

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING – PUBLIC HEARING
FEBRUARY 14, 2012

Commission Chairman Eric Klotz called the meeting to order at 7:10 p.m. and welcomed those present.

PRESENT: Commissioner Robert Drinkall
 Commissioner Kim Jensen
 Commissioner Bruce Oblad
 Council Member Brian Horrocks

EXCUSED: Commission Chairman Eric Klotz
 Commissioner Doug Cary
 Commissioner Allen Tidwell

STAFF PRESENT: Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

STAFF EXCUSED: Ken Leetham, Community and Economic Development Director;

OTHERS PRESENT: Cory Rallison – Suburban Propane.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A PROPANE TANK AT FASTRAC BOUNTIFUL, LOCATED AT 3427 SOUTH ORCHARD DRIVE IN THE C-S DISTRICT. CORY RALLISON – SUBURBAN PROPANE, APPLICANT

Ali Avery stated that the applicant is requesting that a conditional use permit expansion be granted to Fastrac Bountiful, allowing for a one thousand (1,000) gallon propane tank at 3427 South Orchard Drive. In the City's Land Use Ordinance, gasoline stations with convenience stores are allowed as a conditional use. Propane tank distribution is not listed in the land use table in Chapter 11 of the Land Use Ordinance, but City staff has determined that propane distribution is typically a use that is associated with gas stations. So, because the gas station is currently a conditional use, then the installation of a propane tank is an expansion of that use.

Staff recommends as a condition of approval, the temporary signs should be removed. Signs should be displayed on the face of the building, but within the City's sign requirements.

Council Member Horrocks asked about the requested location of the tank and why it is taking up a lot of the driveway. Mr. Rallison stated that there is actually more space than appears on the drawings they had in front of them. He stated that they will install bollards to protect the tank, as required by the Fire Marshall. He believes it is a better location for safety.

Commissioner Drinkall moved to approve the conditional use permit for a propane distribution tank at Fastrac Bountiful located at 3427 South Orchard Drive in the Commercial Shopping district with the following conditions: a) All temporary signs must be removed or placed on the building face, not to exceed 15% of the building façade, prior to issuing a building permit for a propane tank, and b) All window signs must be removed or reduced so they do not exceed 15% of the window space prior to issuing a building permit for a propane tank.

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Drinkall, Oblad, Jensen, and Council Member Horrocks. Commissioners Cary, Tidwell, and Klotz were excused.

2. APPROVE MINUTES

The January 24, 2012 minutes were reviewed and amended. **Council Member Horrocks moved to approve the January 24, 2012 as amended. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Oblad, Jensen, and Council Member Horrocks. Commissioners Cary, Tidwell, and Klotz were excused.**

3. MISCELLANEOUS

Ali Avery gave a brief update on the zoning changes that took place at the City Council meeting on February 7, 2012.

4. ADJOURN

Commissioner Oblad adjourned the meeting at 7:30 p.m.

Acting Chairman

Secretary