

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
SEPTEMBER 13, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:02 p.m. and welcomed those present.

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

EXCUSED: Commissioner Jim Allen
Commissioner Kim Jensen

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

OTHERS PRESENT: Gerry Foster, Christine Newby, Paul Newby, Handcraft Re-Finish; Tuffer Patrick, Tony Del Rosso, Enviro Care.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR HANDCRAFT RE-FINISH TO BE LOCATED IN THE M-D ZONING DISTRICT AT 645 NORTH MAIN STREET. PAUL NEWBY, APPLICANT

Ali Avery stated that the applicant, Hand Craft Re-Finish, would like to lease 1,140 square feet of a 3,000-square-foot building. There will be three employees on site, including two laborers and one office worker. There are currently four striped parking stalls for this building, but there is room for parking at the rear of the lot in the gravel area. There is also a concrete pad at the front of the building that can fit two cars on it. The business meets parking requirements, other than the need for a handicapped stall with appropriate signage, striping, etc.

All repair and re-finishing will be done by hand, and Hand Craft Re-Finish does not use dip tanks or acid baths. They are proposing to install a full firewall spray room with filtered fans. This location is in the Drinking Water Source Protection zone and would be required to meet the specifications outlined by the City's Engineering Department upon review of their business license application regarding containment, disposal, etc. of chemicals.

Commissioner Goodrich stated that parking in front of that building is very poorly-designed. The applicant stated that most of their items are delivered to customers' homes, and they do not anticipate a lot of traffic.

Commissioner Cary moved to approve the Conditional Use Permit for Hand Craft Re-Finish with the condition that one parking stall must be designated a handicapped stall

with appropriate signage, striping, etc., and must meet ADA requirements. Chairman Klotz seconded the motion. The motion was approved by Commissioners Cary, Klotz, Goodrich, Oblad and Council Member Horrocks. Commissioners Allen and Jensen were excused.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT TO GRANT AN EXCEPTION TO THE LANDSCAPING REQUIREMENT FOR ENVIRO CARE, LOCATED IN THE M-D ZONING DISTRICT AT 505 NORTH MAIN STREET. TUFFER PATRICK, APPLICANT.

Ali Avery reported that in July, Enviro Care applied for a building permit for a wash bay addition on the north side of their existing building. Upon review of the permit application, staff found that a lot line existed beneath the proposed wash bay which would need to be removed prior to approval of a building permit. It was also discovered that the site itself is non-complying, and because an addition is being made to a non-complying site, then the site must come into compliance with the City code. City staff visited the site, and it was determined that in order to meet City code, a site plan must be submitted which provides for drainage, increases the fencing around the property to screen all outdoor storage from view, increases the amount of landscaping to 10%, removes the lot lines currently dissecting the property, and provides the screening to storage on the property that is being leased to Enviro Care by the homeowner to the north.

There is currently approximately 3% landscaping at this location, and the applicants are asking for an exception to the 10% landscaping requirement in the City's LUDMA. Staff recommends approval of the permit with the condition that the landscaping provided be increased to a minimum of six (6) percent of the lot, and that a ten (10) foot landscaped buffer be provided between the edge of the curb and the parking area.

Mr. Patrick, Enviro Care, stated that they have increased the slats in the fencing to create better screening, and they have improved the landscaping with added rock. The improvements on the site have been a work in progress.

Chairman Klotz stated that he does not feel it is a good practice for the Commission to make a lot of exceptions to City Code. However, he stated he does like the fact that the current landscaping is water-wise.

Council Member Horrocks stated that the lot is so large, that he does not believe moving the fence slightly is going to make much of a difference, nor does the City gain much from requiring the business to make the suggested changes. However, he does respect staff's recommendations.



Commissioner Oblad moved to approve the Conditional Use Permit for Enviro Care, located at 505 North Main Street, which is to reduce the landscaping requirement from 10% to the current 3% for a period of five years, or until additional expansion of the business or buildings is proposed on the site. Commissioner Cary seconded the motion.

There was some discussion about the time-frame of five years.

Commissioner Oblad moved to amend the prior motion to approve the Conditional Use Permit for Enviro Care located at 505 North Main Street, which is to reduce the landscaping requirement from 10% to the current 3% until the time that Enviro Care either expands the business or buildings, or modifies the location of the fence.

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

3. APPROVE MINUTES

The Planning Commission minutes of August 23, 2011 minutes were reviewed and amended.

Commissioner Klotz moved to approve the August 23, 2011 Planning Commission minutes as amended. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Cary, Klotz, Goodrich, Oblad and Council Member Horrocks.

Commissioners Allen and Jensen were excused.

4. ADJOURN

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

Chairman

Secretary