

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING MINUTES
APRIL 12, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:02 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Jim Allen
Commissioner Doug Cary
Commissioner Beth Goodrich
Commissioner Kim Jensen
Commissioner Bruce Oblad
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Howard Boyle, Praxair Services, Inc.; Ken Cutler, Interwest Construction.

1. CONSIDERTION OF A CONDITIONAL USE PERMIT FOR PRAXAIR SERVICES, INC. PROPOSED TO BE LOCATED AT 75 SOUTH RIVER BEND WAY. HOWARD BOYLE, APPLICANT

Ali Avery presented this application including the following information: Praxair Services is requesting a conditional use permit for their proposed business at 75 South River Bend Way to allow for "Support Activities for Oil and Gas Operations" in the M-D district. This location is close to the refineries and many industrial customers for whom Praxair provides specialized industrial gas services. The building is not yet constructed, but will be designed to meet future capacity needs. The applicant will be required to submit a site plan application. Also, it was noted that staff is currently processing a lot line adjustment application. City staff recommended approval of the conditional use permit with the condition that outdoor storage be screened from view.

Chairman Klotz asked if Praxair Services had purchased the lot. Mr. Boyle from Praxair stated that they would be leasing the property. Chairman Klotz indicated that the other buildings in the area look nice and he expressed concern about the inability to screen the trucks and operations.

Council Member Horrocks moved to approve the Conditional Use Permit for Praxair Services Inc. located at 75 South River Bend Way, allowing for "Support Activities for Oil and Gas Operations" in the M-D District, with the condition that all outdoor storage be properly screened from view with a 6' wall. Chairman Klotz seconded the motion. The motion was approved by Commissioners Allen, Cary, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.

2. SITE PLAN CONSIDERATION FOR FAMILY DOLLAR PROPOSED TO BE LOCATED AT 750 NORTH REDWOOD ROAD. RICH EVANS – INTERWEST CONSRUCTION, APPLICANT

Ali Avery presented this application including the following information: Prior to the submission of this application, Family Dollar received a conditional use permit from the Planning Commission granting a reduction in required minimum lot size for this property. The applicant's plan does meet, and exceeds, the requirements for landscaping, setbacks, etc. As part of the plan, the project will have a freestanding sign and marquee at the driveway entrance. A sign permit application will be submitted for this request. City staff recommended approval of this site plan application.

Chairman Klotz stated that the need for sidewalks should be addressed in this area, as they are not currently required on this side of the street. Ken Leetham agreed and stated that this could be reviewed as part of the revised General Plan discussions.

Commissioner Allen moved to grant site plan approval for Family Dollar at 750 North Redwood Road. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Allen, Cary, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.

3. APPROVE MINUTES

The Planning Commission minutes of March 22, 2011 were reviewed and amended.

Commissioner Oblad moved to approve the March 22, 2011 Planning Commission minutes as amended. Commissioner Goodrich seconded the motion. The motion was approved by Commissioners Allen, Cary, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.

4. ADJOURN

Chairman Klotz adjourned the meeting at 7:45 p.m.

Chairman

Secretary