



PLANNING COMMISSION MINUTES

March 24, 2022

PRESIDING AND CONDUCTING: Chairman Rich Lewis

Commissioners in Attendance: Jesse McLean
TJ Uriona

Staff in Attendance: Sean Conroy, Community Development Director

Minutes Transcribed by: April Houser, Executive Secretary

Chairman Rich Lewis called the meeting to order at 6:00pm. Alternate Commissioner TJ Uriona seated as voting member this evening.

Item 1. Planning Commission Meeting Minutes – March 10, 2022.

Motion: Commissioner McLean moved to approve the March 10, 2022, Planning Commission Meeting Minutes.

Second: Commissioner Lewis

Vote: Unanimous

Item 2. Presentation from the Mountainland Association of Governments regarding the Regional Highway Grid Project.

A presentation was given by the Mountainland Association of Governments regarding the Regional Highway Grid Project for those in attendance.

Item 3. Consideration of a Preliminary Plat for a 4-lot subdivision in the General Commercial (GC-1) and Industrial (I&M-1) zones located at approximately 2450 South Highway 89, review of Project Plans for an indoor sports facility and six office/warehouse buildings and a Conditional Use Permit for a storage facility.

Sean Conroy, Community Development Director, went over the Staff Report for those in attendance. In 2019 a majority of the site was zoned GC-1 and I&M-1. The new property owners are requesting 4-lots. Two would be in the GC-1 Zone and the other two in the I&M-1 Zone. The railroad tracks are just to the west of the property. The sports facility is proposed with a “barn” type elevation. Photos of the proposed exterior were part of the Staff Report this evening. There is no minimum lot size for the four lots do to zoning. They will need to meet the frontage requirements. Sean went over the requirements regarding elevation and landscaping requirements in this area. The storage unit would require a Conditional Use Permit. The applicant has complied with all the required standards for these zones. A shared parking agreement would need to be put

in place in regard the sharing the parking spaces during after hour times. Currently there is approximately 74 parking stalls proposed for the Sports Facility.

Russell Nelson, the applicant, stated that they have worked a lot with Staff to make the project work. They have worked a lot with parking, and they feel like they will have it contained well. **Chairman Lewis** stated that they did receive one letter from a neighbor in the area asking there to be no parking along Highway 89. Russell felt that was an appropriate requirement. **Commissioner McLean** felt they could put a condition in the motion to ensure that parking be addressed again when the future vacant parcel is developed. The applicant's plan is to re-evaluate parking as the project is developed out further in the future. The north side of this property will have a 10' asphalt along the north side of the property connecting into Spanish Fork. The storage units can abut up to the property line along the railroad tracks, allowing the back of the unit to be the wall. There are multiple uses that will be able to take place in the sports facility. The is a private facility, not a city facility. **Commissioner Uriona** asked what the hours of operation would be. **Dallas Hakes** stated that the storage will not have 24 hours access. He proposed putting in NO PARKING signs along Highway 89. Sean stated that they would talk with UDOT as to what they propose for them to do.

Motion: Commissioner McLean moved to recommend approval to the City Council for the Preliminary Plat for a 4-lot subdivision in the General Commercial (GC-1) and Industrial (I&M-1) zones located at approximately 2450 South Highway 89, review of Project Plans for an indoor sports facility and six office/warehouse buildings and a Conditional Use Permit for a storage facility with the below conditions:

1. A shared parking agreement shall be recorded allowing the uses to share parking during off peak hours
2. At the time of Business License issuance of each office/warehouse, the number of employees shall be determined. Based on the parking requirements of MCC Section 18.84.270, additional parking may be required.
3. The applicant may utilize the southern undeveloped lot as overflow parking for the indoor sports facility provided the improvements along the highway are installed (curb, gutter, sidewalk, and planter) and the parking area is improved with a hard surface material that will avoid dust and mud. If/when the applicant sells or proposed to develop this lot, the parking for the indoor sports facility will be re-evaluated and additional use limitations may be imposed if there is no longer sufficient parking to handle demand.
4. The final landscaping plan shall include London Plane Sycamore trees in the planter strip along Highway 89 and no more than 60% of the total landscape area shall be in sod.
5. All outdoor lighting shall be directed downward and include cut-off shields. Free standing light poles shall not exceed 16' in height.
6. NO PARKING signs be placed along Highway 89.

Second: Commissioner Uriona

Vote: Unanimous

Item 4. Adjourn.

April Houser, Executive Secretary

Date