

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
MAY 28, 2013

FINAL

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; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Garrett Seely, Woodside Homes; Craig Toone, Saunders Outdoor; Dave Goldberg, Compass Outdoor; Matt Anderson, Alex Schiel Architects.

1. PUBLIC HEARING FOR AND CONSIDERATION OF AN AMENDED  
SUBDIVISION PLAT FOR FOXBORO NORTH PLAT 14. GARRETT SEELY –  
WOODSIDE HOMES, APPLICANT

Ali Avery reported that a final plat was approved last November for Foxboro North Plat 14. The plat included several easements as well as two large parcels containing a detention basin and wetlands. Questar Gas has easements running through the property that Questar has identified as insufficient, as they require a dedicated parcel for unrestricted access to equipment located in their gas easement running northeast through the plat. The plat amendment includes the conversion from an easement to a dedicated parcel, and an increase in front yard setbacks for the two lots. The Development Review Committee (DRC) recommends approval of the plat amendment.

Council Member Horrocks asked what the Questar easement area will look like. Mr. Seely stated that there will be a six-foot vinyl fence/gate around the area, and that the area will be screened. He also noted that the access drive will be improved with concrete back to the gate on the west side of the property.

Chairman Klotz opened the public hearing at 6:34 p.m. There were no comments, and he closed the public hearing at 6:34 p.m.

**Commissioner Mumford moved to recommend approval to the City Council of the amended subdivision plat for Foxboro North Plat 14 with no conditions. Commissioner**

**Drinkall seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.**

2. CONDITIONAL USE PERMIT FOR A DIGITAL BILLBOARD CONVERSION AT APPROXIMATELY 550 NORTH MAIN STREET. CRAIG TOONE – SAUNDERS OUTDOOR ADVERTISING, APPLICANT.

Ali Avery outlined the sign ordinance requirements for the Commission and stated that the applicant is seeking to convert an existing V-shaped billboard at approximately 550 North Main Street to a digital billboard. Illuminated signs are considered a conditional use in the City's Land Use Ordinance. The DRC recommends approval with no conditions.

**Commissioner Drinkall moved to grant conditional use approval for a digital billboard conversion at approximately 550 North Main Street. Commissioner Jensen seconded the motion.**

Commissioner Knowlton asked to bring up an issue for discussion, stating the fact that there is no conditional use permit currently for the existing billboard with external illumination, so if the sign becomes an internally illuminated sign, it would seem to him that it becomes an "expansion of use." As such, there might be grounds for denying their request.

Ken Leatham read the definition of an illuminated sign from the City's code, which included internally and externally illuminated signs, so City Staff has presumed that a conditional use permit was granted originally, although the records are incomplete for the original approval.

**The motion was approved by Commissioners Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks. Commissioner Knowlton voted in opposition to the motion.**

3. CONDITIONAL USE PERMIT FOR A DIGITAL BILLBOARD CONVERSION AT APPROXIMATELY THE INTERSECTION OF OVERLAND STREET AND PACIFIC AVENUE. DAVE GOLDBERG – COMPASS OUTDOOR, APPLICANT.

Ali Avery stated that the applicant is proposing to rebuild the structure for the sign and convert the existing static sign to a digital billboard sign. The applicant is not proposing to increase the size, height, or dimensions of the sign in any way. The structure needs to be modified to support the new billboard. The digital billboard would be in compliance with Federal Highway Regulations regarding the regulated timing of the sign transitions.

Representatives from Compass Outdoor were in attendance to answer any questions. Dave Goldberg stated that if possible, they would prefer to construct the sign lower, as it is in their best financial interest to do so. It is also better for line-of-sight from I-15.

**Commissioner Oblad moved to grant conditional use approval for a digital billboard conversion at approximately the intersection of Overland Street and Pacific Avenue. Council Member Horrocks seconded the motion. The motion was approved by**

**Commissioners Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks. Commissioner Knowlton voted in opposition to the motion.**

4. CONDITIONAL USE PERMIT FOR RNS UPHOLSTERY LOCATED AT 220 SOUTH HIGHWAY 89. JAVIER RICO – RNS UPHOLSTERY, APPLICANT.

**Council Member Horrocks moved to table this item as the applicant was not present. Commissioner Mumford seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.**

5. SITE PLAN FOR A WAREHOUSE EXPANSION AT THE UTAH LOCAL GOVERNMENTS TRUST BUILDING LOCATED AT 55 SOUTH HIGHWAY 89. STEVEN A. HANSEN – UTAH LOCAL GOVERNMENTS TRUST, APPLICANT.

Ali Avery stated that the Utah Local Governments Trust is seeking approval for the expansion of their existing storage/warehouse building at 55 South Highway 89. The existing storage building at the northeast end of the property is approximately 900 square feet in size. The proposal is in compliance with the City's Land Use Ordinance.

Matt Anderson, architect, stated that the ULGT needs additional warehouse storage space for many types of items, including trailers.

The question was also raised as to why increased parking would be required for additional storage space. Mr. Leetham agreed that this is an area that needs review in the City's code.

**Council Member Horrocks moved to approve the site plan for a warehouse expansion at the Utah Local Governments Trust building located at 55 South Highway 89. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.**

6. APPROVE MINUTES

The Planning Commission meeting minutes of May 14, 2013 were reviewed and amended.

**Council Member Drinkall moved to approve the May 14, 2013 Planning Commission minutes as amended. Commissioner Oblad seconded the motion. The motion was approved by Commissioners Knowlton, Mumford, Drinkall, Klotz, Oblad, Jensen and Council Member Horrocks.**

Ken Leetham announced that the City Council adopted the General Plan amendments at their last meeting. Commissioner Mumford asked if the Council had made any additional changes other than what had been discussed. Ken Leetham stated that Stan Porter had some minor corrections to dates and other things in Chapter 1 in order to correct some historical inaccuracies.

There was a very brief discussion about the City's zoning regulations related to signs and billboards.

7. ADJOURN

Chairman Klotz adjourned the meeting at 7:15 p.m.

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Chairman

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Secretary