



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 September 24, 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) Public Hearing: Consideration of amendments to City Code Sections 10-1-47 (Definitions), 10-11-3 (Commercial & Industrial Districts Land Use Table), and 10-19-1 to 10-19-3 (Specific Use Standards) regarding the proposed use of Accessory Caretaker Residences, Mike Anderson, Core Architecture, applicant (Legislative)
- 4) Consideration of a conditional use permit for Core 4 Distillery at 400 North 400 West, Bldg. 16, Makayla Martin, applicant (Administrative)
- 5) Consideration of site plan approval for Copart's access road at 430 North 400 West, TJ Breslin, Entellus, applicant (Administrative)
- 6) Work Session: Pending Code Amendment
 - a. Conditional Use Standards and Land Use Table (Production through Nonstore Retailers)
- 7) Report on City Council actions on items recommended by Planning Commission
- 8) 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 19, 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: September 19, 2024


Wendy Page, City Recorder





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: September 24, 2024
SUBJECT: Proposed code amendment to the land use table 10-11-3 accessory caretaker residence

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the proposed code amendments with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.
3. The proposed amendment addresses a need for commercial businesses and provides regulations for existing grandfathered caretaker dwellings within the city.

BACKGROUND

The applicant, Core Architecture, is representing the property owner (LDS Church) at 965 North Main Street. The property owner intends to remodel this building and transfer this property to the Ethiopian Orthodox Church for a church building. As part of the new church ownership and operation they are desirous to have living quarters within the structure for the pastor to reside. The City Code does not provide caretaker residences in commercial or industrial zones. The applicant has proposed a code amendment to allow such a use.

City staff reviewed sample language from other cities for consideration. The proposed language attached has been reviewed by the Development Review Committee and is recommended for approval. Currently within the city there are some storage units and other commercial businesses with caretaker residences that were likely approved during site plan or conditional use permit processes. Staff has previously expressed a need for an ordinance to regulate and allow such a use for security or general operations purposes of some business. The purpose of the regulations is to address issues with compatibility of land uses, safety for residents of such units, and the operation needs of business owners.

REVIEW

Unrelated to this code amendment, the Planning Commission is working on updating the Conditional Use Permit regulations and Land Use Table. The first draft creates a new chapter 19 entitled Specific Use Standards. Therefore, the language has been drafted in this format. Proposed changes add a new definition to section 10-1-47, adds the use as a permitted use in the C-S, C-G, M-D, & M-G zones, and creates the first portion of Chapter 19, Specific Use Standards.

The proposed regulations would allow the following:

1. One accessory caretaker residence per property
2. Must be incidental and subordinate to the primary use on the property
3. Be located in the primary building unless:
 - a. Lots size is 5 acres or more
 - b. The accessory building is designed with architectural standards unless it cannot be viewed from a public street
 - c. Cannot use an RV
 - d. Tiny homes can be used if connected to utilities and skirted
 - e. Separate utilities, if required
4. Must meet building code, including fire separation, sprinkling, as applicable
5. Each unit must have kitchen, living area, sleeping area
6. Max size 1500 sq. ft.
7. Require residential impact fees
8. Min. 1 parking space
9. Occupied by only 1 family
10. Min. 1 resident must be employee or the owner of the business
11. Record a covenant that they convert the area back if they terminate the business.

POSSIBLE MOTION

I move that the Planning Commission recommend for approval the proposed code amendments with the following findings:

1. The proposed amendment is in accord with the comprehensive general plan, goals and policies of the City.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the "purposes" stated in this title.
3. The proposed amendment addresses a need for commercial businesses and provides regulations for existing grandfathered caretaker dwellings within the city.

Attachments:

- 1) Draft Amendments

Title 10, Chapter 1 General and Supplementary Provisions

10-1-47: DEFINITIONS:

<u>Accessory</u>	<u>A dwelling unit located within or upon a non-residential building or property that is occupied by a person or a single family with at least one occupant who is employed by or who owns the primary business located on that property and has on-site job responsibilities associated with said business. All caretaker dwellings must be accessory to the primary use of the property.</u>
<u>Caretaker</u>	
<u>Residence</u>	

Title 10, Chapter 11 Commercial and Industrial Districts

10-11-2: CODES AND SYMBOLS:

In section [10-11-3](#) of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". If a use needs a City staff determination to specify whether the specific use should be designated as "P", "C", or "N", then it is indicated in the appropriate column by an "S". The City staff determination will be decided by the Community and Economic Development Director or designee. The City staff member must make written findings to justify the use categorization. If the applicant or a member of the Governing Body finds that the use has been categorized incorrectly, they may appeal the decision to the Planning Commission within ten (10) days of the staff determination. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by an "N". (Ord. 2015-18, 11-17-2015)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [10-1-47](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone				<u>Specific Use Standards</u>
	C-S	C-G	M-D	M-G	
Residential Uses:					
<u>Accessory Caretaker Residence (ACR)</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>10-19-3</u>
Developments which contain residential uses or mixed commercial and residential uses must obtain a rezone to a "Planned District (P)", see chapter 13 of this title					

Title 10, Chapter 19 Specific Use Standards

10-19-1: SPECIFIC USE STANDARDS:

Purpose and Intent: The purpose and intent of this chapter is to provide regulations for specific permitted or conditionally permitted land uses which will ensure compatibility with surrounding conditions to mitigate potential negative impacts associated with such uses.

10-19-2: APPLICABILITY

- A. This chapter contains the specific and additional regulations for permitted and conditional uses identified in the land use tables for each of the zones established within the City. Any use not listed as permitted or conditional in the applicable zone shall be prohibited.
- B. Compliance with specific use standards, as applicable, as well as all other requirements of this Ordinance, all other Land Use Ordinances, and all other Federal, State, and Local regulations are required for Land Use Application approval, permit, or license required by City Ordinance.

10-19-3: ACCESSORY CARETAKER RESIDENCE (ACR):

- A. Accessory caretaker residence (ACR), where specifically allowed as an accessory use to a commercial or industrial use in the applicable zone, are subject to the following standards:
 - 1. No more than one (1) ACR may be permitted on a parcel; where two or more contiguous parcels are held in one ownership and utilized for the primary land use, said contiguous parcels shall constitute only one (1) parcel for purposes of this section.
 - 2. The ACR shall be subordinate and clearly incidental to an approved and functioning principal use;

3. For properties less than five (5) acres, the ACR shall be located within the principal building on the site as a part of and in harmony with the architecture of the main building(s) on the subject property;
4. For properties greater than 5 acres in size the ACR may be permitted within an accessory structure with the following:
 - a. The structure is located on the same property as the principal use;
 - b. The structure, if visible from any public right of way, meets the minimum architectural design standards provided in section 10-1-43, and in harmony with the architecture, materials, and finishes of the primary structures on the property;
 - c. The structure meets all applicable requirements of the International Building Code as adopted.
 - d. Recreational vehicles and mobile homes shall not be permitted as caretaker dwellings;
 - e. Tiny homes shall be permitted when properly connected to water and sewer facilities and skirted
 - f. Separate utility connections shall be provided when required by the applicable agency;
5. The ACR must meet all applicable requirements of the International Building, Energy and Fire Codes as adopted, including requirements for fire wall separations and fire sprinkling as applicable.
6. Each ACR shall have a kitchen suitable for cooking and preparing meals, a bathroom with a shower or bathing facilities, living space, and sleeping area;
7. Permits for an ACR shall be assessed appropriate utility connection fees and applicable impact fees.
8. The ACR shall not exceed one thousand five hundred (1,500) square feet of occupied floor area;
9. A minimum of one (1) parking space shall be provided for the ACR in addition to any parking spaces required for the principal uses on the property;
10. The ACR shall be occupied by only one (1) family;
11. The ACR shall be occupied or rented only by the property owner or by an employee or subcontractor of the legal entity which owns the principal use being cared for (with or without family members. Any person occupying an ACR shall submit evidence of compliance with this Section upon request of the City.
- ~~1-12.~~ The property owners shall execute and record a covenant and agreement with the jurisdiction to revert the property to a commercial or industrial use without an ACR, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: September 24, 2024
SUBJECT: Conditional use permit for Core 4 Distillery at 900 North 400 West, Bldg. 16

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for Core 4 Distillery at 900 North 400 West, Bldg. 16 with the following condition:

1. The applicant secures all State required permits prior to operation.

BACKGROUND

Core 4 Distillery applied for a business license to manufacture and wholesale moonshine at 900 north 400 West, Building 16, Suite B. The property is zoned manufacturing-distribution (MD) where “food manufacturing” is a conditional use and “alcoholic beverage wholesaler” is a permitted use. The City received a complete conditional use permit application from the applicant prior to the City Council’s formal initiation of the code amendment for conditional uses and the land use table on August 15, 2024 and therefore is not subject to the provisions of state code section 10-9a-509 regarding pending ordinances.

The business will occupy approximately 225 sq. ft. of the building. That area will be used for office, manufacturing the base drink, bottling, and storage. According to the applicant, they import the alcohol and mix it with the base. There are 3 employees, and the business was allotted 5 parking stalls, in addition to the shared parking lot. This location is not open to the public for purchase or consumption of the alcoholic beverage. The applicant will work with the State on required licensing. Staff has not identified any possible impacts that require mitigation with conditions.

This conditional use permit is subject to the requirements of the City’s Land Use Ordinance (10-7-1-4), 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 Core 4 Distillery at 900 North 400 West, Bldg. 16 with the following condition:

1. The applicant secures all State required permits prior to operation.

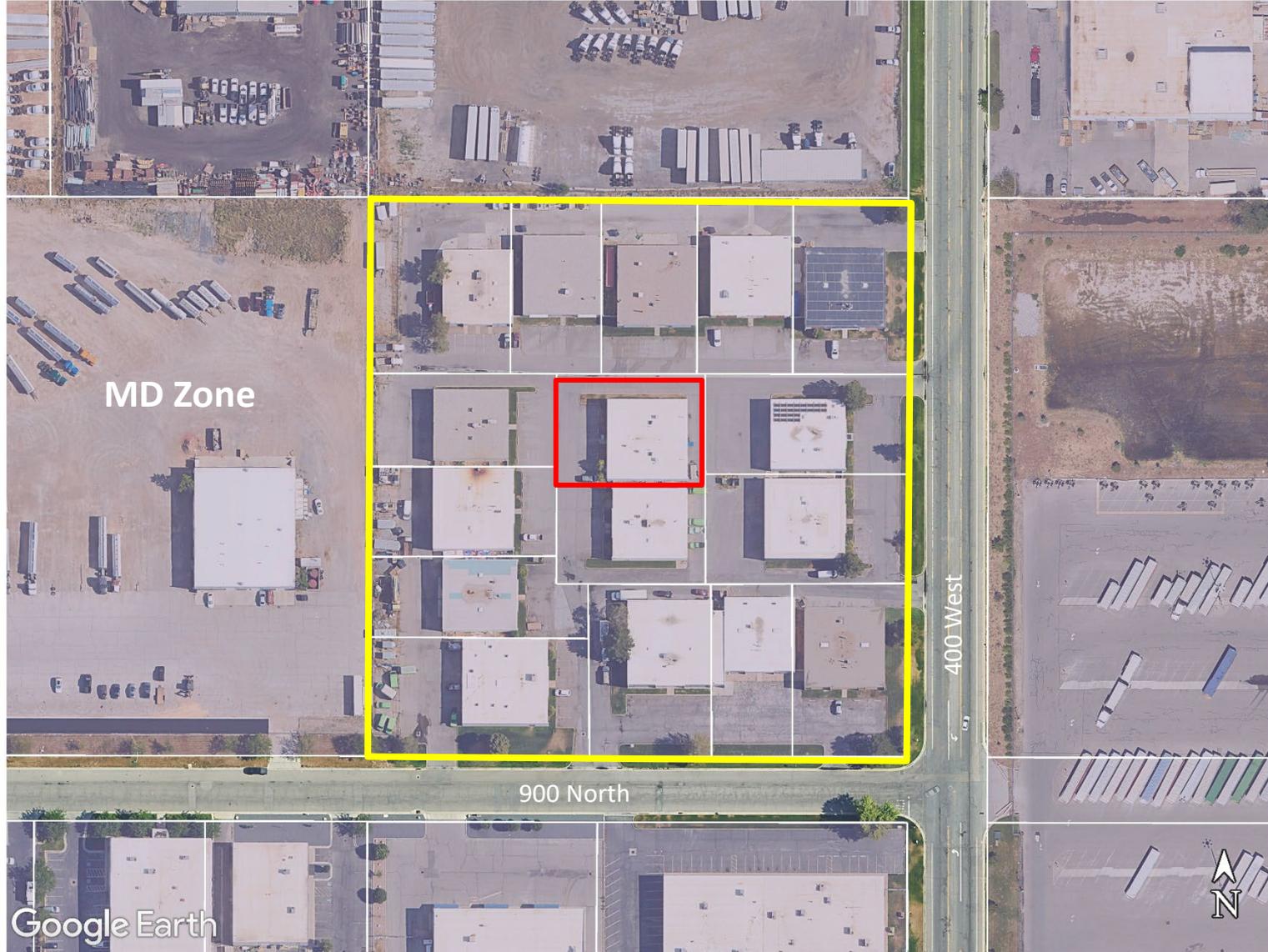
Attachments:

- 1) Zoning/Aerial Map



Conditional Use Permit – Core 4 Distillery

900 North 400 West, Bldg. 16
Zoning/Aerial Map





CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Mackenzie Johnson, Planner
DATE: September 24, 2024
SUBJECT: Site Plan for Copart's Access Road at 430 North 400 West

RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the site plan for Copart's access road located at 430 North 400 West with the following findings:

1. The proposed sign location is not in compliance with City Code 10-1-31 and must be relocated outside of the clear view triangle. A separate building permit must be obtained prior to installation of the sign.
2. The irrigated landscaping requirement is reduced from 15% to 0% in support of water conservation efforts and until the property develops further with structures, improved parking, or other major improvements.

BACKGROUND

Copart has had an active business license for "vehicle auction and storage" using the address of 170 West Center Street since 1999. Historically, they have accessed the property from Center Street with the use of lease agreements to cross private property. Those lease agreements are not being renewed, which prompted Copart to access the property from 400 West.

During 2022, Copart secured a permit from the City and constructed a 40 foot wide drive approach on 400 West for a secondary access point. A gravel material was placed behind that driveway which created track out problems on the public street. Due to the 400 West drive approach becoming the primary access point and the track out issues, Copart elected to pave an access road from the public street to the property where vehicles are stored. This project includes approximately 12,350 sq. ft. of new asphalt, drainage swales, and a drainage pond. City code 10-20-3 requires site plan review and Low Impact Development (LID) analysis and compliance for development that adds or replaces 5,000 or more square feet of impervious surface.

REVIEW

The proposed road is 40 feet wide at the drive approach and 26 feet wide at the smallest point. The site plan shows a proposed sign that is within the clear view triangle of the driveway. The sign placement is not approved as part of this application and a building permit must be obtained prior to its installation.

The City Engineer confirmed that the proposed drainage facilities comply with LID standards and all engineering redlines have been sufficiently addressed.

The property is zoned manufacturing-distribution (MD) which requires a minimum of 15% landscaping except where reduced by the Planning Commission during site plan approval in support of water conservation efforts and when enhanced landscaping is concentrated within the front setback and is not necessary for buffering purposes within the side and rear yard areas. The plan does not have any irrigated landscaping and includes the areas disturbed from the construction of the road, swales, and pond, be seeded with native grass and shrubs for erosion control. The property is vacant with no water meter. The DRC recommends that the Planning Commission reduce the required irrigated landscaping from 15% to 0% in support of water conservation efforts and until the property develops further with structures, improved parking, or other major improvements.

There are no new structures being proposed with this site plan application and therefore the architectural massing and material standards do not apply.

POSSIBLE MOTION

I move that the Planning Commission approve the site plan for Copart's access road located at 430 North 400 West with the following findings:

1. The proposed sign location is not in compliance with City Code 10-1-31 and must be relocated outside of the clear view triangle. A separate building permit must be obtained prior to installation of the sign.
2. The irrigated landscaping requirement is reduced from 15% to 0% in support of water conservation efforts and until the property develops further with structures, improved parking, or other major improvements.

Attachments

- 1) Zoning
- 2) Aerial Map
- 3) Street View
- 4) Site Plan



Site Plan – Copart’s Access Road 430 North 400 West Aerial

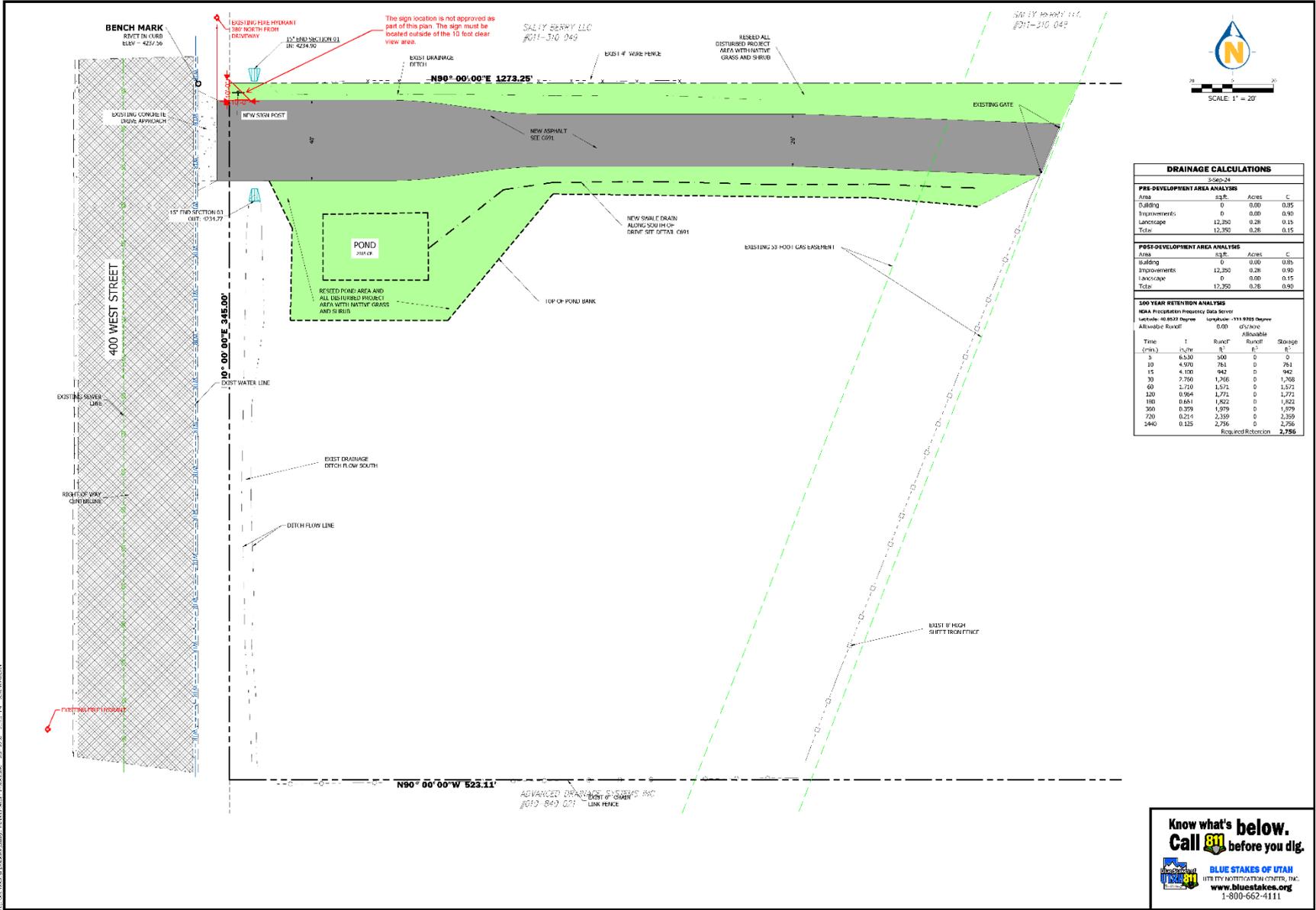




Site Plan – Copart’s Access Road
430 North 400 West
Existing Conditions (Google Earth Street View)



1:000,000 SCALE OF PHOTOGRAPHIC AERIAL PHOTOGRAPHY, 200-2018, L.A.S. PLAN, UNCORRECTED



DRAINAGE CALCULATIONS

9/26/24

PRE-DEVELOPMENT AREA ANALYSIS

Area	Sq.Ft.	Acres	C
Building	0	0.00	0.85
Improvements	0	0.00	0.80
Landscape	12,350	0.28	0.15
Total	12,350	0.28	0.15

POST-DEVELOPMENT AREA ANALYSIS

Area	Sq.Ft.	Acres	C
Building	0	0.00	0.85
Improvements	12,350	0.28	0.80
Landscape	0	0.00	0.15
Total	12,350	0.28	0.80

100 YEAR RETENTION ANALYSIS

NDA Precipitation Frequency Data Set
 Latitude: 40.855 Degree Longitude: 111.978 Degree
 Allowable Runoff: 0.00 of 0.000 Allowable

Time (min)	T (in/hr)	Runoff (cfs)	Runoff (ft ³)	Storage (ft ³)
5	0.200	500	0	0
10	0.970	761	0	761
15	4.100	942	0	942
30	7.750	1,766	0	1,766
60	1.710	1,571	0	1,571
120	0.664	1,271	0	1,271
180	0.681	1,622	0	1,622
300	0.379	1,379	0	1,379
720	0.211	1,359	0	1,359
1440	0.125	2,756	0	2,756

Required Retention: **2,756**

Know what's below. Call 811 before you dig.

BLUE STAKES OF UTAH
 1175 WYNDMATION DRIVE, INC.
 www.Muestakes.org
 1-800-662-4111

1470 South 600 West
 Provo, UT 84604
 Phone: 801-343-2629
 www.Entellus.com

DEVELOPER

COPART INC
 Contact: Benjamin Stephens
 14185 Dallas Parkway
 Dallas, TX 75247
 Phone: 469-217-7466
 benjamin.stephens@copart.com



COPART - NORTH SALT LAKE

430 NORTH 400 WEST
 PARCEL 910-00-003
 NORTH SALT LAKE CITY, DAVIS COUNTY, UTAH

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY: 2024-09-01
 APPROVED: STA 2024-09-03
 PROJECT #: 2000.0
 PLANSET: 00001.dwg

C400
 SITE PLAN



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
(801) 335-8700
(801) 335-8719 Fax

MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: September 24, 2024
SUBJECT: Work Session Land Use Table and Conditional Use Standards

Please find attached the a redlined version of the land use table and draft of Chapter 19, Specific Use Standards. Chapter 19 will be the location for all specific standards for land uses which require standards to mitigate potential impacts from the land use.

The Land Use table will be reviewed through line #98. The following suggestions will be discussed:

1. Production (Agriculture)
 - a. Updating agriculture definitions and land uses,
 - b. Commercial operations
 - c. Livestock
 - d. Community gardens
2. Mining
 - a. Support activities for mining defined
 - b. Support activities for oil and gas
3. Utilities
 - a. Compress to public and private utilities
 - b. Power Generation
 - c. Water supply
 - d. Sewage treatment
 - e. Steam and air conditioning supply
4. Building, Developing and General Contracting
 - a. Contractor yard standards to be moved from 1-1-33
5. Manufacturing
 - a. Prohibited in C-S & C-G?
 - b. Prohibited uses:
 - i. Slaughtering/rendering
 - c. Compression of categories:
 - i. Heavy Manufacturing
 - ii. Light Manufacturing
 - iii. Heavy Assembly
 - iv. Light Assembly
 - v. Sub-assembly
6. Wholesale/Retail Trade
 - a. Compress into

- i. Durable goods
 - ii. Non-durable
 - iii. Wholesale Electronic Markets
- b. Prohibited Wholesale uses
 - i. Used auto parts/salvage yards
 - ii. Metal service centers
 - iii. Coal and mineral
- c. Outdoor storage regulations
- d. Special regulations for
 - i. Chemicals
 - ii. Raw farm materials
 - iii. Petroleum

Title 10, Chapter 19 Specific Use Standards

10-19-1: SPECIFIC USE STANDARDS:

Purpose and Intent: The purpose and intent of this chapter is to provide regulations for specific permitted or conditionally permitted land uses which will ensure compatibility of such uses with surrounding uses and properties to mitigate potential negative impacts associated with such uses.

10-19-2: APPLICABILITY

- A. This chapter contains the specific and additional regulations for permitted and conditional uses identified in the land use tables for each of the zones established within the City. Any use not listed as permitted or conditional in the applicable zone shall be prohibited.
- B. Compliance with specific use standards, as applicable, as well as all other requirements of this Ordinance, all other Land Use Ordinances, and all other Federal, State, and Local regulations are required for Land Use Application approval, permit, or license required by City Ordinance.

10-19-3: ACCESSORY CARETAKER RESIDENCE (ACR): **CURRENTLY PROPOSED**

- A. Accessory caretaker residence (ACR), where specifically allowed as an accessory use to a commercial or industrial use in the applicable zone, are subject to the following standards:
 - 1. No more than one (1) ACR may be permitted on a parcel; where two or more contiguous parcels are held in one ownership and utilized for the primary land use, said contiguous parcels shall constitute only one (1) parcel for purposes of this section.
 - 2. The ACR shall be subordinate and clearly incidental to an approved and functioning principal use;
 - 3. For properties less than five (5) acres, the ACR shall be located within the principal building on the site as a part of and in harmony with the architecture of the main building(s) on the subject property;
 - 4. For properties greater than 5 acres in size the ACR may be permitted within an accessory structure with the following:
 - a. The structure is located on the same property as the principal use;
 - b. The structure, if visible from any public right of way, meets the minimum architectural design standards provided in section 10-1-43, and in harmony with the architecture, materials, and finishes of the primary structures on the property;
 - c. The structure meets all applicable requirements of the International Building Code as adopted.
 - d. Recreational vehicles and mobile homes shall not be permitted as caretaker dwellings:

- e. Tiny homes shall be permitted when properly connected to water and sewer facilities and skirted
- f. Separate utility connections shall be provided when required by the applicable agency;
- 5. The ACR must meet all applicable requirements of the International Building, Energy and Fire Codes as adopted, including requirements for fire wall separations and fire sprinkling as applicable.
- 6. Each ACR shall have a kitchen suitable for cooking and preparing meals, a bathroom with a shower or bathing facilities, living space, and sleeping area;
- 7. Permits for an ACR shall be assessed appropriate utility connection fees and applicable impact fees.
- 8. The ACR shall not exceed one thousand five hundred (1,500) square feet of occupied floor area;
- 9. A minimum of one (1) parking space shall be provided for the ACR in addition to any parking spaces required for the principal uses on the property;
- 10. The ACR shall be occupied by only one (1) family;
- 11. The ACR shall be occupied or rented only by the property owner or by an employee or subcontractor of the legal entity which owns the principal use being cared for (with or without family members. Any person occupying an ACR shall submit evidence of compliance with this Section upon request of the City.
- 12. The property owners shall execute and record a covenant and agreement with the jurisdiction to revert the property to a commercial or industrial use without an ACR, including the removal of the kitchen facilities of any permanent addition that does not meet the requirements of the zone in which the use is located, after the expiration of any associated permit granted or the termination of the business.

10-19-4:

10-11-2: CODES AND SYMBOLS:

In section [10-11-3](#) of this chapter, uses of land or buildings which are allowed in various districts are shown as permitted uses, indicated by a "P" in the appropriate column, or as conditional uses, indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by an "N". **If a use needs a City staff determination to specify whether the specific use should be designated as "P", "C", or "N", then it is indicated in the appropriate column by an "S".** The City staff determination will be decided by the Community and Economic Development Director or designee. The City staff member must make written findings to justify the use categorization. If the applicant or a member of the Governing Body finds that the use has been categorized incorrectly, they may appeal the decision to the Planning Commission within ten (10) days of the staff determination. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A". If the regulation does not apply, it is indicated in the appropriate column by an "N". (Ord. 2015-18, 11-17-2015)

10-11-3: USE REGULATIONS:

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained in the Commercial and Industrial Districts except as provided in this title. Accessory uses and buildings customarily incidental to uses authorized by conditional use permit in any district are also authorized by issuance of a conditional use permit in any such district. "Temporary uses", as defined in section [10-1-47](#) of this title, are authorized in any district upon issuance of a conditional use permit for the same.

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
<u>Agriculture Production:</u>						<u>1</u>
Crop production, <u>Commercial</u>	N	N	C	GN	<u>What about vacant parcels with alfalfa?</u>	<u>2</u>
<u>Animal production Livestock</u>	N	N	N	N	<u>Center Street Offramp?</u>	<u>3</u>
<u>Community/Urban Gardens Soil preparation, planting, cultivating, and crop harvesting</u>	NP	NP	C	GN		<u>4</u>
Mining:						<u>5</u>
<u>Crude petroleum and natural gas extraction</u>	N	N	N	C		<u>6</u>
Mining (<u>except oil and gas</u>)	N	N	N	N		<u>7</u>
<u>Sand mining</u>	N	N	N	C		<u>8</u>
Support activities for mining	N	N	C	C	<u>*need defining</u>	<u>9</u>
<u>Drilling oil and gas wells</u>	N	N	N	C		<u>10</u>
Support activities for oil and gas operations	N	N	C	C		<u>11</u>
<u>Utilities: Compress to public and private?</u>						<u>12</u>
Fossil fuel electric power generation	N	N	N	GN	<u>*?</u>	<u>13</u>
Nuclear electric power generation	N	N	N	N		<u>14</u>
Other electric power generation	N	N	N	C	<u>*what other forms of elec. power?</u>	<u>15</u>
Electric bulk power transmission and control	N	N	C	C		<u>16</u>
Electric power or natural gas distribution	N	C	C	C	<u>*compress?</u>	<u>17</u>
Water supply and irrigation systems	C	C	P	P		<u>18</u>
Sewage treatment facilities	N	N	GN	C	<u>Add standards</u>	<u>19</u>

Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Steam and air conditioning supply	N	N	CN	PN	<u>production, collection and distribution of steam and hot water for heating, power and other purposes</u> <u>production and distribution of cooled air</u> <u>production and distribution of chilled water for cooling purposes</u> <u>production of ice, for food and non-food (e.g. cooling) purposes</u>	20
Building, Developing And General Contracting:						21
Construction and contractor services, office only	N	P	P	P		22
Construction and contractor services, outdoor storage (outdoor storage detailed further in section 10-1-33 of this title)	N	C	P	C	<u>Add standards</u> <u>10-1-33</u>	23
Manufacturing:						24
Food manufacturing (<u>human</u>)	N	N	C	C	<u>*standards</u> <u>Pretreatment (waste)</u> <u>Water usage</u> <u>Scale/size</u> <u>Type?</u>	25
Animal slaughtering/ <u>Rendering (pet food/livestock feed)</u>	N	N	N	N		26
Textile and textile product mills	N	N	P	P	<u>processes that are involved in the conversion of fiber into yarn and then yarn into fabric.</u>	27

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Apparel manufacturing	N	C	P	P	<u>*compress with above? Not to include seamstress/tailoring</u>	28
Leather and allied product manufacturing	N	N	N	C	<u>*compress with above</u>	29
<u>Heavy Manufacturing</u>					<u>the manufacture or compounding process of raw materials. large volumes of highly flammable, toxic matter or explosive materials needed for the manufacturing process.</u> <u>business-oriented</u>	30
<u>Light Manufacturing</u>					<u>Light industry makes small products, mainly to be bought by individuals, while heavy industry tend to large-scale businesses</u> <u>consumer-oriented</u>	31
<u>Heavy Assembly</u>					<u>Use of welders, rivets, specialized equipment, large scale products</u>	32
<u>Sub-assembly</u>					<u>Component assembly</u>	33
<u>Light Assembly</u>					<u>Use of light machinery and equipment, smaller scale, fastening, adhesive bonding, heat staking, ultrasonic welding</u>	34
Wood product manufacturing	N	N	C	C	<u>HM</u> <u>Lumber, plywood, veneers, containers, flooring, wood trusses</u> <u>sawing, planing, shaping, laminating, and assembling</u>	35

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
					<u>of wood products starting from logs</u> <u>LM?</u> <u>Cabinet shops* needs standards</u> <u>Woodworkers, artisans</u>	
Paper manufacturing	N	N	C	C	<u>Heavy Manufacturing HM</u>	<u>36</u>
Printing and related support activities	C	C	P	P	<u>?Manufacture printing equipment or printing books? Not print shop like Alphagraphics</u>	<u>37</u>
Petroleum and coal products manufacturing	N	N	N	C	<u>HM</u>	<u>38</u>
Chemical manufacturing	N	N	N	C	<u>HM</u>	<u>39</u>
Plastics and rubber products manufacturing	N	N	C	P	<u>HM</u>	<u>40</u>
Nonmetallic mineral product manufacturing	N	N	C	P	<u>HM (Old Castle/AMCOR)</u> <u>transforms mined or quarried nonmetallic minerals, such as sand, gravel, stone, clay, and refractory materials, into products for intermediate or final consumption.</u> <u>Processes used include grinding, mixing, cutting, shaping, and honing. Heat often is used in the process and chemicals are frequently mixed to change the composition, purity, and chemical properties for the intended product.</u>	<u>41</u>
Primary metal manufacturing	N	N	N	<u>GN</u>	<u>HM</u>	<u>42</u>

Use Regulations	Zone				Specific Use Standards	
	C-S	C-G	M-D	M-G		
Fabricated metal product manufacturing	N	N	C	C	<u>Heavy Assembly</u>	<u>43</u>
Machinery manufacturing	N	N	C	P	<u>HM</u>	<u>44</u>
Computer and electronic product manufacturing	N	C	P	P	<u>LM</u>	<u>45</u>
Electrical equipment, appliance and component manufacturing	N	C	P	P	<u>LM</u>	<u>46</u>
Transportation equipment manufacturing	N	N	C	P	<u>HM</u> <u>Car, truck, bus, Trailers, rail cars</u>	<u>47</u>
Furniture and related product manufacturing	N	N	C	P	<u>mattresses, window blinds, cabinets, and fixtures.</u>	<u>48</u>
<u>Concrete service and batching plants</u>	N	N	C	P	<u>HM *needs standards</u> <u>Asphalt plants?</u>	<u>49</u>
<u>Miscellaneous manufacturing</u>	<u>N</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>50</u>
Wholesale/Retail Trade:					<u>comprises establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The merchandise described in this sector includes the outputs of agriculture, mining, manufacturing, and certain information industries, such as publishing.</u> <u>Wholesalers are organized to sell or arrange the purchase or sale of (a) goods for resale (i.e., goods sold to other wholesalers or retailers), (b) capital or durable nonconsumer</u>	<u>51</u>

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
					<u>goods, and (c) raw and intermediate materials and supplies used in production.</u>	
Wholesale, trade, durable goods:					<p><u>Compress to:</u></p> <p><u>1. Wholesalers, durable goods: Durable goods are new or used items generally with a normal life expectancy of three years or more. Durable goods merchant wholesale trade establishments are engaged in wholesaling products, such as motor vehicles, furniture, construction materials, machinery and equipment (including household-type appliances), metals and minerals (except petroleum), sporting goods, toys and hobby goods, recyclable materials, and parts.</u></p> <p><u>2. Wholesalers, non-durable goods: tems generally with a normal life expectancy of less than three years. Nondurable goods merchant wholesale trade establishments are engaged in wholesaling products, such as paper and paper products, chemicals and chemical products, drugs, textiles and textile products, apparel, footwear, groceries, farm products, petroleum and petroleum products, alcoholic beverages, books,</u></p>	52

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
					<u>magazines, newspapers, flowers and nursery stock, and tobacco products.</u>	
					<u>1-3. Wholesale Electronic Markets and Brokers: subsector arrange for the sale of goods owned by others, generally on a fee or commission basis. They act on behalf of the buyers and sellers of goods. This subsector contains agents and brokers as well as business to business electronic markets that facilitate wholesale trade.</u>	
Automobile and other motor vehicle wholesalers	N	GN	P	P	<u>Need storage yard regs, no display</u>	<u>53</u>
Motor vehicle supplies and new part wholesalers	N	N	P	P	<u>Outdoor storage?</u>	<u>54</u>
Tire and tube wholesalers	N	N	C	P	<u>Outdoor storage</u>	<u>55</u>
Motor vehicle part (used) wholesalers	N	N	C	C	<u>Prohibit salvage yards (pick-n-pull)</u>	<u>56</u>
Home furnishing wholesalers	N	GN	P	P		<u>57</u>
Construction material wholesalers	N	N	P	P	<u>Address outdoor storage</u>	<u>58</u>
Commercial equipment wholesalers	N	SN	S	P	<u>Address outdoor storage, fence setbacks in relation to eq. height</u>	<u>59</u>
Medical, dental and hospital equipment and supplies wholesalers	N	GN	P	P		<u>60</u>
Other professional equipment and supplies wholesalers	N	SN	P	P		<u>61</u>
Metal service centers and offices	N	N	P	P		<u>62</u>

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Coal and other mineral and ore wholesalers	N	N	N	C	<u>Prohibit?</u>	63
Electronic parts and equipment wholesalers	N	SN	P	P		64
Hardware wholesalers	N	N	P	P		65
Plumbing and heating equipment and supplies (hydronics) wholesalers	N	N	P	P		66
Warm air heating and air conditioning equipment and supplies wholesalers	N	N	P	P		67
Refrigeration equipment and supplies wholesalers	N	N	P	P		68
Construction and mining (except petroleum) machinery and equipment wholesalers	N	N	C	P	<u>Outdoor storage/display</u>	69
Farm and garden machinery and equipment wholesalers	N	N	P	P		70
Industrial machinery and equipment wholesalers	N	N	P	P		71
Industrial supplies wholesalers	N	N	C	P		72
Service establishment equipment and supplies wholesalers	N	GN	C	P		73
Transportation equipment and supplies (except motor vehicle) wholesalers	N	N	C	P		74
Sporting and recreational goods and supplies wholesalers	N	GN	P	P		75
Recyclable material wholesalers	N	N	C	C		76
Jewelry, watch, precious stone and precious metal wholesalers	N	GN	P	P		77
Other miscellaneous durable goods wholesalers	N	N	S	S		78

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Wholesale trade, nondurable goods:						79
Paper and office supplies wholesalers	N	GN	P	P		80
Drug, drug proprietaries and druggist sundries wholesalers	N	GN	P	P		81
Piece goods, notions and other dry goods wholesalers	N	GN	P	P		82
Clothing wholesalers	N	GN	P	P		83
Grocery wholesalers	N	N	P	P		84
Other grocery and related products wholesalers	N	N	P	P		85
Farm product raw material wholesalers	N	N	C	C		86
Plastics materials and basic forms and shapes wholesalers	N	N	C	C		87
Other chemical and allied products wholesalers	N	N	S	S	<u>Suggested specific wholesale items that are chemical or produce odors be conditional</u>	88
Petroleum bulk stations and terminals	N	N	C	C		89
Petroleum and petroleum products (except bulk stations and terminals) wholesale	N	N	C	C		90
Alcoholic beverage wholesalers	N	GN	P	P		91
Farm supplies wholesalers	N	N	P	P		92
Book, periodical and newspaper wholesalers	N	GN	P	P		93
Flower, nursery stock and florist supplies wholesalers	N	GN	P	P		94

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Tobacco and tobacco product wholesalers	N	CN	P	P		95
Paint, varnish and supplies wholesalers	N	N	P	P		96
Other miscellaneous nondurable goods wholesalers	N	SN	S	S		97
Other chemical and allied products wholesalers	N	N	S	S		98
Automotive Parts and Dealers: Motor Vehicle And Parts Dealers:						99
Car dealers	C	P	P	N		100
Recreational vehicle, motorcycle, and boat dealers	C	P	P	N		101
All other motor vehicle dealers	S	P	P	N		102
Automotive parts and accessories stores	C	P	P	N		103
Tire dealers	C	P	P	N		104
Furniture And Home Furnishings Stores:						105
Furniture and home furnishings stores	P	P	P	N		106
Electronics And Appliance Stores:						107
Electronics and appliance stores	P	P	P	N		108
Building Material And Garden Equipment And Supplies Dealers:						109
Home centers	N	P	P	N		110
Paint and wallpaper stores	P	P	P	N		111
Hardware stores (10,000 square feet or less)	P	P	P	N		112
Other building material dealers	N	S	P	N		113

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Outdoor power equipment stores - sales only ^Q	C	P	P	N		114
Nursery and garden centers	C	P	P	N		115
Food And Beverage Stores:						116
Supermarkets and other grocery (except convenience) stores	C	P	P	N		117
Convenience stores	P	P	P	N		118
Meat markets	C	P	P	N		119
Fruit and vegetable markets, bakeries, and all other specialty food stores	P	P	P	N		120
Beer, wine and liquor stores	N	C	N	N		
Health And Personal Care Stores:						
Pharmacies and drugstores, cosmetics, and health supplement stores	P	P	P	N		
Optical goods stores	P	P	P	N		
Gasoline Stations:						
Gasoline stations with convenience stores	C	P	P	P		
Other gasoline stations	S	P	P	P		
Clothing And Clothing Accessories Stores:						
Clothing and clothing accessory stores	P	P	P	N		
Luggage and leather goods stores	P	P	P	N		
Sporting Goods, Hobby, Book And Music Stores:						
Sporting goods, hobby, book and music stores	P	P	P	N		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
News dealers and newsstands	P	P	P	N		
General Merchandise Stores:						
Department stores	C	P	P	N		
All other general merchandise stores	P	P	P	N		
Miscellaneous Store Retailers:						
Florists	P	P	P	N		
Office supplies and stationery stores	P	P	P	N		
Gift, novelty and souvenir stores	P	P	P	N		
Used merchandise stores	C	C	C	N		
Pet and pet supplies stores	P	P	P	N		
Art dealers	P	P	P	N		
Manufactured (mobile) home dealers	N	N	C	C		
Tobacco stores	N	P	P	N		
All other miscellaneous store retailers	S	S	S	N		
Nonstore Retailers:						
Electronic shopping and mail order houses	N	C	P	N		
Vending machine operators	N	C	P	N		
Heating oil dealers	N	N	C	C		
Liquefied petroleum gas (bottled gas) dealers	N	N	C	C		
Other fuel dealers	N	N	S	S		
Other direct selling establishments	N	N	S	N		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Air Transportation:						
Air transportation	N	N	C	N		
Rail Transportation:						
Rail transportation	N	N	C	C		
Truck Transportation:						
Freight trucking, local	N	N	P	P		
Freight trucking, long distance	N	N	C	P		
Used household and office goods moving	N	N	C	P		
Transit And Ground Passenger Transportation:						
Urban transit systems	C	C	C	C		
Interurban and rural bus transportation	N	C	C	C		
Taxi and limousine service	N	N	C	P		
School and employee bus transportation	N	N	C	P		
Charter bus industry	N	N	C	P		
Special needs transportation	N	N	C	P		
All other transit and ground passenger transportation	S	S	S	S		
Pipeline Transportation:						
Pipeline transportation	N	N	C	C		
Scenic And Sightseeing Transportation:						
Scenic and sightseeing transportation	C	C	P	P		

	Zone					
Use Regulations	C-S	C-G	M-D	M-G	<u>Specific Use Standards</u>	
Support Activities For Transportation:						
Air traffic control	N	C	C	C		
Other airport operations	N	N	S	S		
Other support activities for air transportation, except fuel	N	S	S	S		
Support activities for rail transportation	N	N	C	C		
Other support activities for water transportation	N	N	S	S		
Motor vehicle towing and impound lots	N	N	C	C		
Other support activities for road transportation	N	N	S	S		
Freight transportation arrangement	N	N	C	C		
Packing and crating	N	N	C	C		
All other support activities for transportation	N	N	S	S		
Postal Service:						
Postal service	P	P	P	P		
Couriers And Messengers:						
Couriers, messengers and local delivery	C	C	P	P		
Warehousing And Storage Facilities:						
General warehousing and storage facilities	N	C	P	P		
Self-storage units	N	N	C	C		
Other warehousing and storage facilities	N	N	S	S		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Publishing Industries:						
General publishers	N	C	P	P		
Software publishers	P	P	P	P		
Motion Picture And Sound Recording Industries:						
Motion picture and video production and distribution	C	C	C	C		
Motion picture theaters, except drive-ins	P	P	P	N		
Drive-in motion picture theaters	N	N	C	N		
Teleproduction and other postproduction services	C	C	C	C		
Other motion picture and video industries	S	S	S	S		
Record production and distribution	C	C	P	P		
Music publishers and sound recording studios	C	C	C	C		
Other sound recording industries	S	S	S	S		
Broadcasting And Telecommunications:						
Broadcasting and telecommunications services	C	C	P	P		
Cellular and other wireless telecommunications	N	C	C	C		
Telecommunications resellers	P	P	P	P		
Satellite telecommunications	C	C	P	P		
Other telecommunications	S	S	S	S		
Information Services And Data Processing Services:						

	Zone					
Use Regulations	C-S	C-G	M-D	M-G	<u>Specific Use Standards</u>	
Information services and data processing services	P	P	P	P		
Credit Intermediation And Related Activities:						
Banks and credit unions	P	P	P	N		
Credit intermediation and related activities	P	P	P	N		
Pawnshop	N	C	N	N		
Other activities related to credit intermediation	S	S	P	N		
Securities, Commodity Contracts And Other Intermediation:						
Securities, commodity contracts and other intermediation	P	P	P	N		
Insurance Carriers And Related Activities:						
Insurance carriers and related activities	P	P	P	N		
Funds, Trusts And Other Financial Vehicles (U.S. Only):						
Funds, trusts and other financial vehicles (U.S. only)	P	P	P	N		
Real Estate:						
Real estate services	P	P	P	N		
Rental And Leasing Services:						
Passenger car rental and leasing	P	P	P	C		
Truck, utility trailer, and RV (recreational vehicle) rental and leasing	N	C	P	P		
Consumer electronics and appliances rental	P	P	P	N		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Entertainment and entertainment products rental	P	P	P	N		
Recreational goods rental	P	P	P	N		
All other consumer goods rental	S	S	P	N		
General rental centers	C	C	P	N		
Commercial air, rail, and water transportation equipment rental and leasing	C	P	P	N		
Construction, mining and forestry machinery and equipment rental and leasing	N	N	C	C		
Office machinery and equipment rental and leasing	P	P	P	N		
Other commercial and industrial machinery and equipment rental and leasing	N	N	P	P		
Professional, Scientific And Technical Services:						
Testing laboratories	C	P	P	N		
Photography studios	P	P	P	N		
Veterinary services	C	P	P	N		
All other professional, scientific and technical services	S	S	P	N		
Administrative And Support Services:						
General office	P	P	P	N		
Employment placement agencies	P	P	P	N		
Call centers	N	P	P	N		
Other business service centers (including copy shops)	P	P	P	N		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Repossession services	C	C	C	N		
Armored car services	N	C	P	N		
Exterminating and pest control services	N	N	P	N		
Janitorial services	C	C	P	N		
Landscaping services	N	N	P	N		
Packaging and labeling services	P	P	P	N		
All other support services	S	S	S	N		
Waste Management And Remediation Services:						
Solid waste collection	N	N	N	C		
Hazardous waste collection	N	N	N	C		
Other waste collection	N	N	N	C		
Hazardous waste treatment and disposal	N	N	N	C		
Solid waste landfill	N	N	N	C		
Solid waste combustors and incinerators	N	N	N	C		
Other nonhazardous waste treatment and disposal	N	N	N	C		
Remediation services	N	N	N	C		
Materials recovery facilities	N	N	N	C		
Septic tank and related services	N	N	N	C		
All other miscellaneous waste management services	N	N	N	S		
Educational Services:						
Elementary and secondary schools	P	P	C	N		

	Zone					
Use Regulations	C-S	C-G	M-D	M-G	<u>Specific Use Standards</u>	
Colleges, universities and professional schools	P	P	P	N		
Professional training	P	P	P	N		
Other technical and trade schools	P	P	P	N		
Sports and recreation instruction	P	P	P	N		
Automobile driving schools	C	C	P	N		
All other miscellaneous schools and instruction	S	S	S	N		
Educational support services	P	P	P	N		
Ambulatory Healthcare Services:						
Offices of physicians, therapists, and dentists	P	P	P	N		
Family planning centers	N	C	C	N		
Outpatient mental health and substance abuse centers	N	C	C	N		
HMO medical centers	P	P	P	N		
Kidney dialysis centers	P	P	P	N		
Freestanding ambulatory surgical and emergency centers	P	P	P	N		
All other outpatient care centers	P	P	P	N		
Medical laboratories	N	C	P	N		
Diagnostic imaging centers	P	P	P	N		
Home healthcare services	P	P	P	N		
Ambulance services	P	P	P	N		
Blood and organ banks	N	C	P	N		
All other miscellaneous ambulatory healthcare services	S	S	S	N		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Hospitals:						
General medical and surgical hospitals	C	C	C	N		
Psychiatric and substance abuse hospitals	N	C	C	N		
Specialty (except psychiatric and substance abuse) hospitals	N	C	C	N		
Nursing And Residential Care Facilities:						
Nursing care facilities	C	C	N	N		
Assisted living center	N	C	N	N		
Residential mental health facilities	N	C	N	N		
Residential mental health and substance abuse facilities	C	C	N	N		
Continuing care retirement communities and homes for the elderly	C	C	N	N		
Other residential care facilities	S	S	N	N		
Social Assistance:						
Child and youth services	P	P	N	N		
Services for the elderly and persons with disabilities	P	P	N	N		
Other individual and family services	P	P	N	N		
Community food services	P	P	P	N		
Emergency and other relief services	P	P	P	N		
Vocational rehabilitation services	P	P	N	N		
Child daycare services	P	P	C	N		
Adult daycare services	P	P	C	N		

	Zone					
Use Regulations	C-S	C-G	M-D	M-G	<u>Specific Use Standards</u>	
Performing Arts, Spectator Sports And Related Industries:						
Performing arts companies	C	P	C	N		
Other performing arts companies	S	P	S	N		
Sports teams and clubs	C	P	C	N		
Racetracks	N	N	C	C		
Other spectator sports	S	S	S	S		
Promoters of performing arts, sports and similar events with facilities	P	P	P	N		
Independent artists, writers, and performers - studio only	P	P	P	N		
Museums, Historical Sites And Similar Institutions:						
Museums	P	P	C	C		
Historical sites	P	P	C	C		
Zoos and botanical gardens	C	C	P	P		
Nature parks and other similar institutions	S	P	P	P		
Amusement, Gambling And Recreation Industries:						
Amusement and theme parks	N	C	C	N		
Amusement arcades	C	C	C	N		
Golf courses and country clubs	C	C	C	C		
Fitness and recreational sports centers	C	P	P	N		
Bowling centers	C	P	P	N		
All other amusement and recreation industries	S	S	S	N		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Accommodation:						
Hotels (except casino hotels) and motels	C	P	P	N		
Bed and breakfast inns	C	P	P	N		
All other traveler accommodation	S	S	P	N		
RV (recreational vehicle) parks and campgrounds	N	C	C	N		
Recreational and vacation camps	N	N	C	N		
Food Services And Drinking Places:						
Restaurants, coffee shops, and cafeterias	P	P	P	N		
Food service contractors	C	C	P	N		
Caterers	C	P	P	N		
Mobile food services	C	P	P	N		
Taverns	N	N	N	C		
Private clubs	N	C	N	N		
Sexually oriented businesses	N	N	N	C		
Repair And Maintenance:						
General automotive repair	N	C	P	P		
Automotive body, paint and interior repair and maintenance	N	N	C	C		
Automotive detail and trim shops	P	P	P	P		
Automotive oil change and lubrication shops	N	P	P	P		
Car washes	N	P	C	C		
All other automotive repair and maintenance	N	S	S	S		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Electronics repair and maintenance	P	P	C	N		
Other electronic and precision equipment repair and maintenance	C	C	C	C		
Commercial and industrial machinery and equipment (except automotive and electric)	N	N	C	C		
Garden equipment repair and maintenance	C	C	C	N		
Appliance repair and maintenance	P	P	C	N		
Reupholstery and furniture repair	N	C	C	N		
Footwear and leather goods repair	P	P	C	N		
Other personal and household goods repair and maintenance	S	S	S	N		
Personal Services:						
Salons and barbershops	P	P	C	N		
Diet and weight reducing centers	P	P	C	N		
Funeral homes	P	P	C	N		
Cemeteries and crematories	N	N	N	N		
Coin operated laundries and dry cleaners	C	P	C	N		
Laundries, family and commercial	N	C	C	N		
Laundry drop off services	P	P	P	N		
Linen supply	N	N	C	C		
Industrial launderers	N	N	C	N		
All other laundry services	S	S	S	N		
Pet care (except veterinary) services	C	P	P	N		

Use Regulations	Zone				<u>Specific Use Standards</u>	
	C-S	C-G	M-D	M-G		
Animal kennel, commercial (subject to Davis County Animal Control Ordinance)	C	C	P	N		
Photofinishing laboratories (except 1 hour)	N	C	C	N		
1 hour photo finishing	P	P	P	N		
Freestanding parking lots and garages	C	C	C	C		
All other personal services	S	S	S	S		
Religious, Grant Making, Civic, And Professional And Similar Organizations:						
Religious organizations	P	P	P	N		
Volunteer and nonprofit organizations	P	P	P	N		
Residential Uses:						
Developments which contain residential uses or mixed commercial and residential uses must obtain a rezone to a "Planned District (P)", see chapter 13 of this title						
Land Development:						
Business, light manufacturing and research park	N	N	P	N		
Subdivisions	P	P	P	P		
Industrial parks	N	N	C	C		
Planned unit developments	P	P	P	P		
Outdoor storage and display (outdoor storage and display are detailed further in section 10-1-33 of this title)						

	Zone					
Use Regulations	C-S	C-G	M-D	M-G	<u>Specific Use Standards</u>	
Outdoor storage, as an accessory use	C	C	P	P		
Outdoor display of retail merchandise, as an accessory use	P	P	P	N		
Outdoor storage, as primary use	N	N	N	N		

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
34

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 15th 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 12th 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 3rd to review the changes that were required.

52

53 a. CONDITIONAL USE STANDARDS AND LAND USE TABLE

54

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 6th 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 7th 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

150
151 Sherrie Pace reported on the City Council meetings held on July 16th, August 15th, and August
152 20th. She said the July 16th 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 15th 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 20th. 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

170

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

172

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.*

175

176

177

178 _____
Wendy Page, City Recorder