

1 NORTH SALT LAKE CITY
2 PLANNING COMMISSION MEETING
3 DECEMBER 8, 2015
4
5

6 Chairman Robert Drinkall called the meeting to order at 6:30 p.m., and welcomed those present.
7

8 PRESENT: Commission Chairman Robert Drinkall
9 Commissioner Kim Jensen
10 Commissioner Ted Knowlton
11 Commissioner Kent Kirkham
12 Commissioner Stephen Garn
13 Commissioner Lisa Watts Baskin
14

15 EXCUSED: Council Member Ryan Mumford, Sherrie Christensen, Senior City Planner;
16 Andrea Bradford, Minutes Secretary.
17

18 STAFF PRESENT: Ken Leetham, Assistant City Manager and Community and Economic
19 Development Director; Connie Larson, Minutes Secretary.
20

21 OTHERS PRESENT: Ben Lowe; Logan Johnson, Wright Development Group; Brad Swenson;
22 Andres Salazar,
23

24 1. PUBLIC COMMENTS
25

26 There were no public comments.
27

28 2. PUBLIC HEARING-CONSIDERATION OF A PLAT AMENDMENT TO
29 EAGLEWOOD VILLAGE SUBDIVISION, LOT 1, - WRIGHT DEVELOPMENT
30 GROUP, APPLICANT
31

32 Ken Leetham explained this plat consideration is to amend Lot 1 of the Eaglewood Village
33 Subdivision and create a new lot for a proposed convenience store. This building will be a new
34 lot on 1.7 acres on the southwest corner of Orchard Drive and Eagle Gate Drive. There are no
35 conditions recommended by the DRC. The application is in order and staff recommends approval
36 of the plat amendment.
37

38 At 6:33 p.m., Commissioner Garn arrived at the meeting.
39

40 **At 6:34 p.m., the public hearing was opened by Chairman Robert Drinkall. There was no**
41 **one wishing to comment, and the public hearing was closed.**
42

43 At 6:35 p.m., Commissioner Baskin arrived at the meeting.

45 **Commissioner Stephen Garn made a motion for the Planning Commission to recommend**
46 **approval of the plat amendment for the Eaglewood Village Subdivision second amendment**
47 **to the City Council with the following findings and conditions:**
48

- 49 1) **The amendment will be in the best interest of the City.**
- 50 2) **All lots comply with all applicable zoning standards.**
- 51 3) **All necessary and required dedications are made.**
- 52 4) **Provisions for the construction of any required public improvements are included.**
- 53 5) **Amendment complies with all applicable laws and regulations.**
- 54 6) **The amendment does not materially injure the public or any person, and there is**
55 **good cause for the amendment.**

56
57 **Commissioner Kirkham seconded the motion. The motion was approved by**
58 **Commissioners Jensen, Kirkham, Garn, Knowlton and Drinkhall. Commissioner Bastian**
59 **abstained from voting.**
60

61 3. **CONSIDERATION OF A PROPOSED SITE PLAN EAGLEWOOD VILLAGE C-**
62 **STORE LOCATED AT THE NORTHWEST CORNER OF EAGLE GATE DRIVE**
63 **AND ORCHARD DRIVE-WRIGHT DEVELOPMENT GROUP, APPLICANT**
64

65 Ken Leatham displayed an aerial photograph of the proposed site plan for the Eaglewood Village
66 C-Store that is zoned in the “P” District. He explained the entrance to the store will be on Eagle
67 Gate Drive and Orchard Drive. There is a need to construct a left turn lane on Eagle Gate Drive
68 into the proposed site. A portion of the existing median will be removed, and the street will need
69 to be reconstructed to allow for the turn lane. The developer will cover the cost of the road
70 construction. The property is facing Highway 89 and is currently landscaped. A floor plan of the
71 proposed store was viewed by the Planning Commission.
72

73 Staff made a suggestion to the applicant to review the color of the brick to make it more
74 consistent with the other buildings in the development. The materials are of high quality, and the
75 first commercial development in the residential area. A graphic of the proposed sign was
76 displayed, and the applicant is requested to have the design conform more closely to the adopted
77 City standards. Staff would like to see a more contemporary sign that will set a tone for future
78 signage in the development. A condition has been added to the site plan that modifications to the
79 building materials, and the design of the sign be more complimentary to the architecture. The
80 sign should be of a monument style, and no more than 24 feet tall. All other requirements have
81 been met.
82

83 Chair Drinkall said he would prefer a monument style sign that is no more than eight feet in
84 height, and is not an obstruction for cars driving on Highway 89.
85

86 Commissioner Knowlton commented there is a substantial difference in the site plan of the
87 proposed gas station compared to the nearby apartment complex. The apartment complex
88 establishes a “village feeling” and hides the parking, and holds the street edge.

89 He asked if there are elements in the Development Agreement that directly or indirectly suggests
90 a similar sighting approach could be done for this site. Ken Leetham replied the difference is
91 this is a three sided parcel, and there is an attempt to place the building closer to the development
92 instead of Highway 89.

93
94 Chairman Drinkhall asked if the facility will allow for a drive thru into other developments, or
95 terminate on the north side. Ken Leetham replied there is a spot on the site plan for connections
96 to the driveway on the north boundary line. Ben Lowe, Wright Development, said he anticipates
97 future developments that will have access through the property. Commissioner Knowlton asked
98 if there is language in the Development Agreement that relates to setback requirements. Ken
99 Leetham replied there is not a strategy in the Development Agreement that states what the
100 setbacks should be for the building with respect to the street.

101
102 Commissioner Baskin asked if there are pedestrian walkways for the apartments. Ken Leetham
103 replied there will be pedestrian pathways and diagonal parking on the street. It will be pedestrian
104 friendly to cross Orchard Drive. Commissioner Knowlton commented that most of the pedestrian
105 traffic is likely to come from the northeast. He asked how the pedestrians would traverse to the
106 front of the store from the northeast side. Ken Leetham responded there are currently no
107 improvements on the west side, but there will be a pathway on the west side. The intent of this
108 portion of the development was always to have on street and diagonal parking in an effort to
109 have traffic calming.

110
111 Chairman Drinkhall asked about placement of the sign. Ken Leetham explained the building
112 could be moved to the east for pedestrian access. This would be good for the applicant to explore
113 moving the building to see if it works better for pedestrian traffic on the east side, and drive by
114 traffic on the west side. He feels the current setting of the building is unsatisfactory.

115
116 Ben Lowe, Wright Development, said he believes the red brick for the store blends well with the
117 community, and encouraged the City to have brick instead of stucco. Pedestrian access is
118 important, and pedestrians can walk from the north and south sides of the store. The original sign
119 was intended to be a monument sign for the entire village, but the developer needs to make
120 certain future store signs don't conflict with each other. Sometimes convenience stores will have
121 small signs taped in the window advertising certain products. He feels the sign guidelines are too
122 broad, and there should be stricter sign guidelines to encourage a first class walkable community.
123 The south and east façade of the building are important, and this area will need to be dressed up
124 with landscaping. The landscaping on Highway 89 has grass, but it will need additional
125 landscaping to hide the asphalt. Parking on the east side should be moved to the west side, and
126 then slide the building further east.

127
128 Commissioner Bastian asked Mr. Lowe about his opinion on pedestrian crosswalks. Mr. Lowe
129 replied crosswalks that are not on corners are dangerous, and there are crosswalks on the round-
130 a-bout. Curved roads and angled parking will be used, which will slow traffic down. There will
131 be sidewalks on the north and east sides of the building, which should be fine.

132 Logan Johnson, Wright Development, explained the sign will match the building, but there is a
133 challenge of branding with the gas station. Commissioner Drinkhall asked who the gas station
134 brand will be. Mr. Johnson said the gas station is not a brand name. The company is new and
135 based in Utah. He is unable to disclose the name of the company at this time.

136

137 Commissioner Knowlton suggested moving the building to the east. Mr. Johnson replied he will
138 consider moving the building to the east, but he said he cannot promise it can be done. He said
139 he doesn't expect a large amount of pedestrian traffic, but he is willing to have more sidewalks
140 for pedestrians. The sign will have more of a monument look to match the contemporary feel of
141 the building behind it.

142

143 Commissioner Garn asked if the advertising for fuel pricing is digital. Mr. Johnson replied the
144 fuel pricing is digital, and it is the height of the text that makes the tenant feel their marketing is
145 more effective. Mr. Logan will work with Ken Leetham on the sign. Chairman Drinkhall said he
146 would like to see a 20-foot to 24-foot tall sign, and it should be set back far enough that it will
147 not be a distraction to cars.

148

149 Commissioner Kirkham asked about the existing round-a-bout, and if there is a concern of
150 increased traffic. Ken Leetham replied staff is satisfied there is enough space for increased
151 traffic. Commissioner Jensen expressed concerned about children darting into traffic. Ken
152 Leetham replied this has not been a problem in the past.

153

154 Chairman Drinkhall asked about the impact of moving the drive aisle and the parking to the west
155 of the gas filling area. Logan Johnson, Wright Development, replied he is not experienced in gas
156 station development, and what the impact would be of moving the drive aisle. His concern would
157 be the sunken costs from engineering. Commissioner Bastian said she was on the City Council
158 when this project began and it was amended significantly. It is difficult to judge if the gas station
159 fits with this project. Ben Lowe, Wright Development, said it was the intent to have a walkable
160 community that would be first class.

161

162 Ken Leetham distributed a copy of the Eaglewood Village Sign Criteria to the Planning
163 Commission.

164

165 **Commissioner Knowlton made a motion for the Planning Commission to table the decision**
166 **on the site plan for the Eaglewood Village C-Store located at 34 West Eagle Gate Drive in**
167 **order to fully review the language of the Development Agreement that affects the site**
168 **design and general walkability of the site signs, landscaping, site orientation, uses, and**
169 **drive thru. Commissioner Jensen seconded the motion. The motion was approved by**
170 **Commissioners Kirk, Garn, Knowlton, Drinkhall, and Jensen. Commissioner Bastian**
171 **abstained from voting.**

172

173 This item will be reviewed at the Planning Commission meeting on December 29, 2015.

174 4. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT FOR AIGA
175 HOME & COMMUNITY SERVICES, A RESIDENTIAL FACILITY FOR
176 PERSONS WITH A DISABILITY LOCATED AT 738 NORTH SKIPTON DRIVE-
177 CURRY L. SOLIPO, APPLICANT
178

179 This agenda item was cancelled.
180

181 5. CONSIDERATION OF A PROPOSED CONDITIONAL USE PERMIT FOR ECO
182 GREEN EQUIPMENT, AN EQUIPMENT MANUFACTURING COMPANY
183 LOCATED AT 425 NORTH 400 WEST, #3B-SHAWNIE BROOKS, APPLICANT
184

185 Ken Leatham explained Eco Green Equipment is a business that has relocated into two buildings
186 on 400 West in the North Salt Lake Industrial Park. This company manufactures equipment that
187 is used in the recycling of tires. This business has 15 full time employees. The three conditions
188 for approval are:
189

- 190 1) Must provide an ADA parking stall in order to be in compliance.
- 191 2) Submit a sign permit if required for approval.
- 192 3) Painting will not take place until a paint booth is purchased and installed, which
193 requires a permit from the City.
194

195 Commissioner Garn asked if it is only the manufacturing of equipment, and if there is recycling
196 or grinding of tires or recycling on the premises. Andre Salazar, applicant, replied there is very
197 little grinding on the premises. It would be only to test the equipment.
198

199 **Commissioner Garn made a motion for the Planning Commission to approve the proposed**
200 **conditional use permit for ECO Green Equipment at 425 North 400 West with the**
201 **following findings and subject to the following conditions:**
202

203 **Findings:**

- 204 1) **The proposed use, equipment fabrication, assembly, and warehousing is a permitted**
205 **use in the MD Zone.**
- 206 2) **The proposed site plan meets all requirements of the Development Code.**
207

208 **Conditions:**

- 209 1) **One parking stall is painted and signed for ADA parking compliance.**
- 210 2) **Prior to placing any signage for the business, a sign permit be submitted and**
211 **approved.**
- 212 3) **No painting of equipment shall take place until a paint booth is purchased,**
213 **permitted and installed.**
214

215 **Commissioner Kirkham seconded the motion. The motion was approved by**
216 **Commissioners Jensen, Knowlton, Kirkham, Drinkall, and Garn.**

217 6. APPROVAL OF MINUTES

218

219 The Planning Commission meeting minutes of November 24, 2015 were reviewed and approved.

220

221 **Commissioner Knowlton made a motion for the Planning Commission to approve the**
222 **minutes as written for the Planning Commission meeting of November 24, 2015.**

223 **Commissioner Garn seconded the motion. The motion was approved by Commissioners**
224 **Jensen, Kirkham, Garn, Drinkall, Baskin, and Knowlton.**

225

226 NEXT MEETING

227

228 The next Planning Commission meeting will be held on Tuesday, December 29, 2015 at
229 6:30 p.m.

230

231 7. ADJOURN

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233 Chairman Drinkall adjourned the meeting at 7:40 p.m.

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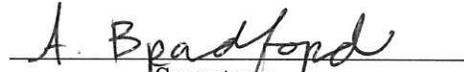
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Chairman



Secretary