

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
OCTOBER 8, 2013

FINAL

Chairman Pro tem Bruce Oblad called the meeting to order at 6:30 p.m. and welcomed those present.

PRESENT: Commissioner Bruce Oblad
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Ryan Mumford
Commissioner Robert Drinkall
Commissioner Lisa Watts Baskin

EXCUSED: Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Ali Avery, City Planner; Jim Spung, Administrative Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Curt Sherman, Theresa Tucker, Phillips 66 Pipeline LLC; Gary Sorenson, Danell Sorensen, Randy Sorensen, Randy Sorensen Trucking; Ryan Macfarlane, resident.

Commissioner Oblad introduced Lisa Watts Baskin as the newest member of the Planning Commission. Ms. Baskin commented that she has lived in the City for twenty years, is involved with Tree City, and served on the City Council for one term.

1. PUBLIC COMMENTS

There were no public comments.

2. CANCELLED-PUBLIC HEARING FOR AND CONSIDERATION OF
AMENDMENTS TO THE CITY'S LAND USE ORDINANCE REGARDING
CONDITIONAL USE PERMITS.

Ken Leetham reported that when amendments are made to the Land Use Ordinance for the City, a public hearing is required but in this instance the notice went out to the public and the City Council has since asked that the amendment be cancelled. The Council has asked City staff to

consider other processes related to appeals of business license revocations and those sections are not in the City's Land Use Ordinance.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR RANDY SORENSEN TRUCKING TO BE LOCATED AT 570 NORTH TAYLOR WAY UNITS 1 & 2. RANDY SORENSEN-APPLICANT.

Jim Spung reported that this request originated from a code enforcement case as Randy Sorensen Trucking was operating at 230 N. Cutler Drive #2 without a business license. When the applicant submitted a business license, upon review their use of commercial and industrial machinery and equipment repair and maintenance was not a permitted use in that location. They found another location on Taylor Way, which would fit their needs and re-applied for a business license. Randy Sorensen Trucking owns and operates 15 semi tractors and 18 trailers, a service truck and a tire storage trailer. The actual business location is in South Jordan while this location will serve more as a maintenance area for their fleet vehicles. This includes oil changes and other scheduled maintenance. They anticipate one or two trailers on site at a time with about 3 people working on site with the total square footage at 18,000. Parking requirements include 8 stalls but the parking already on site satisfies the parking requirements for the building. There are currently two businesses in the building which already have business licenses, Pinnacle Park Industrial and Premier Metal Fabrication.

The Development Review Committee (DRC) recommends that no driveways or access to other units be blocked by parking associated with Randy Sorensen Trucking. They also recommend proper containment, storage and disposal of any hazardous fluids or materials, in compliance with all local, state, and federal regulations. There may not be any outside storage associated with this use unless it is screened from view by a 6' high solid fence or wall and does not obstruct use of required parking stalls. The applicant is proposing to park 1 tire trailer and 1 service truck on-site. These trucks and semi trailers must be operable and registered, and must be stored within the building overnight.

Commissioner Oblad commented that in the photographs of the property there were currently no bushes or screening of storage and if there was a plan to make sure nothing was stored outside on the property. Jim Spung reported that the applicant stated there would be no outside storage.

Commissioner Drinkall asked if the tractor trailers take up more than one parking stall when parked or obstruct access. Randy Sorensen responded that they obtained this larger building so they could store the trailers inside and that he can store two trailers inside at a time. He also commented that he had previously approached the City about obtaining a business license, when he was operating at Cutler Drive, and was told he did not need a license at that time.

Commissioner Baskin asked about the conditions for containment of hazardous materials at the site, and asked who monitors compliance and how often it is monitored. Jim Spung responded that before a business license is issued, South Davis Fire and the NSL building official will sign off on the containment and use of the building, followed by a yearly inspection by South Davis Fire.

Commissioner Drinkall moved that the Planning Commission approve the conditional use permit for Randy Sorensen Trucking located at 570 N. Taylor Way Units 1 and 2 with the following conditions:

- 1) Driveways or access to other units may never be blocked by the stacking spaces or parking provided for this business.**
- 2) Proper containment and storage solutions must be provided for all hazardous fluids or materials on site prior to issuance of a business license.**
- 3) No outdoor storage is allowed unless it is screened from view by a 6' high solid fence or wall and does not obstruct the use of required parking stalls for the buildings.**

Commissioner Jensen seconded the motion. The motion was approved by Commissioners Oblad, Mumford, Jensen, Knowlton, Drinkall and Baskin. Council Member Horrocks was excused.

- 4. CONSIDERATION OF A SITE PLAN FOR A STORAGE TANK EXPANSION FOR PHILLIPS 66 LOCATED AT 245 EAST 1100 NORTH. TERRI TUCKER-PHILLIPS 66 PIPELINE, LLC, APPLICANT.**

Jim Spung reported that the applicant is proposing to replace an existing 20,000 barrel storage tank with a larger 80,000 barrel tank which delivers primarily refined gasoline through a pipeline system. The project requires relocation of a private site access road and 2 private hydrants and modified piping. Overall the proposal is in compliance with the City's Land Use Ordinance.

Commissioner Baskin asked what else might be stored in the container besides refined petroleum. Terri Tucker responded that it would be used for gasoline services for now but it may be changed to diesel or jet fuel in the future.

Commissioner Drinkall asked if the container was built to sustain any type of mixing of materials and if there was a cleaning process. Terri Tucker responded that there was a strict servicing program and that the tanks are on a twenty year cycle and go through inspections and necessary repairs.

Commissioner Drinkall also asked how the aviation fuel was transported to neighboring airports. Curt Sherman, Terminal Supervisor for Phillips 66, responded that the jet fuel is shipped by a pipeline to the Salt Lake Airport.

Commissioner Mumford asked if the larger tank had an impact on the internal fire suppression and if more personnel or training was required. Mr. Sherman said the existing training program is sufficient.

Commissioner Baskin commented that there was a well and a pump station located at 1100 North and how close these were to the Phillips 66 tank. Ken Leetham responded that Paul Ottoson, City Engineer, has reviewed this proposal but if the Planning Commission would like City staff to review that request specifically to make sure there was no interference with the City's well field to add that as a condition of approval.

Mr. Sherman commented that in regards to ground water contamination they have an on-site remediation building to continuously monitor any sort of contamination and there is a company which visits bi-weekly to make sure everything is functioning properly.

Commissioner Oblad asked if there were berms around the tank and if any clay or membrane was placed around the tanks. Ms. Tucker commented that berms and bentonite clay will be placed around the tank including a layer of impermeable soil to resist anything that may seep out.

Ken Leetham reported that all the licenses and approvals go through a source protection review with the Assistant City Engineer.

Commissioner Jensen moved that the Planning Commission approve the site plan for a new storage tank at the Phillips 66 site located at approximately 245 East 1100 North conditioned on review of City Engineering staff regarding compliance with the City's Culinary Water Source Protection Plan for the 1100 North well and pump station. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Oblad, Mumford, Jensen, Knowlton, Drinkall and Baskin. Council Member Horrocks was excused.

5. APPOINTMENT OF PLANNING COMMISSION CHAIR AND VICE-CHAIR.

Commissioner Oblad reported that former Commission Chairman Eric Klotz' term has expired and they were accepting nominations for current members on the Commission for a new Commission Chair and Vice-Chair on the Planning Commission.

Commissioner Drinkall nominated Bruce Oblad as the Chairman of the Planning Commission. Commissioner Mumford seconded the nomination. The motion was approved by Commissioners Oblad, Mumford, Jensen, Knowlton, Drinkall and Baskin. Council Member Horrocks was excused.

Commissioner Oblad nominated Kim Jensen as the Vice-Chair of the Planning Commission. Commissioner Knowlton seconded the nomination. The motion was approved by Commissioners Oblad, Mumford, Jensen, Knowlton, Drinkall and Baskin. Council Member Horrocks was excused.

6. APPROVAL OF MINUTES

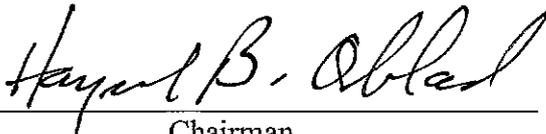
The Planning Commission minutes of September 24, 2013 were reviewed and amended.

Commissioner Mumford moved to approve the Planning Commission minutes of September 24, 2013 as amended. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Oblad, Mumford, Jensen, Knowlton, Drinkall and Baskin. Council Member Horrocks was excused.

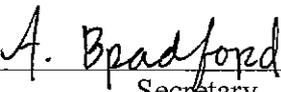
Commissioner Jensen asked if the City deer problem would still be addressed in the future. Ken Leetham commented it was a project City staff was working on and they would be bringing code amendments regarding the 8' fencing back before the Planning Commission and that archery and shooting of the deer were not being considered as an option at this time.

7. ADJOURN

Chairman Oblad adjourned the meeting at 7:15 p.m.



Chairman



Secretary