

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING – PUBLIC HEARING
MARCH 13, 2012

Commissioner Cary, acting as Chairman Pro-tem, called the meeting to order at 7:05 p.m. and welcomed those present.

PRESENT: Commissioner Doug Cary
Commissioner Kim Jensen
Commissioner Bruce Oblad
Commissioner Allen Tidwell
Council Member Brian Horrocks

EXCUSED: Commission Chairman Eric Klotz
Commissioner Robert Drinkall

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

OTHERS PRESENT: Nathan Wickizer, resident; Blair Fredricksen; Stephanie Erickson; Don Enlow, Coldwell Banker Commercial; Dave Sparks, B&W Auto LLC; Kimberly and Pete Gordon, Get Air Trampoline Park; Russ Tolbert, Hallmark Homes.

1. PUBLIC HEARING FOR AND CONSIDERATION OF A PLAT AMENDMENT FOR EAGLEPOINTE ESTATES PHASE 12 PLAT B AMENDED. NATHAN AND HEATHER WICKIZER, APPLICANTS.

Ali Avery reported that Eaglepointe Estates Phase 12 Plat B was originally three lots that were combined into two lots as a result of the Kern River pipeline easement. The homeowners would now like to combine them into one lot and build a home. The setbacks would be 25 feet on the front and side setbacks, and twenty (20) feet for the rear setback on corner lots.

Commissioner Cary opened the public hearing at 7:05 p.m.

Paul Ottoson stated that Kern River is concerned about structures, etc. being placed onto their easement, and he recommended the applicants submit their plans to Kern River to ensure both parties agree to what goes onto that property. Nathan Wickizer responded that the plans had already been reviewed by Kern River.

There were no other comments, and **Commissioner Cary closed the public hearing at 7:07 p.m.**

Council Member Horrocks moved to recommend approval to the City Council of the proposed plat amendment for Eaglepointe Estates Phase 12 Plat B with the condition that a letter from Century Link consenting to the vacation of the public utility easements be submitted and approved by the City Engineer prior to recordation of the amended plat. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Cary, Oblad, Tidwell, Jensen and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR B&W AUTO LLC, LOCATED AT 125 NORTH 400 WEST #A IN THE M-D DISTRICT. DAVE SPARKS, APPLICANT.

Ken Leetham reported that staff recommends approval of the conditional use permit with several conditions. He then reviewed the listed conditions that were distributed to the Planning Commission.

Dave Sparks, of B&W Auto, stated that they run a high-end operation and are ready to comply with all requirements. The majority of their business is from internet sales, and this location suits them perfectly. They operated out of West Bountiful prior to this. Mr. Sparks confirmed that their building will have a fire sprinkler system and an enclosed paint booth. Commissioner Cary asked the Mr. Sparks if he had questions or concerns about staff's recommended conditions of approval. He did not.

Commissioner Oblad moved to approve the conditional use permit for B&W Auto LLC, to be located at 125 North 400 West #A, allowing for "Automotive Body, Paint, and Interior Repair and Maintenance" in the Manufacturing Distribution (M-D) District with the following conditions:

- 1) All parking stalls must be striped according to the City's standards prior to issuance of a business license.
- 2) All vehicles and trailers that are for sale must be parked in a parking stall, and may never be parked or stored on landscaped areas or City streets.
- 3) Nine (9) striped parking stalls must be designated for customer and employee parking only, including one (1) stall designated for disabled persons according to ADA standards.
- 4) All vehicles being stored for repairs must always be parked either (a) inside the building or (b) behind the gate on the north side of the building. Privacy slats must be installed in the fence/gate for screening of outdoor storage prior to issuance of a business license.
- 5) No vehicle or storage trailer may block any access doors to the building at any time or be stored on a public street at any time.
- 6) The banner sign must be removed and a sign permit application for a permanent sign be submitted to the City within sixty (60) days of this approval.
- 7) That the applicants obtain a building permit for the paint booth and that the Building Official perform a site inspection prior to the issuance of a business license.

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

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR GET AIR TRAMPOLINE PARK TO BE LOCATED AT 235 WEST 500 NORTH IN THE M-D DISTRICT. KIMBERLY GORDON, APPLICANT.

Ali Avery stated that the applicant is requesting a conditional use permit for a parking determination for Get Air Trampoline Park, to be located at 235 West 500 North. Get Air Trampoline Park intends to convert an existing warehouse into a trampoline park. A portion of the building would be for party rooms, a small office, restrooms, and a reception area, and the remaining leased area would be filled with trampolines. The applicant is leasing 30,000 square feet of a 51,000 square foot building. Staff is recommending a temporary conditional use permit of one year to enable staff to evaluate the parking situation to ensure there is adequate parking, as the City has not encountered this use prior to this request.

Mrs. Avery stated that the recommended parking area against the west side of the building may not be used because there must be adequate fire access. The curb should be painted red, and/or no parking signs should be posted at the driveway entrance to allow for unobstructed fire access. Staff also recommended lighting be upgraded to provide safety.

Ken Leetham suggested that they alter this condition to have the parking conditional use be renewed annually, without coming back to the Planning Commission, unless staff determines there is a problem that needs to be addressed.

Council Member Horrocks expressed concern on behalf of the Gordon's about only being granted a temporary conditional use permit when they have signed a five-year lease. Mr. Leetham suggested including the following language in the approval. "This conditional use permit shall be effective for a one year period beginning on the date of the issuance of a City business license which shall automatically renew annually unless the use creates a parking demand in excess of what is available in this lot."

The Gordon's agreed with the language, and stated that they do have approval to completely remove the gate on the property, and also for the lighting upgrades.

Commissioner Oblad moved to approve a temporary conditional use permit for Get Air Trampoline Park, to be located at 235 West 500 North with the following conditions:

- a. **The lighting in the parking area must be substantially upgraded to provide for safety of patrons and their property prior to issuance of a business license.**
- b. **The gate that is currently blocking off the parking at the side and rear of the west building shall be removed or relocated prior to issuance of a business license.**
- c. **This conditional use permit shall be effective for a one year period beginning on the date of the issuance of a city business license which shall automatically renew annually unless the use creates a parking demand in excess of what is available on this lot.**
- d. **In the driveway area, the curb should be painted red, or display No Parking signs to allow for unobstructed fire access.**

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

4. **CONSIDERATION OF A PRELIMINARY/FINAL PLAT FOR FOXBORO SOUTH PLAT 6. RUSS TOLBERT – HALLMARK HOMES, APPLICANT.**

Ali Avery reported that in July 2011, a portion of Foxboro South Plat 5 was vacated by the City Council at the request of Hallmark Homes with the understanding that the property would be re-platted as originally platted when they were ready to proceed with their development. Hallmark Homes intends to re-plat this property in phases. This application is for the first phase of the re-platting. Mayor Arave had requested at the meeting in July that the first phase of the re-platting include the extension of Chatham Drive to the city-owned parcel dedicated as a future park so the City can build the park all at once instead of in phases. The plat has been approved by the City Engineer and conforms to the city's requirements.

Mr. Tolbert asked about water, sewer and storm drain fees that were previously paid but were never used. He stated that if the fees had gone up, they would pay the difference; however, he does not want to double-pay fees. Paul Ottoson said that would be easy to verify.

Mr. Tolbert then asked about the storm drain that goes into the park and if costs could be shared between the developer and the city. Paul Ottoson stated those fees could be approximately \$10-12,000. Ken Leetham stated that this is a discussion for City staff, not necessarily for the Planning Commission.

Commissioner Cary moved to recommend approval to the City Council of the proposed preliminary design plan and final plat for Foxboro South Plat 6. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Cary, Oblad, Tidwell, Jensen and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.

5. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR MARSHALL RADIO TELEMETRY, LOCATED AT 845 WEST CENTER STREET. ROBERT BAGLEY, MARSHALL RADIO TELEMETRY, APPLICANT.

Ken Leetham said Marshall Radio Telemetry, Inc. is proposing to relocate their world headquarters from their current location at 896 West 100 North to the southeast corner of Redwood Road and Center Street (845 West Center Street). This company has invented and manufactures small electronic tracking devices. The application of their technologies began in the area of animal tracking, specifically for falcons. They are a leader in this type of technology and have clients worldwide. They do quite a bit of work in offices and other small workstations and have a machine shop area where they use aluminum and some components. The applicant would like to construct an additional building behind the existing building where they would house milling machines.

Mr. Leetham stated that staff recommends approval of the conditional use, although it may not have been what the City had in mind when the property was rezoned.

Don Enlow, Coldwell Banker, stated that this is a unique business, and they have plans to make a nice operation.

Council Member Horrocks moved to approve the conditional use permit for Marshall Radio Telemetry, Inc. located at 845 West Center Street. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Cary, Oblad, Tidwell, Jensen and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.

6. APPROVE MINUTES

The Planning Commission minutes of January 31, 2012 were reviewed and amended. **Commissioner Tidwell moved to approve the Planning Commission minutes of January 31, 2012 as amended. Commissioner Cary seconded the motion. The motion was approved by Commissioners Cary, Oblad, Tidwell, Jensen and Council Member Horrocks. Commissioners Drinkall and Klotz were excused.**

The Planning Commission minutes of February 14, 2012 were reviewed. **Commissioner Cary moved to approve the Planning Commission minutes of February 14, 2012 as written. Commissioner Oblad**

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

7. ADJOURN

Commissioner Cary adjourned the meeting at 8:15 p.m.

Commissioner Cary

Secretary