requirements of the City's Land Use Ordinance 10-7-1(D), 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.

Land uses found to be in violation of any city code or approved conditions of a conditional use permit are subject to revocation after public hearing in accord with Section 10-7-1(C).

POSSIBLE MOTION

I move that the Planning Commission approve the Conditional Use Permit for Arcoiris Reception Center at 710 North Redwood Road with the following conditions:

1. Business will operate in accordance with DABC and city regulations in relation to the consumption of alcoholic beverages.

Attachments

- 1) Aerial/Vicinity Map
- 2) Proposed Site Plan
- 3) Floor Plans

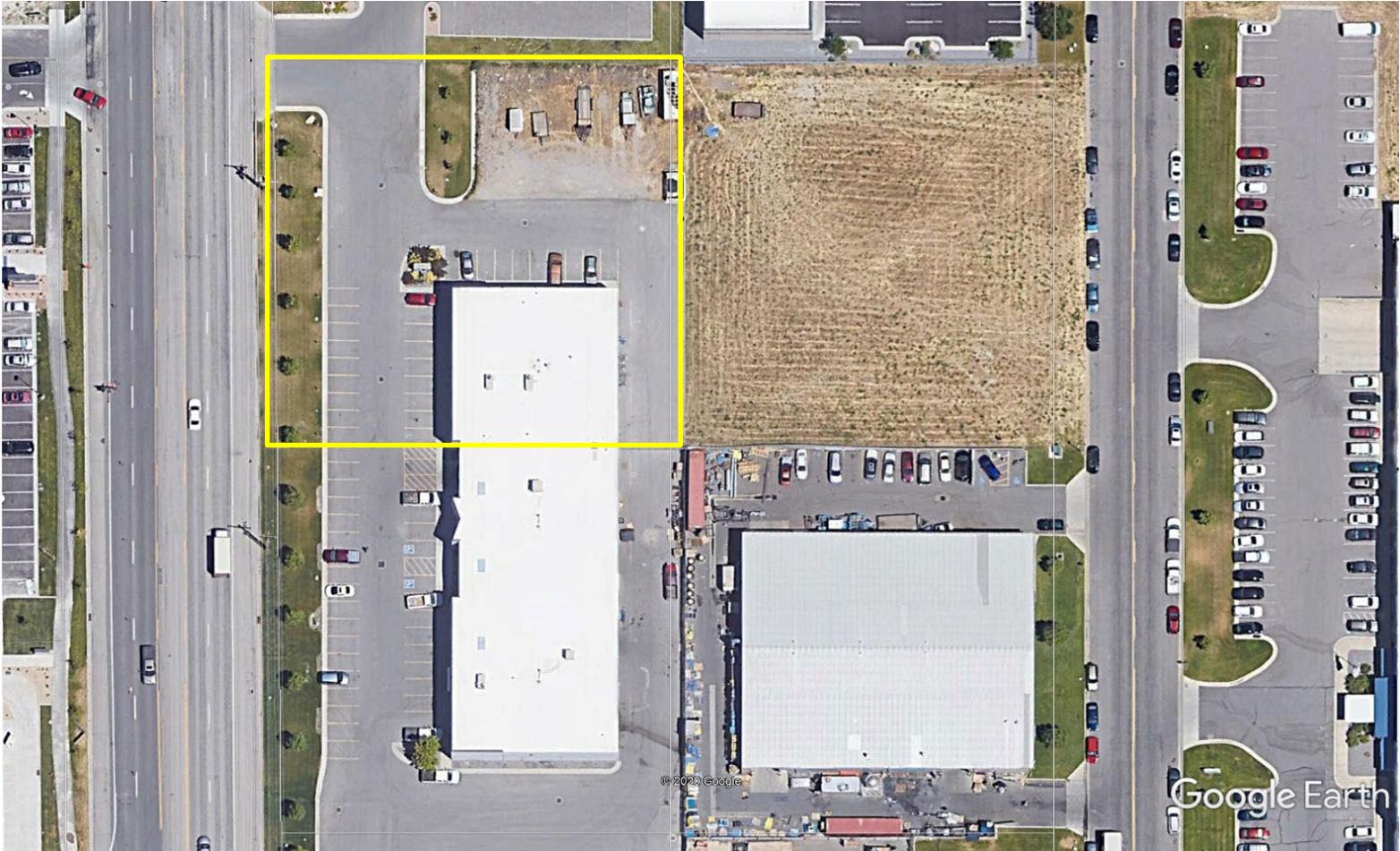


Arcoiris Reception Center Conditional Use Permit 710 North Redwood Road Zoning





Arcoiris Reception Center Conditional Use Permit 710 North Redwood Road Aerial



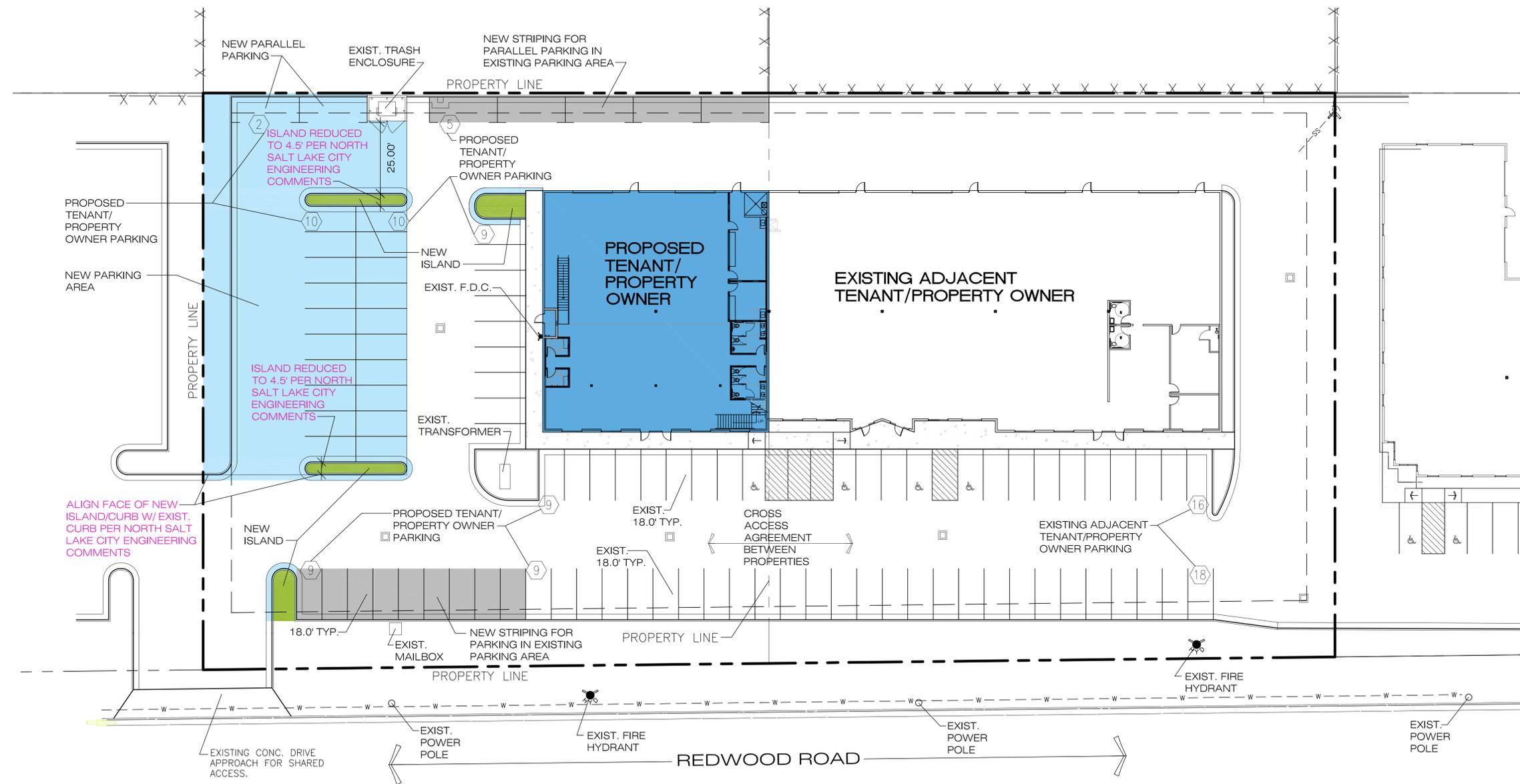


12/3/2020

- ▲ REVISION 12/17/2020
- ▲ REVISION 12/29/2020
- ▲ REVISION 8/5/2021
- ▲ REVISION 11/18/2021

710 NORTH REDWOOD ROAD

NORTH SALT LAKE, UTAH 84054



PARKING SUMMARY	
ASSEMBLY AREA	4,309 SF
PARKING STALLS REQUIRED 1 SPACE PER 100 SQUARE FEET	43.09 (1/100)
COMMON AREA	2,491 SF
PARKING STALLS REQUIRED 1 SPACE PER 250 SQUARE FEET	9.964 (1/250)
MEZZANINE STORAGE	2,926 SF
PARKING STALLS REQUIRED 2 SPACE PER 1,000 SQUARE FEET	5.852 (2/1,000)
NUMBER OF PARKING STALLS REQUIRED	59
TOTAL NUMBER OF PARKING STALLS FOR PROPOSED TENANT/PROPERTY OWNER PARKING	63
NUMBER OF EXISTING PARKING STALLS	27
NUMBER OF PROPOSED PARKING STALLS	36

PARKING SUMMARY	
NUMBER OF PARKING STALLS FOR EXISTING ADJACENT TENANT/PROPERTY OWNER	34

SITE PLAN

PAPER SIZE (11X17)
SCALE: 1" = 40'-0"

PAPER SIZE (24X36)
SCALE: 1" = 20'-0"

DECEMBER 3, 2020
20YC01SD1E.dwg



SPEC. BOOK
INSULATION AND COVERING

THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 watts/cm²) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 watts/cm²) IN ALL ROOMS AND AREAS.

WALL COVERING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

WALL COVERING TO INCLUDE ANY FILLERS, SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

FABRICS, DRAPES AND DROPS SHALL BE INHERENTLY FLAME RETARDANT OR RENDERED BY A PROCESS WHICH MEETS NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 701. FIRE-RETARDANT COATING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 OR UNDERWRITERS LABORATORY (UL) 723. FIRE RETARDANT-COATING MATERIAL SHALL BE LISTED AND LABELED TO INDICATE CONFORMANCE WITH THE REQUIREMENTS AND BE PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED IN INTERNATIONAL FIRE CODE SECTION 803.5.1.

CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1.

CONSTRUCTION & DEMOLITION
REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2.

AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO NOTIFY THE CITY FIRE DEPARTMENT. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITHIN 75-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE. DURING CONSTRUCTION, ALTERATION OR DEMOLITION IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- IN EVERY STORAGE AND CONSTRUCTION SHED.
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

ALL FIRE PROTECTION AND DETECTION SYSTEMS SHALL HAVE THE PIPING AND WIRING EXPOSED FOR INSPECTION. THE PIPING AND WIRING MAY BE COVERED AFTER THE FIRE INSPECTION OF THE SYSTEMS HAS BEEN SATISFACTORILY COMPLETED.

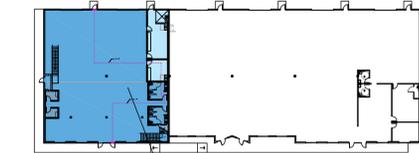
DEFERRED
FIRE SUPPRESSION, DETECTION AND SITE UTILITY DRAWINGS FOR FIRE PROTECTION ARE DEFERRED SUBMITTALS. THESE DRAWINGS ARE NOT APPROVED AS PART OF THIS SUBMITTED PACKAGE.

AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO NOTIFY THE CITY FIRE DEPARTMENT. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

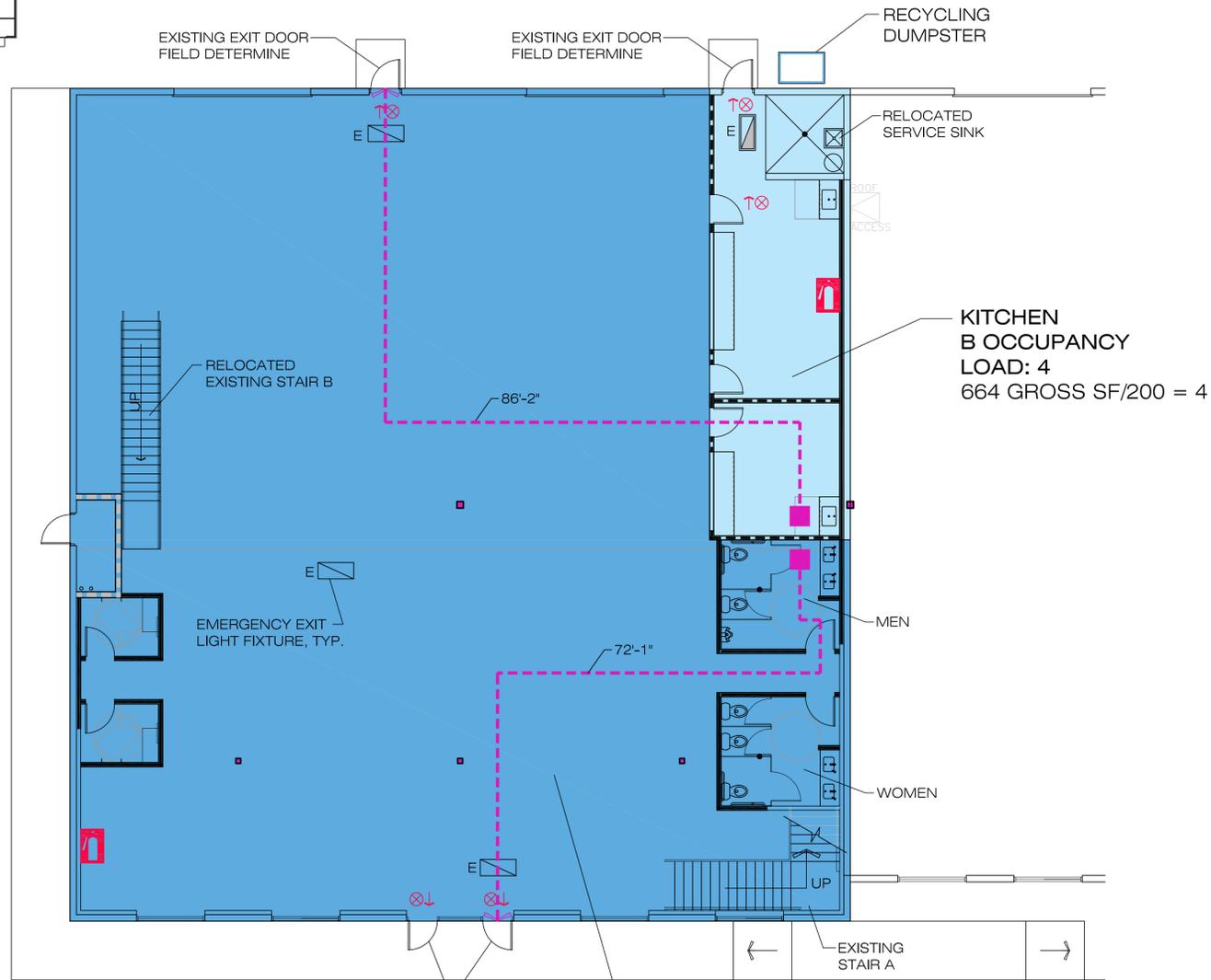
EXIT & OCCUPANCY LEGEND

- EXIT SIGN W/ BATTERY BACKUP, REFER TO PLAN FOR DIRECTIONAL ARROWS
- TYPE 'ABC' FIRE EXTINGUISHER PER NFPA 10 REQUIREMENTS

FIRE SPRINKLER SYSTEM: YES
ADDITIONAL CODE DATA SEE A0.1



PROJECT LOCATION



NOTE:
AN "E" NEXT TO FIXTURE DENOTES EMERGENCY LIGHT FIXTURE W/ BATTERY BACKUP. SEE DRAWING A2.0 FOR ELECTRICAL SYMBOLS.

OCCUPANT LOAD			
FUNCTION OF SPACE	OCCUPANCY GROUP	SQUARE FOOTAGE/ OCCUPANCY FACTOR	OCCUPANT LOAD
OFFICE/BUSINESS AREA	B	6,136 GROSS SF/150	41
KITCHEN	B	664 GROSS SF/200	4
TOTAL OCCUPANT LOAD		6,800 SF	45

SEE ALSO CODE DATA ON DRAWINGS A0.1

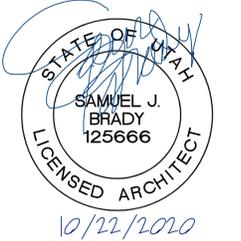
NOTE: PROVIDE (2) 2A:10B:C FIRE EXTINGUISHER, OR OTHER TYPE AS REQ'D PER NFPA 10, WITHIN 75 FEET WALKING DISTANCE NOT TO EXCEED ONE EXTINGUISHER PER EVERY 3,000 SQUARE FEET. COORD. EXACT LOCATIONS W/ TENANT/ BUILDING OWNER REP.



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



710 NORTH REDWOOD ROAD

NORTH SALT LAKE, UTAH 84054

MAIN FLOOR

CODE DATA

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

OCTOBER 22, 2020
20YC0102.dwg

A0.2

**SPEC. BOOK
INSULATION AND COVERING**

THERMAL AND SOUND INSULATION AND COVERING WHICH ARE INSTALLED IN CONCEALED AND EXPOSED SPACES AND AS COVERING OVER PIPE AND TUBING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

FLOOR CARPET SHALL BE TESTED IN ACCORDANCE TO NATIONAL FIRE PROTECTION ASSOCIATION STANDARD 253 AND BE A CLASS I (0.45 watts/cm²) IN CORRIDORS, EXIT ENCLOSURES, EXIT PASSAGEWAYS AND CLASS II (0.22 watts/cm²) IN ALL ROOMS AND AREAS.

WALL COVERING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

WALL COVERING TO INCLUDE ANY FILLERS, SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450.

CEILING TILE SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-450. IF THE CEILING TILE IS A COMPONENT PART OF A PLENUM SYSTEM THEN IT SHALL BE LISTED AND TESTED AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 AND HAVE A FLAME SPREAD OF 0-25 AND A SMOKE INDEX OF 0-50.

FABRICS, DRAPES AND DROPS SHALL BE INHERENTLY FLAME RETARDANT OR RENDERED BY A PROCESS WHICH MEETS NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) STANDARD 701. FIRE-RETARDANT COATING SHALL BE TESTED IN ACCORDANCE WITH AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) E 84 OR UNDERWRITERS LABORATORY (UL) 723. FIRE RETARDANT-COATING MATERIAL SHALL BE LISTED AND LABELED TO INDICATE CONFORMANCE WITH THE REQUIREMENTS AND BE PROTECTED BY AUTOMATIC FIRE SPRINKLER SYSTEM AS REQUIRED IN INTERNATIONAL FIRE CODE SECTION 803.5.1.

CONSTRUCTION SHALL NOT COMMENCE UNTIL FIRE DEPARTMENT ACCESS ROADS ARE INSTALLED WITHIN 100 FEET OF ALL EXTERIOR WALLS OF THE FIRST FLOOR AND FIRE HYDRANTS ARE INSTALLED AND OPERATIONAL. AS REQUIRED IN INTERNATIONAL FIRE CODE (IFC) SECTION 3312.1.

CONSTRUCTION & DEMOLITION

REQUIRED MEANS OF EGRESS AND FIRE PROTECTION SYSTEMS SHALL BE MAINTAINED DURING CONSTRUCTION AND DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO THE BUILDING. FIRE PREVENTION BUREAU STAFF SHALL APPROVE REVIEW OF ANY EXITING ALTERATIONS. AS REQUIRED IN IFC SECTION 3311.2.

AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO NOTIFY THE CITY FIRE DEPARTMENT. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

PROVIDE A MINIMUM 2A:10 BC RATED FIRE EXTINGUISHERS WITHIN 75-FOOT TRAVEL DISTANCE TO ALL SPACES IN THE STRUCTURE. DURING CONSTRUCTION, ALTERATION OR DEMOLITION IN THE FOLLOWING AREAS AS REQUIRED IN IFC CHAPTER 33:

- AT EACH STAIRWAY ON ALL FLOOR LEVELS WHERE COMBUSTIBLE MATERIALS HAVE ACCUMULATED.
- IN EVERY STORAGE AND CONSTRUCTION SHED.
- ADDITIONAL PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED WHERE SPECIAL HAZARDS EXIST INCLUDING, BUT NOT LIMITED TO, THE STORAGE AND USE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS.

ALL FIRE PROTECTION AND DETECTION SYSTEMS SHALL HAVE THE PIPING AND WIRING EXPOSED FOR INSPECTION. THE PIPING AND WIRING MAY BE COVERED AFTER THE FIRE INSPECTION OF THE SYSTEMS HAS BEEN SATISFACTORILY COMPLETED.

DEFERRED

FIRE SUPPRESSION, DETECTION AND SITE UTILITY DRAWINGS FOR FIRE PROTECTION ARE DEFERRED SUBMITTALS. THESE DRAWINGS ARE NOT APPROVED AS PART OF THIS SUBMITTED PACKAGE.

AUTOMATIC FIRE SPRINKLER, FIRE SUPPRESSION AND FIRE ALARM SYSTEMS WHEN TAKEN OUT OF SERVICE ARE REQUIRED TO NOTIFY THE CITY FIRE DEPARTMENT. THE DURATION OF TIME AND THE DATE MUST BE STATED TO INCLUDE THE DATE WHICH THE FIRE PROTECTION EQUIPMENT WILL BE PLACED IN SERVICE. AS REQUIRED IN IFC CHAPTER 33.

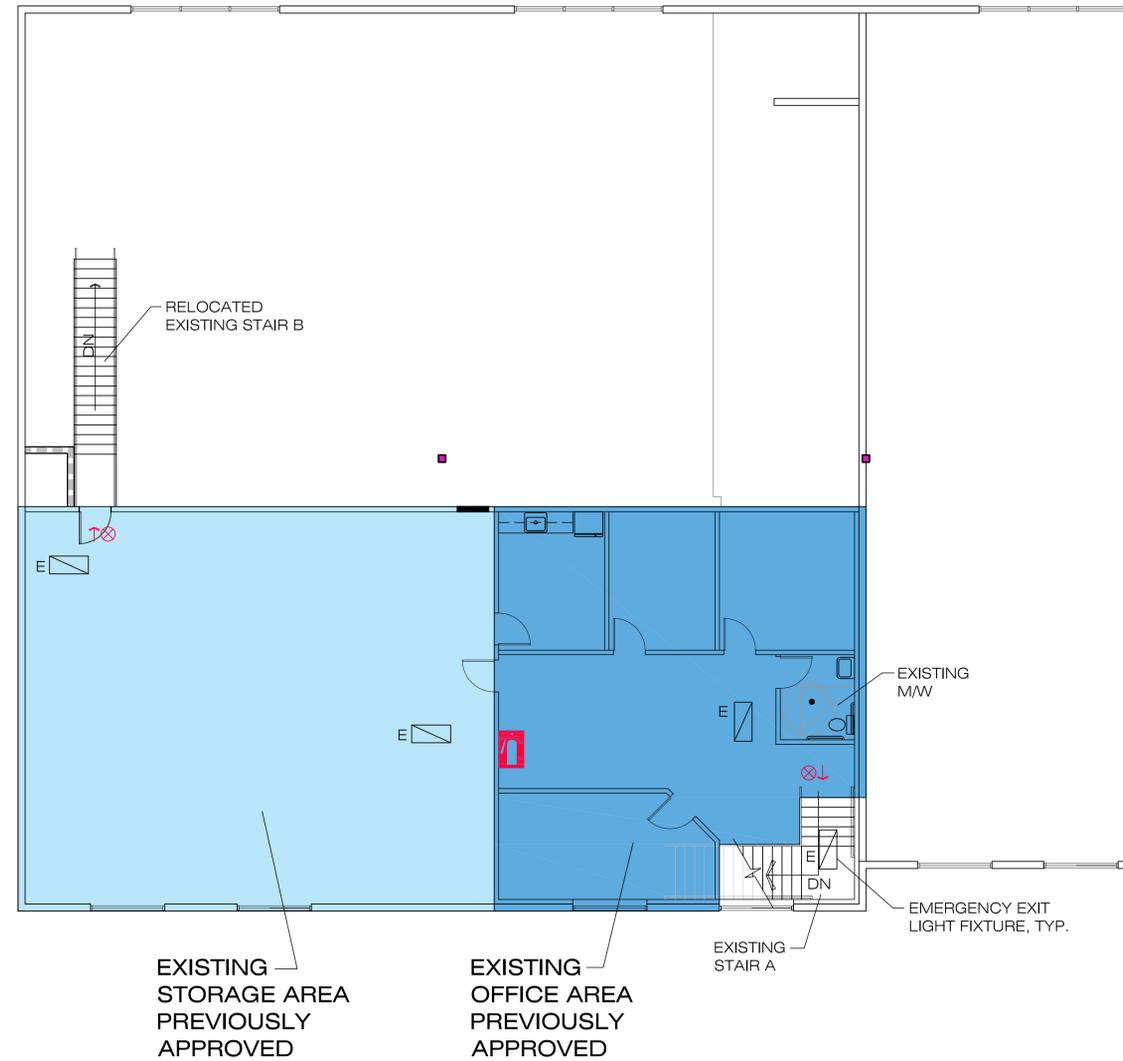
EXIT & OCCUPANCY LEGEND

-  EXIT SIGN W/ BATTERY BACKUP, REFER TO PLAN FOR DIRECTIONAL ARROWS
-  TYPE 'ABC' FIRE EXTINGUISHER PER NFPA 10 REQUIREMENTS

FIRE SPRINKLER SYSTEM: YES
ADDITIONAL CODE DATA SEE A0.1



PROJECT LOCATION



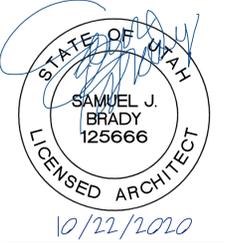
NOTE:
AN 'E' NEXT TO FIXTURE DENOTES EMERGENCY LIGHT FIXTURE W/ BATTERY BACKUP.
SEE DRAWING A2.0 FOR ELECTRICAL SYMBOLS.



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



**710 NORTH
REDWOOD ROAD**

**NORTH SALT LAKE,
UTAH 84054**

MEZZANINE

CODE DATA

PAPER SIZE (11X17)
SCALE: 1/16" = 1'-0"

PAPER SIZE (24X36)
SCALE: 1/8" = 1'-0"

OCTOBER 22, 2020
20YC0103.dwg



A0.3



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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: December 14, 2021
SUBJECT: Site Plan for Salty Overflow Parking, 211 West Center Street

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for Salty Overflow Parking located at 211 West Center Street with the following condition:

1. Walls compliant with the City Code 10-1-33 be constructed on a minimum of the north and east sides of the affected lease area.

BACKGROUND

The property at 211 West Center Street has frontage on Center Street and is vacant of any structures. It is owned by Storage City, which owns and operates the property and storage business directly south of the subject property. Both properties are within the Manufacturing-Distribution (MD) zone. The applicant, a company called Salty, provides rental vehicles (mostly pick-up trucks) to the construction, oil, and gas industries. They have a primary location where business is conducted at 875 North Main Street. City staff has classified the business as "passenger car rental and leasing" which is a permitted use in the MD zone.

Salty is temporarily leasing a portion of the subject property for additional storage of the vehicles to be rented. Due to COVID, Salty has chosen to keep its fleet instead of transitioning to a newer fleet triggering a need for overflow parking space at the proposed secondary location. The applicant is applying to construct a 31,500 sq. ft. outdoor parking area that will be surfaced with crushed asphalt. This area is proposed to be fenced by a 6 foot chain link fence with a solid black "Aleko Fence Screen" that allows wind to blow through the small holes in the material. The proposed parking area will hold a maximum of 110 vehicles at a time. The applicant anticipates no more than 3-5 vehicles being moved in or out of the storage area on a daily and weekly basis.

REVIEW

The proposed storage area will be approximately 520 feet away from Center Street (measured from the back of the sidewalk). The property currently has approximately 20 feet of landscaping adjacent to Center Street.

It is at the Planning Commission's discretion to determine if the storage area is to be considered "outdoor storage" and be governed by City code 10-1-33 or be considered a "vehicle, automobile sales/rental and service" as defined in section 10-1-46 of the City code.

City Code 10-1-46 contains the following definitions:

STORAGE (OUTDOOR): Any equipment, materials, goods, wares, merchandise, commodities, junk, debris or any other item located outside of a completely enclosed building which is not displayed for sale or lease for a continuous period in excess of one business day. See also definition of sales and display (outdoor).

VEHICLE, AUTOMOBILE SALES/RENTAL AND SERVICE: A business establishment that uses any building, land area, or other premises or portion thereof, that sells or leases new or used automobiles, trucks, and/or vans. An automobile dealership may maintain an inventory of the vehicles for sale or lease either on site or at a nearby location and may provide on site facilities for the repair and service of the vehicles sold or leased by the dealership.

City Code 10-1-33 regulates the following:

- a) All outdoor storage shall be screened from the view of any adjacent public street or adjacent residential land use or zone district by a decorative solid wall constructed of masonry or concrete tilt up panels which are similarly finished to match or complement the main building material on site. Outdoor storage walls shall be a minimum six feet (6') in height and a maximum twelve feet (12') in height measured at the highest finished grade.
- b) A chain link fence with slat inserts shall not constitute an acceptable screening device to satisfy the requirements of this subsection. Chain link gates may only be used in conjunction with outdoor storage under the following circumstance:
 - 1) They are not located on property lines adjacent to City streets (Center Street, Redwood Road, Cutler Drive, and 1100 North),
 - 2) They are screened with a vinyl or fabric mesh screen. Vinyl slats are not permitted as a screening method.
- c) All portions of outdoor storage areas shall have adequate grading and drainage and shall be continuously maintained.
- d) Outdoor storage areas shall be set back a minimum of twenty feet (20') from the street right-of-way.
- e) Outdoor storage areas shall be buffered between the screening wall and the adjacent street with improved vegetated landscaping. The buffer area shall be comprised of a mixture of evergreens and deciduous trees, shrubs, lawn, or other vegetative ground cover, or up to fifty percent (50%) non-vegetative mulch. The minimum tree size shall be two inch (2") caliper for ornamental and shade trees and six foot (6') height for coniferous trees. Trees shall be planted with a maximum separation of twenty five feet (25') on center. Woody shrubs shall be a minimum two (2) gallon size container.

If the Planning Commission determines that the proposed storage area is an “outdoor storage area” as defined by City code, the applicant will need to have the area properly screened. The applicant’s planned screening method is not compliant with City code as it is made of chain link with a fabric screen. If this determination is made, the DRC would recommend that the fence on the north side (facing Center Street) and east side (facing I-15) become compliant with City code in that it is constructed of a solid decorative masonry or concrete tilt up wall. The DRC has found that the outdoor screening requirements are not necessary for the south and west sides as they are abutted by manufacturing uses and not visible from a public street or residential land use.

If the Planning Commission determines that the storage area and its use fall within the definition of a “vehicle, automobile sales/rental and service” then the requirements listed in section 10-1-33 of the City code will not be required and the planned chain link fence with a fabric screen will be acceptable. The fence will not be required but is acceptable if the applicant would like it for security or other purposes. If that is the case, the applicant would be required to pull a Land Use Permit for the fence prior to installation.

POSSIBLE MOTION

I move that the Planning Commission approve the site plan for Salty Overflow Parking located at 211 West Center Street with the following condition:

1. Walls compliant with the City Code 10-1-33 be constructed on a minimum of the north and east sides of the affected lease area.

OR

I move that the Planning Commission approve the site plan for Salty Overflow Parking located at 211 West Center Street with no conditions.

Attachments

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



Salty Overflow Parking 211 West Center Street Zoning Map



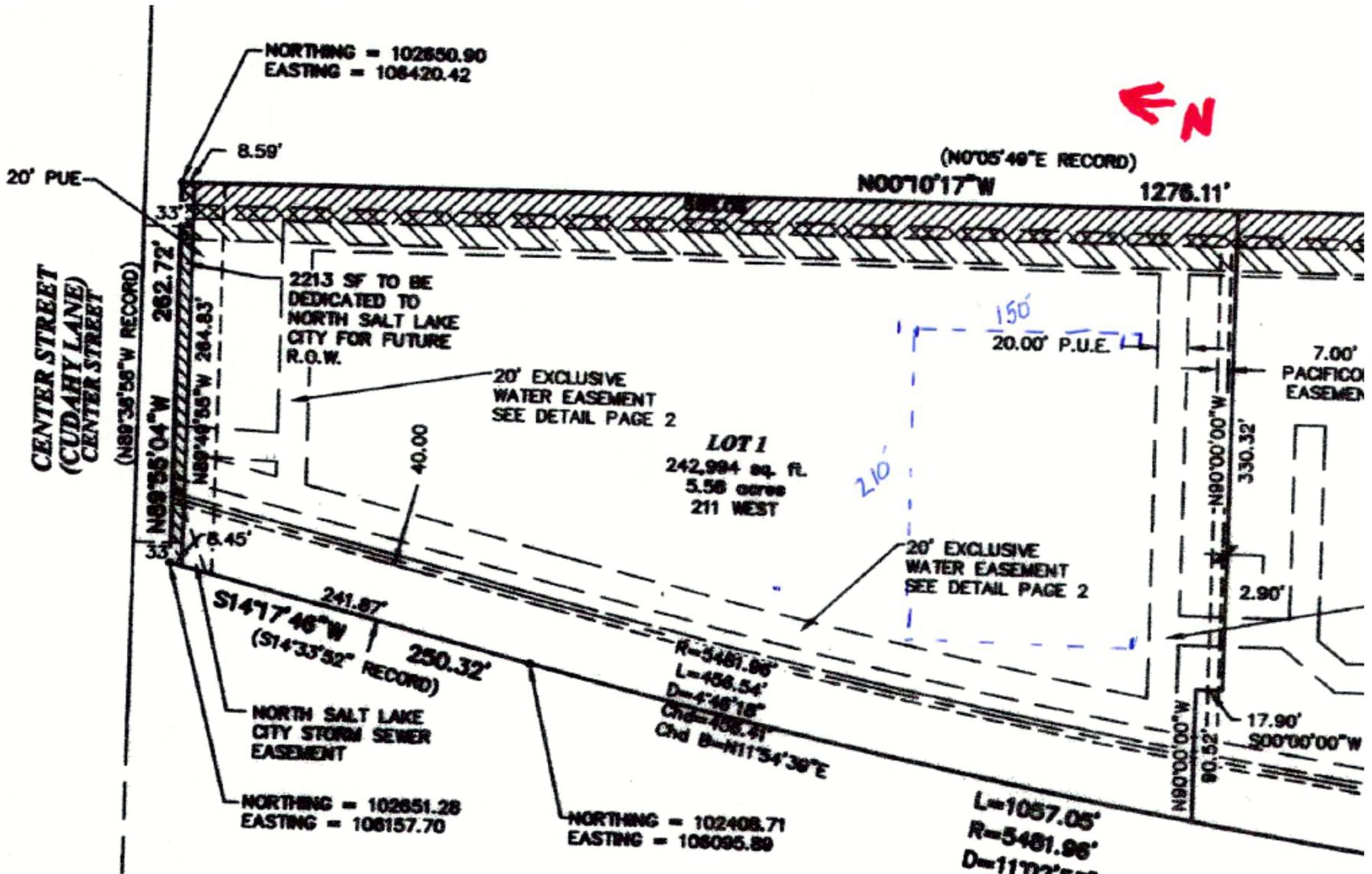


Salty Overflow Parking 211 West Center Street Aerial Map





Salty Overflow Parking 211 West Center Street Site Plan





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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: December 14, 2021
SUBJECT: Site Plan Amendment for Phillips 66 Butane Blending System, 245 East 1100 North

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan amendment for Phillips 66 Butane Blending System located at 245 East 1100 North with the following condition(s):

1. The chain link fence along 1100 North will be brought into compliance with City code section 10-1-33.

BACKGROUND

Phillips 66 is located at 245 East 1100 North which is in the Manufacturing-Distribution (MD) zone. Sunoco Partners, the applicant, has applied for a site plan amendment that will add a butane blending system to the property. The new butane blending system will consist of a 90,000 gallon liquid propane/gas storage vessel that is approximately 11 feet in diameter and 133 feet long, a truck offloading station, a pump, an enclosure to house the analyzer and electrical equipment, and connected piping with several small equipment skids.

The above-ground tank and structure will be a minimum of 185 feet from the front fence line. The new butane blending system will increase the imperviousness of the property by 2,788 sq. ft. and increase the gravel areas by 8,102 sq. ft. for a total of 10,890 sq. ft. of area to be affected.

The applicant has noted that the requested site improvements will increase truck traffic by an estimated 1 to 3 additional trucks during blend season (September 16th to April 30th) and up to 6 trucks during peak blend season (September 16th to September 30th and April 1st to April 30th). The proposed operation has been reviewed by the Fire Marshall and city engineering staff and no adverse impacts are anticipated from the site improvements and additions.

The existing fence surrounding the property and adjacent to 1100 North is constructed of chain link. City code 10-1-33 regulates that fencing along Center Street, Redwood Road, Cutler Drive, or 1100 North shall not be chain link. In these situations, chain link fencing is permitted only on the side and rear property lines if the property is not adjacent to a residential zone. Such chain link fencing shall not extend beyond the front façade of the building. The existing fence on the subject property, along 1100

North, is chain link with barbed wire on top. While this fence is considered legal nonconforming, the DRC is recommending that this site plan amendment application spur that this fence be brought into compliance with the current code. The fence along 1100 North can be constructed of decorative metal or be a site obscuring wall. If the site obscuring wall is used, it will need to conform to the City code regarding height and the required buffer zone (setback).

The subject property is within a Drinking Water Source Protection (DWSP) area. The Assistant City Engineer, Karyn Baxter, has reviewed the proposed project and is satisfied with the plans.

This property is greater than 5 acres in size and in accordance with City Code, must be forwarded to the City Council for final approval of the site plan.

POSSIBLE MOTION

I move that the Planning Commission recommends to the City Council the approval of the site plan amendment for Phillips 66 Butane Blending System located at 245 East 1100 North with the following condition(s):

1. The chain link fence along 1100 North will be brought into compliance with City code section 10-1-33.

Attachments

- 1) Zoning Map
- 2) Aerial Map
- 3) Existing Conditions Plan
- 4) Site Plan
- 5) Enclosure Elevations

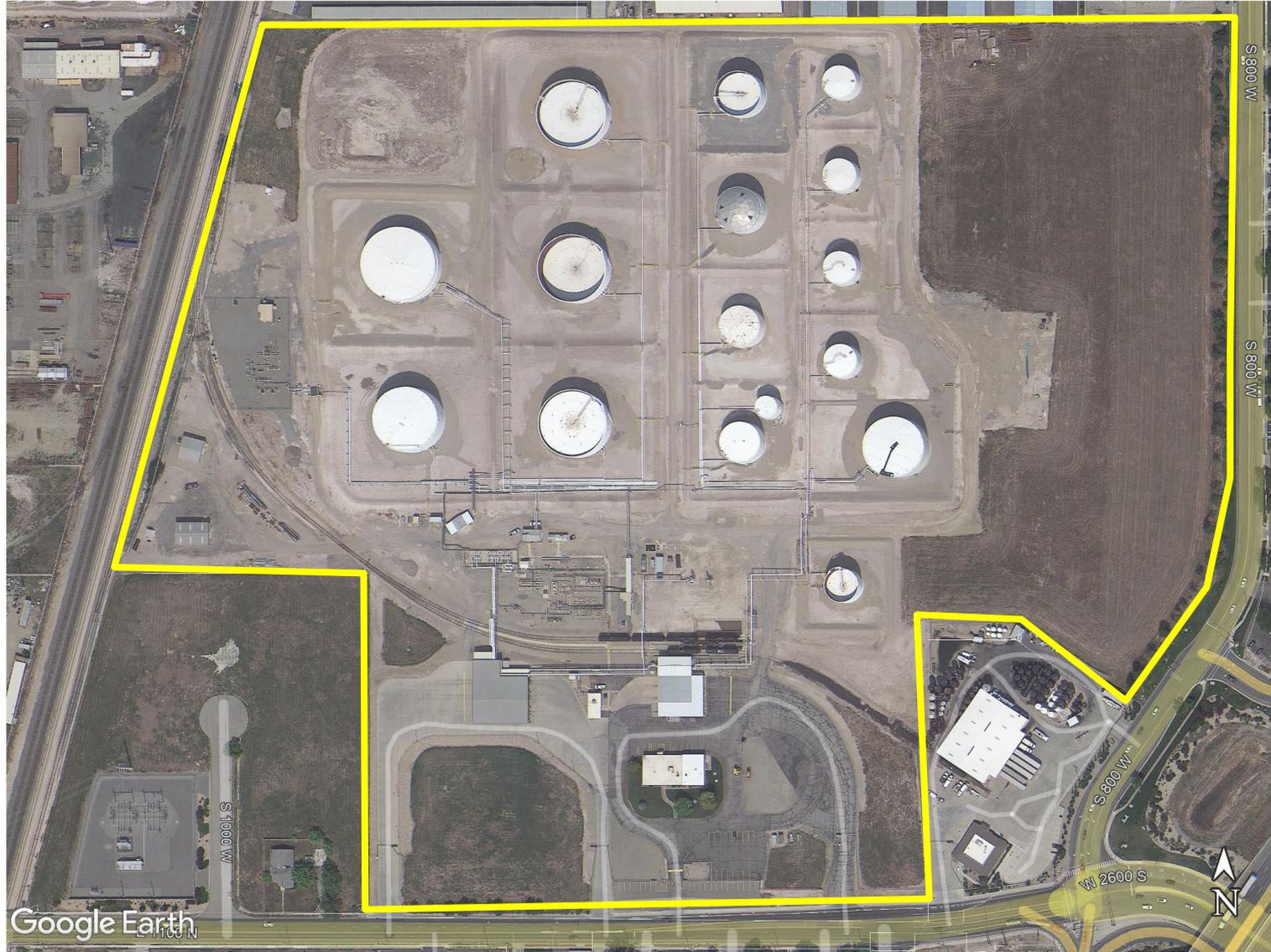


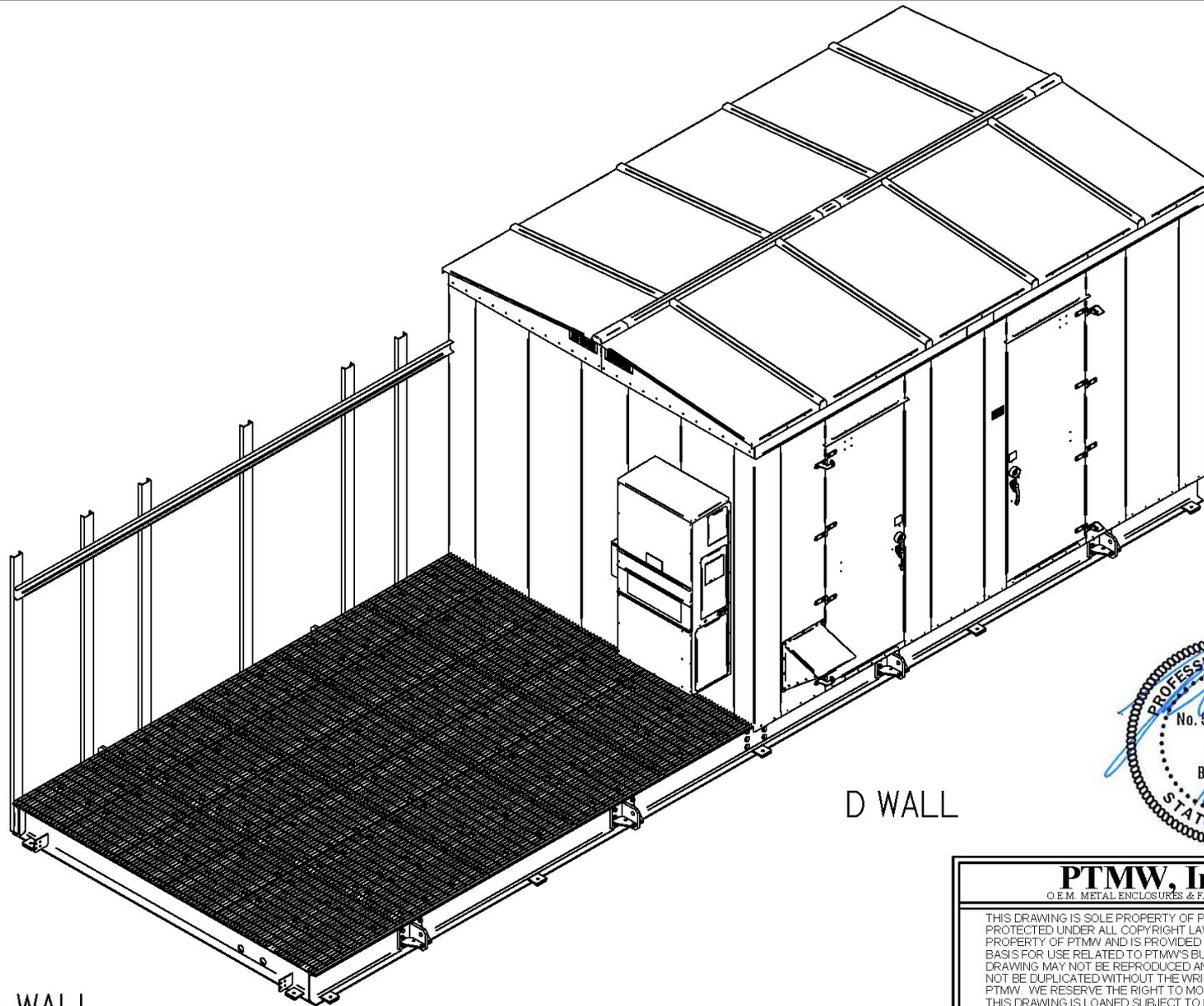
Phillips 66 Butane Blending System 245 East 1100 North Zoning Map





Phillips 66 Butane Blending System 245 East 1100 North Aerial Map





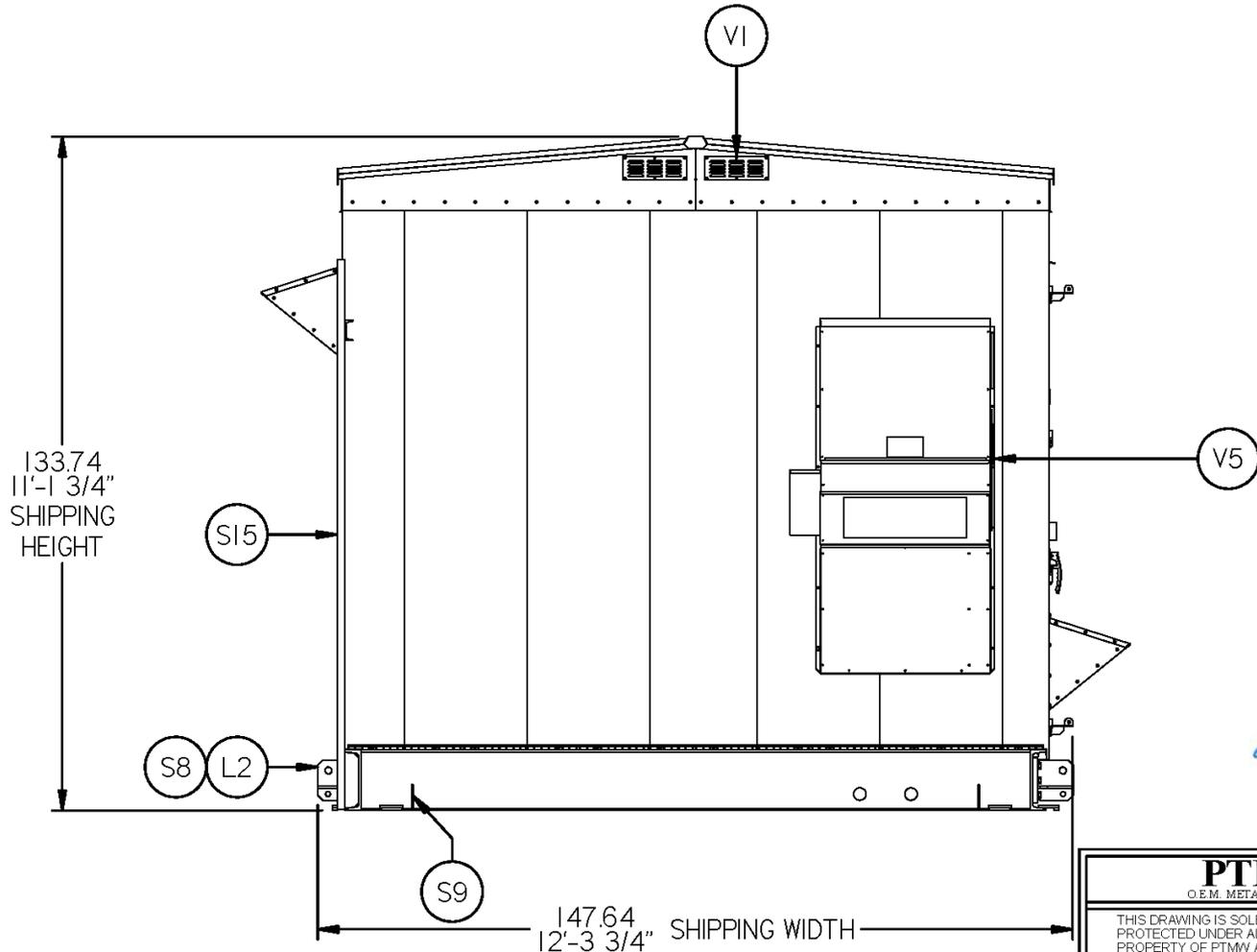
A WALL

D WALL

ISO D & A WALLS



PTMW, Inc. <small>O. E. M. METAL ENCLOSURES & FABRICATION</small>	
<small>THIS DRAWING IS SOLE PROPERTY OF PTMW AND IS PROTECTED UNDER ALL COPYRIGHT LAWS. THIS DESIGN IS PROPERTY OF PTMW AND IS PROVIDED ON A CONFIDENTIAL BASIS FOR USE RELATED TO PTMW'S BUSINESS. THIS DRAWING MAY NOT BE REPRODUCED AND THE DESIGN MAY NOT BE DUPLICATED WITHOUT THE WRITTEN PERMISSION OF PTMW. WE RESERVE THE RIGHT TO MODIFY THIS DESIGN. THIS DRAWING IS LOANED SUBJECT TO RETURN ON DEMAND.</small>	
11'-6" X 17 SUNOCO GEN 4 W/ 16'-6" PLATFORM	
90001336 A	SHEET 4 OF 18



EXTERIOR VIEW OF A WALL

SCALE: 1":32"

PTMW, Inc. O.E.M. METAL ENCLOSURES & FABRICATION	
<p>THIS DRAWING IS SOLE PROPERTY OF PTMW AND IS PROTECTED UNDER ALL COPYRIGHT LAWS. THIS DESIGN IS PROPERTY OF PTMW AND IS PROVIDED ON A CONFIDENTIAL BASIS FOR USE RELATED TO PTMW'S BUSINESS. THIS DRAWING MAY NOT BE REPRODUCED AND THE DESIGN MAY NOT BE DUPLICATED WITHOUT THE WRITTEN PERMISSION OF PTMW. WE RESERVE THE RIGHT TO MODIFY THIS DESIGN. THIS DRAWING IS LOANED SUBJECT TO RETURN ON DEMAND.</p>	
<p>11'-6" X 17 SUNOCO GEN 4 W/ 16'-6" PLATFORM</p>	
90001336 A	SHEET 8 OF 18

**NOTICE OF ANNUAL MEETING SCHEDULE
PLANNING COMMISSION OF THE
CITY OF NORTH SALT LAKE, DAVIS COUNTY, UTAH
CALENDAR YEAR 2022**

The Planning Commission of the City of North Salt Lake, Davis County, Utah, hereby gives notice to the public of the regular meeting schedule for the calendar year 2022;

All meetings will be held at the North Salt Lake City Hall, in the Council Chambers, 10 East Center Street, and commence at 6:30 p.m., unless otherwise posted. If any meeting is canceled or rescheduled by the Planning Commission, public notice will be given of such new meeting date. Meetings at times other than as specified shall be held by the Planning Commission as circumstances require. The dates for holding regular meetings shall be as follows:

REGULAR MEETING DATES

JANUARY 11	JULY 12
JANUARY 25	JULY 26
FEBRUARY 8	AUGUST 9
FEBRUARY 22	AUGUST 23
MARCH 8	SEPTEMBER 13
MARCH 22	SEPTEMBER 27
APRIL 12	OCTOBER 11
APRIL 26	OCTOBER 25
MAY 10	NOVEMBER 8
MAY 24	NOVEMBER 22
JUNE 14	DECEMBER 13
JUNE 28	

All meetings of the Planning Commission are open to the public unless closed pursuant to Section 52-4-204 and 52-4-205, Utah Code. A written agenda of each open meeting will be posted on the City's website at www.nslcity.org and at the North Salt Lake City Hall, 10 East Center Street, in North Salt Lake, Utah no later than 5:30 p.m. on the regular business day preceding such meeting.

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 NOVEMBER 9, 2021
4

5 **DRAFT**
6

7 Commission Chair Ted Knowlton called the meeting to order at 6:30 p.m. and Alisa Van
8 Langeveld those present in the Pledge of Allegiance.
9

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

17 EXCUSED: Commissioner BreAnna Larson
18

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

22 OTHERS PRESENT: George Fisher, Ruth Ann Fisher, Fisher Company; Dee Lalliss, resident.
23

24 1. PUBLIC COMMENTS
25

26 There were no public comments.
27

28 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR FISHER COMPANY
29 LOCATED AT 980 NORTH MAIN STREET, GEORGE FISHER, APPLICANT
30

31 Mackenzie Bennett reported that the Fisher Company had been operating in the City for over 30
32 years at the 980 North Main Street location. In September of 1988, George Fisher applied for a
33 conditional use permit for light manufacturing of electronic items, storage tanks, emission
34 control devices, and more. At that time, Mr. Fisher told the Planning Commission that there
35 would be no sandblasting at that location. During the fall of 2021, the City was notified that
36 Fisher Company was sandblasting outdoors at the Main Street location. The outdoor sandblasting
37 caused sand to be blown off the property, which affected neighboring businesses and potentially
38 the county storm drain system. The City contacted Mr. Fisher and informed him that the business
39 was operating outside of the business license and conditional use permit by sandblasting. He was
40 told that if he wanted to continue to sandblast that the original conditional use permit would need
41 to be amended and the Planning Commission would need to grant approval.
42

43 In addition to sandblasting, the Fisher Company has altered its business operations since 1988.
44 The business now uses Teflon-type coatings on metal substrates used for semiconductor,
45 pharmaceutical, and chemical plants. The business no longer fabricates items such as tanks and
46 vessels so the 1988 conditional use permit would no longer be applicable for the new uses
47 associated with the business.

48
49 Under the new conditional use permit, the Fisher Company will be using a sandblasting
50 equivalent called vacuum blasting with new technology and equipment. The new equipment will
51 allow them to safely blast indoors. The equipment does not require masks for the operators as it
52 collects the particles/dust as it is blasting. Staff has classified this business as commercial and
53 industrial machinery and equipment (except automotive and electric) which is a conditional use
54 in the MD zone.

55
56 Mackenzie Bennett showed an aerial view of the property and explained that the company would
57 be cleaning up the fugitive dust that was leftover from the outdoor sandblasting on their property
58 and the neighboring properties. The applicant would also need to provide some indoor
59 modifications to the existing building on the property for the new machinery. The Development
60 Review Committee (DRC) recommended approval of the conditional use permit for Fisher
61 Company with the conditions that all sand or vacuum blasting occur entirely within the structure
62 and would utilize proper filtration devices and that the applicant would obtain any permits or
63 inspections for the installation of equipment.

64
65 George Fisher, Fisher Company, commented that the business had evolved over the 33 years
66 they had been operating within the City. He said originally they built composite fiberglass tanks
67 and equipment with resins, solvents with everything labeled, and a system setup per the fire
68 marshal. Mr. Fisher said all of the resins and solvents were now gone and they were no longer
69 using fiberglass. He explained that the business now applied Teflon materials to metal structures,
70 tanks, and equipment. The new technology, called vacuum blasting, would include a nozzle,
71 which was surrounded by a giant vacuum that would suck in dust and particles created during the
72 blasting process. There would be no dust clouds and the grit could be recycled.

73
74 George Fisher said the reason they did not incorporate the new technology sooner was because
75 they were not aware of it and they did not know that the outdoor sandblasting was affecting their
76 neighbor. Fisher Company was in the process of cleaning up the residual sand on both properties.
77 A room would be constructed for the installation and use of the new machinery including a
78 compressor that would be indoors.

79
80 Chair Knowlton asked in regards to the composition of the sand material. George Fisher replied
81 copper slag, quartz, stainless steel, and silica sand. He said it was inert and could be disposed of
82 properly.

83

84 Chair Knowlton asked about any potential noise issues. George Fisher responded that they tested
85 the blaster at 102 decibels, which would require ear protection.

86

87 **Commissioner Van Langeveld moved that the Planning Commission approve the**
88 **conditional use permit for Fisher Company located at 980 North Main Street with the**
89 **following conditions:**

90

91 **1) All sand or vacuum blasting will occur entirely within the structure and will utilize**
92 **proper filtration devices.**

93 **2) The application will obtain any permits or inspections for the installation of**
94 **equipment.**

95

96 **Commissioner Jorgensen seconded the motion. The motion was approved by**
97 **Commissioners Jorgensen, Knowlton, Maus, Tucker, Van Langeveld and Ward.**
98 **Commissioner Larson was excused.**

99

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

102

103 Sherrie Pace reported that the City Council did not have a meeting on November 2nd as it was
104 election day. She said the City Council would review the Annexation Policy Plan during the
105 November 16 meeting. Other items of interest on the Council agenda included the annual
106 Moderate Income Housing Report and grant applications.

107

108 Mackenzie Bennett said that November 23rd Planning Commission meeting would be canceled.

109

110 Chair Knowlton asked if public meetings for the Form Based Code could occur before the end of
111 the year. Sherrie Pace replied that with the holidays and staff's current workload that this would
112 be difficult to achieve. She said staff could prepare a schedule for the coming year.

113

114 **4. APPROVAL OF MINUTES**

115

116 The Planning Commission meeting minutes of October 26, 2021 were reviewed and approved.

117

118 **Commissioner Van Langeveld moved that the Planning Commission approve the meeting**
119 **minutes from October 26, 2021. Commissioner Ward seconded the motion. The motion was**
120 **approved by Commissioners Jorgensen, Knowlton, Maus, Tucker, Van Langeveld and**
121 **Ward. Commissioner Larson was excused.**

122 5. ADJOURN

123

124 Chair Knowlton adjourned the meeting at 6:46 p.m.

125

126 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
127 *Tuesday November 23, 2021 by unanimous vote of all members present.*

128

129

130

131 _____
Linda Horrocks, City Recorder