

CITY OF NORTH SALT LAKE
PLANNING COMMISSION MEETING
NOVEMBER 28, 2017

FINAL

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

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

STAFF PRESENT: Sherrie Llewelyn, Community Development Director; Shannon Anderson, Planning Technician; Andrea Bradford, Minutes Secretary.

OTHERS PRESENT: Grant Peterson, Sarbjit Kaur, applicant; Barry Bunderson, Civil Proj-Ex.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A PROPOSED SITE PLAN AMENDMENT FOR A
COMMERCIAL BUILDING AT 945 NORTH REDWOOD ROAD, GRANT
PETERSON, APPLICANT

Sherrie Llewelyn reported that the proposed property was the former site of A-Blaze Burgers and had been vacant for several years as significant upgrades were needed to bring the parking up to code in the areas of landscaping, paving, parking, storm water detention, and interior upgrades. The property owner has since proposed to make improvements and install a drive thru aisle on the front of the building for future retail. Other upgrades include additional parking, installation of landscaping at 22% of the site, the installation of the Redwood Road cross section of 24 feet of landscaping, a required 8 foot asphalt trail, and the addition of street trees. Detention would be underground and would drain to the south of the property through an easement into the 900 North storm drain system.

Mrs. Llewelyn commented that the Development Review Committee (DRC) recommended approval of the site plan amendment with minor engineering redlines which have since been completed.

Commissioner Mascaro asked what triggered the requirement for the proposed improvements. Sherrie Llewelyn replied that the lot was currently not up to standards for landscaping and drainage so an improvement plan would need to be in place before a business license could be issued.

Commissioner Mascaro also asked how many cars could stack at the menu board for a proposed deli or similar use. Sherrie Llewelyn replied that there was room for the required three cars to stack.

Commissioner Kirkham commented that there appeared to be a small apartment attached to the back of the building. Sherrie Llewelyn replied that this apartment is existing and is grandfathered for continuance.

Commissioner Mascaro asked if anyone currently resides in the apartment. Sarbjit Kaur, applicant, replied that she purchased the property in 2007 and ran a sandwich shop there until the economic downturn in 2008. She said she had tried to rent the building several times with no success. Ms. Kaur then said the apartment tenant was a friend of hers who drives trucks locally.

Grant Peterson said he represented the property owner and would like to find two separate tenants to utilize the building. He said the property manager had reached out to potential tenants such as Fizz, a soda shop, and CPA firms but had not secured a tenant to date.

Commissioner Drinkall asked if the City would inspect the apartment to ensure that there was a proper fire separation between the commercial and residential spaces. Sherrie Llewelyn replied that the fire and building inspector would review the building before a business license was issued and said that the property owner would also do an interior remodel once a tenant was secured.

Commissioner Knowlton asked for clarification on whether the current entrance to the business faced Redwood Road. Grant Peterson replied affirmatively.

Grant Peterson said the intent was to add interior walls to separate the front of the building into two businesses but still allow for accesses to the restrooms through a common vestibule. He said the drive up window would be located on the northeast corner of the building and that curb and gutter would be installed along the sidewalk.

Commissioner Mascaro asked if the installation of a menu board would obstruct the sidewalk. Grant Peterson replied that the menu board should not obstruct the sidewalk but said it could be installed closer to, or mounted on, the building.

Barry Bunderson, Civil Proj-Ex, commented that the menu board was shown on an angle in the drawing but could be placed parallel to the sidewalk to allow for ADA accessibility.

Council Member Mumford asked about pedestrian access to the front doors of the building from the parking lot. Sherrie Llewelyn replied that the drive thru window, if constructed, would obstruct customer access to the front door and that an additional entrance could be located on the north side of the building when a building permit was obtained.

Council Member Mumford then commented on the location of the garbage dumpster and said it was in close proximity to the neighboring apartment building windows. He expressed concern that the sounds and smells of the dumpster may disturb the residents of the apartment building and asked if it could be relocated. Barry Bunderson replied that they could review the site plan to potentially find a better location for the dumpster.

Commissioner Drinkall commented that the proposed location of the garbage dumpster could also cause issues for access by the garbage truck. Grant Peterson said that the dumpster was originally to be located on the southwest end of the property to allow for more parking spaces; however, the size of the property had caused some limitations. He said they would review the site to see if there was a better solution for the dumpster placement.

Commissioner Knowlton moved that the Planning Commission approve the site plan for the retail commercial building at 945 North Redwood Road with the following conditions:

- 1) Minor engineering redlines corrected prior to issuance of a building permit;**
- 2) No trash enclosure shall be located adjacent to the windows of the apartment complex to the west.**

Grant Peterson commented that the correct address for the property was 985 North Redwood Road.

Commissioner Knowlton amended his motion to update the address to 985 North Redwood Road. Commissioner Kirkham seconded the amended motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford.

Grant Peterson and Sarbjit Kaur then commented that City staff had been very helpful and great to work with.

3. APPROVAL OF MINUTES

The Planning Commission meeting minutes of November 14, 2017 were reviewed and approved. **Commissioner Knowlton moved to approve the minutes of November 14, 2017 as presented. Commissioner Mascaro seconded the motion. The motion was approved by Commissioners Drinkall, Baskin, Knowlton, Garn, Kirkham, Mascaro and Council Member Mumford.**

Council Member Mumford reminded the Planning Commissioners that the City employee Christmas party would be held December 5th.

Sherrie Llewelyn said that there would be three to four items for the December 12th Planning Commission meeting including the redevelopment of Bonneville Pointe apartments.

4. ADJOURN

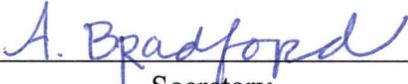
Chairman Drinkall adjourned the meeting at 7:10 p.m.



Chairman



Recorder



Secretary