

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
ANCHOR LOCATION: CITY HALL
10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 11, 2025

FINAL

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

PRESENT: Commission Chair BreAnna Larson
Commissioner Ryan Holbrook
Commissioner Ron Jorgensen
Commissioner Johnathan Marsh
Commissioner Irene Stone via Zoom
Commissioner Brandon Tucker
Commission Vice Chair William Ward

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

OTHERS PRESENT: Dee Lalliss, Lisa Watts Baskin, residents.

1. PUBLIC COMMENTS

There were no public comments.

2. WORK SESSION: PENDING CODE AMENDMENT

a. CONDITIONAL USE STANDARDS AND LAND USE TABLE

Sherrie Pace provided an overview of City code Title 10, Chapter 19 Specific Use Standards. She explained that under 10-19-3: Accessory Uses: Accessory Caretaker Residence (ACR) had already been approved in November 2024. She continued with 10-19-3: Accessory Uses and asked for Commission feedback on the following: ATM, Kiosk, Vending Machine, Contractors Yard (accessory to an active construction site or development), Outdoor Display, Outdoor Storage, and Temporary Portable Storage Containers. She then reviewed 10-19-4: Agricultural Uses with: Community and Urban Gardens and noted that only the Utah Department of Agriculture could regulate beekeeping.

Ms. Pace noted the changes to 10-19-5: Automotive: A. Dealer, Passenger Vehicles, Recreation Vehicles, Motorcycles, and Boats (sale, lease, or rent). She said these requirements would apply to any new business, or expansion/remodel of an existing business of over 5,000 square feet. She explained that the minimum lot area shall be at least one (1) acre which would help to eliminate some of the issues along Highway 89 due to smaller lots. She noted other requirements related to buffers from residential uses, outdoor speakers, lighting, deliveries, drive aisles, multi-tenant developments, showroom size, etc. She then reviewed: B. Dealer, Commercial Vehicles (sale, lease, rent), C. Maintenance, Car Wash and D. Maintenance & Repair, Automotive and noted the requirement that all drives/parking/storage be paved and all bay doors could not face residential, Center Street, Redwood Road, or 1100 North.

Commissioner Marsh mentioned issues in the annexed area with the car dealer who stored vehicles on the street along 800 West. He suggested that whatever remedies were being used for that enforcement should be included in this section. Sherrie Pace replied that the City had been enforcing that area and said she would add verbiage to ensure no on-street storage/display or unloading/loading would be allowed on a public street even temporarily. She also mentioned the need for designated parking for employees and customers.

Sherrie Pace reviewed E. Repair, Automotive Body, Paint, and Interior, Additional Standards, F. Repossession Services, G. Retail Sales, Automotive Parts and Accessories, H. Retail Sales, Tire and Wheel Installation, I. Storage, Motor Vehicle Towing and Impound Lots, J. Wholesale, Automotive Parts and Supplies (new), K. Wholesale, Motor Vehicles, and L. Wholesale, Tire and Tube. She shared changes to 10-19-6: Banking A. Banks, Credit Unions, Mortgage Brokers, Financial Managers, and B. Pawn Shops as well as 10-19-7: Building, Contracting, & Suppliers: A. All Building, Contracting, & Suppliers Uses, and B. Retail, Construction Materials. She noted that home improvement/landscaping stores were limited to 15,000 square feet in the CS zone and mentioned the South Fork Hardware store was 18,000 square feet and the Ace Hardware was 10,000 square feet.

Sherrie Pace continued with 10-19-8: Education, Schools, & Training: A. Group Instruction, Martial Arts, Preschools, Sports, Dance and Recreation, B. Micro-Education Schools, and C. Professional CDL Driving Schools. She spoke on 10-19-9: Entertainment: A. Amusement Centers and Arcades (Ax Throwing, Bowling, Go Carts, Mini Golf, Skating), B. Athletic Club, Fitness and Recreational Sports (Indoor Tennis, Pickleball, Volleyball, Swimming), C. Production and Distribution, Motion Picture, Video, Television, Music, Including Recording Studios, D. Promoters, Performing Arts, Sports or Similar Events with Facilities, E. Single Individual Studios, Independent Artists, Writers, and Performers, and F. Theater, Movie, Live Entertainment Venues, Performing Arts Companies, Sports Teams. She reviewed 10-19-10:

General Office: A. Call Centers, Information Services, and Data Processing Services, B. Employment Placement Agencies, and C. Leasing and Rental, Office Machinery, and Equipment.

Sherrie Pace focused on 10-19:11: Healthcare: A. Outpatient Mental Health and Substance Abuse Centers, and B. Residential Care Facilities, Nursing Care and Assisted Living. She reviewed 10-19-12: Hospitality: A. Alcoholic Beverages, B. Banquet and Reception Centers, C. Food Service Contractors, Caterers, Mobile Food Business, and Commissaries, D. Lodging, Hotel and Motel, E. Lodging, Recreational Vehicle Parks and Campgrounds, F. Restaurants and Coffee Shops, and G. Sexually Oriented Businesses.

Commissioner Jorgensen suggested a review of the proposed parking of a minimum of one space for every five guests for banquet and reception centers and if this was adequate. Mackenzie Johnson shared standards for reception centers Arco Iris and Hanks Garage which stated “parking calculated by the category of assembly center/dance/reception concert hall which requires one stall per four seats of total seating capacity plus one stall per one hundred square feet of assembly area within the main auditorium where there are no fixed seats.”

The Commission discussed shared parking, daytime uses, offsite parking within a certain distance, and other accommodations related to banquet and reception centers. They also discussed standards related to food trucks and other mobile food businesses including restrictions on loud generators as well as removing the provisions that food trucks and trailers could not include the sale or provision of alcoholic beverages as this was regulated by the State. They also discussed Bed and Breakfast regulations versus short term rentals.

Sherrie Pace noted requirements related to 10-19-13: Manufacturing and Assembly: A. All Manufacturing and Assembly Processes, B. Asphalt and Concrete Service Batching Plants, C. Food, Breweries, Distilleries, Wineries, D. Refinery, Oil and Gas, and E. Repair, Commercial and Industrial Machinery and Equipment.

Commissioner Jorgensen suggested adding language to address secondary retaining, adequate storage, hazardous storage and communication, facility procedures related to emergency procedures, and accidental release of chemicals and offsite consequences. He mentioned standards for Breweries/Distilleries, etc. related to on premise sales and consumption.

Sherrie Pace reviewed 10-19-14: Mining and Support Activities: A. Mineral Extraction, B. Mineral, Oil Gas Extraction and Refining Support Activities as well as 10-19-15: Personal Services: A. Animal Care, Boarding, Day Care and Kennels, Pet Services, and Veterinary Services, B. Appliance, Electronic, and Small Engine Repair and Maintenance, C. Exterminating and Pest Control Services, D. Funeral Homes and Mortuaries, E. Janitorial, Laundry, and Linen

Supply Services, F. Pharmacies and Drugstores, G. Personal and Household Goods Repair, and Maintenance, and H. Salons, Hair, Nail, Lashes, Permanent Cosmetics, Tattoos. She continued with 10-19-16: Religious, Grant Making, Civic, Professional, and Similar Organizations A. Religious Organizations, Churches. She then reviewed 10-19-17: Residential: A. Accessory Dwelling Units, B. Residential Short Term Rental (STR), and C. Residential Structures.

Mackenzie Johnson reported on the changes to short term rentals for single/two family dwellings including requirements for owner occupied, one STR per property and standards for multifamily dwellings with one half of the total legal dwelling units on a single property permitted as STR and that the owner was not required to reside therein if they, a designated individual, or professional management company was available to respond 24/7 by phone or physically within one hour. She reviewed additional standards and proposed changes followed by Commission discussion related to owner occupancy, noise issues, limiting multifamily rentals to a certain percent of units, business licensing for a STR, and parking.

Sherrie Pace continued her review of 10-19-18: Retail Trade: A. Retail, General, B. Retail, Specialty, C. Retail, online and other. She reported on 10-19-19: Social Services A. Daycare Services, Child or Adult (Commercial), 10-19-20: Temporary Uses, and 10-19-21: Transportation & Freight A. All Transportation and Freight Uses, B. Freight and Commodities Transportation. She shared 10-19-22: Utilities, Public Services, Waste Management & Remediation Services A. Communications, Towers and Facilities: cellular, B. Energy Distribution and Storage Facilities, Electric or Natural Gas, C. Pipeline Distribution and Facilities, D. Public Utility Station & Wireless Communication Accessory Structures, E. Septic Tank, Portable Toilet and Related Services, F. Sewage Treatment Facilities, G. Utilities Transmission Lines and Control, H. Waste, Nonhazardous: treatment, disposal, or recycle, I. Waste, Materials Recovery Facilities, and J. Waste, Remediation Services.

The Commission discussed group homes, tobacco/marijuana, and similar sales, height of cellular towers, noise enforcement, hazardous materials plan, fencing, and requiring appropriate signage.

Sherie Pace concluded with 10-19-23: Warehousing & Wholesale Trade A. Wholesale, Trade, Durable Goods (Permitted), B. Wholesale Trade, Nondurable Goods (Permitted), C. Wholesale Trade, Nondurable Goods (Conditionally Permitted) and 10-19-24: Warehousing, Storage Facilities A. General Warehousing and Storage Facilities, B. Self-Storage Units, and C. Self-Storage Facility, Indoor Climate Controlled. Ms. Pace said the public hearing would be scheduled for the next Commission meeting and that staff would provide follow-up on all the questions raised during this meeting.

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

Sherrie Pace reported that the City Council had a discussion with Brighton Homes on vacating a portion of Orchard Drive due to the UDOT expansion. She said Brighton was requesting townhome rentals along that vacated street. She then spoke on approval of a home repair grant program and applying for County funding to assist low income residents with home repairs.

4. APPROVAL OF MINUTES

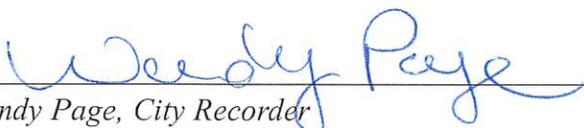
The Planning Commission meeting minutes of January 28, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes as drafted for the January 28, 2025 Planning Commission meeting. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 9:21 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, February 25, 2025 by unanimous vote of all members present.


Wendy Page, City Recorder

