

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
OCTOBER 11, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:00 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Beth Goodrich
Commissioner Kim Jensen
Commissioner Bruce Oblad
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Jansen and Christian Ogden, residents; Pele Puefua, Pele's Automotive; Juan de la Rosa Martinez and Jesus de la Rosa, G/S Towing LLC/Salt Lake Towing and Recovery.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR G/S TOWING LLC/SALT LAKE TOWING AND RECOVERY, TO BE LOCATED IN THE M-D DISTRICT AT 905 NORTH MAIN STREET #A-5. JUAN DE LA ROSA MARTINEZ AND JESUS DE LA ROSA, APPLICANTS.

Ali Avery reported that Misters De Le Rosa and Martinez are requesting that a conditional use permit be granted to G/S Towing LLC and Salt Lake Towing & Recovery to allow for a police vehicle impound lot at their proposed location at 905 North main Street #A-5. They are hoping to lease 3,000 square feet of warehouse space within an existing building. There will be one (1) employee at this location, one (1) tow truck, and approximately 2-3 cars stored there per week. All of the impound vehicles will be stored within the warehouse space of the building. There is no outdoor storage proposed at this time. The existing building was constructed in 1997, and the site was approved with adequate parking at that time. The parking requirement is two stalls per 1,000 square feet of gross floor area, totaling six (6) parking stalls for this unit. The current site meets this requirement. There are no handicapped parking stalls on-site.

Staff recommends approval with the conditions that one parking stall be designated as a handicapped stall; including appropriate striping and signage, prior to issuance of a business license, and that all storage of vehicles shall occur within the building.

Commissioner Jensen asked about parking, and stated that currently, parking stalls are not designated. Mr. De La Rosa stated that the landlord is going to paint lines for parking stalls.

Council Member Horrocks asked about a security system. Mr. De La Rosa stated that one will be installed.

It was pointed out to the applicants that all proposed exterior signage needs a sign permit application through the City.

Commissioner Allen moved to approve the conditional use permit for G/S Towing LLC and Salt Lake Towing & Recovery, to be located at 905 North Main Street #A-5, allowing for “Motor Vehicle Towing” in the Manufacturing Distribution (M-D) District with the following conditions: that one (1) parking stall be designated as a handicapped stall, including appropriate striping and signage, prior to issuance of a business license, and that all storage of vehicles shall occur within the building. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR PELE’S
AUTOMOTIVE, TO BE LOCATED IN THE C-H ZONING DISTRICT AT 218
SOUTH HIGHWAY 89. PELE PUEFUA, APPLICANT.

Ali Avery reported that the applicant is requesting a conditional use permit for Pele’s Automotive, allowing for “General Automotive Repair” at 218 South Highway 89. Mr. Puefua is requesting to lease approximately 1,824 square feet of space at the Hugh’s RV site. The building has one (1) existing service bay. Pele’s Automotive does general repairs of vehicles (i.e. starters, brakes, some oil changes, etc.) The applicant has indicated that this location does not have a grease separator in the facility. The installation of a grease separator would be a requirement from the Building Department during the review of the business license.

Staff visited the site, and it appears there is a parking and outdoor storage problem. There were numerous vehicles stored on the property when they were there. Staff recommends approval, with the condition that no more than ten vehicles may be stored outside at a time, excluding employee vehicles, that one parking stall must be designated as a handicapped stall prior to issuance of a business license, that three parking stalls must be provided next to the building for employee parking, including appropriate striping, prior to issuance of a business license, and that no outdoor storage of vehicles may block vehicle access to the parking stalls or bay at any time.

Commissioner Allen asked about the ten vehicle allowance, and stated that if Hugh’s RV already has more vehicles currently on the site than allowed, how that will be regulated.

Mr. Leetham stated that it is a question of how many vehicles could be allowed on that property, whether the property is occupied by vehicles owned by Hugh’s RV, or Mr. Puefua’s business. Commissioner Allen asked the applicant how much paved area he believes he is leasing. Mr. Puefua showed the Commission on the overhead screen what property he believes he has.

Chairman Klotz stated that by requiring striping, this would help the owners ensure that parking requirements are met.

Commissioner Jensen said she spoke with the owner of Hugh's RV, and expressed concern about how vague the agreement is between him and Mr. Puefua. She stated that she asked both parties about signage. Hugh's RV believes that if there is already a sign in place, another one could be added without permit. Mrs. Avery stated that it is still considered a separate sign, and Mr. Puefua would need his own sign permit.

Mr. Puefua stated that wherever he does business, he likes to make it very clean and nice. When he got there (to the Hugh's RV property), it was a mess, and he has already cleaned it up substantially.

Commissioner Allen moved to approve the conditional use permit for Pele's Automotive, to be located at 218 South Highway 89, allowing for "general Automotive Repair" in the Highway Commercial (C-H) District with the following conditions:

- 1. All parking within the fenced area must be striped and approved by the City prior to issuance of a business license.**
- 2. One parking stall must be designated as a handicapped stall prior to issuance of a business license.**
- 4. No outdoor storage of vehicles may block vehicle access to the parking stalls or bay door at any time.**

Council Member Horrocks seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks.

3. APPROVE MINUTES

The Planning Commission minutes of September 27, 2011 were reviewed and amended. **Commissioner Oblad moved to approve the Planning Commission minutes of September 27, 2011 as amended. Commissioner Allen seconded the motion. The motion was approved by Commissioners Cary, Allen, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks.**

Council Member Horrocks invited the scout in attendance to come forward, and asked Ken Leetham to give him a brief explanation of what the Planning Commission does.

4. ADJOURN

Chairman Klotz adjourned the meeting at 8:00 p.m.

Chairman

Secretary