

NORTH SALT LAKE CITY
PLANNING COMMISSION MEETING
APRIL 23, 2013

Chairman Eric Klotz called the meeting to order at 6:35 p.m. and welcomed those present.

PRESENT: Commission Chairman Eric Klotz
Commissioner Robert Drinkall
Commissioner Kim Jensen
Commissioner Ted Knowlton
Commissioner Ryan Mumford
Commissioner Bruce Oblad
Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Assistant City Manager; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Jeff Bennion, Hampton Place Apartments; Jeff Marker, Stericycle; Stacy Baker, Impact Signs; Gail and Larry Groves, residents; Sherilyn Woodall, Centerville.

1. PUBLIC COMMENTS

There were no public comments.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR AN ANIMATED SIGN FOR ORCHARD LANES LOCATED AT 30 SOUTH 130 EAST, MERIDEE MCFALLS – ORCHARD LANES, APPLICANT

Ken Leetham stated that in speaking with the applicant, it was determined that she would like to make some changes to her permit request and have this heard at a future date.

Commissioner Drinkall moved to table Item #2: Consideration of a Conditional Use Permit for an Animated Sign for Orchard Lanes Located at 30 South 130 East. Commissioner Mumford seconded the motion. The motion was approved unanimously by Commissioners Drinkall, Jensen, Klotz, Knowlton, Mumford, Oblad, and Council Member Horrocks.

3. CONSIDERATION OF A MASTER SIGN PLAN AMENDMENT FOR HAMPTON PLACE APARTMENTS LOCATED ON LOTS 1 & 2 OF FOXBORO NORTH PLAT 16. JEFF BENNION – BRIGHTON HOMES

Ken Leetham reported that on November 13, 2012, the Planning Commission approved a master sign plan for the Hampton Place Apartments located in Foxboro North subject to the condition that the marketing sign on Redwood Road must be removed within one (1) year after the last Certificate of Occupancy is granted to the Hampton Place Apartments. At this time, the applicant is requesting that an amendment to the master sign plan be approved to allow for some additional marketing signage and the relocation of some of the approved signs. The Development Review Committee (DRC) has agreed with the applicant's request, with some conditions as to the location of the signs and the amount of time they should be allowed. Mr. Leetham noted that since the staff report was distributed, the DRC agreed to change the first suggested recommendation from requiring the sign to be removed within one year after the "first" Certificate of Occupancy is granted..., to requiring that it be removed within one year after the "final" Certificate of Occupancy is granted.

Mr. Leetham stated that the second recommended condition is that marketing banners on the buildings must be removed within 120 days after the last Certificate of Occupancy is granted, and the third recommended condition is that no banners may be hung from the roof of the buildings or cover any windows or doors.

Jeff Bennion, representing Brighton Homes, addressed the Planning Commission. He thanked City staff for spending time with them on these issues, and stated that the most important part of a project is marketing.

Commissioner Klotz asked if signage is still the best way to market housing developments. Mr. Bennion responded that it is still in the top three or four marketing methods.

Commissioner Drinkall moved that the Planning Commission approve the Master Sign Plan Amendment for the Hampton Place Apartments on Lots 1 and 2 of Foxboro North Plat 16 with the following conditions: 1) The marketing sign on Redwood Road must be removed within one (1) year after the final Certificate of Occupancy is granted to the Hampton Place Apartments. 2) The marketing banners to be hung on the buildings must be removed within 120 days after the last Certificate of Occupancy is granted to the Hampton Place Apartments. 3) No banners may be hung from the roof of the buildings or cover any windows or doors. Council Member Horrocks seconded the motion. The motion was approved unanimously by Commissioners Drinkall, Jensen, Klotz, Knowlton, Mumford, Oblad, and Council Member Horrocks.

Council Member Horrocks asked Ken Leetham about Randy Cassidy's development in the City, and their current banner sign. Ken Leetham responded that it is a code enforcement issue of which staff is aware.

4. APPROVE MINUTES

The Planning Commission meeting minutes of March 12, 2013 were reviewed. **Commissioner Oblad moved to approve the March 12, 2013 Planning Commission meeting minutes as written. Commissioner Jensen seconded the motion. The motion was approved unanimously by Commissioners Drinkall, Jensen, Klotz, Knowlton, Mumford, Oblad, and Council Member Horrocks.**

The Planning Commission meeting minutes of March 26, 2013 were reviewed. **Commissioner Mumford moved to approve the March 26, 2013 Planning Commission meeting minutes as written. Chairman Klotz seconded the motion. The motion was approved unanimously by Commissioners Drinkall, Jensen, Klotz, Knowlton, Mumford, Oblad, and Council Member Horrocks.**

5. MISCELLANEOUS BUSINESS

Ken Leetham reported that a public open house will be held May 7, 2013 prior to the next City Council meeting to hear comments on the proposed General Plan. The open house will be held from 5:00 p.m. until 6:30 p.m. at City Hall.

6. ADJOURN

Chairman Klotz adjourned the meeting at 7:00 p.m.

Chairman

Secretary