

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
MARCH 22, 2022

**FINAL**

Commission Chair BreAnna Larson called the meeting to order at 6:30 p.m. and Ryan Holbrook led those present in the Pledge of Allegiance.

PRESENT: Commission Chair BreAnna Larson  
Commissioner Ryan Holbrook  
Commissioner Ron Jorgensen  
Commissioner Irene Stone  
Commissioner William Ward

EXCUSED: Commissioner Katherine Maus  
Commissioner Brandon Tucker

STAFF PRESENT: Mackenzie Bennett, Planner.

OTHERS PRESENT: Dee Lalliss, resident; Ken Potts, Connor Taylor, Kelly Holland (via telephone), Innophos.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF SITE PLAN AMENDMENT APPROVAL FOR INNOPHOS  
WATER TREATMENT FACILITY AT 680 NORTH 700 WEST, CONNOR TAYLOR,  
APPLICANT

Mackenzie Bennett explained that South Davis Sewer District required treatment for water after it was used within the facilities for Innophos, a supplement and vitamin manufacturer. In order to be in compliance with the requirements from South Davis Sewer District, Innophos would be adding two 36 foot tall stainless steel water tanks and an 1,880 square foot addition to the existing building. The property is located in the Manufacturing Distribution (MD) zone and is approximately 101,438 square feet. A 1,050 square foot carport on the north side of the building is to be removed and replaced with the new building addition.

The applicant will be providing 93 parking stalls, with four ADA compliant spaces, per City code requirements. The site modifications would remove four of the existing parking stalls but add 18 new stalls to the north of the existing parking.

Mackenzie Bennett presented the site plan with the proposed location of the storage tanks, building addition, and additional parking. She said the minimum landscape percentage was 10% in the MD zone and the proposed site plan provided 33,842 square feet of landscaping which was equal to 10%. The proposed building addition meets architectural design guidelines and is compliant with code including massing and materials. Ms. Bennett explained that the placement of the steel tanks in the front setback was not prohibited or regulated by City code. The tanks would be required to remain in good condition so as not to be an aesthetic nuisance.

Mackenzie Bennett explained that as the affected area was less than five acres the site plan amendment did not need to go before the City Council for approval. The Development Review Committee (DRC) recommended approval of the amendment and as all engineering redlines had been completed there were no conditions.

Chair Larson asked about the water treatment requirements. Connor Taylor, Innophos, replied that they were required to take the processed water and test it for pH as well as a clarifier for metals such as zinc as an excess amount could interfere with the Sewer District's processes.

Chair Larson questioned how the excess metals were handled after filtration. Connor Taylor responded that the metals became a filter cake that was processed into a containment area and disposed offsite.

Commissioner Holbrook asked if there would be a clarifier onsite. Connor Taylor replied affirmatively.

Commissioner Jorgensen spoke on the additional 18 parking spaces. He said he had visited the site and noticed employees parking on the street and at a building across the street from the site. Connor Taylor said they would install asphalt for the additional parking. He explained they also owned a building across the street with employees who worked at both locations.

Chair Larson asked what the building addition would be used for. Connor Taylor replied that the addition would contain the wastewater treatment equipment.

**Commissioner Jorgensen moved that the Planning Commission approve of the site plan amendment for Innophos Water Treatment Facility located at 680 North 700 West with no conditions. Commissioner Holbrook seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, and Ward. Commissioners Maus and Tucker were excused.**

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

Mackenzie Bennett shared that there was nothing to report regarding City Council actions on items recommended by the Planning Commission. She then explained the overview and chapter 1 of the Form-Based Code that was provided to the Planning Commission in paper format. She said the Planning Commission would review and discuss these at the next Commission meeting.

Commissioner Jorgensen commented that background on the context, history, and the reasoning for this template may be helpful for the newer Commissioners. Mackenzie Bennett replied that during the overview of the Form-Based Code staff would provide a refresher of the proposed code. She explained that while the Commission was reviewing the chapters to look at the conceptual ideas and enforceable code as well as any grammatical errors.

Chair Larson said that this process had taken over two years, partly due to COVID, and was a large undertaking that would impact how the City was developed and planned moving forward. She explained that the Form-Based Code should streamline the development process and make it more objective overall.

Commissioner Jorgensen asked if there was any training specific to Form-Based Code that may be useful for the Commissioners. Chair Larson replied that it was a guiding document and could be amended in the future.

Mackenzie Bennett commented that she would research books or training about Form-Based Code and report back during the next Commission meeting.

Commissioner Ward mentioned the purpose statements and additional items that may not be needed in the code. Mackenzie Bennett responded that the diagrams and pictures would be added, unnecessary items would be removed, and the entire document would be codified.

### 4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of March 8, 2022 were reviewed and approved.

**Commissioner Jorgensen moved to approve the March 8, 2022 meeting minutes as drafted. Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Stone, and Ward. Commissioners Maus and Tucker were excused.**

5. ADJOURN

Chair Larson adjourned the meeting at 6:54 p.m.

*The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, April 12, 2022 by unanimous vote of all members present.*

  
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Wendy Page, City Recorder