

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
JULY 11, 2017

FINAL

Chairman Pro Tem Ted Knowlton called the meeting to order at 6:30 p.m. and led those present in the Pledge of Allegiance.

PRESENT: Commissioner Ted Knowlton
Commissioner Lisa Watts Baskin
Commissioner Stephen Garn
Commissioner Kent Kirkham
Commissioner Leslie Mascaro

EXCUSED: Commission Chairman Robert Drinkall
Council Member Ryan Mumford

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Stephen Morris, Brett's Towing.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT FOR BRETT'S TOWING AT 625 WEST 1100 NORTH. STEPHEN MORRIS, APPLICANT

Sherrie Llewelyn reported that the proposed conditional use permit for Brett's Towing is to use the truck yard and fenced area at 625 West 1100 North, which is owned by Redbone Trucking, for the impound of semi-truck trailers. This would consist of an additional one to two trucks per month as needed when trucks are impounded after DOT inspections or after accidents involving the semi-trucks. The impounded trucks would be parked on the pavement located at the rear of the property until they are retrieved or disposed of. The hours of operations for the release of the trucks will be Monday through Friday from 8 a.m. to 5 p.m.

Commissioner Baskin clarified that Redbone Trucking owns the property and Brett's Towing will lease a portion of the property for the temporary impound of semi-trucks.

Commissioner Kirkham asked if there was anything to prevent the applicant from not parking on the asphalt. Sherrie Llewelyn replied that there was not so it would be a condition placed in the conditional use permit. She explained that Redbone may expand their building and finish paving their lot in the future.

Stephen Morris, Brett's Towing, explained that the reason for this request is that when they impound a truck in Davis County it generally has to be towed to their Clearfield yard so this location would be more convenient. He said that they will enter the east entrance gate on Redbone's property and park the impounded vehicles on the paved area.

Commissioner Garn moved that the Planning Commission approve the conditional use permit for Brett's Towing at 625 West 1100 North with the following condition:

- 1) All impounded trucks will be parked on the paved surface of the property only in the spaces provided for truck parking, as designated on the site plan.**

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

Commissioner Mascaro commented that the site plan indicates trailer parking stalls but asked where the semi-trucks would be parked. Sherrie Llewelyn replied that the semi-trucks would be parked in the trailer parking as those stalls are approximately 40 to 60 feet long and can accommodate the trucks.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of June 27, 2017 were reviewed and approved. **Commissioner Baskin moved to approve the minutes of June 27, 2017 as they are written. Commissioner Garn seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham, and Mascaro. Commissioner Drinkall and Council Member Mumford were excused.**

Sherrie Llewelyn said that the next Planning Commission meeting would have a full agenda including several site plans and a plat amendment.

Commissioner Garn asked about the Ace Hardware to be constructed in the Lee's Marketplace complex. Sherrie Llewelyn replied that Ace is making some design and layout changes so construction has been delayed.

Commissioner Baskin asked about the proposed condominiums in the Lee's Marketplace development. Sherrie Llewelyn responded that the developer has been working on financing and is close to having approval. They will then come before the Planning Commission with a site plan.

Commissioner Baskin commented on the recent Brighton Homes development which is part of the Parade of Homes and that it may be nice for the Planning Commission to tour the home as a group. Sherrie Llewelyn said that the model home is completed and open to the public now.

4. ADJOURN

Chairman Pro Tem Knowlton adjourned the meeting at 6:41 p.m.

Chairman

Recorder

Secretary