

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
MAY 26, 2015

FINAL

Chairman Robert Drinkall called the meeting to order at 6:32 p.m. and welcomed those present.

PRESENT: Commission Chairman Robert Drinkall
Commissioner Kim Jensen
Commissioner Lisa Watts Baskin
Commissioner Ted Knowlton
Commissioner Kent Kirkham
Council Member Ryan Mumford

EXCUSED: Commissioner Stephen Garn

STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic Development Director; Ali Avery, City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Darin Oberg, David Ingleby, Questar Gas Company.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A LANDSCAPE PLAN FOR TWO LINE BREAK VALVES ON THE QUESTAR GAS LINE LOCATED ON THE QUESTAR EASEMENT APPROXIMATELY NORTHWEST OF EAGLE PASS AND SOUTHEAST OF PLUM TREE COURT. DARIN OBERG-QUESTAR GAS COMPANY, APPLICANT.

Ali Avery reported that on December 9, 2014, the Planning Commission approved the site plan and two line break valves on the Questar Gas line located on the Questar Gas easement at Eagle Pass and southeast of Plum Tree Court. The approval was subject to three conditions including separate earth tone wrought iron fences to be installed around the actuator and communications area, review and approval of a landscape plan comprised of treatments to obscure the view and blend the site into the natural vicinity and installation of the landscaping within eight months of this approval.

The applicant is now asking for approval of the landscaping plan and would like an amendment to condition one regarding the separated fencing which is distracting and makes it difficult for maintenance.

The upper site is located southeast of Plum Tree Court on City-owned property within a Questar easement. The proposed landscaping plan includes a natural berm, decorative rock and trees/shrubs to match the existing species in the area. City staff has requested that mature trees be planted. The lower site is located northwest of Eagle Pass on property owned by Granite Construction with an existing Questar easement. The proposed landscaping plan includes a berm and re-vegetation of the disturbed areas with native seed mix. The applicant is proposing to have only one fence at this location as well.

The Development Review Committee (DRC) recommends approval of the landscaping plans with the following conditions:

- 1) An earth tone wrought iron fence is installed around the actuator and communications areas at both the east and west valve locations; and
- 2) Landscaping is installed within eight (8) months of the previous approval or by August 9, 2015.

Commissioner Knowlton asked if the trees and shrubs would be watered until they were established. Ali Avery replied that the applicant was proposing a unique irrigation system and that the landscaping would be watered until it was established.

Commissioner Kirkham asked what would happen if the trees died. Ken Leetham replied that if the landscaping died that this would be a compliance issue and that this condition of approval gives City staff the authority to require the applicant to replace the dead trees.

Commissioner Baskin commented that on the landscaping exhibit with the berm that it appeared to show an interior fence. Ali Avery responded that on the landscaping exhibits presented that layout one is the approval for a single fence and layout two shows the division in the fences.

Commissioner Knowlton asked what the basis for the 2' high berm would be. Ali Avery replied that there is an elevation change between the houses that they are trying to screen and would obscure visibility from those houses.

Commissioner Baskin asked if the landscaping would be hand watered. Darin Oberg, Questar Gas, responded that an eco-friendly system would be put in place with tubes consisting of gel

and water which the enzymes in the soil would break down and release the water over time. He explained that this system is designed for remote locations and that the tubes would biodegrade.

Commissioner Baskin moved that the Planning Commission approve the landscaping plan for two line break valve locations on the Questar Gas Line located on the Questar Gas easement approximately northwest of Eagle Pass and southeast of Plum Tree Court subject to the following conditions:

- 1) An earth tone wrought iron fence is installed around the actuator and communications areas at both the east and west valve locations consisting of one fence on each location; and**
- 2) Landscaping is installed within eight (8) months or August 9, 2015.**

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

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of May 12, 2015 were reviewed and approved.

Commissioner Knowlton moved that the Planning Commission approve the minutes of May 12, 2015. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Kirkham, Drinkall, Jensen, Baskin, Knowlton and Council Member Mumford. Commissioner Garn was excused.

4. ADJOURN

Chairman Drinkall adjourned the meeting at 6:49 p.m.



Chairman



Secretary