

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JUNE 11, 2013

Chairman Eric Klotz called the meeting to order at 6:32 p.m. and welcomed those present.

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

STAFF PRESENT: Ken Leetham, Assistant City Manager; Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Javier Rico, R&S Upholstery.

1. PUBLIC COMMENTS

There were no public comments.

2. INTRODUCTION OF JIM SPUNG

Ken Leetham introduced Jim Spung, newly hired Administrative Planning Technician for the City. Mr. Leetham reported that Jim is a recent graduate who comes to the City with great skills.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR R&S UPHOLSTERY LOCATED AT 220 SOUTH HIGHWAY 89. JAVIER RICO – R&S UPHOLSTERY, APPLICANT.

Ali Avery reported that the applicant is leasing a portion of a building at the Hughes RV site. The conditional use permit request is for re-upholstery and furniture repair in the Highway Commercial (C-H) zoning district. The Development Review Committee (DRC) has reviewed the request and recommends approval of the conditional use permit with conditions for a sign permit, improved landscaping and striping of two parking stalls.

Mr. Rico addressed the Commission and stated that the property in front of his building does not belong to him. He says the property owner is trying to rent that space for a car dealer.

Commissioner Knowlton asked staff if the City were to grant approval, is there some leverage to hold over the property owner to ensure the landscaping is improved? Ken Leetham stated that the only regulatory solution is to grant a temporary business license, but he does not believe it is the best solution. The Planning Commission could grant approval without the landscaping requirement, or grant temporary approval, and direct City staff to speak with Mr. Williams (the property owner) about the concerns.

Mr. Rico said he has already cleaned up the property some, and he believes he can work it out with the landlord, Mr. Williams. Ali Avery stated that a good solution may be to put a time limit on the conditions rather than hold up Mr. Rico's business license. If the conditions are not met at that time, the City's options are to revoke or amend the conditional use permit.

Council Member Horrocks asked that the message be sent back to the landlord that he cannot lease the property in its current condition. This property is the front door to the City, and Mr. Williams needs to know he cannot do this again.

Ken Leetham suggested giving Mr. Rico a reasonable amount of time to work out a landscaping solution, either by himself, or with Mr. Williams, that staff could approve, and at that point, the City would make his business license and conditional use permit permanent. Ali Avery stated that Mr. Rico's signs, other than the banner, may meet City requirements, but that determination cannot be made without review of a sign permit.

Commissioner Jensen asked if Mr. Rico was willing to comply with those conditions. Mr. Rico agreed that he was.

Council Member Horrocks moved that the Planning Commission approve a proposed conditional use permit for R&S Upholstery located at 220 South Highway 89, and provide a temporary business license for 90 days with the following conditions:

- 1) The landowner or applicant must improve the landscaping located in front of the building and in the park strip on Highway 89 in compliance with City standards.**
- 2) Two (2) parking stalls must be striped in compliance with City standards.**
- 3) The applicant must receive a sign permit for the signs that have been installed on the building within 30 days of this approval. If a sign permit has not been received within 30 days, then the signs must be removed immediately.**

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

4. APPROVAL OF MINUTES

The Planning Commission minutes of May 28, 2013 were reviewed and amended. **Council Member Horrocks moved to approve the Planning Commission minutes of May 28, 2013 as amended. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen, and Council Member Horrocks.**

5. ADJOURN

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

Chairman

Secretary