



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 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
- 4) Report on City Council actions on items recommended by Planning Commission
- 5) Approval of minutes:
 - a. 11/26/2024

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 **December 10, 2024** were posted on the Utah Public Notice Website: <https://www.utah.gov/pmn/>, City's Website: <https://www.nslcity.org>, and at City Hall: 10 E. Center St. North Salt Lake.

Date Posted: December 5, 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 NOVEMBER 26, 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; Via Zoom: Bryon Tarbet, Amani Agriculture/Prime
23 90.
24

25 1. PUBLIC COMMENTS
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27 There were no public comments.
28

29 2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR AMANI
30 AGRICULTURE AND PRIME 90 AT 190 NORTH CUTLER DRIVE, SUITES B AND
31 C, BRYON TARBET, APPLICANT
32

33 Mackenzie Johnson clarified that this item was reviewed by the Planning Commission on
34 November 12, 2024. She noted that this was a conditional use permit for Amani Agriculture and
35 Prime 90 located at 190 North Cutler Drive Suites B and C which was zoned General
36 Commercial (CG). She said the multi-tenant building housed Mountain West Lethal Precision
37 and Trutech Laser Corp in Suite A, Ideal Sciences and Wine Cellars in Suite D, and Amani
38 Agriculture, Prime 90, and The CBD Doctors in Suites B and C. She explained that staff
39 classified Amani Agriculture and Prime 90 as miscellaneous manufacturing which is a
40 conditional use. She said The CBD Doctors business was classified as general office as the
41 Cutler Drive location was only used for office work and drop shipping and was a permitted use.
42

43 Ms. Johnson mentioned that the City received the complete conditional use permit application
44 prior to the City Council's formal initiation of the code amendment for conditional uses
45 including the update of the land use table on August 15, 2024 and therefore was not subject to
46 the provisions of State Code Section 10-9a-509 regarding pending ordinances and may be
47 processed. She also spoke on the initial investigation related to odor complaints and the
48 identification of a possible source of the odor which was the manufacturing of SaniMax CL02
49 (chlorine dioxide) which the applicant has agreed to discontinue the manufacture, sale, or storage
50 of at the subject location.

51
52 Commissioner Jorgensen asked if there was a concern about the proposed conditions. He
53 questioned the nature and quantity of the chemicals to be used. Bryon Tarbet, applicant, replied
54 that he did not have any concerns with the suggested conditions. He said that most of the
55 chemicals were for the agricultural use and had near zero health impacts and those chemicals
56 with higher health impacts were stored onsite in one to five pound quantities.

57
58 Chair Larson mentioned the odor complaint and the remediation by sealing the walls. She also
59 asked regarding the use of a cement mixer in the parking lot. Bryon Tarbet responded that the
60 sealing process included caulk or urethane foam near the openings and ceiling spaces. He said
61 that the cement mixer had been moved indoors.

62
63 Commissioner Stone asked about the regulation agency for inspecting the chemicals onsite.
64 Mackenzie Johnson shared that the applicant was required to submit quantities, storage plans,
65 and Safety Data Sheets (SDS) to the City and South Davis Metro Fire (SDMF). She noted that
66 SDMF would be the regulation agency to conduct inspections regarding the chemicals. She said
67 the chemicals were anticipated to be small quantities and stored in a manner that was acceptable
68 to the Fire Code.

69
70 Commissioner Jorgensen questioned if there would be employees at the business. Bryon Tarbet
71 replied that it would be his two sons and himself working onsite.

72
73 Chair Larson spoke on the odor concern and how to proceed with this moving forward.
74 Mackenzie Johnson said that odors and light were typically subjective and difficult to enforce on.
75 She elaborated that in this situation the City was able to identify a root cause of the odor, which
76 was likely the SaniMax that had been removed from the site.

77
78 Sherrie Pace commented that the City Attorney recommended two conditions including that the
79 business shall not create any discernable odors from or related to the storage, manufacturing, or
80 use of chemicals, materials, or other substances; and the applicant permits City staff entry to the
81 premises to inspect the unit and warehouse whenever requested to ensure compliance with the
82 conditions of approval. She said there had not been any recent complaints but if there were future
83 complaints staff would review the site to discern any issues and potential mitigation.

84

85 Chair Larson mentioned condition six “access to manufacturing and storage areas of the subject
86 units be physically restricted from access by the unauthorized personnel and the general public”
87 and asked the applicant how they would accomplish this.

88
89 Commissioner Jorgensen commented that there could be unintentional exposure to the chemicals
90 such as a package delivery or similar and the need to restrict random entrance to the property. He
91 clarified that this would mean restricted access to the general public such as signage, locked
92 doors, etc. Bryon Tarbet replied that all of their packages would be delivered to Suite A, doors
93 would remain locked, and no customers would access the unit.

94
95 **Commissioner Jorgensen moved that the Planning Commission approve the conditional use**
96 **permit for Amani Agriculture and Prime 90 at 190 North Cutler Drive, Suites B and C with**
97 **the following conditions:**

- 98
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- 1) **The applicant complies with all applicable regulations related to the storage and quantity limits for associated chemicals, manufacturing materials, or other substances as determined by South Davis Metro Fire and other applicable jurisdictional agencies;**
 - 2) **The applicant shall inform the City and South Davis Metro Fire Agency prior to any additional chemicals, materials, or other regulated substances are stored, used, or manufactured on site which are not listed in the Safety Data Sheets submitted as part of this application for inclusion or amendment of the conditional use permit, as applicable;**
 - 3) **All manufacturing and storage activities shall be conducted indoors only;**
 - 4) **The businesses shall not create any odors discernable from outside the premises from or related to the storage or use of chemicals, materials, or other substances used in the manufacturing processes;**
 - 5) **Sufficient building modifications shall be made to the unit to ensure no discernable odor is emitted from the businesses, which may include but is not limited to additional ventilation, insulation, or sealing between neighboring units;**
 - 6) **Access to manufacturing and storage areas of the subject units be physically restricted from access by the unauthorized personnel and the general public; and**
 - 7) **The applicant permits City staff, South Davis Metro Fire, and/or the Health Department entry to the premises to inspect the unit and warehouse whenever reasonably requested to ensure compliance with the above listed conditions.**
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121 **Commissioner Marsh seconded the motion. The motion was approved by Commissioners**
122 **Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

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3. WORK SESSION: PENDING CODE AMENDMENT
 - a. CONDITIONAL USE STANDARDS AND LAND USE TABLE
- 125
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127 Sherrie Pace reported on conditional use standards and the land use table.

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129 Commissioner Jorgensen questioned the need for commercial shopping (CS) and General
130 Commercial (CG) and the difference between the two. Sherrie Pace replied that she was unsure
131 of the initial intent but it appeared that CS seemed more neighborhood commercial in most areas
132 while CG was along highway corridors. She said the next step would be to review the zoning
133 map and see what areas should be in the particular zones.

134

135 The Commission discussed the Commercial Shopping (CS), General Commercial (CG), and
136 Highway Commercial (CH), zones. They spoke on the Town Center uses, walkable commercial
137 area (CS zone), mixed use, allowing housing in the CS zone, future development/redevelopment,
138 accessory uses, and caretaker residence.

139

140 Sherrie Pace reviewed conditional use standards and the land use table for the Commercial
141 Shopping (CS), General Commercial (CG), Manufacturing Distribution (MD), and General
142 Industrial (MG) zones. She mentioned a variety of uses including agricultural, automotive,
143 leasing/rental of passenger vehicles, carwash as accessory to gas station, convenience store,
144 hardware stores, and maintenance/detail/trim vehicles. She shared a zoning map of the City and
145 showed where each zone was located.

146

147 The Commission discussed whether the CS zone should be neighborhood commercial uses and
148 how the zones and uses would align with the General Plan update. They spoke on allowing
149 residential and mixed use in CS zones, Planned (P) Districts, and prohibited uses.

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151 The Commission reviewed a variety of uses and determined whether they were permitted,
152 conditional, or prohibited in the aforementioned zones including: automotive, banking,
153 building/contracting/suppliers, preschool/daycare, leasing and rental office for machinery and
154 equipment, professional office, hospital, medical spas, medical offices, mental health/therapy,
155 ambulance, substance abuse centers, residential care, banquet and reception centers, food service
156 contractors, lodging/hotels/motels/bed & breakfast, RV parks/campgrounds, restaurant, bars,
157 mining activities, veterinary care, appliance repair, funeral homes/mortuary, janitorial services,
158 laundry/dry cleaners (drop-off or onsite cleaning), commercial laundry, linen supply,
159 packaging/labeling, personal and household goods repair, churches, beer/wine/liquor store,
160 consumer electronic and rental, department store, electronic shopping/mail order houses,
161 entertainment/entertainment rental, gas station, general rentals, liquified petroleum gas dealer
162 meat market, outdoor power equipment store, supermarkets and other grocery stores, tobacco
163 stores, used merchandise, vending machine operators, homeless shelter, social services: services
164 for the elderly, youth/child, individual and family, etc. They established having certain uses in a
165 civic zone such as colleges/university/professional schools, elementary/high and charter schools,
166 and parks. They discussed the removal of amusement parks, etc., radio or television station,
167 racetrack, go-carts, studios, check cashing, pawn shops, and leasing of passenger vehicles in the
168 CS zone.

169
170 The Commission requested that staff research studio uses including production/independent artist
171 such as art gallery, art classes, and recording studio. The Commission further directed staff to
172 research substance abuse centers, residential treatment facilities, mental health, outpatient clinic,
173 etc. The Commission would further review uses after the General Plan meeting with the City
174 Council.

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176 Sherrie Pace said that the Commission would continue to revise the conditional use standards
177 and land use table. She said staff would prepare the revisions in advance of the public hearing on
178 January 28th meeting for adoption by the City Council on February 4th.

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180 4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY
181 PLANNING COMMISSION

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183 Sherrie Pace reported on upcoming dates including the Winter Lights Fest (including a food
184 drive) on December 2nd at 6:00 p.m., the joint Planning Commission and City Council meeting to
185 discuss the General Plan on December 3rd at 5:45 p.m., the holiday party on December 6th at 6:00
186 p.m., and the final Planning Commission meeting of 2024 on December 10th.

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188 5. APPROVAL OF MINUTES

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190 The Planning Commission meeting minutes of November 12, 2024 were reviewed and approved.
191

192 **Commissioner Jorgensen moved to approve the meeting minutes for the November 12,**
193 **2024 Planning Commission meeting as drafted. Commissioner Marsh seconded the motion.**
194 **The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone,**
195 **Tucker, and Ward.**

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197 6. ADJOURN

198
199 Commission Chair Larson adjourned the meeting at 8:52 p.m.

200
201 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
202 *Tuesday, December 10, 2024 by unanimous vote of all members present.*

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Wendy Page, City Recorder

Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Child and youth services (Boys and Girls Clubs, YMCA, Scouts, Big Brothers/Big Sisters, Junior Achievement, Toys for Tots, Children's Justice Center, etc.)	P	P	N	N		16-2
Community food services (meals on wheels, food pantry, soup kitchen)	P	P	P	N		16-3
Daycare Services, Child	P	P	C	N		16-4
Daycare Services, Adult	P	P	C	N		16-5
Emergency and other relief services (Red Cross, Salvation Army)	P	P	P	N		16-6
Homeless shelters & services	N	N	N	N		16-7
Other individual and family services (Humane Society?, social action groups, ACLU, Housing Services, Credit Counselling, United Way, Disability Law Center, Utility Assistance, National Ability Center, Wasatch Adaptive Sports.	P	P	N	N		16-8
Services for the elderly and persons with disabilities	P	P	N	N		16-9
Vocational rehabilitation services	P	P	N	N		16-10
Community (Planned Parenthood, Utah Pride Center, Volunteers of America, Family History Center, Good Will, Deseret Industries, Habitat for Humanity, Housing Authority, Community Housing Trusts						
TRANSPORTATION & FREIGHT						
Air Transportation						
Air traffic control	N	C	C	C		17-1

Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Other fuel dealers	N	N	S	S		15-27
Other gasoline stations	S	P	P	P		15-28
Outdoor power equipment stores - sales only	C	P	P	N		15-29
Paint and wallpaper stores	P	P	P	N		15-30
Pet and pet supplies stores	P	P	P	N		15-31
Recreational goods rental	P	P	P	N		15-32
Sporting goods, hobby, book and music stores	P	P	P	N		15-33
Supermarkets and other grocery (except convenience) stores	C	P	P	N		15-34
Tobacco stores	N	P	P	N		15-35
Used merchandise stores	C	C	C	N		15-36
Vending machine operators	N	C	P	N		15-37
SOCIAL SERVICES						
<p>Social Assistance:</p> <p>May included information and referral services, counselling, skill development, aid through the provision of food or clothing, housing services, life skill and personal development, alcohol, drug or substance abuse counselling center, drop-in or activity space.</p> <p>Foster care and adoption services, elderly services, tax preparation, meal delivery services</p>					Social service facility (public or nonprofit) that provides counseling, therapy or other social or human services to persons needing such services due to physical, mental, emotional, or other disabilities. Does not include schools, hospitals, clinics, daycare, or residential uses.	16-1