

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
DECEMBER 10, 2024

FINAL

Commission Vice Chair Ward called the meeting to order at 6:30 p.m.

PRESENT: Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Johnathan Marsh
Commissioner Irene Stone
Commission Vice Chair William Ward

EXCUSED: Commission Chair BreAnna Larson
Commissioner Brandon Tucker

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

OTHERS PRESENT: Dee Lalliss, resident.

1. PUBLIC COMMENTS

There were no public comments.

2. WORK SESSION: PENDING CODE AMENDMENT

a. CONDITIONAL USE STANDARDS AND LAND USE TABLE

Sherrie Pace reviewed the Conditional Use Standards and Land Use Table and commenced with social services uses. She shared that a “social service facility” was a public or non-profit facility that provided counseling, therapy, or other social or human services to persons needing such services due to physical, mental, emotional, or other disabilities. She explained that this did not include schools, hospitals, clinics, daycare, or residential use but may include information and referral services such as counseling, skill development, aid through the provision of food or clothing, housing services, life skill and personal development, alcohol/drug/substance abuse counseling, drop-in or activity space, foster care and adoption services, elderly services, tax preparation, and mail delivery services. She shared that staff had determined the uses for each category such as “child and youth services” with the examples of Boys and Girls Clubs, YMCA, scouts, Big Brother/Big Sister, Toys for Tots, etc. She noted that “community food services” could include Meals on Wheels, food pantry, and soup kitchen.

Ms. Pace shared other examples for “emergency and other relief services”, “individual and family services”, and “community services”. She asked the Commission for feedback on any concerning uses and whether these categories should be further compressed.

Commissioner Holbrook stated that he supported the categories and appreciated the examples.

The Commission discussed thrift shops which also offered job services and accepted donations. They noted limitations that could be applied such as size/square footage, zone, and homeless shelters.

Commissioner Jorgensen suggested that these uses be prohibited in the Commercial Shopping (CS) zone except for community food services or daycares. He said the other uses should be restricted to the General Commercial (CG) and Manufacturing Distribution (MD) zones.

The Commission reviewed social services, transportation and freight, trucking, urban transit systems (bus route), interurban transit (front runner), armored car services, charter bus industry, support activities for transportation, repair and storage for transit systems, pipeline transportation/terminal stations/storage/associated uses, packing/crating, repossession services, commercial air/rail/water transportation rental equipment, freestanding parking lots, power generation (water, wind, nuclear, solar, geothermal), electrical power and natural gas distribution, water distribution, sewage treatment facilities (conditional with standards), utilities and public services (post office), wireless communications (dependent on size), nuclear power, steam and air conditioning supplies, solid or hazardous waste, waste treatment and disposal, combustors/incinerators, and broadcasting and telecommunications (tower, stations), and other uses to determine whether they should be prohibited, permitted, or conditional in the CS, CG, and MD zones. They discussed uses such as helipads, drone services, rail transportation, that would require further regulation and code amendments.

Sherrie Pace then reported on “wholesale trade” and how it was defined by NAICS with durable goods, non-durable good, and wholesale electronic markers. She spoke on compressing uses into one category and to list the prohibited land uses (coal, mineral, ore, recycled asphalt or other building materials, metal scrap, auto wreckers/dismantle) and what should be allowed (plastic or paper recycling if indoors). She then mentioned the uses: farm product raw materials (grain, beans, poultry, livestock, etc.), plastic materials and resin, chemicals, petroleum bulk stations and terminals, and warehousing and storage facilities.

Commissioner Jorgensen mentioned the Highway 89 area and inquired if staff thought modifications should be made there as well. The Commission discussed auto dealerships, pawn shops, and regulations for these uses such as overlay zones (sign, storage units, billboards).

Mackenzie Johnson commented on the sensitive lands overlay zone which was the hillside and areas of liquefaction. She also mentioned the Federal mandated Drinking Water Source Protection (DWSP) zone as well as regulations for the Woods Cross Airport. The Commission discussed other overlay zones such as RV parks, hospitality (hotel), town center, or other special uses which would allow certain uses with regulations.

Commissioner Jorgensen suggested further completion of the City's geohazards overlay map related to surface rupture zones and others. Sherrie Pace replied that this could be further reviewed in 2025 along with uses in the Commercial Highway (CH) zone.

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

Sherrie Pace reported that Commissioners Stone and Marsh had been reappointed for another term. She mentioned that other items which were approved during the December 3rd City Council meeting included a boundary line agreement at Palmquist Park, and adoption of resolutions to split the Parks, Trails, Arts and Recreation Board into three separate committees. She provided a recap on the General Plan including opportunity properties and economically feasible land use scenarios.

Commissioner Jorgensen mentioned certain constraints such as water, land cost, and repurpose buildings for property development particularly on Redwood Road. He also spoke on multifamily requirements from the State and the report of a negative outlook on retail and restaurants.

Commissioner Holbrook spoke on water consumption and recycling and what uses consumed less (industrial, hotels, single family).

The Commission reviewed the proposed 2025 meeting schedule including changing the November 11th meeting to November 12th.

4. APPROVAL OF MINUTES

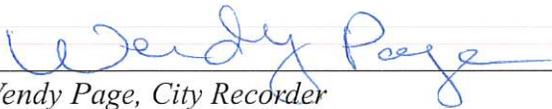
The Planning Commission meeting minutes of November 26, 2024 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the November 26, 2024 Planning Commission meeting as drafted. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Marsh, Stone, and Ward. Commissioners Larson and Tucker were excused.

5. ADJOURN

Commission Vice Chair Ward adjourned the meeting at 7:48 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, January 14, 2025 by unanimous vote of all members present.



Wendy Page, City Recorder

