

CITY OF NORTH SALT LAKE  
PLANNING COMMISSION MEETING  
APRIL 24, 2018

**FINAL**

Chair Pro Tem Leslie Mascaro called the meeting to order at 6:28 p.m. and Stephen Garn led those present in the Pledge of Allegiance.

PRESENT: Chair Pro Tem Leslie Mascaro  
Commissioner Stephen Garn  
Commissioner Kent Kirkham  
Commissioner William Ward  
Commissioner Brandon Tucker  
Commissioner BreAnna Larson

EXCUSED: Commission Chair Ted Knowlton

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

OTHERS PRESENT: Eric Malmberg, Anderson Wahlen & Associates; Butch Campbell; Brian Myers, Bountiful resident.

1. PUBLIC COMMENTS

Brian Myers, 448 West 3400 South in Bountiful, reported that he attended a public meeting regarding the redevelopment of the Winegar's property. He said there were approximately 160 to 170 people in attendance. The purpose of the meeting was to explain the role of the Planning Commission, the potential harsh realities of how the site could be developed, and potential development that neighboring residents could support. The overall consensus, from those present, was for lower density apartments or owner occupied housing units but most preferred the property be redeveloped into a park, library, or recreation center. Mr. Myers said he suggested to residents that they reach out directly to the type of retailer they would prefer to have in that location.

Chair Pro Tem Mascaro asked when the item would be back on the agenda for Planning Commission review. Sherrie Llewelyn replied that the developer was still working on a revised proposal for the property at this time.

2. PUBLIC HEARING-CONSIDERATION OF A PLAT AMENDMENT TO LOT 1,  
FOXBORO MARKETPLACE SUBDIVISION AT 677 NORTH REDWOOD ROAD

Sherrie Llewelyn reported that Lot 1 of the Foxboro Marketplace Subdivision had been purchased by Goldenwest Credit Union. The applicant was proposing to divide the property into two lots with the credit union to be built on Lot 1A and a small commercial building to be built on Lot 1B. The plat amendment met all the standards of the ordinance and all redline corrections have been made. The Development Review Committee (DRC) recommended approval of the plat amendment for Foxboro Marketplace, Lot 1 at 677 North Redwood Road with no conditions.

**Chair Pro Tem Mascaro opened the public hearing at 6:35 p.m. There were no public comments and she closed the public hearing at 6:35 p.m.**

Eric Malmberg, Anderson Wahlen & Associates, commented that the credit union would be located on the southern portion of the lot. He said they would like to subdivide and further utilize the property by building both the credit union on Lot 1A and a small commercial building on Lot 1B.

Commissioner Larson asked in regards to the timeframe for construction on the commercial building. Eric Malmberg replied that Goldenwest had listed the property and was looking for a developer and buyer at this time.

**Commissioner Garn moved that the Planning Commission recommend to the City Council approval of the plat amendment for the Foxboro Marketplace Subdivision, Lot 1, located at 677 North Redwood Road with no conditions. Commissioner Kirkham seconded the motion. The motion was approved by Commissioners Garn, Kirkham, Mascaro, Ward, Tucker and Larson. Commissioner Knowlton was excused.**

3. CONSIDERATION OF A SITE PLAN APPROVAL FOR GOLDENWEST CREDIT  
UNION AT 659 NORTH REDWOOD ROAD

Sherrie Llewelyn reported that the correct address for the property was 659 North Redwood Road. Lot 1A, which is the southern portion of the property, was 0.60 acres in size. The proposed building was 2,942 square feet. Per City code one parking space was required for every 250 square feet of floor area for financial institutions. The proposed site plan provided for 17 spaces including 1 ADA stall which exceeded the requirement. The site plan complied with all the requirements for parking, circulation, and traffic.

All proposed plans for landscaping, lighting, architectural review, and materials met the standards for design. The DRC recommended approval for the site plan for Goldenwest Credit Union at 659 North Redwood Road with no conditions.

Eric Malmberg, Anderson Wahlen & Associates, clarified that they provided five stalls per thousand which was similar to the parking provided at the neighboring Lee's Marketplace. He commented that they were excited to utilize the lot and complete the build out of the entire development.

Chair Pro Tem thanked the developer for their efforts and the quality design of the architecture and landscaping.

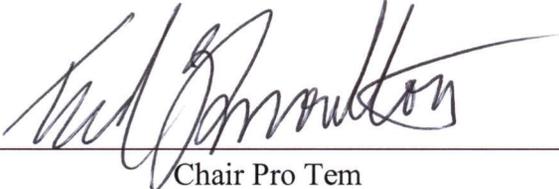
**Commissioner Ward moved that the Planning Commission approve the site plan for Goldenwest Credit Union located at 659 North Redwood Road with no conditions. Commissioner Garn seconded the motion. The motion was approved by Commissioners Garn, Kirkham, Mascaro, Ward, Tucker and Larson. Commissioner Knowlton was excused.**

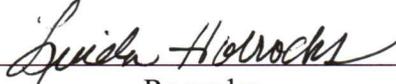
#### 4. APPROVAL OF MINUTES

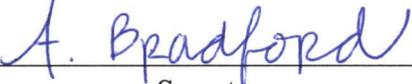
The Planning Commission meeting minutes of March 27, 2018 were reviewed and approved. **Commissioner Tucker moved to approve the meeting minutes for the March 27, 2018 Planning Commission meeting. Commissioner Larson seconded the motion. The motion was approved by Commissioners Garn, Kirkham, Mascaro, Ward, Tucker and Larson. Commissioner Knowlton was excused.**

#### 5. ADJOURN

Chair Pro Tem Mascaro adjourned the meeting at 6:44 p.m.

  
Chair Pro Tem

  
Recorder

  
Secretary