

ITEM NO. 2 SPECIAL USE PERMIT FOR LAWRENCE CREATES; 512 E 9TH ST (SLD)

SUP-14-00509: Consider a Special Use Permit for Lawrence Creates, a multi-use facility that includes the following: Personal Improvement and Limited Manufacturing and Production uses, located at 512 E 9th. Submitted by Lawrence Creates Inc., for Hill Family Investments LLC, property owner of record.

STAFF PRESENTATION

Ms. Sandra Day presented the item.

APPLICANT PRESENTATION

Mr. Dave Klamet explained what makerspace meant. He said it was a grassroots movement that where people could learn, do, create and share.

PUBLIC HEARING

No public comment.

COMMISSION DISCUSSION

Commissioner Denney asked staff what activity required a variance.

Ms. Day said the woodworking cabinetry element of the use straddled the line of what would be found in a home shop versus the production of multiple units of the same thing. She said this was the best fit for the use.

Commissioner Denney asked if they were simply clarifying that this was okay.

Ms. Day said yes.

Commissioner Liese asked the applicant if the space had air conditioning.

Mr. Klamet said the space did not have air conditioning.

Commissioner Liese inquired about the staff report condition 2b regarding the doors remaining closed.

Mr. McCullough said noise would be an impact to the neighborhood and the proximity to a residential area was why the condition was recommended.

Commissioner Liese wondered how that would be enforced or controlled.

Mr. McCullough said enforcement on a Special Use Permit allowed for revocation if the conditions were not met. He said the doors were to the alley side which was directly out toward residential property. He said the use had been going on for some time without a complaint. He said the Special Use Permit would help mitigate issues related to the use.

Commissioner Liese said he would vote in favor of the item and felt it was good for the community.

Commissioner Denney said fabricating would include a 3-D printer or cutting a piece of tin with tin snips. He suggested they look at a different word than fabricating to get at the issue they were trying to address.

Commissioner Britton agreed with Commissioners comment about the word fabricating. He suggested using wording that addressed noise producing machinery, such as a table saw.

ACTION TAKEN

Motioned by Commissioner Denney, seconded by Commissioner Graham, to approve Special Use Permit, SUP-14-00509, for Lawrence Creates, a multi-use facility that includes Personal Improvement and Limited

Manufacturing and Production uses, located at 512 E 9th, based upon the findings presented in the body of the staff report and subject to the following conditions:

1. Execution of a Site Plan Performance Agreement.
2. Provision of a revised site plan to include a note that states;
 - a. *"Exterior storage of materials, equipment or products is prohibited. Exterior fabrication of products is prohibited."*
 - b. *~~"Doors shall remain closed when operating noise emanating power equipment such as circular saws, table saws, ban saws, and sanders fabricating in working shop area."~~ The doors facing west (alley side) shall remain closed when operating noise-producing power equipment from within the building such as, but not limited to, circular saws, table saws, band saws, and electric sanders. The doors may remain open if low noise-producing tools and fabrication methods are used in the operation of the use.*

Motion carried 8-0. Commissioner Kelly was not present for the vote.