

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
MARCH 14, 2017

FINAL

Chairman Robert Drinkall called the meeting to order at 6:31 p.m. and Commissioner Stephen Garn led those present in the Pledge of Allegiance.

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

EXCUSED: Commissioner Lisa Watts Baskin

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: David Anderson, Anderson, Wahlen and Associates; Sean Morrison, resident.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED SITE PLAN FOR ACE HARDWARE 763
NORTH REDWOOD ROAD. FOXBORO MP LC, APPLICANT

Sherrie Llewelyn reported that this application is for an Ace Hardware to be located in the Foxboro Marketplace development near the Lee's Marketplace. Corrections have been received with regards to several items identified in the staff report such as the addition of the wall to block the loading deck, stairs to the garbage containment area, parking islands to the north side of the outdoor storage area, and landscaping. The City Engineer also noticed that there is an existing parking lot with no drive aisle that will require asphalt to be added to that area.

The Development Review Committee (DRC) recommends approval with the following six conditions: final approval by fire marshal, garbage enclosure construction information and the

addition of loading dock screen wall, fencing of outdoor sales area shall be wrought iron, and the engineer redlines to change the note from “demolition” to “construction” limits, and the addition of pavement for a drive aisle on the southeast corner of the site.

Sherrie Llewelyn then reported that the retail pad is 1.1 acres and will be comprised of three units including the Ace Hardware at 8,800 square feet with 1,626 square feet of outdoor seasonal sales space, and two smaller retail spaces which will be 1,200 square feet each.

David Anderson, Anderson Wahlen and Associates, commented in regards to the requirement for the wrought iron fencing and asked if the fence could be constructed with a wrought iron look-alike product such as steel. Sherrie Llewelyn replied that the fencing just needs to have a decorative look and cannot be chain-link.

Commissioner Garn asked the applicant what type of material they would prefer to use in place of wrought iron. David Anderson replied that they would like to use a steel or aluminum that has the appearance of wrought iron.

Commissioner Mumford then asked about the timeline for construction. David Anderson responded that he was unsure but that Ace Hardware would like to start construction as soon as possible and assumed the construction would be completed before winter.

Council Member Mumford moved that the Planning Commission approve the site plan for Foxboro Marketplace Lot 6-Ace Hardware at 763 North Redwood Road subject to the following condition(s):

- 1) Final approval by Fire Marshal prior to building permit;**
- 2) Provide construction details for garbage enclosure and loading dock screening wall**
- 3) Fencing of outdoor sales area shall be wrought iron or similar fencing**
- 4) Change note from “demolition limits” to construction limits”**
- 5) Add note that drive aisle between building and new parking to remain clear during construction**
- 6) Additional pavement for drive aisle on southeast corner of site**

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

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of February 28, 2017 were reviewed and approved. **Council Member Mumford moved to approve the Planning Commission meeting minutes from February 28, 2017 as amended. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro, and Council Member Mumford. Commissioner Baskin was excused.**

Sherrie Llewelyn reported that Thursday from 4pm-6pm would be the Wasatch Choice scenario workshop at City hall and that the Planning Commission was invited to attend.

Commissioner Knowlton commented that feedback is being sought in two areas including the reaction to transportation projects and also the net effect of different land use planning ideas. There will be three different scenarios presented for growth plans out to 2050 and potential feedback on what the community would like to see and have happen going forward.

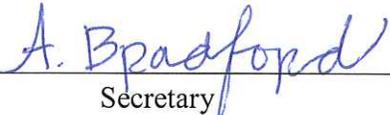
Council Member Mumford reported that the budget retreat will be held in April to determine the City's budget and that some of the departments have already presented their budgets to the City Council. One update from the Parks Department includes the City moving towards outsourcing mowing, etc. as the State no longer allows 16-17 year olds to legally operate equipment such as golf carts, mowers, edgers, etc.

4. ADJOURN

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



Chairman Pro Tem



Secretary