

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
NOVEMBER 9, 2021

**FINAL**

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

PRESENT: Commission Chair Ted Knowlton  
Commissioner Ron Jorgensen  
Commissioner Katherine Maus  
Commissioner Alisa Van Langeveld  
Commissioner Brandon Tucker  
Commissioner William Ward

EXCUSED: Commissioner BreAnna Larson

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

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

1. PUBLIC COMMENTS

There were no public comments.

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

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

In addition to sandblasting, the Fisher Company has altered its business operations 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 so the 1988 conditional use permit would no longer be applicable for the new uses associated with the business.

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

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

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

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

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

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

**Commissioner Van Langeveld moved 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.

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

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

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

Mackenzie Bennett said that November 23<sup>rd</sup> Planning Commission meeting would be canceled.

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

4. APPROVAL OF MINUTES

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

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

5. ADJOURN

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

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday December 14, 2021 by unanimous vote of all members present.*



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Linda Horrocks, City Recorder