

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
AUGUST 25, 2015

FINAL

Chairman Robert Drinkall called the meeting to order at 6:31 p.m. and welcomed those present.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Kim Jensen
Commissioner Kent Kirkham
Council Member Ryan Mumford
Commissioner Stephen Garn
Commissioner Ted Knowlton

EXCUSED: Commissioner Lisa Watts Baskin

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Sherrie Christensen, Senior City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Marissa Bell, resident.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT FOR CAR EQUITY, LLC, AN AUTOMOBILE DEALERSHIP LOCATED AT 180 NORTH HIGHWAY 89. DON CUNNINGHAM, APPLICANT

Sherrie Christensen reported that the applicant had previously received a conditional use permit for 166 East Center Street but as they were unable to purchase that property they are now looking to obtain approval for a conditional use permit at 180 North Highway 89. This conditional use permit will be for a car dealership in the CH Zoning district. The current parking lot needs to be re-striped. This will allow 5 stalls for vehicle display and 4 stalls for customers and 1 ADA accessible stall. The landscaping exceeds the 10% requirement but needs to be revived and maintained.

Sherrie Christensen recommended that the debris onsite be cleaned up as a condition of approval.

The Development Review Committee (DRC) recommends approval with the conditions that the parking spaces be repainted, the handicap stall be signed, site cleaned and debris removed, and the existing landscaping be revived or improved and maintained in accordance with City code.

Commissioner Garn asked for clarification on the number of vehicles that can be displayed and the number of parking stalls. Sherrie Christensen replied that the requirement is 5 stalls for vehicles displayed and 1 stall per 200 square feet of office space so the minimum number of stalls required would be 6.

Commissioner Kirkham commented that there is a basement apartment located in the building and asked if it would be leased out. Sherrie Christensen replied that the apartment will not be rented out and will be used for storage for the business.

Commissioner Drinkall commented that on the proposed improvements for the Highway 89 area and asked how the car dealership fit into those plans. Ken Leetham responded that the Planning Commission will need take into consideration how the Highway 89 area will be used when new construction or redevelopment occurs. It is in the City's best interest that the existing buildings in this area be used beneficially, until such time that properties are consolidated and redeveloped with new structures and uses.

Commissioner Kirkham asked if there was a landscape plan in place to address the issue of reviving and maintain the landscape. Sherrie Christensen replied that the landscaping consists of a good amount of shrubbery and will need to be weeded and watered and would be acceptable once it is maintained. The applicant will be responsible for maintaining the property.

Commissioner Drinkall commented that there was a fire at this building while it was a bakery and asked if any re-building would need to be done. Sherrie Christensen replied that she was not aware of the fire but that the building inspector and fire marshal will inspect the property prior to issuance of a business license. Ken Leetham reported that a permit for repair had already been issued and completed.

Commissioner Knowlton moved that the Planning Commission approve the proposed conditional use permit for Car Equity LLC with the following findings and conditions;

Findings:

- 1. Automobile Sales are listed as a conditional use in the CH zone;**
- 2. Sufficient parking has been demonstrated for the proposed use; and**
- 3. The proposed use meets all requirements of the development code.**

Conditions:

- 1. Parking space lines be repainted;**
- 2. Handicap parking stall be signed and designated;**
- 3. Site be cleaned and debris removed; and**
- 4. The existing landscaping be revived or improved and subsequently maintained in accordance with City code.**

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Kirkham, Garn, Knowlton and Council Member Mumford. Commissioner Baskin was excused.

3. DISCUSSION OF ELECTRONIC PACKETS

Sherrie Christensen asked if City staff could distribute electronic packets to the Planning Commission instead of hand delivering them each week.

Commissioner Drinkall commented that it is helpful for the Commission to at least have a paper agenda at the meeting but said that digital copies of the packet would be acceptable.

Commissioner Knowlton commented that he would like a paper copy of the packet to view during the meeting to see the information and make notes.

Commissioners Kirkham, Jensen and Council Member Mumford agreed that electronic copies of the packet were acceptable. Commissioner Garn commented that he could pick up paper copies for himself and Council Member Mumford from City Hall, if needed.

Sherrie Christensen said that she would try mailing the packets to the Planning Commission instead of hand delivering them and would also email a digital copy. She noted that if they Commission had not received their packets in the mail, they would need to contact the office on Monday morning and arrangements would be made for replacement packet.

Commissioner Drinkall asked if the Pledge of Allegiance and a prayer should or could be done at the start of the Planning Commission meetings. Council Member Mumford commented that it was a great idea and the pledge usually does not take too long to perform. Commissioners Kirkham and Garn expressed approval for performing the pledge while Commissioners Jensen and Knowlton did not feel compelled either way.

Ken Leetham commented that if the Planning Commission would like to consider having a prayer during the meetings that the League of Cities and Towns has a position on prayer and he could present these recommendations to the Commission.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of August 11, 2015 were reviewed and approved.

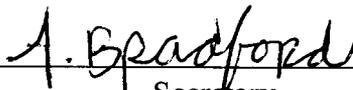
Commissioner Knowlton moved to approve the minutes as amended. Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Kirkham, Garn, Knowlton and Council Member Mumford. Commissioner Baskin was excused.

5. ADJOURN

Chairman Drinkall adjourned the meeting at 7:08 p.m.



Chairman



Secretary