

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING MINUTES
APRIL 26, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:05 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Doug Cary (arrived at 7:33)
Commissioner Beth Goodrich
Commissioner Kim Jensen
Commissioner Bruce Oblad
Council Member Brian Horrocks

EXCUSED: Commissioner Jim Allen

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Morgan Philpot, Reagan Outdoor Advertising; Michael Wardle, YESCO Signs; Matthew Schutjer, T-Mobile; Carlos Tipiani, Tipiani Transportation Inc.; Patrick Scott, Woodside Homes.

1. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR A CELL PHONE TOWER LOCATED AT 115 NORTH REDWOOD ROAD. T-MOBILE, MATT SCHUTJER, APPLICANT

Ali Avery presented the following information to the Planning Commission: T-mobile is seeking conditional use approval for a cell phone tower located at 115 N. Redwood Road and approval of a height exception to construct the tower up to one hundred (100) feet. T-mobile is proposing to locate the tower on the VIP Carwash property at 115 North Redwood Road. They will require a 10' x 20' concrete pad on which to put the tower and mechanical equipment. T-mobile will provide an eight foot (8') chain link fence with privacy slats surrounding the base of the tower and mechanical equipment. This fence would act as screening for the equipment, but would still provide access for maintenance. The proposed T-Mobile tower would provide service to Legacy Highway and the Foxboro area.

Matt Schutjer, applicant, answered several questions raised by the Commissioners, including justification for the proposed height of the tower and the possibilities for other companies to relocate on the T-mobile tower.

Commissioner Oblad moved to recommend approval of the conditional use permit for a T-Mobile cellular phone tower to be located on the property of VIP Carwash, at 115 North Redwood Road, allowing for "Cellular and Other Wireless Telecommunications" in the C-

G District, and allowing for a height exception to construct a tower up to one hundred (100) feet. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks. Commissioners Cary and Allen were excused.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT TO CONVERT AN EXISTING BILLBOARD TO AN INTERNALLY ILLUMINATED DIGITAL SIGN LOCATED AT 211 WEST CENTER STREET. REAGAN OUTDOOR ADVERTISING, APPLICANT, AND MORGAN PHILPOT, REPRESENTATIVE.

Ali Avery presented the following information to the Planning Commission: Reagan Outdoor Advertising owns a billboard at 211 West Center Street, west of I-15 (southbound). There is a large open field to the north of the sign, storage units to the south and west, with I-15 on the east. The sign has two faces, each six hundred seventy two (672) square feet, angled toward the freeway. The entire sign is fifty-three (53) feet tall and currently uses lamp illumination.

Commissioner Oblad asked for a description of what the sign will look like. Michael Wardle, YESCO, stated that it is LED technology with a series of red, blue and green LED lights arranged in pixels to create color. In terms of flashing, regulations were put into place by the Federal Highway Administration in 2007. The State of Utah requires an 8-second hold time between images.

Mr. Wardle stated that the new technology senses ambient light and as that changes, the brightness of the sign is controlled. They have worked carefully with Lighting Sciences, Inc. to ensure industry standards are met, and the new signs are more conservative than many other sign owners, including UDOT.

Morgan Philpot, Reagan Outdoor Advertising, stated that they would remove the sign face from the existing sign to make that change. They would not have to reconstruct the pole structure.

Chairman Klotz said this type of sign seems very bright, but it may be because it is a new technology.

City staff recommends the proposed electronic billboard maintain a dark background to avoid distracting lighting. They also recommend that the number of display turns be limited to “encourage sign legibility through the elimination of excessive and confusing sign displays.” These recommendations are not in the City’s sign ordinance and, therefore, cannot be enforced. However, City staff would strongly encourage Reagan Outdoor Advertising to consider these recommendations.

Commissioner Goodrich moved to approve the conditional use permit for Reagan Outdoor Advertising to convert the existing billboard, located at 211 West Center Street, to an internally illuminated digital billboard. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Cary, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks.

3. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR AN AUTOMOTIVE REPAIR AND MAINTENANCE FACILITY LOCATED AT 465 WEST 900 NORTH, SUITE 1. TIPIANI TRANSPORTATION INC., APPLICANT AND CARLOS TIPIANI, REPRESENTATIVE.

Ali Avery presented the following information to the Planning Commission: Tipiani Transportation Inc. is requesting a conditional use permit for their business at 465 West 900 North, Suite 1. This property is in the Manufacturing Distribution (M-D) District. The applicant is proposing to maintain and repair diesel trucks for FedEx. This use is conditional according to North Salt Lake City's LUDMA 11.10.1.9, "All Other Automotive Repair and Maintenance." Tipiani Transportation plans to lease 5,000 square feet to repair and maintain FedEx Ground trucks, and may expand his business to work on other trucks. There will be 1-2 mechanics on site and an office worker. They may need to store trucks in the back of the property overnight on occasion, but the trucks will mainly be returned to FedEx every night.

Chairman Klotz asked about dumping oil on the premises. Carlos Tipiani approached the Commission. He stated that the prior business already had a storage container for oil as well as an oil furnace to burn some of it. They may also use outside companies who provide an oil pick up service.

Council Member Horrocks moved to approve a conditional use permit for an automotive repair and maintenance facility located at 465 West 900 North, Suite 1 for Tipiani Transportation Inc. Chairman Klotz seconded the motion. The motion was approved by Commissioners Cary, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks. Commissioner Allen was excused.

4. CONSIDERATION OF A PROPOSED PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH, PLAT 9A. WOODSIDE HOMES, APPLICANT AND PATRICK SCOTT, REPRESENTATIVE.

Ali Avery presented the following information to the Planning Commission: Before this application, a concept plan was approved for all of Foxboro North. The approved concept plan designates Plat 9 as containing seventeen (17) lots. These lots were all shown with a minimum of 6,000 square feet, and designated as an R1-6 overlay-zoning district within the P District Zoning. The lots in Plat 9 are located along Danby Drive and Sanford Drive between 1100 North and 900 North. The preliminary and final plats have been submitted together. In the proposed plat, Plat 9 has been split into Plat 9A and Plat 9B. The reason Woodside Homes has split Plat 9 into Plat 9A and Plat 9B is the poor economy, and the developer's difficulty acquiring financing. The developer does not want too much lot inventory sitting out in the development. Only Plat 9A is being proposed at this time, which consists of seventeen (17) lots at a minimum of 6,000 square feet each. The number and type of lots proposed are in conformance with the approved Foxboro North Development Agreement, which guarantees a specific unit count for the entire development.

Council Member Horrocks then gave a history of the City's relationship with Woodside Homes and the current lawsuit between the two. He stated that it is a dilemma whether to do business again with Woodside Homes, and he is not sure how to proceed.

Ken Leetham said it would be his hope and expectation that the differences would be resolved soon. David Church (City Attorney) has advised that the City is obligated to proceed. The development agreement runs with the land.

Council Member Horrocks asked if there is a building permit fee schedule set up ahead of time related to how much the City charges for similar plans.

Mr. Leetham stated that the City may have some ordinance revisions to make in the City code and in the fee schedule. He also said that a formal program to process similar plans is being created for all building permits.

Commissioner Oblad moved to recommend approval of the proposed preliminary design plan and final plat for Foxboro North Plat 9A to the City Council. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Cary, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks. Commissioner Allen was excused.

5. CONSIDERATION OF A PROPOSED PRELIMINARY DESIGN PLAN AND FINAL PLAT FOR FOXBORO NORTH, PLAT 10A. WOODSIDE HOMES, APPLICANT AND PATRICK SCOTT, REPRESENTATIVE.

Ali Avery presented the following information to the Planning Commission: This plat will have 32 lots, with a minimum of 4,000 square feet each and two (2) open space parcels. The number and type of lots proposed are in conformance with the approved Foxboro North development agreement, which guarantees a specific unit count for the entire development.

Chairman Klotz moved that the Planning Commission recommend approval of the proposed preliminary design plan and final plat for Foxboro North Plat 10A to the City Council. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Cary, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks.

6. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR TEMPORARY SIGNS FOR THE POINTE AT NORTHRIDGE CONDOMINIUMS LOCATED AT 55 WEST CENTER STREET. CHRISTINE TURNER, APPLICANT

Ken Leetham stated that good code enforcement is a way for a City to elevate its reputation and property values. He suggested the following conditions that should be met for this application to be approved:

1. The signs must be located seven (7) feet to the south of the sidewalk edge and outside of the City-owned property reserved for future Center Street expansion.

2. The signs must meet the definition of temporary signs such that they may only be installed for short periods of time. Periods of display time not to exceed 90 days. Intervals between signs being displayed recommended to not be less than 30 days.
3. This conditional use permit valid for only two (2) years from the date of approval as allowed in the City's LUDMA.

There was some discussion about campaign signs, but Ali Avery stated that campaign signs are mentioned specifically in the code as non-regulated signs.

Council Member Horrocks moved to approve a conditional use permit for five (5) temporary lawn signs and (1) temporary A-frame sign at The Pointe at Northridge Condominiums located at 55 West Center Street subject to the following conditions:

1. **The signs must be located seven (7) feet to the south of the sidewalk edge and outside of the City-owned property reserved for Center Street expansion.**
2. **The signs must meet the definition of temporary signs such that they may only be installed for short periods. Those periods are not to exceed: 90 days. Intervals between signs being displayed shall not be less than 30 days.**
3. **This conditional use permit is valid for only two (2) years from the date of approval.**

Commissioner Oblad seconded the motion. The motion was approved by Commissioners Cary, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks. Commissioner Allen was excused.

7. APPROVE MINUTES

The Planning Commission minutes of April 12, 2011 were reviewed and amended.

Chairman Klotz moved to approve the April 12, 2011 Planning Commission minutes as amended. Council Member Horrocks seconded the motion. The motion was approved by Commissioners Cary, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks.

8. ADJOURN

Chairman Klotz adjourned the meeting at 8:35 p.m.

Chairman

Secretary