

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
AUGUST 13, 2013

FINAL

Commissioner Bruce Oblad called the meeting to order at 6:30 p.m. and welcomed those present.

PRESENT: Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Ryan Mumford
Commissioner Bruce Oblad
Council Member Brian Horrocks

EXCUSED: Commission Chairman Eric Klotz

STAFF PRESENT: Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Vicki Crist, Alpha Auto Service; Denise Montgomery, Lee Baumann, Kid Care; John Kelly, Elusive Motorsports; Glenn Ronson.

1. PUBLIC COMMENTS

Vicki Crist asked who she would contact regarding neighborhood safety. She commented that Rulon Gardner's backyard has a 20 foot drop and is worried that someone will fall off the drop. Ali Avery responded that the code enforcement officer was aware of this property and that she would give Ms. Crist the code enforcement officer's contact information after the meeting.

Commissioner Oblad asked for the status of the Deer Hollow Detention Basin and if there would be something around the basin to help prevent individuals from falling in. Council Member Horrocks responded that there is a Facebook page with more information and said that there would probably not be a lid on the basin but would be a shepherd's hook style wrought iron 8' fence and landscaping to screen the basin from view.

Commissioner Mumford commented that there would be a second protest at Stericycle on August 15th at 5:30 p.m. He said that Stericycle had received an extension until the end of the month to respond to complaints and possible violations from the Utah Division of Air Quality.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ELUSIVE MOTORSPORTS, LLC LOCATED AT 633 WEST CENTER STREET. JOHNN KELLY-ELUSIVE MOTORSPORTS, APPLICANT.

Jim Spung reported that Elusive Motorsports does engine building and fabrication and shares the facility with Fox Valley Restoration. The facility will be comprised of a showroom, engine building room and a lift area with one full time employee on site. The parking requirements are 6 stalls for Elusive with Fox Valley being required to have 16 stalls on site. The Development Review Committee (DRC) has reviewed the request and recommends the approval of the conditional use permit with the conditions for a sign permit, improved landscaping along Center Street, established storage area and striping of six (6) parking stalls.

Council Member Horrocks asked if there was a fire sprinkler system and detention of automotive waste in the building. Ali Avery responded that the Building Official and Fire Department will review the property for fire issues and a proper containment system before issuance of a business license.

Johnn Kelly commented that he has discussed the landscaping condition with the other tenant in the building to work on completing this requirement together.

Commissioner Oblad asked the applicant if a lease had been signed. Johnn Kelly responded that Fox Valley Restoration signed a lease with Big West Oil who owns the building and is sub-letting a portion of the building to Elusive Motorsports.

Commissioner Mumford moved that the Planning Commission approve the proposed conditional use permit for Elusive Motorsports, LLC located at 633 West Center Street with the following conditions:

- 1) Six (6) parking stalls must be striped on site in compliance with City standards prior to issuance of a business license.**
- 2) A separate storage area for vehicles under repair shall be provided in compliance with City standards prior to the issuance of a business license.**
- 3) The landscaping along Center Street must be improved in compliance with City standards by October 21, 2013.**
- 4) The applicant must submit a sign permit application and be issued a sign permit for any proposed signs on the site prior to installation.**

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Knowlton, Mumford, Oblad, and Council Member Horrocks. Commission Chairman Klotz was excused.

Council Member Horrocks asked if Elusive Motorsports was a dealer and if they would have a dealer's license. Johnn Kelly responded that they were not a car dealer.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR ALPHA AUTO SERVICE LOCATED AT 230 NORTH CUTLER DRIVE #5. NEIL B CRIST, APPLICANT.

Jim Spung reported that there are 12 units in the condo complex where this business is located. Alpha Auto is a general automotive repair company with an office and shop areas that anticipates 1-2 customer vehicles daily. Parking requirements for this site are 3 stacking spaces and 1 striped space for office parking. The DRC has reviewed the request and recommends the approval of the conditional use permit with the conditions for a sign permit, an established storage area and designation of three (3) vehicle stacking spaces.

Commissioner Oblad asked if there was room for the stacking spaces. Vicky Crist responded that at least three cars can be stored in the warehouse with some stored on the lift and additional cars parked under the lift as well. Ali Avery mentioned that the stacking spaces may be located in existing unused parking stalls, and do not necessarily have to be striped stacking stalls so that the driveways are not blocked at any time.

Commissioner Knowlton moved that the Planning Commission approve the proposed conditional use permit for Alpha Auto Service located at 230 North Cutler Drive Unit #5 with the following conditions:

- 1) Three (3) stacking spaces must be designated on site in compliance with City standards prior to issuance of a business license.**
- 2) A separate storage area for vehicles under repair shall be provided in compliance with City standards prior to the issuance of a business license. No outdoor storage is allowed.**
- 3) The applicant must submit a sign permit application and be issued a sign permit for any proposed signs on the site prior to installation.**

Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Knowlton, Mumford, Oblad, and Council Member Horrocks. Commission Chairman Klotz was excused.

4. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR GW TOWING LOCATED AT 215 WEST 500 NORTH. A. GASTON WACHTERDORFF, APPLICANT.

Jim Spung reported that GW Towing will share a site with DK Watson Towing and Multicar Towing for a total of four towing companies on the site. GW Towing anticipates four vehicles stored at a time plus tow truck parking with one fulltime employee. There is not a specific parking standard for towing and impound lots. The DRC has reviewed the request and recommends the approval of the conditional use permit with the conditions for a sign permit, and striping of two (2) additional parking stalls.

Vitiana, GW Towing, stated that they have been in business in North Salt Lake for a year and are just moving locations at this time.

Commissioner Jensen asked if it matters where the stalls are striped on the site. Jim Spung responded that as long as the stalls comply City standards it didn't matter where but that they may not want the parking stalls to be in the locked impound areas.

Council Member Horrocks moved that the Planning Commission approve the proposed conditional use permit for GW Towing subject to the following conditions:

- 1) Two (2) additional parking stalls must be striped on site in compliance with City standards.**
- 2) The applicant must submit a sign permit application and be issued a sign permit for any proposed signage on the site.**

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Knowlton, Mumford, Oblad, and Council Member Horrocks. Commission Chairman Klotz was excused.

- 5. CONDITIONAL USE PERMIT FOR UTAH TOWING LOCATED AT 215 WEST 500 NORTH. MARIELA MONTIEL, APPLICANT.**

Utah Towing is located at the same site as GW Towing with the same conditions of approval.

Commissioner Mumford moved that the Planning Commission approve the proposed conditional use permit for Utah Towing at 215 West 500 North subject to the following conditions:

- 1) Two (2) additional parking stalls must be striped on site in compliance with City standards.**
- 2) The applicant must submit a sign permit application and be issued a sign permit for any proposed signs on the site prior to installation.**

Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Knowlton, Mumford, Oblad, and Council Member Horrocks. Commission Chairman Klotz was excused.

6. CONSIDERATION OF A SITE PLAN FOR KID CARE LOCATED AT 754
NORTH REDWOOD ROAD. DENISE MONTGOMERY, APPLICANT.

Ali Avery reported that a conditional use permit had already been issued to the applicant on May 14, 2013 that granted a reduction in the number of parking stalls and a conditional use for a day care center. There is a 20 foot wide utility easement at the north end of the property for a City storm drain line. The applicant has proposed to bury the line and have requested to put playground equipment within that easement so an agreement would need to be established with the City that would indemnify the City from any damage due to access of the easement. This site is located on the east side of Redwood Road which requires a 24 foot landscaped area with street trees in front of the sidewalk. This area is also the site where the power lines were to be buried but due to the cost the DRC is recommending changes to this section to plant shorter trees than normally required or to plant shrubs with larger trees behind the sidewalk. This recommendation is based off of a City Council determination from the August 6th meeting where it was determined that the City would not bury the power lines on the east side of Redwood Road at this time, due to the cost, and that the Planning Commission should grant an exception to the Redwood Road cross-section until City Staff can draft a code amendment. The DRC has reviewed the request and recommends the approval of the site plan with the conditions for an agreement between the applicant and the City to indemnify the City in the event that any damage or repair must occur for the playground equipment in the 20' utility easement, the eight (8) English Hawthorn trees be replaced with shrubs or trees approved by the Parks Supervisor, and one additional tree be planted between the two Shademaster Honeylocust trees.

Commissioner Jensen asked if there could be something more consistent on the landscaping along Redwood Road and commented that safety and view issues be taken into consideration along with the type of shrubs and other plants that are placed near the road. She also commented that they would not want the trees or bushes with berries to be planted.

Council Member Horrocks asked if the DRC was considering a certain option. Ali Avery responded that they had discussed having shorter trees under the power lines and that the Parks Supervisor would be in charge of choosing the trees.

Denise Montgomery, Kid Care, commented that she would prefer not to have shrubs for the children's safety when they leave the property with their parents and said that she did not anticipate having a problem working with the Parks Supervisor regarding landscaping at the

property.

Commissioner Knowlton moved that the Planning Commission approve the site plan for Kid Care Company located at approximately 754 North Redwood Road subject to the following conditions:

- 1) Prior to the issuance of a building permit, an agreement between the property owner and the City must be recorded with Davis County which acknowledges the City's rights to utilize the 20' utility easement on the north side of the property. Further, the agreement must indemnify the City from any damage, repair, or re-assembly of playground equipment in the event that the City has a need to perform work within the easement.**
- 2) The eight (8) English Hawthorn trees shown on the landscape plan be removed and replaced with shrubs or trees as specified by the Parks Supervisor.**
- 3) Three (3) or more large, evenly spaced street trees be planted behind the sidewalk in compliance with City standards.**

Council Member Horrocks seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Knowlton, Mumford, Oblad, and Council Member Horrocks. Commission Chairman Klotz was excused.

Commissioner Mumford commented that this would be a benefit to the City and help to beautify the area.

7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of July 23, 2013 were reviewed and amended. **Council Member Horrocks moved to approve the July, 23 2013 Planning Commission minutes as amended. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Jensen, Knowlton, Mumford, Oblad, and Council Member Horrocks. Commission Chairman Klotz was excused.**

8. ADJOURN

Council Member Horrocks adjourned the meeting at 7:29 p.m.

Chairman

Secretary