NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JUNE 9, 2015

FINAL

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

PRESENT: Commission Chairman Robert Drinkall
Commissioner Kim Jensen
Commissioner Stephen Garn
Commissioner Kent Kirkham

EXCUSED: Commissioner Lisa Watts Baskin
Commissioner Ted Knowlton
Council Member Ryan Mumford

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Sherrie Christensen, Senior Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Dave Curtis, Pedro Salvador, National Commercial Properties; Stan Porter, resident.

1. PUBLIC COMMENTS

There were no public comments.

Ken Leetham introduced Sherrie Christensen as the City's new Senior Planner and said that she has worked in numerous communities along the Wasatch Front and has many years of experience.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR DP FAB LLC, A MACHINE SHOP (AUTOMOTIVE PARTS) LOCATED AT 151 NORTH 700 WEST. DP FAB LLC, APPLICANT

Sherrie Christensen reported that this conditional use permit is for a fabrication machine shop that specializes in manufacturing automotive parts. The applicant is relocating the business from Centerville and will lease the location temporarily for 1-2 years.

The Development Review Committee (DRC) recommends approval of the conditional use permit for DP Fab LLC with the following conditions: that no outdoor storage will be utilized, minimum landscaping and parking standards have been met and that this will be a temporary location with no additional employees. South David Metro Fire Agency has also reviewed the application and will perform an inspection prior to the issuance of a business license.

Sherrie Christensen also reported that traffic should not increase as the applicant will be the sole employee. Current parking requirements have been met as only 2 stalls are required with 17 stalls currently available at the site. The applicant has indicated that there will be no noise, chemicals or other disruptions from the business that would pose a health hazard.

Commissioner Jensen commented that there is always a question of who is responsible for bringing a property into compliance and that the clarification on this application that the property owner would be responsible was helpful. Sherrie Christensen replied that it seemed like some of the compliance issues related to the cleanliness of the site would be the responsibility of the property owners and not the applicant.

Commissioner Garn moved that the Planning Commission approve a conditional use permit for "fabricated metal product manufacturing" for DP Fab LLC, to be located at 151 North 700 West, Unit #4 subject to the following conditions:

1) **The two parking stalls on the east side of the building be designated as handicap in accordance with the city code; and**

2) **No outdoor storage permitted**

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

3. CONSIDERATION OF A PROPOSED PRELIMINARY DESIGN PLAN FOR THE TOWNE PLAZA GENERALLY LOCATED BETWEEN CENTER STREET AND ORCHARD DRIVE AT 70 SOUTH 130 EAST. NATIONAL COMMERCIAL PROPERTIES, APPLICANT

Ken Leetham reported on the Towne Plaza project and said that the general development plan and zoning change to the Planned "P" District for this project were approved March 17th, 2015. The project is now before the Planning Commission for Preliminary Design Plan approval which includes evaluating and taking action on technical elements of the proposed development. The

DRC recommends approval of this application for the preliminary design plan for the Towne Plaza project with no conditions. The Planning Commission will recommend approval to the City Council for final approval.

Commissioner Kirkham commented on how impressed he was with the applicant and the project and asked how long until the first phase would commence. Ken Leetham replied that the applicant would like to start on Phase 1 as quickly as possible.

Commissioner Kirkham also asked when the bowling alley demolition would occur. Dave Curtis, National Commercial Properties, responded that they had a one year agreement with the current owners of the bowling alley and that the teardown would occur after that time. He also said that the residential development would begin as soon as all the City approvals were in place.

Commissioner Jensen moved that the Planning Commission recommend approval to the City Council of the preliminary design plan for the Towne Plaza project. Commissioner Garn seconded the motion. The motion was approved by Commissioners Garn, Jensen, Drinkall and Kirkham. Commissioners Baskin, Knowlton and Council Member Mumford were excused.

4. ADJOURN

Chairman Drinkall adjourned the meeting at 6:54 p.m.

Robert Drinkall
Chairman

A. Bradford
Secretary