



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 July 11, 2023 6:30 p.m.

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on the above noted date and time in the North Salt Lake City Council Chambers located at 10 East Center Street. The agenda will be as follows:

- 1) Welcome and Introduction
- 2) Public comments
- 3) Consideration of Conditional Use Permit for JPL Ballistics at 847 North Pointe Circle
- 4) Discussion of draft code amendments
 - a. Subdivisions
 - b. Conditional Use Permit
 - c. Noticing
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 6/27/2023

Adjourn

*This meeting has an option to attend electronically via Zoom, with joining information below:
Time: July 11, 2023, 06:30 PM Mountain Time (US and Canada)*

Join Zoom Meeting: 863 7587 8511

Meeting ID: <https://bit.ly/3O3w9Gk>

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours' notice for adequate arrangements to be made. The agenda items may be heard in a different order as warranted by the Commission.

Notice of Posting:

I, the duly appointed Deputy City Recorder for the City of North Salt Lake, hereby certify that copies of the agenda for the Planning Commission meeting to be held July 11, 2023 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 East Center St., North Salt Lake.

Dated this 6th day of July, 2023.

Sherrie Pace, Deputy City Recorder





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MEMORANDUM

TO: Planning Commission
FROM: Meredith Covey, Planning Intern
DATE: July 11th, 2023
SUBJECT: Conditional Use Permit for JPL Ballistics at 847 North Pointe Circle

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for JPL Ballistics at 847 North Pointe Circle with no conditions.

BACKGROUND

A company called "JPL Ballistics" has applied for a business license at 847 Northpointe Circle. That address is zoned Manufacturing Distribution District (MD) where the use "Miscellaneous manufacturing" is conditional. This location will serve as the manufacturing location for lead projectiles. Lead projectiles will be coated in polymer, baked in the oven and then sized. At this location there will also be resizing of empty brass cases. There are no retail sales at this location. Small amounts of acetone will be used and stored in approved containers per the fire code. The business owner is in the process of obtaining a federal firearms license for the manufacture of firearm products.

The business will occupy 5,133 square feet of the building. The other business located on site is Ikon Auto Glass Repair. There will be a maximum of 1 employee on shift at one time and there are 6 parking spaces dedicated to this business.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-D), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

POSSIBLE MOTION

I move that the Planning Commission approve the conditional use permit for JPL Ballistics at 847 North Pointe Circle with no conditions.

Attachments

- 1) Operations Letter
- 2) Zoning/Aerial Map

JPL Ballistics LLC

06/10/2023

3294 E. English Way
Cottonwood Heights UT 84093

Dear ROCPAC, LLC:

JPL Ballistics is in the process of starting up a small manufacturing operation. We will produce cast lead projectiles only, not loaded ammunition. The machinery is very safe, and lead is melted around 680-720 degrees- below the heat point of vaporization, so no toxic fumes are produced. The bullets will be coated with a specialized polymer and then baked in an oven to cure the coating. This machine has a small footprint and operates at 350-400 degrees. We would like to install an exhaust system to mitigate the heat if acceptable. All machinery will be mounted on steel tables on top of concrete flooring, making for stable platforms and reducing any safety risk probability to a minimum.

As far as the ATF licensing process, they will initially come in and make sure we have a safe setup and that the building is zoned for manufacturing, as well as conducting extensive background checks. Yearly inspections are required to assure the business is up to code and operating in a safe and legal manner.

After the first 6 months, we have plans to expand into other products, such as re-sized brass casings, shooting accessories and tools, and possibly other products associated with USPSA league shooting competitions. Additional products and offerings will be evaluated based on profitability and available space within our unit.

Please feel free to reach out to me directly should you have any questions or would like a more in depth understanding of the bullet casting process.

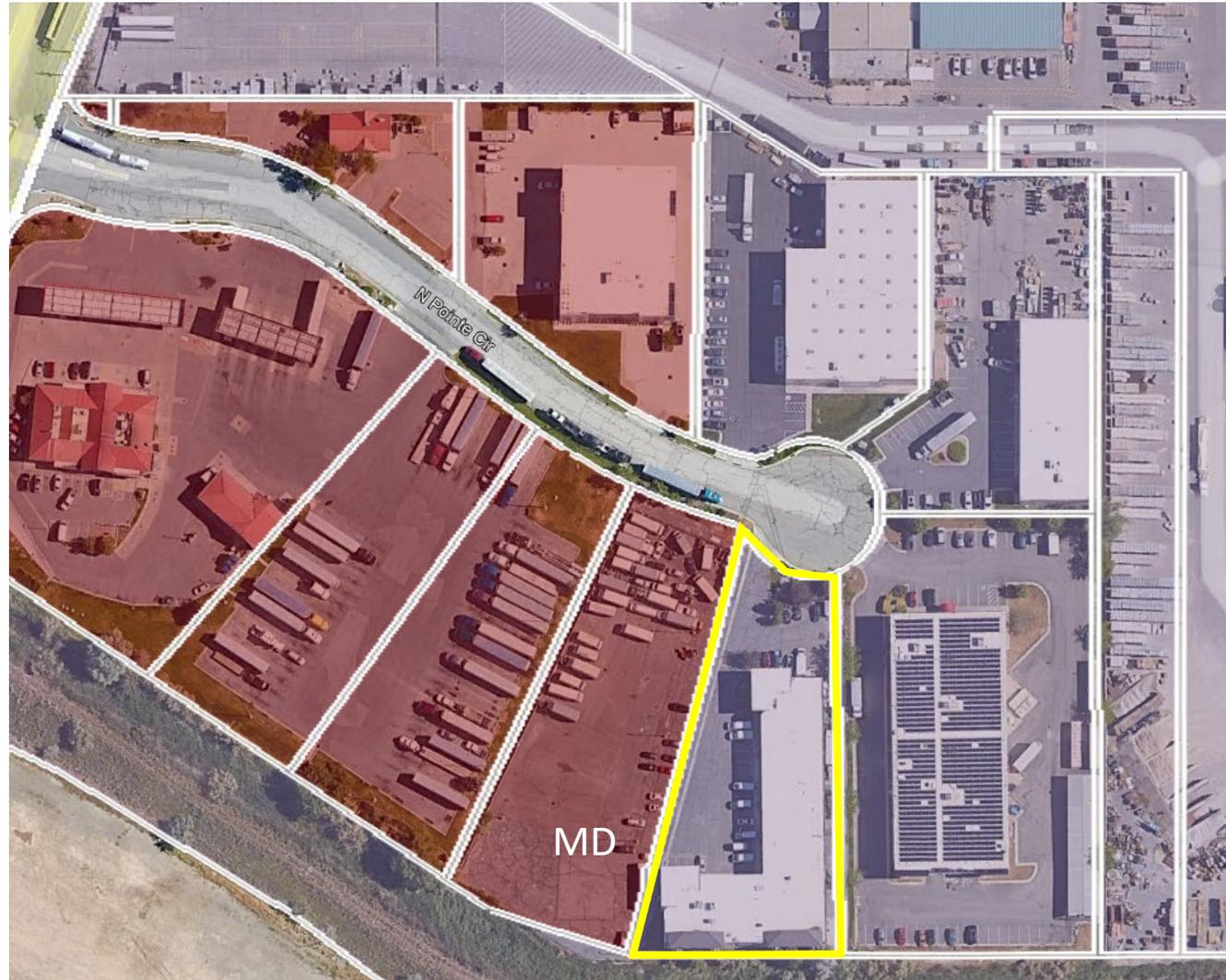
Sincerely,

James P LaCava

James LaCava



Conditional Use Permit
JPL Ballistics 847 North Pointe Circle
Aerial/Zoning



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 JUNE 27, 2023

6
7 **DRAFT**
8

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

10
11 PRESENT: Commission Chair BreAnna Larson
12 Commissioner Ryan Holbrook
13 Commissioner Katherine Maus
14 Commissioner Irene Stone
15 Commissioner Brandon Tucker
16 Commissioner William Ward
17

18 EXCUSED: Commissioner Ron Jorgensen
19

20 STAFF PRESENT: Sherrie Pace, Community Development Director; Meredith Covey, Planning
21 Intern; Wendy Page, City Recorder.
22

23 OTHERS PRESENT: Dee Lalliss, resident.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. PUBLIC HEARING: CONSIDERATION OF A PLAT AMENDMENT FOR
30 EAGLEWOOD COVE PHASE 13, COMBINING LOTS 1302 & 1303 AND
31 VACATING A PUBLIC UTILITY EASEMENT LOCATED AT 715 & 699 SOUTH
32 TANGLEWOOD LOOP
33

34 Sherrie Pace reported that per the property owner this would be the combination of lots 1302 and
35 1303 in Eaglewood Cove into one single building lot. The public utility easement (PUE)
36 currently existed along the shared property line between the two lots and would need to be
37 vacated. The amended lot would relocate the public utility easement to the side property line.
38 The Development Review Committee (DRC) recommended approval with the condition to
39 correct engineering and planner redlines. There were a few minor planning redline corrections
40 related to plat notes and labels.
41

42 **Chair Larson opened the public hearing 6:32 p.m. There were no public comments and she**
43 **close the public hearing at 6:33 p.m.**

44 **Commissioner Stone moved that the Planning Commission recommend to the City Council**
45 **approval of the plat amendment combining Eaglewood Cove Subdivision, Phase 13, lots**
46 **1302 and 1303 and vacating a public utility easement on the property located at 715 South**
47 **Tanglewood Loop with the following condition:**

48
49 **1) Correction of engineering and planner redlines.**

50
51 **Commissioner Maus seconded the motion. The motion was approved by Commissioners**
52 **Holbrook, Larson, Maus, Stone, Tucker, and Ward. Commissioner Jorgensen was excused.**

53
54 **3. TRAINING-OPEN AND PUBLIC MEETINGS ACT**

55
56 The Planning Commission participated in a training exercise on the Utah Open and Public
57 Meetings Act in accordance with State code.

58
59 **4. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY**
60 **PLANNING COMMISSION**

61
62 Sherrie Pace reported that the City Council approved multiple bid awards for street
63 reconstruction projects this year. She said Liberty Fest would be this weekend including the 5K
64 race, car show, and firework display. Ms. Pace also spoke on the General Plan RFP and hiring a
65 consultant to complete the report. Consultants had been interviewing developers, business
66 owners, and brokers in the area in preparation for the market study.

67
68 **5. APPROVAL OF MINUTES**

69
70 The Planning Commission meeting minutes of June 13, 2023 were reviewed and approved.

71
72 **Commissioner Ward moved to approve the June 13th meeting. Commissioner Holbrook**
73 **seconded the motion. The motion was approved by Commissioners Holbrook, Larson,**
74 **Maus, Stone, Tucker, and Ward. Commissioner Jorgensen was excused.**

75
76 **6. ADJOURN**

77
78 Commission Chair Larson adjourned the meeting at 6:56 p.m.

79
80 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*
81 *Tuesday, July 11, 2023 by unanimous vote of all members present.*

82
83
84
85 _____
Wendy Page, City Recorder