

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
MAY 22, 2012

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

PRESENT:       Commission Chairman Eric Klotz  
                  Commissioner Doug Cary  
                  Commissioner Robert Drinkall  
                  Commissioner Kim Jensen  
                  Commissioner Bruce Oblad  
                  Commissioner Allen Tidwell  
                  Council Member Brian Horrocks

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

OTHERS PRESENT: Nathan Wickizer, resident; Casey Call, Next Gen Auto; Mike Haslam, Tom Stuart Construction: representing APCO, Inc.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING FOR AND CONSIDERATION OF A PLAT AMENDMENT AND VACATION OF PUBLIC UTILITY EASEMENTS FOR A PORTION OF EAGLEPOINTE ESTATES PHASE 12 LOCATED ON SUGAR PLUM COURT. NATHAN AND HEATHER WICKIZER, APPLICANTS.

Ali Avery reported that the City Council approved a plat amendment and vacation of public utility easements for Eaglepointe Estates Phase 12 Plat B. That request was to combine lots to facilitate the construction of the Wickizer's home. They are now proposing a plat amendment for Eaglepointe Estates Phase 12 Plat C.

The request is to combine Lots 1204 and 1205 into one large lot, now referenced as Lot 1205C at approximately 915 South Sugar Plum Court. The future plans for this lot are the construction of a home, and the future sale of a piece of the lot to be included in the Wickizer's lot directly to the southwest of the subject lot. The public utility easements are being vacated along that property line and relocated to where the future property line will be so that the Wickizer's can obtain an administrative lot line adjustment approved by City Staff at a future date to divide off that piece of the lot. The proposed lot shows where the future lot line will be, which is located at the centerline of the relocated 16' wide public utility easement.

**Chairman Klotz opened the public hearing at 7:05 p.m. There were no public comments, and he closed the public hearing at 7:06 p.m.**

**Council Member Horrocks moved to approve the plat amendment for Eaglepointe Estates Phase 12 Plat C subject to the following conditions:**

- **The utility companies being affected by the vacation of public utility easements must consent to the vacation of the easements by either (a) submitting letters of consent to the vacation, or (b) signing on the final approved plat.**
- **Kern River must allow a driveway to be located on top of their easement to provide for vehicular access to this lot. Proof of Kern River's consent to a driveway must be submitted to the City prior to recording of the plat.**

**Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Cary, Klotz, Oblad, Tidwell, Jensen and Council member Horrocks.**

### 3. SITE PLAN FOR APCO LOCATED AT 710 SOUTH REDWOOD ROAD

Ali Avery reported that APCO Inc. is a company that designs programs and installs computer control systems for industrial companies. They are proposing to construct a building for their engineering offices and some minor assembly of products. They are proposing to locate their building at 710 South Redwood Road on Lot 4B of the Outdoor Recreation Outlets subdivision. This subdivision is south of I-215 and west of Redwood Road.

The proposed building is 10,080 square feet. The office portion would be 8,097 square feet, and the assembly and storage portion approximately 4,973 square feet. The applicant meets all parking and landscaping requirements. There is a 40 foot wide ingress/egress access easement on the south side of the property. The property owners to the south have installed an island on their portion of the easement. It has been proposed, on the APCO site plan, to simply complete the curb and gutter on their side of the access easement. City staff will contact the owners to the south to at least have the portion of their island removed that is encroaching on the 30 foot wide access easement on the west side of the property.

**Commissioner Oblad moved to approve the site plan for APCO located at 710 South Redwood Road subject to the following conditions:**

- **A landscaping and sidewalk easement must be approved by the City Engineer and recorded with Davis County for the area along Redwood Road that is located within private property.**

**Commissioner Cary seconded the motion. The motion was approved by Commissioners Drinkall, Cary, Klotz, Oblad, Tidwell, Jensen and Council member Horrocks.**

### 4. CONDITIONAL USE PERMIT FOR NEXT GEN AUTO AT 189 NORTH HIGHWAY 89 UNIT D

This conditional use permit is to allow a car dealership at 189 North Highway 89 Unit D in the C-H Zoning District. The proposed business activity at this location will simply be automobile sales. Casey Call, applicant, stated that they mostly provide internet sales and will not have many vehicles parked at this location.

There was some discussion regarding a parking problem in the afternoon and evenings at this location due to a dance school that generates a large amount of traffic. The applicants indicated that their lease comes with six (6) designated parking stalls at the southeast portion of the parking area.

**Chairman Klotz moved to approve the proposed conditional use permit for Next Gen Auto. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Drinkall, Cary, Klotz, Oblad, Tidwell, Jensen and Council member Horrocks.**

5. APPROVE MINUTES

The Planning Commission minutes of May 8, 2012 were reviewed and amended. **Commissioner Cary moved to approve the Planning Commission minutes of May 8, 2012 as amended. Commissioner Tidwell seconded the motion. The motion was approved by Commissioners Drinkall, Cary, Klotz, Oblad, Tidwell, Jensen and Council member Horrocks.**

6. ADJOURN

Chairman Klotz reported that this would be the last meeting Doug Cary would be serving as a member of the Planning Commission, as his family is moving from the City. Council Member Horrocks stated that Commissioner Cary has done an outstanding job and thanked him for his service.

Chairman Klotz adjourned the meeting at 7:30 p.m.

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Chairman

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Secretary