

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
CITY HALL-10 EAST CENTER STREET, NORTH SALT LAKE
FEBRUARY 25, 2025

FINAL

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

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

EXCUSED: Commissioner Ryan Holbrook

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

OTHERS PRESENT: Dee Lalliss, Mont Mickleson, Herb Henderson, Martin Campbell, residents.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING: CONSIDERATION OF AN AMENDMENT MODIFYING TITLE 10, CHAPTER 11 LAND USE TABLE; CHAPTER 1, GENERAL AND SUPPLEMENTARY PROVISION; CHAPTER 19, SPECIFIC USE STANDARDS; AND CHAPTER 4, SIGNS

Sherrie Pace provided information on noise decibels per the last Planning Commission meeting. She shared that continued overexposure of sound at 85 dBA was harmful to the human ear. She said while the Federal Noise Control Act coordinated research and provided public information, the State and local governments had the primary responsibility to regulate noise emission/reduction. She noted the World Health Organization noise level guidelines to protect against unwanted noise:

- moderate annoyance not to exceed 50 dBA
- seriously annoyed not to exceed 55 dBA
- nighttime/outdoor levels not to exceed 45 dBA

Ms. Pace reviewed a decibel sound level chart and gave examples: a clothes dryer (60 dBA), vacuum cleaner (80 dBA), pickleball court (40-70 dBA), truck backup alarm (97-112 dBA), etc. She mentioned that truck backup alarms were required by OSHA but said alternatives were white noise focused pulse. She shared the distance and sound rule and gave the example of a 97 dBA at a distance of one foot from the source would be 57 dBA at 100 feet from the source. She provided ordinance recommendations:

Needs to be Defined:

- Unit of measure “A-weighted sound pressure level”
- ”Noise”: -sound which annoys or disturbs humans or is unwanted and causes adverse psychological effect
- “Noise disturbance”-any sound which endangers or injures the health of humans or disturbs a reasonable person of normal sensitivities

Ambient noise (differentiating background)

- Establishing maximum noise levels for fixed delineated areas within the community, which are related to particular zoning classifications and time periods;
- Including in the ordinance’s definition of “ambient noise level” a provision for onsite determination; and
- Establishing quantitative noise levels in relation to the ambient noise level

Specific prohibited acts, if they create a noise disturbance:

- Radios
- Television sets
- Musical instruments
- Loudspeakers
- Animals
- Loading operations
- Construction
- Horns and signaling devices

Noise level restrictions for:

- Designated times
- In specific land use zones

Ms. Pace shared the Ogden City noise ordinance which included standards for measuring (humidity, wind, etc.) and reporting (ambient noise, date, time, location, etc.). She then made the following suggestions to the City ordinance:

Specific Use Standards:

- Limit most uses to 55 dBA at the property line
- Increase setbacks for uses that produce noise
- Landscape buffers
- Hours of operation

Future:

- Update City Noise Ordinance in Title 4 similar to Ogden ordinance

Chair Larson asked about music at City events. Sherrie Pace spoke on regulations such as limiting the time of day, exemptions for City events (firework show), and location of speakers adjacent to residential areas.

Commissioner Tucker commented that the City should implement the noise ordinance prior to the UDOT I-15 reconstruction. He mentioned that the City's noise ordinance would apply to State construction contracts.

Sherrie Pace reviewed specific use standards:

- 50 dBA (outdoor music at amusement centers)
- 55 dBA (athletic clubs, reception centers, drive thru speakers, manufacturing, animal care)
- 65 dBA ("quiet" food truck generators)

Sherrie Pace asked for feedback on Chapter 10 and whether amusements centers (axe throwing, escape room, arcade) and general office (service related) should be allowed in the Commercial Shopping (CS) zone with size restrictions.

Commissioner Marsh asked about size restrictions. Sherrie Pace recommended restrictions of under 5,000 square feet.

Commissioner Stone questioned limiting similar uses or the type of use in the CS zone. Sherrie Pace responded that those restrictions may seem unfair or limiting.

Sherrie Pace then reviewed Chapter 19- Specific Use Standards and clarified existing language, proposed changes, and changes since the last meeting. She detailed the changes and updates

including parking standards, food truck requirements (signage, parking, authorization, food truck parks), and restaurants/coffee shop (drive thru standards). She noted the addition of language related to hazard mitigation to manufacturing areas as recommended by Commissioner Jorgensen. She said other additions to manufacturing included not emitting discernable odors, limiting access, and physical restrictions to unauthorized individuals. Ms. Pace shared that the hazard mitigation requirements were also added to refineries, exterminating/pest control, janitorial, laundry and linen supply services, energy and distribution storage facilities, and pipeline distribution and facilities. She also noted additions to pet services, accessory dwelling units (ADU), short term rentals, gas stations, daycare, cellular towers, sewage treatment facilities, waste remediation services, and warehousing facilities.

Commissioner Marsh mentioned multifamily short term rentals and the proposal to limit this to ten units at 50%. He suggested that rather than a cap that there be a requirement for 80% AMI units long term rentals and to let the market determine this while providing adequate housing stock. Sherrie Pace commented that this may be difficult to regulate or enforce.

Sherrie Pace reviewed Chapter 4, Signs including prohibited signs (animated, feather, balloon, snipe, changeable, trailer, attached to poles or other, etc.) and permitted signage (wall, window, pole, pylon, low profile, monument).

Chair Larson opened the public hearing at 7:27 p.m.

Mont Mickleson, resident, addressed short term rentals (STR) and how they impacted neighborhoods. He mentioned unintended consequences and what benefits there would be in allowing STR in the City. He said issues included complaints related to STR that weren't being addressed by the City, lack of background checks, frequent turnover, nuisances, and changing the feel of a neighborhood.

Chair Larson commented on the potential issues of short term rentals including noise, parking, owner notification and that implementing City code regulations related to STR would allow for code enforcement, etc.

Sherrie Pace noted that there would continue to be short term rentals in the City whether they were allowed or not. She said regulation would allow for identification, better code enforcement, and rules for operation.

Herb Henderson, resident, commented that he had been unable to reach staff on the telephone. Sherrie Pace provided him with information to more easily access staff.

Mont Mickleson questioned when the City Council would review or approve the short term rental recommendation. Sherrie Pace replied that the Planning Commission would further review the topic on March 11th and staff tentatively proposed that the item would be reviewed by the City Council on March 18th.

Dee Lalliss, resident, commended staff on modifying City code. He then spoke on short term rentals and said they were usually processed through companies such as Airbnb and Vrbo. He shared that the difference between short and long term rentals was price and length of time. He noted the need for regulation and how fines could help ensure better rentals.

Mont Mickleson commented that he was not against short term rentals but in allowing them retroactively as well as other types of rentals that may change the neighborhood.

Chair Larson closed the public hearing at 8:02 p.m.

Commissioner Jorgensen thanked those who provided public comment. He spoke on providing enforcement and restrictions related to short term rentals and requested additional information on the code section.

Commissioner Marsh questioned the minimum size and location of community gardens. Sherrie Pace replied that staff did not feel there should be a minimum lot size and could be utilized for parcels that did not meet the minimum size. She said that the community garden could be allowed in residential and commercial zones.

The Commission was in favor of not having a minimum lot size for a community garden.

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

Sherrie Pace reported on the authorization to apply for a \$250,000 grant from Utah Outdoor Recreation for recreation facilities. She noted that if the City was awarded the fund that it would be used towards pickleball courts. She said the City Council also approved the recommendation from the Parks and Arts Board to establish a mural program in the City. She mentioned that a public hearing was scheduled for March 4th City Council meeting related to the railroad quiet zone. She shared the reason why the original quiet zone had been removed.

4. APPROVAL OF MINUTES

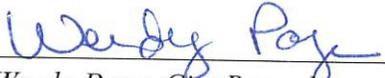
The Planning Commission meeting minutes of February 11, 2025 were reviewed and approved.

Commissioner Jorgensen moved to approve the meeting minutes for the February 11, 2025 Planning Commission meeting as drafted. Commissioner Marsh seconded the motion. The motion was approved by Commissioners Jorgensen, Larson, Marsh, Stone, Tucker, and Ward. Commissioner Holbrook was excused.

5. ADJOURN

Commission Chair Larson adjourned the meeting at 8:23 p.m.

The foregoing was approved by the Planning Commission of the City of North Salt Lake on Tuesday, March 11, 2025 by unanimous vote of all members present.



Wendy Page, City Recorder

