

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
JULY 26, 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 Kim Jensen
Commissioner Bruce Oblad
Council Member Brian Horrocks

EXCUSED: Commissioner Doug Cary
Commissioner Beth Goodrich

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

OTHERS PRESENT: J.L. Fielder, Paul Smith, Clem Vasquez, John Crooks, Jesse Warman, Holly Energy; Curtis Tanner, 756 E. 6600 S. SLC; Kevin Watkins, Lakeview Rock Products; Ben Lowe, Compass Development; Ms. *Salt Lake Tribune*.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A CABINET SHOP, HEINZ & SONS INC., LOCATED IN THE M-D ZONING DISTRICT AT 900 NORTH 400 WEST UNIT 11. FRANK SAWATZKI, APPLICANT

Ali Avery reported that Heinz & Sons Inc. is seeking a conditional use permit for their business at 900 North 400 West Unit 11. "Wood Products Manufacturing" is a conditional use in the Manufacturing Distribution (M-D) District. Heinz & Sons is requesting to locate in a freestanding building in the Beneficial Business Park. Mrs. Avery stated that there would be an outside dust collector and an air compressor that could make some noise in this area. There will also be a spray booth for spraying materials with wood finish products. The spray booth has filters for both the incoming and outgoing air.

Mr. Allen asked about hours of operation. Mr. Leetham stated that the City has a noise ordinance in place, and there is an assumption that businesses in this area operate during daytime business hours.

Commissioner Jensen asked if decibel levels, or just hours, are included in the noise ordinance. Commissioner Oblad stated that the business owner is purchasing new equipment, which run more quietly. Council Member Horrocks stated he would be resistant to put time restrictions on the business.

There was some discussion about adequate parking as well as available handicap parking. The parking required for this location is approximately 16 parking stalls (one of which must be a handicapped stall). There are currently nine (9) striped parking stalls in front of the building and room in the back for parking. Mrs. Avery stated that this business park was approved prior to current zoning and parking standards.

Chairman Klotz moved to grant conditional use approval allowing for Heinz and Sons Inc. with the condition that one of the nine parking stalls is identified for handicapped parking. Commissioner Jensen seconded the motion.

Bruce Oblad asked if the business were to lose one space to handicap parking, would they have enough parking stalls. Mrs. Avery stated that City staff believes they have enough parking in the back of the building.

The motion was approved by Commissioners Allen, Klotz, Oblad, Jensen and Council Member Horrocks. Commissioners Cary and Goodrich were excused.

2. CONSIDERATION OF A PROPOSED SITE PLAN FOR A BOOSTER STATION, HOLLY ENERGY PARTNERS, LOCATED AT APPROXIMATELY 400 EAST AND 1100 NORTH. CLEM VASQUEZ, APPLICANT

Ali Avery stated that Holly Energy Partners is an existing business located in the M-D District. They are proposing to add a booster station to their site. The booster station will operate as housing for new pipeline and pumps. Refined petroleum products will pass through the station and on to the UNEV pump station. The pumps will also move fluids from the Pioneer North Salt Lake terminal down into the Holly Energy Pipeline that connects with the UNEV pump station to the South of the terminal.

Commissioner Allen asked if there are processes in place for spill containment. Mr. Vasquez stated that the site plan would not have any spill containment, as the building will just house the electronic equipment to control the valves, and is not a pump house. The station will be unmanned, and personnel will only need to visit the location to make repairs or corrections. When repairs are needed, up to two employees could be at the station. The site would be monitored remotely 24 hours per day. Therefore, no parking is required for this site.

Mrs. Avery reported that no new landscaping is being proposed for this site because the Holly Energy site, as a whole, is exceeding the landscaping requirement with their buffer zones.

Council Member Horrocks moved to grant site plan approval for Holly Energy Partners at 400 East and 1100 North. Commissioner Allen seconded the motion. The motion was approved by Commissioners Allen, Klotz, Oblad, Jensen and Council Member Horrocks. Commissioners Cary and Goodrich were excused.

3. CONSIDERATION OF THE PROPOSED PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR EAGLEWOOD VILLAGE LOCATED AT APPROXIMATELY 301 SOUTH HIGHWAY 89. BEN LOWE – APPLICANT.

Ali Avery reviewed some history of Eaglewood Village and the basic design. In 2006, a concept plan and subsequent rezoning to a P District were approved by the City Council for the property located at the southeast corner of Highway 89 and Eagleridge Drive. On June 12, 2007, the City entered into a Development Agreement with Eaglewood Village for their property. Included in the Development Agreement is an approved concept plan for all of Eaglewood Village. The Development Agreement allowed for a rezoning of the property to a P District, and allowed for a specific number and type of units for the development. Compass Development is now requesting approval for a preliminary design plan and final plat for this location. The proposed plat has six lots and Parcels A, B, and C, and it does not designate specific building locations.

Chairman Klotz asked if this development had been platted, and stated that he heard rumors that the developer is asking to change some things. Ken Leetham stated that it has not been platted, and the developer has made a request to amend the agreement in Phase 1 to allow for construction of apartment units, where the original development agreement only allows condominiums.

Commissioner Oblad asked why they are dedicating land to the City. Mr. Leetham said there are two detention ponds (that service other portions of the City, besides Eaglewood Village), and a small section of road already existing at Hwy. 89 and Eagleridge Drive needed to make right turns, so those are being dedicated to the City.

Someone asked why the 96 acres had been separated into smaller parcels? Ben Lowe stated that smaller parcels are easier to collateralize, and they will be working with different contractors on each parcel.

Commissioner Allen moved to recommend approval to the City Council of the preliminary design plan and final plat for Eaglewood Village located at the southeast corner of Highway 89 and Eagleridge Drive. Chairman Klotz seconded the motion. The motion was approved by Commissioners Allen, Klotz, Oblad, Jensen and Council Member Horrocks. Commissioners Cary and Goodrich were excused.

4. APPROVE MINUTES

The Planning Commission minutes of July 6, 2011 were reviewed. **Chairman Klotz moved to approve the July 6, 2011 Planning Commission minutes as written. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Allen, Klotz, Oblad, Jensen and Council Member Horrocks. Commissioners Cary and Goodrich were excused.**

5. MISCELLANEOUS

Ken Leetham distributed disks containing the new City codified code to the Planning Commission and asked them to review it and offer comments prior to August 9. A public hearing is scheduled for August 9 on this matter.

Chairman Klotz reported on the last Parks and Trails Advisory Board meeting. He stated that there is a new proposed trail near the Wild Rose Trail (to the north and east of the golf course), a beautiful three-mile loop, up toward the Kern River Pipeline. Council Member Porter is going to ask Troy Duffin, Trail Designer, to stake out the new trail and give the City a cost to build it.

Chairman Klotz reported that the Parks and Trails Advisory Board looked at the most recent east bench park design. He stated that the board did not like the cemetery option as they felt cemeteries are religious in nature. Initially started by churches, they are often given to cities to maintain.

6. ADJOURN

Chairman Klotz adjourned the meeting at 8:02 p.m.

Chairman

Secretary