

1 NORTH SALT LAKE CITY  
2 PLANNING COMMISSION MEETING  
3 AUGUST 9, 2011  
4

5 **DRAFT**  
6

7 Commissioner Beth Goodrich called the meeting to order at 7:04 p.m. and welcomed those  
8 present.  
9

10 PRESENT: Commissioner Jim Allen  
11 Commissioner Beth Goodrich  
12 Commissioner Kim Jensen  
13 Commissioner Bruce Oblad  
14 Council Member Brian Horrocks  
15

16 EXCUSED: Commissioner Doug Cary  
17 Commission Chairman Eric Klotz  
18

19 STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Ali  
20 Avery, City Planner; Linda Horrocks, Minutes Secretary.  
21

22 OTHERS PRESENT: Patrick Lucero, representing Praxair; Troy Keller, Kevin Shipp, Conrad  
23 and Carolyn Jacobson, residents.  
24

- 25 1. CONSIDERATION OF A SITE PLAN FOR PRAXAIR TO BE LOCATED IN THE  
26 M-D ZONING DISTRICT AT 75 SOUTH RIVERBEND WAY. PATRICK  
27 LUCERO, APPLICANT



29 Ali Avery presented an overview of Praxair's request for a site plan approval. She stated that the  
30 Planning Commission previously approved a conditional use permit with the condition that all  
31 outdoor storage is screened from view with a wall at least six feet in height. It was later  
32 interpreted by staff that a solid vinyl fence, at least six feet tall, would meet the spirit of the code.  
33 An administrative lot line adjustment was also submitted and reviewed by City staff prior to this  
34 application.  
35

36 Mrs. Avery reported that Praxair has planned to build an eight-foot vinyl fence topped with  
37 barbed wire along the areas seen from Center Street and Legacy Highway. The rest of the site is  
38 to be fenced with eight-foot chain link fence topped with barbed wire. The rear and side yard  
39 setbacks in the M-D District are zero feet (0') and the front yard setback is twenty feet (20').  
40 Praxair will be exceeding these setback requirements with the following proposed setbacks:  
41 Front – 115', Side(s) – 54' and 62', Rear – 175.67'.  
42

43 There was some discussion and questions among Planning Commission members regarding the  
44 specific operations that Praxair manages, particularly relating to chemicals used and procedures  
45 used for safety and prevention of harm to the public. There was also some discussion about the  
46 proposed fencing locations.

47  
48 **Commissioner Allen moved to grant site plan approval for Praxair to be located at 75**  
49 **South River Bend Way, with a condition that the landscaping calculations be corrected on**  
50 **the site and landscaping plans, and be resubmitted to City staff. Commissioner Jensen**  
51 **seconded the motion. The motion was approved by Commissioners Allen, Oblad,**  
52 **Goodrich, Jensen and Council Member Horrocks. Commissioners Klotz and Cary were**  
53 **excused.**

54  
55 2. PUBLIC HEARING FOR AND CONSIDERATION OF THE PROPOSED  
56 AMENDMENTS TO NORTH SALT LAKE CITY'S LAND USE DEVELOPMENT  
57 AND MANAGEMENT ACT  
58

59 **Commissioner Goodrich opened the public hearing at 7:14 p.m.**

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61 Kevin Shipp, 176 Boston Drive, NSL, asked if this agenda item is regarding potential changes to  
62 different zones within the City. He read an article about a proposed recycling transfer station,  
63 and he expressed concern about having this so close to residential development.  
64

65 Ken Leetham stated that tonight's hearing is not about proposed zoning changes. The City is  
66 going through the process of putting all the ordinances into one book, or codification, which is  
67 being reviewed and discussed tonight. However, regarding the recycling facility, Mr. Leetham  
68 stated that the proposed uses at that location are not allowed and that the City is working with the  
69 Wasatch Integrated to pursue other sites both in North Salt Lake and in other areas in the South  
70 Davis County area.  
71

72 **Commissioner Goodrich closed the public hearing at 7:20 p.m.**

73  
74 Commissioner Allen asked for clarification about section 10-1-31 – clear view of intersecting  
75 streets. Mr. Leetham responded stating that this paragraph does need to be re-written, and a  
76 diagram should be included in the code. There is a specific way to calculate the clear vision  
77 area, and it is as described in the paragraph. Commissioner Allen noted several other areas  
78 needing clarification, and suggested changes.  
79

80 Commissioner Oblad asked about the height of accessory buildings and if a resident could apply  
81 for a waiver on heights. Mr. Leetham said that there are provisions in the City code and in State  
82 Code that allow for individuals to seek relief from code requirements, including methods for  
83 appeals or applying for variances from the Board of Adjustment based on certain criteria.  
84 Commissioner Oblad asked about other items in the code, including definitions, the Planning  
85 Commission acting as an appeal body, and the temporary sign ordinance. 

86  
87 Several additional items were noted by staff, and then Mr. Leetham reviewed his changes with  
88 the Planning Commission.  
89

90 **Commissioner Allen moved to table Consideration of Proposed Amendments to LUDMA**  
91 **for further review. Commissioner Oblad seconded the motion. The motion was approved**

92 **by Commissioners Allen, Oblad, Goodrich, Jensen, and Council Member Horrocks.**  
93 **Commissioners Klotz and Cary were excused.**

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95 3. APPROVE MINUTES

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97 The July 26, 2011 Planning Commission minutes were reviewed and amended. **Council**  
98 **Member Horrocks moved to approve the July 26, 2011 Planning Commission minutes as**  
99 **amended. Commissioner Oblad seconded the motion. The motion was approved by**  
100 **Commissioners Allen, Oblad, Goodrich, Jensen, and Council Member Horrocks.**  
101 **Commissioners Klotz and Cary were excused.**

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103 4. ADJOURN

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105 Commissioner Goodrich adjourned the meeting at 8:21 p.m.

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Chairman

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Secretary