



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 October 8, 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) Consideration of site plan approval for the Lofts North Salt Lake at 120 and 140 East Center Street, Brian Carlisle, applicant (Administrative)
- 4) Work Session: Pending Code Amendment
 - a. Conditional Use Standards and Land Use Table
- 5) Report on City Council actions on items recommended by Planning Commission
- 6) Approval of minutes:
 - a. 09/24/2024

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 Deputy City Recorder for the City of North Salt Lake, certify that copies of the agenda for the Planning Commission meeting to be held **October 8, 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: October 7, 2024

Sherrie Pace, Deputy City Recorder



CITY OF NORTH SALT LAKE COMMUNITY & ECONOMIC DEVELOPMENT

10 East Center Street, North Salt Lake, Utah 84054
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MEMORANDUM

TO: Planning Commission
FROM: Sherrie Pace, Community Development Director
DATE: October 8, 2024
SUBJECT: Site Plan for Lofts North Salt Lake at 120 & 140 East Center Street

RECOMMENDATION

The Development Review Committee (DRC) has reviewed the proposed site plan and finds it to be consistent with the approved General Development Plan and recommends approval of the site plan for Lofts North Salt Lake with the following conditions:

1. The carport structures are noted on the site plan, per the General Development Plan;
2. Identification of the water valve located adjacent to east building and possible relocation if necessary, per City Engineer;
3. Approved Development Agreement will include the conditions per the approved General Development Plan and the approved site plan.

BACKGROUND

The Planning Commission in a split decision recommended denial of the amended General Development Plan for Lofts North Salt Lake on November 28, 2023 requesting a consensus from the City Council as to the policy decision regarding whether the Development Agreement should be amended. The City Council approved the amended General Development Plan on December 6, 2023 with the following conditions:

The Development Agreement be modified with the following terms for the developer:

- 1) Tenants of the one-bedroom units shall be limited by lease agreement to a single vehicle;
- 2) Each unit will have at minimum 1 covered stall assigned to the unit and be included in monthly lease without additional charge;
- 3) Parking for the commercial area shall be provided at a rate of 1 space/250 sq. ft. and shall be open for tenant and guest use, including the Towne Plaza residents, during non-business hours;
- 4) The cross section for Center Street be modified so as to provide the bike lane behind the curb as shown on the proposed site plan;
- 5) Off street loading areas for deliveries and tenant moving, be provided for both buildings;
- 6) The amenities shown on the plan shall be provided including the roof top gathering area, on site fitness center, fenced dog park, outdoor patio for commercial restaurant use (if applicable) or for other tenant use;
- 7) All landscaping shall be installed in accordance with Chapter 22, Water Efficient Landscaping Standards;

- 8) The ground floor story of the west building shall be stepped across the slope so that individual units maintain pedestrian access at the same elevation of the sidewalk as shown on the architectural renderings;
- 9) The architecture of the buildings shall be provided in the style, materials and colors as shown on the architectural renderings, with a maximum height of 50 feet measured from final grade;
- 10) The street trees along 130 East will be replaced and the landscape water shall be repaired/installed by the developer to the street trees and street lights for the provision of hanging baskets, such water connection shall be made to the HOA common area landscape system and landscape system for the new landscaping.

The Development Agreement be modified with the following terms for the City:

- 1) The City will restrict Center Street parking in front of the west building to a maximum 2 hour limit and 15-30 minute loading zone in front of the east building;
- 2) The City will monitor and consider future modifications in relation to parking management of 130 East including but not limited to: limiting parking to one side of the street, widening, one-way traffic, time limitations, parking meters, or other measures that may be recommended by the City's safety committee, City Engineer, or a City hired traffic consultant.

REVIEW

The Development Review Committee (DRC) has reviewed the proposed site plan and finds it to be consistent with the approved General Development Plan.

Project Overview

The proposed development is composed of two multi-story apartment buildings. The west building is located at 120 East Center Street and contains 7,688 sq. ft. of commercial on the ground floor with 22 total residential units on the second and third stories. The east building is located at 140 East Center Street and 57 total residential units.

Amenities

The following amenities are included with the project:

1. Fenced dog park area (west)
2. Outdoor seating area for commercial use
3. Public sidewalk improvements: planter boxes with seating height walls, widened sidewalks, street trees, lamp posts, and a bike lane behind curb
4. Leasing office, mail/package delivery room, conference room, lobby activity room, dog wash (east building main floor)
5. Fitness center, sauna and steam room (east building second floor)
6. Roof top gathering space, pergola, seating, (east building third floor)

Parking

Parking is provided in combination of surface parking, parking structures, and carports on the upper level of the parking structures. Parking totals are outlined in the following tables. Note the interior finished space for the commercial area in the west building has been reduced to 7,688 from the previously estimated 8,000 sq. ft. (building footprint is 8,393 sq. ft. This is due to the area needed for stairs. The west building has 66 parking spaces (18 covered on ground level & 10 carports on the upper level). The east building has 84 spaces (20 surface & 34 garage covered on ground level; 30 carports on

the upper level parking. The Development Agreement will require 1 parking space per unit be dedicated and provided with each unit. The Development Agreement also limits the 1 bedroom units to be limited to 1 car per unit as a lease term. Off street loading and unloading zones have been included adjacent to each building. In order to accommodate the trash enclosures on the upper parking deck of the east building 6 spaces have been reduced in width to 8.5 feet and will be marked “compact car parking only.”

Overall Site Details						
West Bldg.	1 bedroom	2 bedroom	Commercial sq. ft.	Surface Parking	Covered Parking	Total Parking
Ground Floor			7,688	28	18	46
Second Floor	8	3		10	10	20
Third Floor	8	3				
East Bldg.						
Ground Floor	12	3		20	34	54
Second Floor	16	5			30	30
Third Floor	16	5				
Total	60	19	7,688	58	92	150

Parking						
	Unit or Sq. ft.	Covered Parking	Surface Parking	1 per 250 sq. ft.	Total Parking	
West Bldg. Provided		28	38		66	Ratio
Residential Req.	22 units	22			22	
Overflow/Guest Parking					13	
Commercial Req.	7,688			31	31	
Residential Ratio						1.59/unit
East Bldg. Provided		64	20		84	
Residential Req.	57	57			57	
Overflow/Guest Parking					27	
Residential Ratio						1.47/unit

Architecture

The architecture has been further refined to meet the standards approved in the General Development Plan.

- The ground floor story of the west building is stepped in story height to allow street level pedestrian entrances to the businesses. It is estimated that 4 commercial tenants could be accommodated.
- Balconies (14' x 6') have been added to the floor plans for the two bedroom units
- The exterior façade construction will consist of the use of stucco, cement board (Hardy or similar), stone, and metal balconies/accents
- The maximum height of the east building is 40 feet from finished grade and 43.5 feet from finished grade on the west building
- Roof line compatible with adjacent townhome roof style

Landscaping

Landscaping has been designed to meet the standards for water efficiency in accordance with adopted standards. The following is a summary:

- West building 5,898 sq. ft. landscaped area (3,510 sq. ft. sod in dog park area)
- East building 3,486 sq. ft. landscaped area
- Trees and shrubs have been provided
- Street trees are Crimson Sentry Maple and Chanticleer Flowering Pears
- Missing or damaged trees will be replaced on 130 East and connected to appropriate irrigation system

Public Right of Way Improvements

- Bike lane behind curb (5')
- Mixed use pedestrian area (13')
- Limited 2 hour parking on Center Street
- Limited 15-30 minute loading zone on east building Center Street

Due to the size and scope of this project, the site plan will need final approval from the City Council and the Planning Commission will be making a recommendation to the City Council on the application. Additionally, the approved site plan will become an exhibit to the Development Agreement approved by the City Council.

RECOMMENDATION

The Planning Commission recommends to the City Council that the site plan for Lofts North Salt Lake be approved and incorporated into the Development Agreement with the following findings and conditions:

Findings:

1. The proposed site plan in accordance with the North Salt Lake Town Center Master Plan;
2. The proposed site plan be incorporated into the Development Agreement.

Conditions:

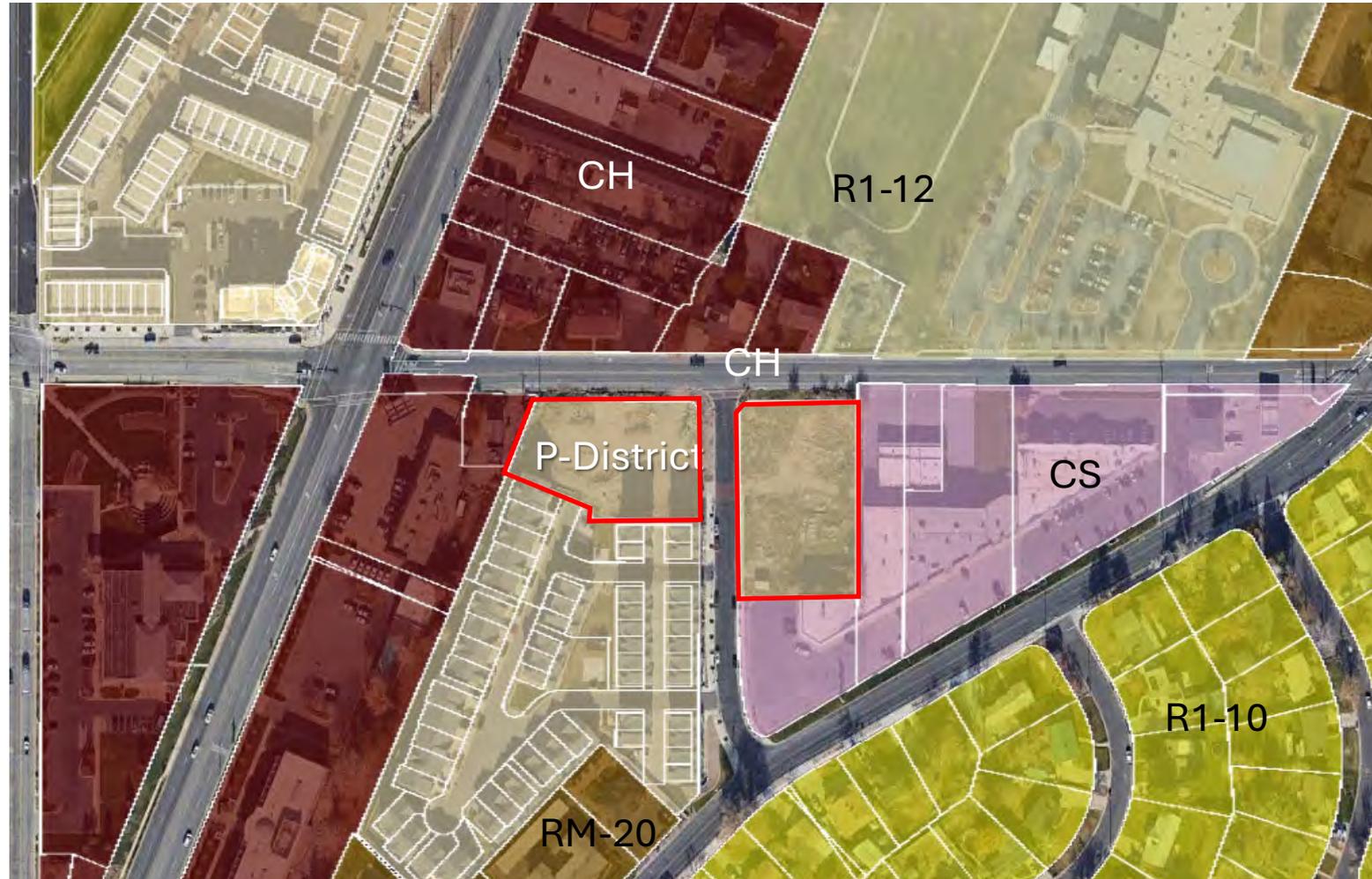
1. The carport structures are noted on the site plan, per the General Development Plan;
2. Identification of water valve located adjacent to east building and possible relocation if necessary, per City Engineer;
3. Approved Development Agreement will include the conditions per the approved General Development Plan and the approved site plan.

Attachments

- 1) Aerial/Zoning Map
- 2) General Development Plan/Site Plan
- 3) Proposed Site Plan
- 4) Proposed Landscape Plan
- 5) Elevations
- 6) Floor Plans



General Development Plan Amendment
Towne Plaza (Ph.2)-Lofts at North Lake
130 East Center
Aerial/Zoning





Lofts North Salt Lake General Development Plan Ground Level Site Plan



Building A									
Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
Retail - 8,000 SF						19			47
1					3	11		9	19
2	2	6	0		3	11		11	19
3		6	0		6	22	19	9	38
4	4	12	0		6	22	19	9	38
Building B									
Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
1	4	8	1		2	15	21	8	17
2	8	8	1		4	21		30	30
3	8	8	1		4	21		30	30
	20	24	3		10	57	21	38	17
Combined									
Totals	24	36	3		16	79	40	47	55
	30%	46%	4%		20%				

RETAIL LEVEL SITE PLAN

1/16" = 1'-0"



LOFTS NORTH SALT LAKE

SHEET A1



Lofts North Salt Lake General Development Plan 2nd Level Site Plan



Building A										
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
1			1 Bedroom C	2 Bedroom	End		19			28
Retail - 8,000 SF										
2	2	6	0	0	3	11		9	10	19
3	2	6	0	0	3	11				
4	4	12	0	0	6	22	19	9	38	66
Building B										
	Jr 1 Bed Small	Jr 1 Bed	1 Bedroom	2 Bedroom	End	Total Units	Covered Stalls	Carport Stalls	Open Stalls	Total Stalls
1	4	8	1	1	2	15	21	8	17	46
2	8	8	1	1	4	21		30		30
3	8	8	1	1	4	21				
	20	24	3	10	57	21	38	17	76	
Combined										
Totals	24	36	3	16	79	40	47	55	142	
	30%	46%	4%	20%						

LEVEL 2 SITE PLAN
1/16" = 1'-0"



LOFTS NORTH SALT LAKE

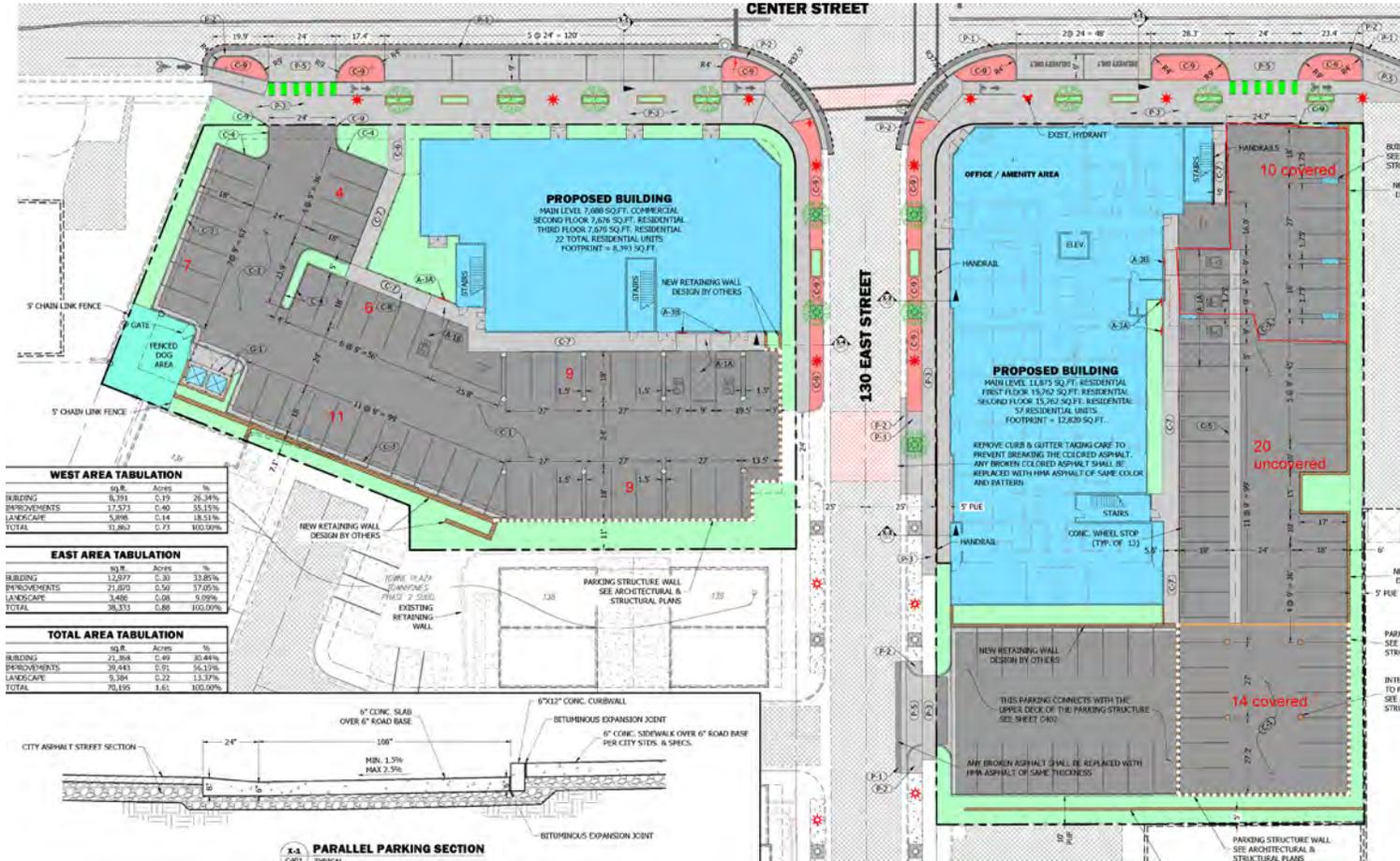
ENGINEER
FOOTER

PROJECT NUMBER
REVISION NUMBER

SHEET A2

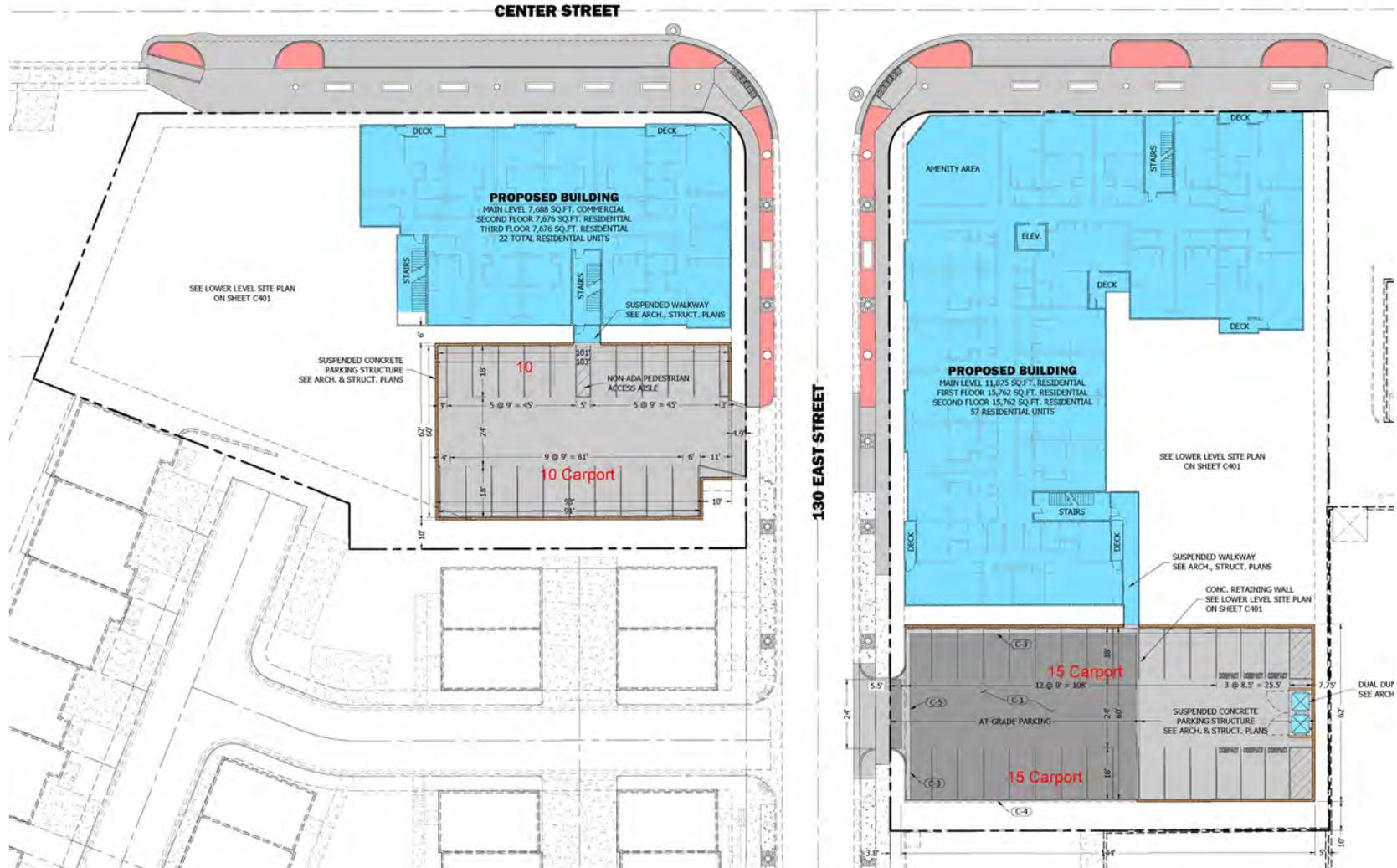


Lofts North Salt Lake Site Plan Ground Level





Lofts North Salt Lake Site Plan Second Level



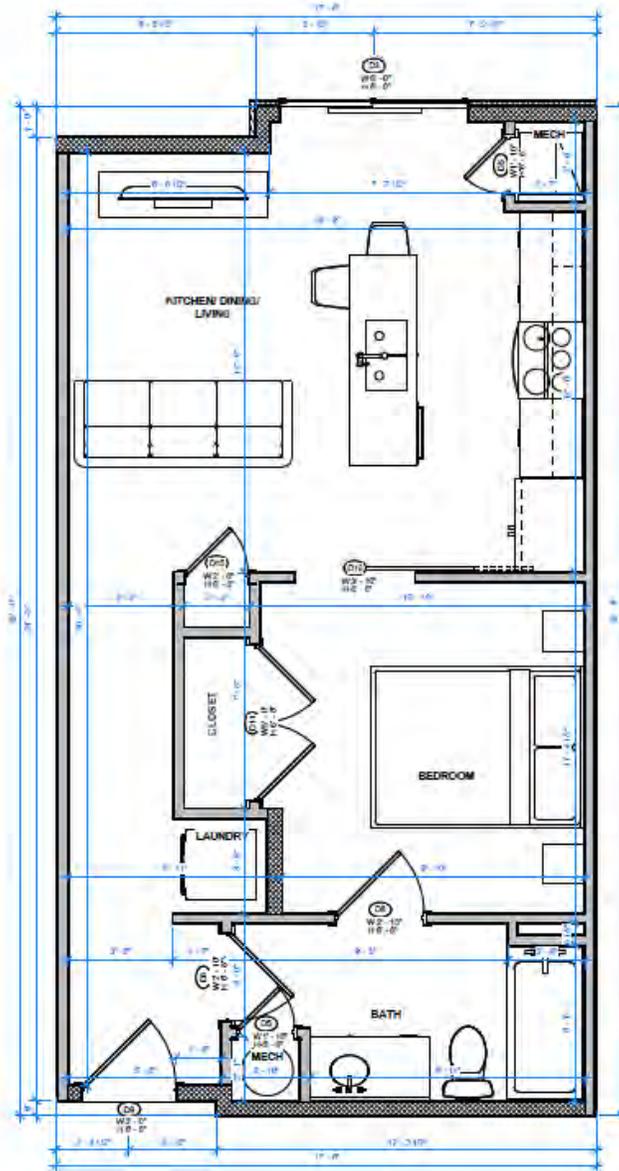
Lofts North Salt Lake (East Building)-140 East Center Street



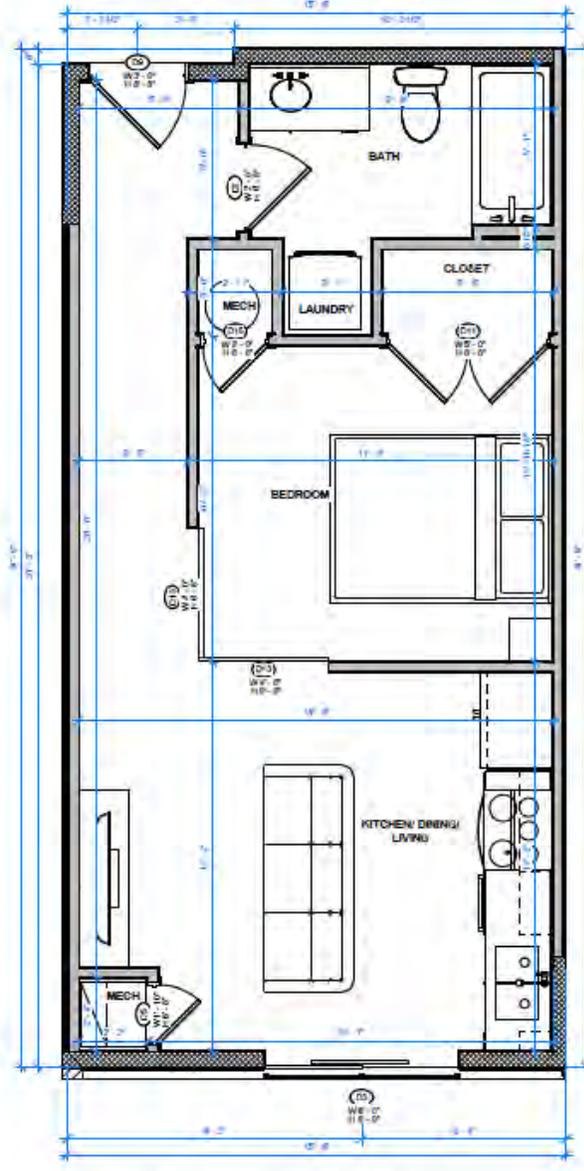
Lofts North Salt Lake (West Building)-120 East Center Street



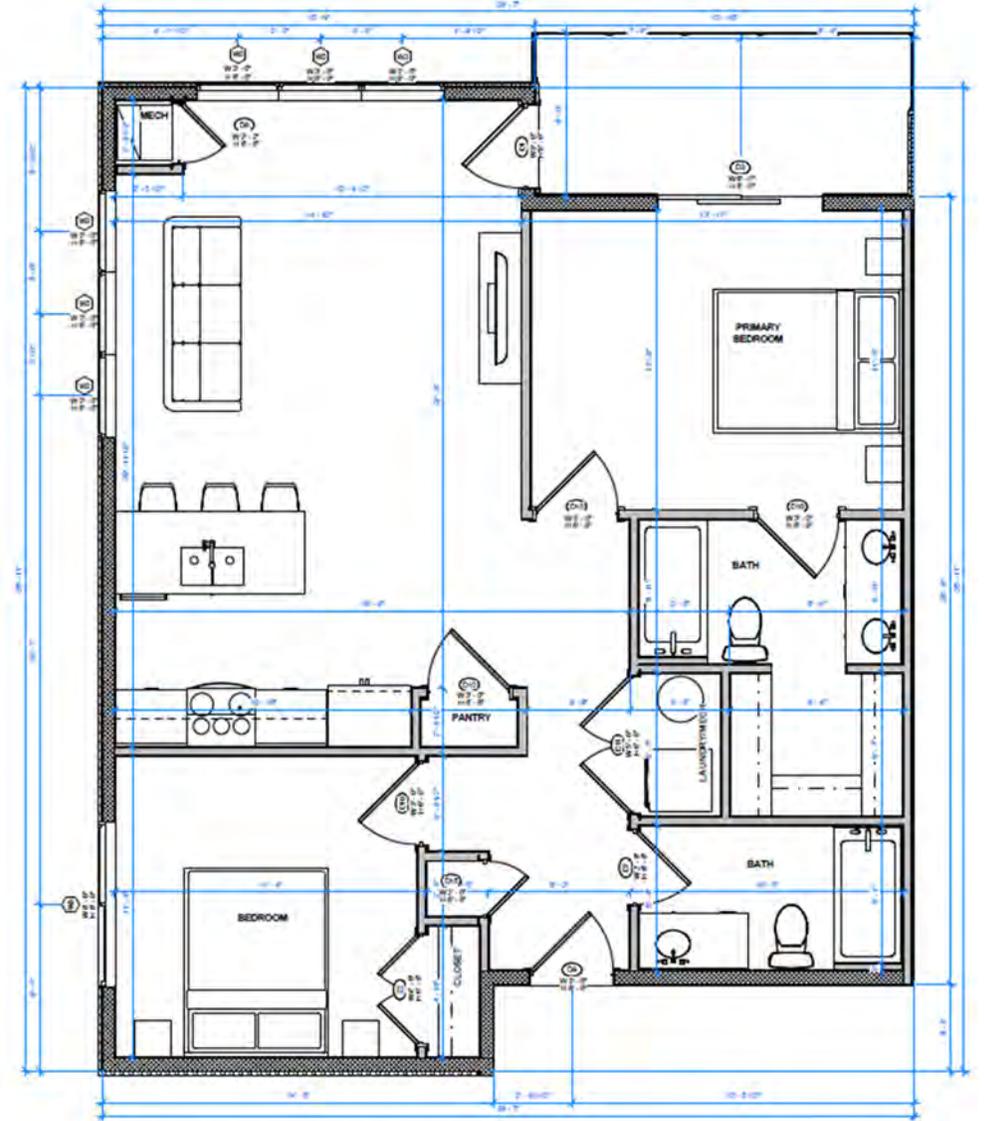
Lofts North Salt Lake-Unit Floor Plans



① UNIT TYPE - JR 1B LG POP OUT - FLOOR PLAN
1/2" = 1'-0"

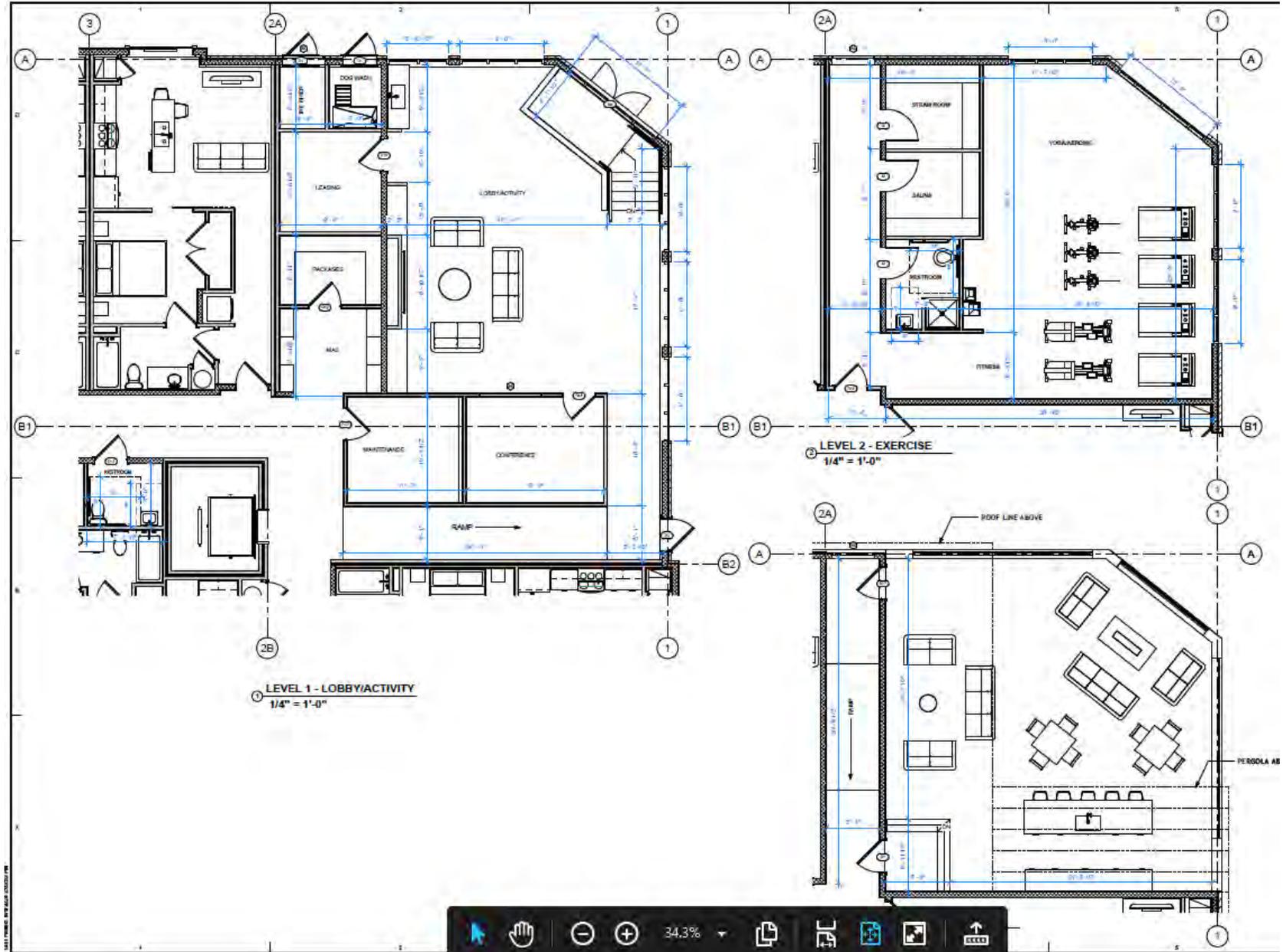


① UNIT TYPE - JR 1-BED - FLOOR PLAN
1/2" = 1'-0"



① UNIT TYPE - 2B END DECK - FLOOR PLAN
1/2" = 1'-0"

Lofts North Salt Lake (East Building)-Amenity Floor Plans



1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 ANCHOR LOCATION: CITY HALL
4 10 EAST CENTER STREET, NORTH SALT LAKE
5 SEPTEMBER 24, 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 via Zoom
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, Lucia Yenne, Jess Larsen, residents; Makayla Martin, Core 4
23 Distillery; Curtis Miner, Core Architecture; Scott Argyle, Entellus.
24

25 1. PUBLIC COMMENTS
26

27 There were no public comments.
28

29 2. PUBLIC HEARING: CONSIDERATION OF AMENDMENTS TO CITY CODE
30 SECTIONS 10-1-47 (DEFINITIONS), 10-11-3 (COMMERCIAL & INDUSTRIAL
31 DISTRICTS LAND USE TABLE), AND 10-19-1 (SPECIFIC USE STANDARDS)
32 REGARDING THE PROPOSED USE OF ACCESSORY CARETAKER RESIDENCES,
33 MIKE ANDERSON, CORE ARCHITECTURE, APPLICANT
34

35 Sherrie Pace shared an aerial view of the property located at 965 North Main Street. She
36 explained that the applicant, Core Architecture, was representing the property owner and
37 intended to remodel the existing building for transfer to the Ethiopian Orthodox Church. She said
38 as part of the new ownership and operation they requested living quarters for the pastor within
39 the structure. She mentioned that the applicant has proposed a code amendment as City code did
40 not currently provide caretaker residences in commercial or industrial zones. She mentioned that
41 City staff reviewed sample language from other cities and the proposed language has been
42 reviewed and recommended by the Development Review Committee (DRC).
43

44 Ms. Pace shared that the Planning Commission was already working on updating the conditional
45 use permit regulations and land use table. She explained that Chapter 19 of the land use
46 ordinance was reserved and it would become the location where standards would be provided for
47 specific uses. Chapter 19 would be titled “Specific Use Standards”. She said the proposed
48 changes would add a new definition to section 10-1-47, add the use as a permitted use in the C-S,
49 C-G, M-D, & M-G zones, and create the first portion of Chapter 19, Specific Use Standards. She
50 then reviewed the proposed amendments including:

51

52 1. One accessory caretaker residence per property

53

54 2. Must be incidental and subordinate to the primary use on the property

55

56 3. Be located in the primary building unless:

57

58 a. Lot size is five (5) acres or more

59 b. The accessory building is designed with architectural standards unless it cannot be viewed
60 from a public street

61 c. Cannot use an RV

62 d. Tiny homes can be used if connected to utilities and skirted

63 e. Separate utilities, if required

64

65 4. Must meet building code, including fire separation, sprinkling, as applicable

66

67 5. Each unit must have kitchen, living area, sleeping area

68

69 6. Max size 1,500 square feet

70

71 7. Require residential impact fees

72

73 8. Minimum one (1) parking space

74

75 9. Occupied by only one (1) family

76

77 10. Minimum one (1) resident must be employee or the owner of the business

78

79 11. Record a covenant that they convert the area back if they terminate the business.

80

81 Commissioner Jorgensen asked about the potential request for residential use on a contaminated
82 property. He proposed a requirement that an Accessory Caretaker Residence (ACR) shall not be
83 permitted on contaminated properties unless specifically authorized by appropriate county, state,
84 or federal health and environmental authorities with jurisdiction. Sherrie Pace commented that
85 this would fall under the building and fire code if the property was contaminated or the sensitive

86 lands ordinance which regulated contaminated properties. She mentioned that the proposed
87 requirement could be added to the code amendment.

88
89 Sherrie Pace commented that there were some existing caretaker dwelling units in the industrial
90 and commercial areas and said this amendment would provide regulation in the event of the
91 expansion of those uses.

92
93 **At 6:41 p.m. Chair Larson opened the public hearing.**

94
95 Dee Lalliss, resident, commented on an existing residential dwelling at a storage unit facility.
96 Sherrie Pace replied that the code did not specifically allow or address those dwelling units but
97 this amendment would require standards. She explained that any remodel or expansion of those
98 units would not allow anything beyond the scope of the proposed regulations and would help
99 bring them into compliance.

100
101 **At 6:42 p.m. Chair Larson closed the public hearing.**

102
103 Commissioner Holbrook questioned if the DRC had discussed whether this would require a
104 conditional use permit in the C-S zone. Sherrie Pace responded that the City was attempting to
105 move away from conditional uses which was the reasoning behind all the proposed
106 regulations/standards and would allow for staff review and approval.

107
108 Curtis Miner, Core Architecture, commented that the property owner was planning to retrofit the
109 building for the Ethiopian Orthodox Church with the inclusion of a caretaker unit. He shared that
110 1,500 square feet would allow for a three bedroom apartment.

111
112 **Commissioner Stone moved that the Planning Commission recommend for approval the**
113 **proposed code amendments with the following findings:**

- 114
115 1) **The proposed amendment is in accord with the comprehensive general plan, goals**
116 **and policies of the City.**
117 2) **Changed or changing conditions make the proposed amendment reasonably**
118 **necessary to carry out the "purposes" stated in this title.**
119 3) **The proposed amendment addresses a need for commercial businesses and provides**
120 **regulations for existing grandfathered caretaker dwellings within the city.**
121 4) **The proposed additions from Commissioner Jorgensen (that an Accessory Caretaker**
122 **Residence (ACR) shall not be permitted on contaminated properties unless specifically**
123 **authorized by appropriate county, state, or federal health and environmental authorities**
124 **with jurisdiction)**

125
126 **Commissioner Marsh seconded the motion. The motion was approved by Commissioners**
127 **Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

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3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR CORE 4 DISTILLERY AT 400 NORTH 400 WEST, BLDG. 16, MAKAYLA MARTIN, APPLICANT

Mackenzie Johnson reported this conditional use permit application was received prior to the City Council’s formal initiation of code amendment for conditional uses and the land use table on August 15, 2024 and therefore was not subject to the provisions of State Code section 10-9a-509 regarding pending ordinances. She explained that the request was for a business license to manufacture and wholesale moonshine at 900 North 400 West, Building 16, Suite B. She mentioned the business would occupy approximately 225 square feet of the building with office, manufacturing of the base drink, bottling, and storage. She said this location would not be open to the public for purchase or consumption and the applicant would work with the State to obtain the required licensing. Ms. Johnson noted that the property was zoned manufacturing distribution (MD) with “food manufacturing” allowed as a conditional use and “alcoholic beverage wholesaler” as a permitted use. She added that the DRC recommended approval with the condition that the applicant secure all State required permits prior to operation.

Commissioner Holbrook moved 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.**

Commissioner Ward seconded the motion. The motion was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.

4. CONSIDERATION OF SITE PLAN APPROVAL FOR COPART’S ACCESS ROAD AT 430 NORTH 400 WEST, TJ BRESLIN, ENTELLUS

Mackenzie Johnson reported on the site plan for Copart’s proposed access road at 430 North 400 West. She stated that Copart had an active business license for “vehicle auction and storage” at 170 West Center Street since 1999. She explained that they have accessed the property from Center Street through the use of lease agreements to cross private property. She continued that those lease agreements were not being renewed which prompted the applicant to access the property from 400 West. Ms. Johnson noted that 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. She mentioned that the gravel material placed behind that driveway had created track out problems on the public street. She elaborated that as a response to the termination of the cross access lease agreements and track out issues, Copart elected to pave an access road from the public street to the property where vehicles were stored. That project would include 12,350 square feet of new asphalt, drainage swales, and a drainage pond.

169 Mackenzie Johnson stated that City code 10-20-3 required site plan review and Low Impact
170 Development (LID) analysis and compliance for development that added or replaced 5,000 or
171 more square feet of impervious surface. She added that the City Engineer confirmed that the
172 proposed drainage facilities complied with LID standards and all engineering redlines had been
173 sufficiently addressed. She indicated that the site plan showed a proposed sign that was within
174 the clear view triangle of the driveway. She added that the sign placement was not approved as
175 part of this application and a building permit must be obtained prior to its installation.

176
177 Ms. Johnson indicated that the MD zone required a minimum of 15% landscaping except when
178 reduced by the Planning Commission. She noted that the property was vacant with no water
179 meter and as such the DRC recommended that the Commission reduce the required irrigated
180 landscaping from 15% to 0% to support water conservation efforts and until the property was
181 further developed. She shared that the DRC recommended approval of the site plan with the
182 following findings that the proposed sign location was not in compliance with City Code 10-1-31
183 and must be relocated outside of the clear view triangle and a separate building permit must be
184 obtained prior to installation of the sign and that the irrigated landscaping requirement be
185 reduced from 15% to 0% in support of water conservation efforts and until the property develops
186 further with structures, improved parking, or other major improvements.

187
188 Commissioner Marsh asked for clarification if this was a temporary or permanent fix. Mackenzie
189 Johnson replied that the proposed access road would be a permanent fix and a primary entrance
190 to the property. She added that landscaping improvements in compliance with code would be
191 required when the property was further developed. She mentioned that the site would be
192 revegetated with wild seed to stabilize the soil and reduce erosion.

193
194 **Commissioner Stone moved that the Planning Commission approve the site plan for**
195 **Copart's access road located at 430 North 400 West with the following findings:**

- 196
197 **1) The proposed sign location is not in compliance with City Code 10-1-31 and must be**
198 **relocated outside of the clear view triangle. A separate building permit must be**
199 **obtained prior to installation of the sign.**
200 **2) The irrigated landscaping requirement is reduced from 15% to 0% in support of**
201 **water conservation efforts and until the property develops further with structures,**
202 **improved parking, or other major improvements.**

203
204 **Commissioner Marsh seconded the motion. The motion was approved by Commissioners**
205 **Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and Ward.**

- 206
207 **5. WORK SESSION: PENDING CODE AMENDMENT**
208 **a. CONDITIONAL USE STANDARDS AND LAND USE TABLE (PRODUCTION**
209 **THROUGH NONSTORE RETAILERS)**

210

- 211 Sherrie Pace provided a review with staff recommendations for the Land Use Table through line
212 #98 including:
213
- 214 1. Production (Agriculture)
 - 215 a. Updating agriculture definitions and land uses,
 - 216 b. Commercial operations
 - 217 c. Livestock
 - 218 d. Community gardens
 - 219
 - 220 2. Mining
 - 221 a. Support activities for mining defined
 - 222 b. Support activities for oil and gas
 - 223
 - 224 3. Utilities
 - 225 a. Compress to public and private utilities
 - 226 b. Power Generation
 - 227 c. Water supply
 - 228 d. Sewage treatment
 - 229 e. Steam and air conditioning supply
 - 230
 - 231 4. Building, Developing and General Contracting
 - 232 a. Contractor yard standards to be moved from 1-1-33
 - 233
 - 234 5. Manufacturing
 - 235 a. Prohibited in C-S & C-G?
 - 236 b. Prohibited uses:
 - 237 i. Slaughtering/rendering
 - 238
 - 239 c. Compression of categories:
 - 240 i. Heavy Manufacturing
 - 241 ii. Light Manufacturing
 - 242 iii. Heavy Assembly
 - 243 iv. Light Assembly
 - 244 v. Sub-assembly
 - 245
 - 246 6. Wholesale/Retail Trade
 - 247 a. Compress into
 - 248 i. Durable goods
 - 249 ii. Non-durable
 - 250 iii. Wholesale Electronic Markets
 - 251
 - 252 b. Prohibited Wholesale uses

- 253 i. Used auto parts/salvage yards
- 254 ii. Metal service centers
- 255 iii. Coal and mineral
- 256 c. Outdoor storage regulations
- 257 d. Special regulations for
- 258 i. Chemicals
- 259 ii. Raw farm materials
- 260 iii. Petroleum

261

262 The Commission discussed contaminated soil and providing a specific definition in section 10 of
263 the code. They then reviewed and determined which of the uses listed above were permitted,
264 conditional, or prohibited in the C-S, C-G, M-D, and M-G zones.

265

266 Mackenzie Johnson clarified that if a use was prohibited or not listed, an applicant could work
267 with staff on creating sufficient supplementary standards and applying for a code amendment.

268

269 Staff would continue to work on items such as mining, support activities for oil/gas operations
270 and mining, metal service centers and offices, etc. as well as regulations/standards for permitted
271 uses, and condensing similar uses.

272

273 Sherrie Pace mentioned that the City Council updated the alcoholic beverage regulation
274 ordinance to allow other uses. She said staff would now need to determine in which zones those
275 uses would be allowed.

276

277 6. REPORT ON CITY COUNCIL ACTIONS ON ITEMS RECOMMENDED BY 278 PLANNING COMMISSION

279

280 Sherrie Pace reported that the September 3rd Council meeting included a public hearing
281 regarding a proposal for a homeless shelter. She commented that the County had withdrawn its
282 financial support and staff anticipated that the shelter would no longer be located on the former
283 Lifeline property in the City. She mentioned other inquiries for the property including a six story
284 apartment building which would not be a good fit due to the soil, proximity to sewer treatment
285 center, etc.

286

287 Ms. Pace spoke on the September 17th City Council meeting including an agreement with
288 Reagen Outdoor Advertising related to billboards. She commented that the agreement prohibited
289 Reagen from placing a billboard in the Town Center in exchange for allowing placement on
290 Overland and Main Street. She also mentioned that the alcoholic beverage amendment to the
291 City Code was approved. She reminded the Commission that the General Plan workshop would
292 be October 7th, the APA conference was on October 10th and 11th, and the Wasatch Choice
293 Workshop would be held on October 21st.

294

295 7. APPROVAL OF MINUTES

296

297 The Planning Commission meeting minutes of August 27, 2024 were reviewed and approved.

298 **Commissioner Jorgensen moved to approve the minutes for the August 27, 2024 Planning**

299 **Commission meeting as drafted. Commissioner Marsh seconded the motion. The motion**

300 **was approved by Commissioners Holbrook, Jorgensen, Larson, Marsh, Stone, Tucker, and**

301 **Ward.**

302

303 8. ADJOURN

304

305 Commission Chair Larson adjourned the meeting at 8:41 p.m.

306

307 *The foregoing was approved by the Planning Commission of the City of North Salt Lake on*

308 *Tuesday, October 8, 2024 by unanimous vote of all members present.*

309

310

311

312 _____
Wendy Page, City Recorder