

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
JULY 25, 2017

FINAL

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

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

EXCUSED: Commissioner Lisa Watts Baskin

STAFF PRESENT: Ken Leetham, City Manager; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Scott Wagstaff, Holiday Oil; Jay Larson, Chasebrook Company; Paul Hitzelberger, Eric Hitzelberger, Del Taco; Bob Clegg, AeCom; Fred Bartel, Pentad; Wilford Cannon, Eaglewood Development; Andrew Gardner, resident; Bill Gaskill, Foxboro Marketplace.

1. PUBLIC COMMENTS

There were no public comments.

2. PUBLIC HEARING-CONSIDERATION OF A PROPOSED PLAT AMENDMENT
AND VACATION OF A PUBLIC UTILITY EASEMENT TO EAGLEPOINTE
ESTATES PHASE 10, LOT 1015 AT 660 COUNTRY COURT, ANDREW GARDNER,
APPLICANT

Ken Leetham reported that the City Council approved agreements to sell a portion of the open space to property owners adjacent to County Court to be incorporated into their backyards. One of these landowners, Andrew Gardner, is requesting a plat amendment to Lot 1015 so that all of the property is one lot. This would also vacate an existing public utility easement that runs along the old property boundary. The vacation requires that all utility companies be notified and that a public hearing be held. The City has notified all of the utility companies.

Commissioner Knowlton arrived at 6:34 p.m.

Commissioner Drinkall opened the public hearing at 6:34 p.m. There were no public comments and he closed the public hearing at 6:35 p.m.

Commissioner Knowlton commented that he would abstain from voting as he was absent for a portion of the discussion.

Council Member Mumford moved that the Planning Commission recommend approval of the plat amendment for Lot 1015, Eaglepointe Estates, Phase 10, with the following condition:

- 1) Final purchase payment to the City, per the purchase contract.**

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

- 3. CONSIDERATION OF A PROPOSED SITE PLAN AMENDMENT FOR A WASH BAY ADDITION TO FEDEX DISTRIBUTION CENTER AT 750 NORTH FRANKLIN PARKWAY, FIRYAL KASSIM, APPLICANT**

Ken Leetham reported that this application is for a minor addition to an existing structure at the FedEx site. This addition will be on the east side of the building that faces Franklin Parkway. Even though it faces east, it is not very visible from the street because of the truck parking between the building and the street. The proposed addition and will meet the requirements for the minimum design standards. The construction of this enclosed wash bay will occur in two phases with the first phase consisting of a concrete pad and manual wash equipment and the second phase will enclose the facility and install automatic wash equipment.

Commissioner Garn moved that the Planning Commission approve the requested site plan amendment for FedEx at 750 North Franklin Parkway with no conditions. Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford. Commissioner Baskin was excused.

4. CONSIDERATION OF A PROPOSED SITE PLAN FOR DEL TACO AT 585 NORTH REDWOOD ROAD, JAY LARSEN, APPLICANT

Ken Leetham reported that residents are eager for the completion of the proposed restaurant, particularly those living in the Foxboro area. The new restaurant will be located in the Foxboro Marketplace South parcel on Redwood Road. This site plan meets the required ordinances including all landscaping, parking, and architectural requirements. The site plan requires 37 parking stalls, the completion of a portion of the trail along Redwood Road, and the replacement of sidewalk along Foxboro Drive. The Development Review Committee (DRC) recommends approval with no conditions.

Mr. Leetham presented a color rendering of the elevation of the building to those present.

Commissioner Knowlton asked if the icons shown on the side of the building elevation would be raised or painted onto the building. Eric Hitzelberger, Del Taco, replied that these icons will be artwork printed on 4 x 4 foot metal panels and will be raised off the side of the building.

Council Member Mumford asked about the drive-thru entrance which consists of two different entrances and if this would cause a problem with queuing. Paul Hitzelberger, Del Taco, responded that they own 31 Del Taco restaurants and have found that similar drive-thru setups have allowed for adequate queuing, funneling of cars, and allow for time to prepare the food fresh.

Council Member Mumford then asked about fire access and parking issues in relation to the adjacent neighbor (parcel to the south). Ken Leetham replied that if access became an issue the City could work with the property owners to change the layout or access. He also noted that during an emergency, the public usually moves their vehicles quickly out of the way of emergency responders.

Paul Hitzelberger commented that many quick service restaurants have dual lanes which allow for more customers to be served quickly. He said there will be a preview order board for the lanes and one point of ordering.

Commissioner Kirkham moved that the Planning Commission approve the requested site plan for Del Taco at 585 North Redwood Road with no conditions. Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford. Commissioner Baskin was excused.

It was clarified that the correct address for the Del Taco location will be 585 North Redwood Road.

Paul Hitzelberger said that Del Taco is locally owned and they are very involved in the community.

5. CONSIDERATION OF A PROPOSED SITE PLAN FOR HOLIDAY OIL AT 525 NORTH REDWOOD ROAD, SCOTT WAGSTAFF, APPLICANT

Ken Leetham reported that the proposed Holiday Oil will be located at 525 North Redwood Road on the south end of the Foxboro Marketplace. This site plan meets the parking and landscaping requirements and will be a 12,470 square foot building on 1.75 acres. The DRC recommends approval with the condition that minor engineer redlines be completed. These redline notes were included in the staff information provided to the Commission: 1) equivalent of 0.6" of storm water in a 24 hour period must be retained on site or if not possible a hydrology report must be submitted, Sheet C3.0; 2) water laterals must have a minimum of 5' separation; and, 3) an irrigation plan must be submitted.

Council Member Mumford asked if the architectural design and color scheme will match those of the existing Foxboro Marketplace structures. Scott Wagstaff, Holiday Oil, replied that this building will be a red brick with the Holiday Oil and Chevron logos which has been used on their buildings constructed in the last ten years and has a classic look. He showed the Commission some photos of an existing Holiday Oil facility.

Commissioner Knowlton asked what would be located behind the convenience store. Scott Wagstaff responded that a sidewalk and rear exit door would be located behind the store. He said this would be their first Davis County location.

Commissioner Mascaro moved that the Planning Commission approve the requested site plan for Holiday Oil at 525 North Redwood Road with the following condition:

- 1) Engineer redlines as outlined in staff report.**

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

6. CONSIDERATION OF A PROPOSED SITE PLAN FOR RETAIL BUILDING,
FOXBORO MARKETPLACE, PAD C AT 761 NORTH REDWOOD ROAD, BILL
GASKILL, APPLICANT

Ken Leetham reported that this will be the second retail building to be constructed in the Foxboro Marketplace development. The applicant is proposing to build a multi-tenant building of 5,813 square feet. The site plan complies with the requirements for parking, circulation, traffic, landscaping, and lighting.

Council Member Mumford asked if any tenants had been obtained for the proposed building. Bill Gaskill, Foxboro Marketplace, commented that they are working with a couple potential tenants including several non-food retailers and one restaurant on the end unit which consists of a drive-thru.

Council Member Mumford then asked when the construction on the Ace Hardware store, also located in this development, would begin. Bill Gaskill responded that they are working on construction costs and hope to start construction of the proposed retail building and the Ace Hardware at the same time. He said that Pad E will hopefully be completed within the next two years.

Commissioner Knowlton asked about the visual interest of the east elevation. Ken Leetham replied that the City did not require additional building standards for elevations along Redwood Road and the proposed building matches the existing buildings in this development.

Bill Gaskill said this building will match the existing buildings and signage will help to break up the surface and provide some visual interest.

Commissioner Drinkall commented that the proposed signage will come before the Planning Commission for review as it will affect the aesthetics of the building and the area, and also help guide traffic to the location.

Council Member Mumford moved that the Planning Commission approve the requested site plan for Foxboro Marketplace, Pad C, at 761 North Redwood Road with no conditions. Commissioner Garn seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford. Commissioner Baskin was excused.

7. APPROVAL OF MINUTES

The Planning Commission meeting minutes of July 11, 2017 were reviewed.

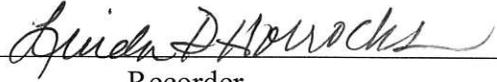
Commissioner Knowlton moved to approve the minutes of July 11, 2017 as presented. Council Member Mumford seconded the motion. The motion was approved by Commissioners Drinkall, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford. Commissioner Baskin was excused.

8. ADJOURN

Chairman Drinkall adjourned the meeting at 7:02 p.m.



Chairman



Recorder

Secretary