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Agenda -Development Review Committee

DATE: Wednesday September 28, 2022

TIME: 3:30 P.M.

ADDRESS: 30 West 100 South Salem, Utah 84653 (Council Chambers)

3:30 p.m. DRC – Agenda

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- Approval of the September 14, 2022 DRC Minutes

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- Stokes/Ace Hardware Site Plan Presentation

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DRC Voting Member Attendance: Brian Thompson, Greg Gurney, Councilperson Delys Snyder, John Bowcut, Bruce Ward, Matt Marziale, Steve Cox

City Staff Attendance: Jeff Nielson, Cody Young

Public Attendance: Jared Mitchell, Jerry Gaskin, Mayor Kurt Christensen

DRC – Agenda

Approval of the September 14, 2022 DRC Minutes

John Bowcut made a motion to approve the September 14, 2022 DRC Minutes. Councilperson Delys Snyder seconded the motion. All members of the committee voted in favor. 7-0

Stokes/Ace Hardware Site Plan Presentation

Jared Mitchell and Jerry Gaskin were present at today's meeting representing the Stokes grocery store. Jared Mitchell stated that Stokes would like to remove Ace Hardware from the Stokes building, and build a separate Ace Hardware building on the north side of the Stokes parking lot. The proposed site plan showing the future Ace Hardware building was shown. Jared Mitchell stated that Ace Hardware is requiring a 15,000 square foot building and a 4,000 square foot garden center to be installed on the property. Jared Mitchell is aware of the cross access easement from the northern property. Jared Mitchell stated that Stokes has been working with Atlas Engineering to find the most accommodating site plan for Stokes and the property owner to the north. Bruce Ward stated that WCG Engineering will submit a proposal for the location of the cross access easement to the City soon. Matt Marziale wanted to know their future plans for tropical snow. Jared Mitchell stated that they are planning on keep tropical snow in the location that it is currently in (Stokes parking lot). Jared Mitchell understands that the parking requirements will need to be met with the addition of an Ace Hardware building on the property. Bruce Ward stated that the property that Stokes is located on is owned by the Salem RDA. The Salem RDA is leasing the property to Stokes. The DRC wanted to make sure that the Ace Hardware building could be built under the current lease agreement. Bruce Ward mentioned that the City attorney and Stokes attorney would need to meet and figure out the

logistics of the lease agreement. The DRC mentioned that the Ace Hardware building may need a fire lane around the building in order to meet fire code. Steve Cox stated that the architect of the Ace Hardware building will be the person that would determine the fire code requirements needed for the building. There was conversation about the parking requirement for the proposed site plan. Jared Mitchell talked about narrowing some of the parking stalls from 10 feet to 9 feet wide. Matt Marziale mentioned that the City would like to see the parking stalls remain 10 feet wide. Councilperson Snyder asked if creating slant parking along the south side of the Stokes building was a possibility. Jared Mitchell stated that there is a possibility of slant parking being created along the south end of the property. Jared Mitchell stated that they are still trying to figure out how to meet the parking requirements. Bruce Ward asked what the height of the Ace Hardware building would be. Jared Mitchell stated that the Ace Hardware building will be 18 to 20 feet tall. Bruce Ward asked Jared Mitchell if building the Ace Hardware building on the south end is a possibility. Jared Mitchell stated that they have not looked into building the Ace Hardware on the south end of the property. Bruce Ward explained the site plan approval process to the representatives of Stokes. Bruce Ward mentioned that the City Council is the only body that can change the code. The developer may request a code change for the parking requirement.

Steve Cox made a motion to adjourn. Councilperson Snyder seconded the motion. All members of the committee voted in favor. 7-0