

PLANNING COMMISSION MINUTES

March 4, 1997

Present: Chairman Dean Jolley, Vice-Chairman Lois Williams, Don Milligan, Dick Drescher, Ken Cutler; Sam Fowler, City Council Representative; Rusty Mahan, City Attorney; Jack Balling, City Engineer; Blaine Gehring, Planning Director; Connie Feil, Recording Secretary.

Absent: Mike Holmes and Mark Green.

Dean Jolley welcomed all those present. Mr. Jolley mentioned that the last item on the agenda for Deseret Book has been cancelled. The minutes for February 18, 1997 were modified with the following on page 2:

Eugene Nielsen, residing at 795 East 900 North, owns the lot on the east west side of Mr. Holloway.

Dick Drescher made a motion to approve the minutes as modified. Don Milligan seconded the motion and voting was unanimous.

Conditional Use Permits

1. Public hearing to consider granting a conditional use permit for additional storage units and preliminary and final site plan approval at 1409 S. 500 W., Jack Yoho, owner.

Jack Yoho, owner, was present. Blaine Gehring explained that Mr. Yoho is the owner of Big A Auto Parts and Fifth West Storage at 1405 South 500 West. Mr. Yoho has purchased the property to the south and would like to build some additional storage units on the property leaving a potential business pad up front. The proposed units will be identical to those already existing. These units will extend the buffer between the residential and church uses to the east and the commercial uses along 500 West. The site plan has been reviewed and there is a problem with the landscaping. The plan indicates that 10% landscaping has been provided. However, a calculation of the areas shows that only 9% has been provided. This will need to be corrected. This is a good use for this property.

Staff recommends granting this conditional use permit and that preliminary and final site plan approval be recommended to the City Council with the following conditions:

1. Landscaping area be increased to show 10% of the site in landscaping with three street trees, as required by ordinance, added to the landscaping plan in the areas adjacent to 500 West; two in the large area south of the driveway and one in the area between the driveway and the auto parts driveway.
2. Pay a storm runoff fee of \$2,100 per acre x .992 acres =\$2,083.20.

3. Provide a 7 ft. easement along 500 West Street.
4. Provide easements as required by the power department.

Jack Yoho mentioned that he has updated the site plan and the trees have been included with the sprinklers on the park strip. Mr. Yoho will alter the plans to meet the 10% of landscaping required by ordinance. There is enough elevation, 2 ft of fall, to run the runoff into the storm drain. Mr. Yoho has talked to the power department to find what easement they will require. The power department wasn't sure where the power was located to provide power to the storage units and to the commercial pad. After looking at some plans to find the source of power now existing, it was discovered that there is power to a transformer that can be used for the additional power needed. An easement will be required to go across the parking lot since the power will be underground. There is an existing 4 ft fence that will be replaced with a 6-ft fence and a wall will be built along the driveway of the church so there will not be a space between a commercial building and the church property. Mr. Yoho mentioned that there have been some concerns with break-ins on the storage units. All the units, new and existing, will have an individual alarm system installed.

The public hearing was opened for further comments or concerns. There was no one with comments and the public hearing was closed. Dick Drescher asked where the water drainage will go if part of the property was sold? There will not be a problem with the water runoff. All the water will go to the street.

Ken Cutler made a motion to grant a conditional use permit for additional storage units and preliminary and final site plan approval at 1409 S. 500 W. subject to recommendations from Staff. Sam Fowler seconded the motion and voting was unanimous.

2. Public hearing to consider granting a conditional use permit for an entertainment center for Cybertronix at 1610 S. Main.

Blaine Gehring mentioned that there is not a lease signed with Five Points Mall for this facility. The Staff is hesitant to grant a conditional use permit without one. It is suggested to grant the conditional use subject to securing a lease. Mr. Gehring mentioned that he had the Bountiful Police Chief contact Logan to see what kind of impact this type of business would create. The Police Chief of Logan has had no complaints nor any phone calls on this business since they opened the business.

Bert Wodskow, representing Cybertronix was present. Mr. Wodskow mentioned that the lease will be signed after the conditional use permit has been granted.

Dean Jolley explained to those present that Cybertronix is an entertainment company desirous of

putting an entertainment center in the old Kings Store at Five Points Mall. The center consists of a laser tag area and a rock climbing wall. This seems to be a family oriented entertainment center for all ages and year around fun.

The public hearing was opened for further comments or concerns. Wilma McClellan has some concerns about the increase in traffic and the hours that the business will be operating? Mr. Wodskow explained that the business is a family oriented entertainment center. This type of entertainment is expensive. There can be reduced rates for groups but normally the rate is \$5.00 for 10 min. of play. The rock climbing, depending upon your own equipment, can be from \$5.00 to \$10.00 per visit which can be one to two hours. Neighbors with concerns that this will be a hang out or a place for kids to loiter and cause problems, experience from other centers, this does not happen. The average stay per person is one to two hours and usually is supervised. On Monday nights parents are free. The leaders of Scout groups and any type of church groups are also free. This is done to get the parents and leaders to be involved with the kids and it helps with the supervision. This facility will not have an impact with the surrounding area or businesses. Having something to occupy this empty space would be better than having it empty. The hours depend on what the market will be. Normally the hours would be from 3:00 P.M. to 10:00 or 11:00 P.M.. On Friday and Saturdays open at 12:00 P.M. and close at 12:00 A.M. sometimes 1:00 A.M. for private groups.

Judy Noorda asked if there would be any remodeling of the building to make the rock wall? The wall will not be any taller than the building itself. Everything will be located inside the building.

Jan McClellan asked what is the definition of adult supervision and security? Ms. McClellan has some concerns that the junior high and high school age kids could arrange for an eighteen-year old friend to come in for their adult supervision. This could cause some problems. Mr. Wodskow explained that the incentive is for parents or grandparents to come with their children and that is the reason they get in free. It is the store policy for parents to supervise their children but the employees are there to help. There has not been a need for special security at any of their facilities. The employees have been able to handle different situations.

Doyle Swenson would rather have the building occupied than left empty and become unsightly like the empty Ernst building in Centerville.

Blake Moore has some concerns that this facility will lower his property value. Mr. Moore was told that the Five Points Mall already exists and will not affect the value of his property.

Lois Williams, Vice-Chairman, was asked to continue with the meeting, Mr. Jolley needed to be excused. There were no other comments and the public hearing was closed.

Dick Drescher asked about how many people would be using this facility per hour. Mr. Wodskow mentioned that the equipment used can handle large numbers. The maximum number per hour for the lasers would be around 420 people. The other facilities around have an average

of 125 people per hour. The rock climbing will be less people but a longer stay.

Lois Williams asked if there will be an impact on the mall with parking? Mr. Gehring mentioned that there is ample parking especially on the north end. This building was initially used for an Albertsons grocery store.

Ken Cutler asked if there would be extensive improvements to the building for this facility?

There

will be removable walls that can be moved every week for different effects for the laser games.

The climbing wall can also be permanent or removable. All improvements will meet the building codes and City ordinances.

Don Milligan made a motion to grant the conditional use permit for Cybertronix at 1610 S Main subject to a signed lease by Five Points Mall and any arcade-type machines are licensed as per City ordinances. Ken Cutler seconded the motion and voting was unanimous.

Meeting adjourned at 7:55 P.M.