

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
AUGUST 23, 2016

FINAL

Chairman Pro Tem Ted Knowlton called the meeting to order at 6:32 p.m. and led those present in the Pledge of Allegiance.

PRESENT: Commissioner Ted Knowlton
Commissioner Lisa Watts Baskin
Commissioner Kent Kirkham
Commissioner Stephen Garn
Commissioner Leslie Mascaro

EXCUSED: Commission Chairman Robert Drinkall
Council Member Ryan Mumford

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

OTHERS PRESENT: Nate Reeve, Reeves and Associates.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT FOR VIVE MASSAGE SPA, 640 NORTH MAIN, SUITE #130. JOSH PATEL, APPLICANT

Sherrie Llewelyn reported that Vive Massage Spa is owned by Josh Patel and will be located in the NSL Plaza. There will be one licensed massage therapist at this location with only one customer at a time receiving service. Massage services are a conditional use under "Personal Services" in the Manufacturing Distribution (MD) zone. There is ample parking on-site for all the uses in this building. The Development Review Committee (DRC) recommends approval of the conditional use permit with no conditions.

Commissioner Knowlton asked if these types of conditional uses need to come before the Planning Commission. Ken Leetham replied that these items could easily be handled by City staff and that an amendment could be made to the City code. Sherrie Llewelyn said any conditional uses in the City code that the City would not want to approve should be removed from the code. Commissioner Knowlton asked that staff track and analyze the conditional uses that could be handled administratively so the Planning Commission could consider amending the City code.

Commissioner Mascaro moved that the Planning Commission approve a conditional use permit for a massage therapy spa requested by Josh Patel located at 640 North Main St. subject to no conditions. Commissioner Baskin seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham and Mascaro. Commissioner Drinkall and Council Member Mumford were excused.

3. CONSIDERATION OF A PROPOSED SITE PLAN AMENDMENT FOR MAVERIK,
880 WEST CENTER STREET. NATE REEVES, APPLICANT

Sherrie Llewelyn reported that the applicant completed a site plan amendment in October of 2015 for a canopy. This proposed amendment is for the installation of two additional fuel pumps with no canopy at the existing Maverik located at 880 West Center Street. These fuel pumps would only be used by Maverik trucks using the corporate fueling account and would not be accessed by the general public. There would be approximately 15-20 trucks using those pumps in a 24 hour period.

The building is 11,000 square feet and requires 44 parking stalls. The property currently has 94 stalls and 20 of the front stalls would be eliminated to make room for the fuel pumps leaving 74 stalls which exceeds the minimum required parking. The DRC recommends approval with no conditions.

Nate Reeves, Reeves and Associates, was present representing the applicant.

Commissioner Kirkham asked for clarification on when the majority of the trucks would fuel. He said he did not foresee an issue with trucks fueling between 3:30 a.m. and 6:30 a.m. but asked how the trucks would negotiate Redwood Road from 2 p.m. and 4 p.m. and if this would create issues with increased traffic. Sherrie Llewelyn replied that those same trucks are currently using the Flying J, which is located less than a mile away on Redwood Road, and said she did not foresee an issue with increased traffic as these are not new trucks. These will be quick fuel pumps that take approximately 5 minutes per truck and there will be approximately one truck per

hour with the majority fueling during the morning hours and about 5-6 trucks fueling in the afternoon.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for Maverik Convenience Store and Gas Station, with no conditions. Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham and Mascaro. Commissioner Drinkall and Council Member Mumford were excused.

4. APPROVAL OF MINUTES

The Planning Commission meeting minutes of August 9, 2016 were reviewed and approved. **Commissioner Kirkham moved to approve the minutes for Planning Commission August 9, 2016 as amended. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Knowlton, Baskin, Garn, Kirkham and Mascaro. Commissioner Drinkall and Council Member Mumford were excused.**

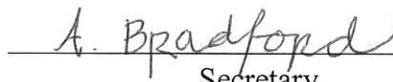
Sherrie Llewelyn asked which Planning Commissioners could attend the Sewer District tour on September 8th or August 31st. She also asked which Commissioners would like to attend the APA Fall Conference held October 6th and 7th.

5. ADJOURN

Chairman Pro Tem Knowlton adjourned the meeting at 6:57 p.m.



Chairman Pro Tem



Secretary