

1 CITY OF NORTH SALT LAKE
2 PLANNING COMMISSION MEETING
3 OCTOBER 25, 2016
4

5 **FINAL**
6

7 Chairman Robert Drinkall called the meeting to order at 6:29 p.m. and led those present in the
8 Pledge of Allegiance.
9

10 PRESENT: Commission Chairman Robert Drinkall
11 Commissioner Lisa Watts Baskin
12 Commissioner Ted Knowlton
13 Commissioner Leslie Mascaro
14 Commissioner Kent Kirkham
15

16 EXCUSED: Commissioner Stephen Garn
17 Council Member Ryan Mumford
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19 STAFF PRESENT: Sherrie Llewelyn, Senior City Planner; Andrea Bradford, Minutes Secretary.
20

21 OTHERS PRESENT: Thomas Carter, SLC resident; Larvin Pollock, Legend Engineering.
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23 1. PUBLIC COMMENTS
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25 There were no public comments.
26

27 2. CONSIDERATION OF A PROPOSED SITE PLAN FOR BURGER KING AT 639
28 NORTH REDWOOD ROAD, LOT 2 FOXBORO MARKETPLACE, LARVIN
29 POLLOCK, LEGEND ENGINEERING, APPLICANT
30

31 Sherrie Llewelyn reported that the proposed site plan is for a Burger King which will be located
32 in Pad A of the Foxboro Marketplace General Development Plan. The restaurant will be located
33 on the corner of Foxboro Drive and Redwood Road and will have two stacking lanes for the
34 drive thru window. Previously the developer had proposed to relocate and straighten the existing
35 sidewalk to be within the right-of-way and replace the existing trees per the General
36 Development Plan. The applicant is now asking to adjust the site plan to retain the existing
37 sidewalk with only a slight modification to location, as well as keep the existing mature trees and
38 landscaping. This will require a public easement be recorded for the portion of sidewalk to
39 remain on private property. The applicant is also requesting pedestrian access from a Foxboro
40 Drive sidewalk to the restaurant to maintain walk-ability. The developer is proposing an outdoor

41 patio area, additional trees and other quality landscaping. The exterior of the restaurant will be
42 brick, stucco and fiber cement board which will have the appearance of cedar wood planks. The
43 Development Review Committee (DRC) recommends approval with the conditions that a public
44 easement over Foxboro Drive sidewalk to remain on private property be submitted, that final
45 approval by the Fire Marshal be obtained prior to building permit, and that all redline items be
46 completed including: description of garbage enclosure materials, correct address, placement of
47 sprinkler head and a required 14' awning for the drive thru lane.

48
49 Sherrie Llewelyn then said that the redline items had been completed at this time and that the site
50 plan complies with the General Development Plan.

51
52 Commissioner Knowlton commented that some franchise owners remove the trees after five to
53 ten years and asked if the City would have any recourse at that time. Sherrie Llewelyn replied
54 that there is a requirement for street trees along Redwood Road and that as this property is
55 maintained under the development agreement. The owner's association for Lee's Marketplace
56 they would maintain the landscaping.

57
58 Commissioner Kirkham asked if there was a projected time schedule and completion date for the
59 restaurant. Larvin Pollock, Legend Engineering, replied that there was no final timeline for the
60 development. He said the owner is very excited to be located in the City and wanted the project
61 completed by Thanksgiving but the Marketplace development is running behind schedule. The
62 restaurant will take approximately three to five months to build.

63
64 Commissioner Baskin asked for clarification on where the outdoor patio area would be located.
65 Sherrie Llewelyn replied that the patio area would be between the building and the drive-thru
66 lane.

67
68 Commissioner Kirkham asked where the dumpster would be located. Sherrie Llewelyn
69 responded that the dumpster would be located behind to the building and would be enclosed by
70 an 8" CMU block wall with a slatted gate.

71
72 Commissioner Baskin asked if the restaurant property is leased. Sherrie Llewelyn replied that the
73 restaurant owner purchased the property from the developer.

74
75 **Commissioner Baskin moved that the Planning Commission approve the site plan for**
76 **Foxboro Marketplace Pad A-Burger King Commercial Building at 639 North Redwood**
77 **Road, with the following findings and subject to the attached conditions:**

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79 **Findings:**

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

83 **Conditions:**

- 84 1) **Submittal of a public easement over Foxboro Drive sidewalk to remain on private**
85 **property;**
86 2) **Final approval by the Fire Marshal prior to the building permit being granted.**

87
88 **Commissioner Kirkham seconded the motion. The motion was approved by**
89 **Commissioners Drinkall, Knowlton, Baskin, Kirkham and Mascaro. Commissioner Garn**
90 **and Council Member Mumford were excused.**

91
92 Sherrie Llewelyn said the last two Planning Commission meetings for 2016 would be held on
93 November 22nd and December 13th.

94
95 3. APPROVAL OF MINUTES

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97 The Planning Commission meeting minutes of October 11, 2016 were reviewed and approved.
98 **Commissioner Knowlton moved to approve the minutes for October 11, 2016 as amended.**
99 **Commissioner Mascaro seconded the motion. The motion was approved by Commissioners**
100 **Drinkall, Knowlton, Baskin, Kirkham and Mascaro. Commissioner Garn and Council**
101 **Member Mumford were excused.**

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103 4. ADJOURN

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105 Chairman Drinkall adjourned the meeting at 6:46 p.m.

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108 _____
109 Chairman

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108 _____
109 Secretary