

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
FEBRUARY 23, 2016

**FINAL**

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. and welcomed those present.

PRESENT: Commission Chairman Robert Drinkall  
Commissioner Lisa Watts Baskin  
Commissioner Ted Knowlton  
Commissioner Kent Kirkham  
Commissioner Stephen Garn  
Commissioner Leslie Mascaro  
Council Member Ryan Mumford

STAFF PRESENT: Sherrie Llewelyn, Senior City Planner; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Robert Holmes, Robert Holmes Construction; Spencer Wright, Wright Development Group.

1. PUBLIC COMMENTS

There were no public comments.

2. SITE PLAN AMENDMENT-ALLEN'S MASONRY CO., A SPECIALTY  
CONSTRUCTION CONTRACTOR LOCATED AT 610 NORTH FRANKLIN  
PARKWAY-ROBERT HOLMES CONSTRUCTION, APPLICANT

Sherrie Llewelyn reported that the Planning Commission approved the conditional use permit and site plan for Allen's Masonry Co. in September of 2015 and that all prior conditions have been addressed. This property is located in the Manufacturing District (MD) zone. The applicant is in the process of obtaining a building permit and would like to move the building 20' to the south. They would also like to move the employee parking lot behind the building and enclose the entire perimeter of the property with a 6' masonry wall. The site plan meets all of the other requirements including landscaping, the prior issue with debris on the property has been cleaned up, signature and recording of a hold harmless agreement and storm water detention maintenance agreement for the provision of storm water detention in the park strip and the City Engineer has

performed a final review of the drainage plan. The Development Review Committee (DRC) recommends approval of the amendment of the site plan.

Commissioner Knowlton commented that on the previous site plan it shows a row of trees and asked why they were not reflected on the updated plan. Sherrie Llewelyn replied that they were no longer required because the parking is no longer adjacent to the property line and a landscape buffer would not be required.

Commissioner Drinkall then asked why trees would not be required on the other property line. Sherrie Llewelyn replied that there is some landscaping there and also a retaining wall that will act as a buffer.

Commissioner Baskin commented that the original site plan was approved September 8, 2015 and asked why there has been a delay. Sherrie Llewelyn replied that the applicant has been working on the conditions that were required and was obtaining financing.

**Commissioner Garn moved that the Planning Commission approve the amended site plan for Allen's Masonry at 610 North Franklin Parkway, with the following findings and no conditions:**

**Findings:**

- 1. General Contracting is listed as a conditional use in the MD Zone;**
- 2. Sufficient parking has been demonstrated for the proposed use; and**
- 3. The proposed use meets all the requirements of the development code.**

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

3. RE-CONSIDERATION OF A PROPOSED SITE PLAN EAGLEWOOD VILLAGE C-STORE LOCATED AT THE NORTHWEST CORNER OF EAGLE GATE DRIVE AND ORCHARD DRIVE-WRIGHT DEVELOPMENT GROUP, APPLICANT

Sherrie Llewelyn reported that the original site plan was presented to the Planning Commission on December 29, 2015 and was denied. The applicant met with City staff and Commissioner Baskin and Knowlton to discuss the reasons for the denial and ways to fix the application for reconsideration. The amended site plan shows the removal of the rear parking lot, addition of on-street angled parking and the addition of a patio and trees.

Spencer Wright, Wright Development Group, commented that he appreciates the opportunity to re-present the site plan and have worked to make the plan more pedestrian friendly and walkable. The owner/operator resides in the City and feels that there is a need for this type of convenience store in the area. He explained that there will be a Fizz Drinks drive-thru located at the back of the gas station and that the gas will be unbranded to keep the cost down.

Commissioner Knowlton commented, after viewing an image of the proposed storefront, that he likes the extra windows that have been added to the new façade and asked if the signs shown on the building would replace some of the windows. Spencer Wright clarified that they would be window signs and would not replace actual windows.

Spencer Wright also explained that there would be access doors on the south side of the building for patrons and the north side of the building for employees but that they could be flipped for better patron access at the request of the Planning Commission.

Council Member Mumford mentioned that the bike path is adjacent to the property and asked if the applicant would consider adding bike parking. Spencer Wright replied that they had not considered it but that it was not uncommon for bike parking to be added.

Commissioner Baskin commented that the brick and mortar are a different color on the newest rendering. Spencer Wright replied that this is partly due to the computer rendering but that the new rendering would be similar in color to what has been picked out. He also said that the red color for the awnings had not been picked out yet but would most likely not be as bright of red as depicted on the color slide. In response to Commissioner Baskin's question, Mr. Wright also explained that the sidewalk in front of the building would not be elevated to reduce a potential tripping hazard and that the parking lot would be asphalt while the sidewalk in front of the building would be concrete.

Spencer Wright also explained that there would be additional details to improve the exterior of the building including the addition of sconce lighting, awnings, columns and pop outs on the elevation on the east and west sides of the building and drive-thru area.

Commissioner Knowlton commented that other features such as awnings, canopies, a contrasting color or texture and other features could be considered to break up the façade.

Council Member Mumford asked if there would be landscaping to obscure the view of the gas tanks on the property. Spencer Wright replied that the tanks would be underground so they would not need to be blocked from view.

Sherrie Llewelyn commented that the developer will resubmit a sign plan to the City. The current standard in the development agreement is 8' in height. The planning director can approve small variance, but did not feel that the previously proposed 24 foot tall sign should be approved without the City Council amending the development agreement. Should the applicant wish to pursue a change they would need to petition the Council, at that time it would also be appropriate to establish more comprehensive sign design regulations in the development agreement.

Commissioner Drinkall asked about the lighting in the area in regards to pedestrian access and safety. Sherrie Llewelyn replied that there should be street lights along the sidewalk but that she would review. She also recommended that ample lighting could be a condition for the applicant for site plan approval.

Commissioner Drinkall commented that his only concern is the possible condition for adequate lighting. Sherrie Llewelyn clarified that the applicant would be responsible for lighting on their property and that the existing street lighting is the responsibility of the City.

Commissioner Knowlton commented that he does not think this is the right use in this location but it is a permitted use under the development agreement, so the applicant has the right to build as long as they are consistent with that agreement. He said the applicant has taken reasonable steps to be consistent and that the City is happy to have them here.

**Commissioner Knowlton moved that Planning Commission approve the site plan for Eaglewood Village C-Store at 34 West Eagle Gate Drive, with the following findings and subject to the attached conditions:**

**Findings:**

- 1. The existing gas stations is an approved use in the Eaglewood Village P Zone;**
- 2. Sufficient parking is being provided for the proposed use; and**
- 3. The proposed use meets all requirements of the development code and development agreement.**

**Conditions:**

- 1. Any proposed sign must meet the requirements of the development agreement, namely a monument sign with a maximum height of 8 feet;**
- 2. That a patron entrance will be provided on the north side;**
- 3. Bicycle parking will be provided;**
- 4. A lighting plan will be submitted that serves pedestrian access and the east dining area.**

**Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Kirkham, Garn, Mascaro and Council Member Mumford.**

Council Member Mumford reported that the City Council discussed the proposed Foxboro Marketplace development on Redwood Road and that several residents had expressed their concerns. The vote was 3-2 to move forward with several provisions. The developer will bring possible changes to the south development back to the Planning Commission and a public hearing will be held. Sherrie Llewelyn commented that the public hearing could be held March 29<sup>th</sup> as there would not be a Planning Commission meeting held on March 22<sup>nd</sup>.

Council Member Mumford then explained the concerns including high density housing in that area and said that some residents expressed that they would rather have no grocery store than to allow more apartments there. He said he has been contacted by nearly 100 residents who do not want anymore apartments in the area at all. The other concerns are traffic around the schools, overcrowding of the schools in the area, crime and increased traffic. Council Member Mumford said the concept plan was approved minus the density of housing in the south development and that he feels the Lee's Market and north apartments would be a benefit to the City.

Commissioner Mascaro commented that the school districts will reach out to the City when the projects are approved to help accommodate future needs. Sherrie Llewelyn replied that City staff should reach out to the school district now for their projections of additional students that would be added due to these multifamily housing projects.

Commissioner Baskin asked if residents expressed concern about the quality of the apartments. Council Mumford replied that some homes in Foxboro rent for approximately \$1,000 a month which is comparable to the rent for the new apartments. He explained that in the apartment buildings the City would have the good landlord program and other ways to address concerns where those that rent out their homes don't participate in this type of program.

Sherrie Llewelyn asked if the residents had commented on other facilities they would rather see in this area such as townhomes or assisted living. Council Member Mumford replied that when the City Council approved the concept plan residential use was approved on the south portion but not at the proposed density.

Council Member Mumford will provide the letters he has received from the public regarding this issue to be included in the discussion of this development for public record.

4. ADJOURN

Chairman Drinkall adjourned the meeting at 7:28 p.m.



Chairman



Secretary