

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
AUGUST 12, 2014

FINAL

Chairman Bruce Oblad called the meeting to order at 6:35 p.m. and welcomed those present.

PRESENT: Commission Chairman Bruce Oblad
Commissioner Kim Jensen
Commissioner Robert Drinkall
Commissioner Lisa Watts Baskin
Commissioner Stephen Garn
Commissioner Ted Knowlton
Council Member Ryan Mumford

STAFF PRESENT: Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Dylan Tidwell, Taylor Tidwell, residents.

1. PUBLIC COMMENT

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR DENT RECON, LLC
LOCATED AT 470 WEST 100 NORTH, UNIT B. MATT PFEIFER-DENT RECON,
APPLICANT.

Jim Spung reported that this is a request for a conditional permit for Dent Recon. LLC. On September 27, 2011 Ellison Auto Body & Custom Paint received a conditional use permit for the same location however they closed the business license in 2012. Since more than twelve months have passed the applicant must obtain another conditional use permit.

The applicant is proposing to lease approximately 2,500 square feet of an existing four (4) unit 12,000 square foot building. Dent Recon provides paint-less dent repair and cosmetic painting services and has two (2) full-time employees on site. City staff has determined that the site is legally non-conforming. Due to the size of the lot and configuration of the buildings, staff has determined that the parking requirements include 10 standards parking stalls and 1 ADA stall will be required on site. A site visit by City staff on August 7, 2014 showed that the parking

requirements have been met. The applicant is not proposing any outdoor storage at this location. South Davis Metro Fire Agency has reported that the prior fire code issues, including installing a Knox Box on-site, have been resolved. The Development Review Committee (DRC) recommends approval with the condition that parking along the east edge of the building must be parallel parking and that a fifteen foot aisle width must be maintained as well. The parking may not block pedestrian or vehicle access to the building.

Commissioner Baskin asked which building the applicant would operate from based on the images shown. Jim Spung responded that it would be the building on the west portion of the lot in Unit B.

Commissioner Oblad asked if the parking issues had been resolved and what penalties the applicant could face if they did not comply. Jim Spung responded that he had visited the site recently and all the stalls have been striped for parallel parking and was in compliance. He said the City's Code Enforcement Officer and South Davis Metro Fire Agency would enforce any non-compliance at this site.

Council Member Mumford commented that in the past the landscaping in front of the building had not been well maintained. Jim Spung responded that when he visited the site August 7th it appeared to be in compliance with City Standards.

Commissioner Oblad moved that the Planning Commission approve the proposed conditional use permit for Dent Recon at 470 West 100 North, Unit B subject to the following condition:

- 1) The parking along the east edge of the main building shall be parallel parking that is nine (9) feet by twenty-four (24) feet, and a fifteen (15) foot aisle width shall be maintained between the east edge of the parallel parking stall and the west edge of the self-storage building. Parking may not block pedestrian or vehicle access to the building (meaning doors and garage doors).**

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

3. ADJOURN

Chairman Oblad adjourned the meeting at 6:44 p.m.

Chairman

Secretary