



# CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

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## NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA September 10, 2024 6:30 p.m.

Notice is given that the City of North Salt Lake Planning Commission will hold a regular meeting on the above noted date and time in the City Council Chambers located at 10 East Center Street.

- 1) Welcome and Introduction
- 2) Public comments
- 3) Work Session: Pending Code Amendment
  - a. Conditional Use Standards and Land Use Table (Production through Nonstore Retailers)
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
  - a. 08/27/2024

Adjourn

*This meeting will be broadcasted live through the City's YouTube channel: <https://www.youtube.com/@nslutah4909/streams>.*

*Planning Commission meetings are open to the public. If you need special accommodation to participate in the meeting, please call (801) 335-8709 with at least 24 hours' notice. Meetings of the Planning Commission may be conducted via electronic means pursuant to Utah Code Ann. §52-4-207 as amended. In such circumstances, contact will be established and maintained via electronic means and the meetings will be conducted in accordance with the City's Electronic Meetings Policy.*

Notice of Posting:

I, the duly appointed City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **September 10, 2024** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmnl/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: September 9, 2024

  
Wendy Page, City Recorder



1 CITY OF NORTH SALT LAKE  
2 PLANNING COMMISSION MEETING  
3 ANCHOR LOCATION: CITY HALL  
4 10 EAST CENTER STREET, NORTH SALT LAKE  
5 AUGUST 27, 2024

6  
7 **DRAFT**  
8

9 Commission Chair Larson called the meeting to order at 6:30 p.m.

10  
11 PRESENT: Commission Chair BreAnna Larson  
12 Commissioner Ryan Holbrook  
13 Commissioner Ron Jorgensen  
14 Commissioner Johnathan Marsh  
15 Commissioner Irene Stone  
16 Commissioner Brandon Tucker  
17 Commissioner William Ward  
18

19 STAFF PRESENT: Sherrie Pace, Community Development Director; Mackenzie Johnson,  
20 Planner; Caden Baines, Planning Intern.  
21

22 OTHERS PRESENT: Dee Lalliss, resident.  
23

24 1. WELCOME AND INTRODUCTION  
25

26 Chair Larson introduced the new Planning Commissioner, Johnathan Marsh.  
27

28 Commissioner Marsh commented that he had lived in the recently annexed area for 14 years. He  
29 mentioned his wife was a senior planner for another city. He shared that he was a computer  
30 engineer for a defense contractor and owned several rental properties that provided housing for  
31 individuals with disabilities.  
32

33 2. PUBLIC COMMENTS  
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35 There were no public comments.  
36

37 3. WORK SESSION: PENDING CODE AMENDMENTS  
38

39 Sherrie Pace explained that the conditional use standards and land use table code amendment  
40 was warranted by a potential application for a homeless shelter near the Foxboro neighborhood.  
41 She said that the City Attorney had reviewed the existing conditional use ordinance and noted  
42 that it was missing key elements related to the ability to impose conditions related to safety. She  
43 shared that if there was a pending ordinance amendment, the City could postpone an application

44 for any use that would be affected by the pending ordinance for up to 180 days or until the  
45 ordinance is adopted, whichever is first. She explained that on August 15<sup>th</sup> the City Council  
46 directed staff to update the conditional use ordinance including the land use table and sign  
47 ordinance. She clarified that the County had pulled their funding for services at the proposed  
48 location in the City. She said the Homeless Services Board would be reviewing this item on  
49 September 12<sup>th</sup> to determine State funding for the property purchase, but she was unsure what  
50 would happen. She also said the sign code was outdated, and the City Attorney would present at  
51 the City Council work session on September 3<sup>rd</sup> to review the changes that were required.

52

53 a. CONDITIONAL USE STANDARDS AND LAND USE TABLE

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55 Sherrie Pace reported that State code 10-9a-507 governed conditional use permits and required  
56 objective standards. She said State code also required that conditions must: be reasonably related  
57 to mitigate anticipated detrimental effects, did not require elimination of those detrimental  
58 effects, and allowed for denial if detrimental effects could not be substantially mitigated. She  
59 stated that conditional use permits were administrative, and all uses had to be either permitted or  
60 conditional.

61

62 Sherrie Pace requested the Planning Commission review the existing land use table (conditional,  
63 permitted, prohibited) and provide feedback at the next meeting. She shared a current copy of the  
64 land use table for the CS, CG, MD, and MG zones. She reviewed the general uses in the CH  
65 zone including general office, general retail, restaurants, and auto sales (permitted), retail larger  
66 than 20,000 square feet, special events (conditional), and auto body, bowling alleys, car wash,  
67 gas station, manufacturing, and pawn shops (prohibited).

68

69 Mackenzie Johnson clarified that every land use could not be listed in the code and if the use was  
70 not listed then the applicant would need to return with a code amendment to be added to the use  
71 table.

72

73 Commissioner Tucker suggested that if a use was not listed then it would require review by the  
74 Planning Commission as a conditional use. Sherrie Pace replied that if a use is not listed then it  
75 should be prohibited, and the applicant could then request a code amendment to avoid allowing  
76 every use as a conditional use. She specified that conditional uses are administrative decisions  
77 that are permitted uses with conditions.

78

79 Mackenzie Johnson spoke on the State statute regarding conditional uses and moving from  
80 conditional uses to permitted or not permitted uses.

81

82 Sherrie Pace said standards for particular uses must be enumerated in the code and gave the  
83 example of auto dealerships and issues with parking requirements and the number of vehicles  
84 onsite. She showed what Clearfield City had implemented for conditional and permitted uses.

85

86 Commissioner Tucker asked how to evaluate the list of uses and the objective criteria to utilize.  
87 Sherrie Pace requested that the Commission look at whether the use would create noise, odor,  
88 light pollution, nuisance, traffic, environmental, or other detrimental impacts when reviewing  
89 conditional uses. She asked the Commission to highlight those uses that should be prohibited or  
90 would need standards.

91  
92 Sherrie Pace shared supplementary regulations for conditional uses from South Jordan City  
93 including those for animal services, financial institutions (check cashing, pawn shop), and car  
94 dealerships.

95  
96 Mackenzie Johnson spoke on the vagueness of permitted uses in the Commercial Highway (CH)  
97 zone and how it functioned well due to other city codes such as parking and outdoor storage  
98 requirements. Sherrie Pace mentioned that some uses would be added to the table related to  
99 social services and related conditions in the event of an application for a shelter or similar use.

100  
101 Sherrie Pace explained that there were several conditional uses permits in process but no new  
102 conditional use permit applications could be processed until the ordinance was adopted or until  
103 February 15, 2025.

104  
105 Commissioner Jorgensen asked if there were other communities that had written a more  
106 exhaustive list. Sherrie Pace replied that she had been unable to find a more comprehensive list  
107 and how this was a monumental task.

108  
109 Chair Larson asked how often applicants applied for or asked about uses that were not on the list.  
110 Mackenzie Johnson replied with the estimate that it was approximately 30% of the time.

111  
112 Chair Larson clarified that when the Commission reviewed the uses, they should try and  
113 combine some uses while also providing tight regulations for code enforcement.

114  
115 Commissioner Holbrook questioned why the CH zone was removed from the table. Sherrie Pace  
116 replied that it was removed when staff was working on the town center and Form Based Code.  
117 She explained how this was to limit certain uses on Highway 89. She mentioned how staff was  
118 working on a request for design standards for the town center.

119  
120 Commissioner Stone mentioned car dealerships and requirements to potentially limit proximity.  
121 Sherrie Pace replied that she had seen proximity limitations on certain uses such as sexually  
122 oriented businesses or bars. She said this was something staff could discuss with the City  
123 Attorney. She detailed the process for the proposed code amendments including meeting with the  
124 City Attorney, draft changes by staff, a public hearing, recommendation by the Planning  
125 Commission, and adoption or modification by the City Council.

126

127 Staff spoke on reviewing the use table over the next several meetings and mentioned upcoming  
128 applications including the project at 130 East, code amendments for bay doors fronting a street,  
129 short term rentals, caretaker dwellings for commercial buildings, commercial development, and  
130 residential development on Redwood Road.

131  
132 Sherrie Pace requested that the Commission review the land use list through “non-store and store  
133 retailers” prior to the next meeting. Chair Larson clarified reviewing pages one through five and  
134 highlighting prohibited uses, those that need conditions, and those that could be combined.

135  
136 b. SIGN CODE

137  
138 Sherrie Pace stated that she would be working with the City Attorney on the sign ordinance  
139 including time, place, and manner. She said the City Council would review this item during their  
140 September 6<sup>th</sup> meeting and would send the link to the Commission.

141  
142 c. GENERAL PLAN UPDATE

143  
144 Sherrie Pace provided an update on the General Plan including a Steering Committee meeting in  
145 September. She said there would also be a hands-on public workshop on October 7<sup>th</sup> to review  
146 existing conditions, visual preference surveys, and development of scenarios.

147  
148 4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY  
149 PLANNING COMMISSION

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151 Sherrie Pace reported on the City Council meetings held on July 16<sup>th</sup>, August 15<sup>th</sup>, and August  
152 20<sup>th</sup>. She said the July 16<sup>th</sup> meeting included the appointment of Jon Marsh to the Planning  
153 Commission and the approval of \$10,000 in matching funds for the Davis County mural grant.  
154 She said the August 15<sup>th</sup> special meeting included the Council directive to initiate a code  
155 amendment regarding the standards for conditional uses, the land use table, and sign code  
156 update. She mentioned that the Council toured Switchpoint in Tooele City on August 20<sup>th</sup>. She  
157 explained that Switchpoint was a community resource center for individuals experiencing  
158 homelessness.

159  
160 5. APPROVAL OF MINUTES

161  
162 The Planning Commission meeting minutes of June 11, 2024 were reviewed and approved.

163  
164 **Commissioner Jorgensen moved to approve the minutes as drafted for the June 11, 2024**  
165 **Planning Commission meeting. Commissioner Tucker seconded the motion. The motion**  
166 **was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and**  
167 **Ward.**

168

169           6. ADJOURN

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171 Commission Chair Larson adjourned the meeting at 7:26 p.m.

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173 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*  
174 *Tuesday, September 10, 2024 by unanimous vote of all members present.*

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*Wendy Page, City Recorder*