

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
SEPTEMBER 27, 2016

FINAL

Chairman Robert Drinkall called the meeting to order at 6:30 p.m. Commissioner Leslie Mascaro led those present in the Pledge of Allegiance.

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

EXCUSED: Commissioner Kent Kirkham

STAFF PRESENT: Ken Leetham, Assistant City Manager; Chief Craig Black, Police Chief; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Bill Gaskill, CSC Redwood Holdings L.C.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED SITE PLAN APPROVAL FOR FOXBORO
MARKETPLACE COMMERCIAL BUILDING PAD B AT 689 NORTH REDWOOD
ROAD. BILL GASKILL, APPLICANT

Ken Leetham reported that this is the first approval for the project aside from the Lee's Marketplace grocery store. The proposed multi-tenant building is a 6,600 square foot retail building located in Pad B, which consists of five units available for lease. The site plan conforms to the general development plan and previous approvals and will feature a drive-thru around the entire building with a drive-up window and appropriate stacking for cars. The proposed plan complies with the requirements for parking, circulation, traffic, landscaping, lighting and the architectural review. The Development Review Committee (DRC) recommends approval with two minor conditions including the addition of one landscape island tree on the island located to

the southwest of the building, and making corrections to the construction plans as required by the City Engineer.

Bill Gaskill, CSC Redwood Holdings L.C., commented that the proposed building is not fully leased and that it could end up being four units instead of five. Three potential tenants have negotiated leases and are waiting for the property to be built. These tenants include a pizza restaurant, a Chinese food establishment and a salon. Mr. Gaskill said that they would like to start construction now, to attract more tenants, and complete the building by April or May of 2017. He explained that the building would be constructed of brick block, glass store fronts and flat metal canopies with a support cable.

Commissioner Baskin asked if the flat metal canopies were engineered for snow load. Bill Gaskill replied that the awnings were steel and supported inside the structure to handle the weight of snow, etc.

Commissioner Drinkall asked if there would be signage, visible to passing motorists, on the east elevation of the building. Bill Gaskill replied that they do want signage on both sides of the building to help attract customers.

Commissioner Baskin moved to approve the site plan for Foxboro Marketplace Pad B Commercial Building at 689 North Redwood Road, with the following findings and subject to the attached conditions:

Findings:

- 1) **The proposed site plan complies with the Foxboro Marketplace development agreement and general development plan; and**
- 2) **The proposed use meets all requirements of the development code.**

Conditions:

- 1) **Make corrections to the construction plan as required by the City Engineer; and**
- 2) **Add one landscape island tree on the island located to the southwest of the building.**

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

Commissioner Kirkham was excused.

3. CONSIDERATION OF A PROPOSED SITE PLAN AMENDMENT FOR EAGLEWOOD C-STORE AT 34 WEST EAGLEGATE DRIVE, TO FACILITATE RELOCATION OF THE DUMPSTER ENCLOSURE. LOGAN JOHNSON, APPLICANT

Ken Leetham reported that this request for a site plan amendment is to relocate the garbage enclosure to the rear of the property. The proposed location of the brick enclosure would be more convenient and is less visible from Highway 89. The DRC recommends approval with no conditions.

Council Member Mumford commented that the approved site plan shows four rows of gas station pumps while the proposed site plan shows five rows. Ken Leetham replied that the applicant did not notify the City of this change and that he would have to speak to the applicant about the additional row of pumps on the proposed site plan.

Commissioner Drinkall commented that the proposed placement is better as it is further from the road and provides improved safety for the gas station employees who access the dumpster. He said the proposed layout makes it easier for the tanker trucks to reach the buried fuel tanks for the unloading of the fuel.

Council Member Mumford asked if the gas pump layout on the proposed site plan would block the driveway of a future potential adjacent business. Ken Leetham replied that he would have to review the construction plan.

Commissioner Baskin commented that the dumpster would be located near the adjacent apartments and asked if the dumpster would be visible from or create an odor problem for those apartments. Ken Leetham replied that the dumpster may be visible to the residents on the upper floors but that they would most likely not be able to smell any odors that far away. Mr. Leetham said that the walls of the enclosure would be 6 to 8 feet high.

Commissioner Garn clarified that the applicant changed the pump locations without the City's approval. Ken Leetham commented that the applicant presented the proposed plan and the City was unaware of the change.

Commissioner Knowlton asked how often the trucks would come to re-fuel the pumps. Ken Leetham responded that most gas stations re-fuel on a weekly or monthly basis and would most likely not be a daily occurrence.

The Planning Commissioners expressed concern with the addition of a row of pumps without notification to the City, the location of the proposed underground tanks in a potential drive area, how the enclosure would look aesthetically, and the potentially dangerous location of the dumpster.

Commissioner Drinkall recommended tabling the item until further clarification from the applicant could be obtained.

Commissioner Baskin moved to table this item until further clarification from the applicant could be obtained. Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Mascaro and Council Member Mumford. Commissioner Kirkham was excused.

4. CONSIDERATION OF A PROPOSED SITE PLAN AMENDMENT AT 10 EAST CENTER STREET, FOR THE CONSTRUCTION OF A VEHICLE PARKING CANOPY. CITY OF NORTH SALT LAKE, APPLICANT

Ken Leetham reported that the City would like to provide cover for City vehicles on City Hall property. The proposed enclosure would be located on the south side of the building and constructed of brick and stucco to match the architecture of the current building with a sloped metal roof for drainage. There will also be a wrought iron fence incorporated into the project. The City Council has approved and previously budgeted for this project.

Commissioner Baskin asked if the brick would match that of City Hall and the projected cost of the project. Chief Black replied that JZW Architects will do their best to match the brick and overall appearance of the proposed structure. He said that the City needs a way to protect City vehicles as the elements wear them down quicker. This project has not yet gone out for bid but will cost approximately \$150,000.00 for the design and the construction costs.

Commissioner Garn moved that the Planning Commission approve the site plan amendment for North Salt Lake City Hall site plan at 10 East Center subject to no conditions. Commissioner Knowlton seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Mascaro and Council Member Mumford. Commissioner Kirkham was excused.

5. APPROVAL OF MINUTES

Ken Leetham commented that even though the City had sent notification to Hughes, regarding the proposed zone change for the Monte Thomas gravel pit, they had stated they were not

notified of the meeting. Upon review of the address on file, for Hughes, it was found to be incorrect and outdated.

The Planning Commission meeting minutes of September 13, 2016 were reviewed and approved. **Commissioner Knowlton moved to approve the minutes of September 13, 2016 as amended. Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Baskin, Garn, Mascaro and Council Member Mumford. Commissioner Kirkham was excused.**

6. ADJOURN

Chairman Drinkall adjourned the meeting at 7:08 p.m.



Chairman



Secretary