

WOODS CROSS PLANNING COMMISSION
APRIL 25, 2006

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Anne Blankenship

Gary Sharp
Ryan Westergard

MEMBERS EXCUSED:

Leo Beecher
Brent Page

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Don Moore, City Council

VISITORS:

Pat Blackley
LeGrande Blackley
Sharman Smoot

PLEDGE OF ALLEGIANCE:

David Hill

Mr. Tim Stephens, the Community Development Director, noted that due to a new law, all future Planning Commission Meetings would be recorded and kept on file for future use and review.

Commissioner Hill welcomed all those in attendance at tonight's meeting.

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held April 11, 2006. After corrections were noted, Commissioner Blankenship made a motion to approve the minutes as corrected with Commissioner Sharp seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Don Moore was at tonight's meeting to report on the City Council Meeting held April 18, 2006. Please see the minutes of that meeting for the details of his report.

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**OLDE TOWNE CENTRE SIGN CONDITIONAL USE REQUEST-SHARMAN
SMOOT**

Mr. Stephens reviewed this item with the Commission. He noted that Mr. Sharman Smoot is proposing a freestanding sign at the Olde Towne Centre at the corner of 1500 South and 800 West. The proposed sign is within a C-1 Residential Commercial Zone. However, the east side of the street is zoned R-1-8 and is within 200 feet of the proposed sign site and is a conditional use requiring Planning Commission approval.

The sign will sit near the back wall of the landscape planter at the street corner. It will be approximately 7 feet tall and will provide signage for tenants within the building. The proposed, internally lit sign is adjacent to the other 3 corners of the intersection, which are occupied by the Apple Store, the City Hall and the LDS Chapel. There should be little or no impact of the sign visually, lighting or otherwise to residential uses in the vicinity.

The City Engineer has reviewed the application of the proposed site with regard to safe sighting distance. He mentioned that the sign is close to the corner, however, all four legs of the intersection are controlled by stop signs and he found that the proposed sign had no impact to sight lines for drivers stopped at any leg of the intersection.

There has also been previous discussion among the Planning Commission about a real estate leasing sign located at this same location. The Commission has expressed concern over the fact that the sign has been at this location for some time and felt that the real estate sign should be removed before a permit was issued for the new sign being proposed tonight.

The Commission reviewed a visual rendering of the proposed sign. There was discussion among the Commission over concern that the sign was quite large, and stood very high vertically, and that it may be too large to place at this critical intersection in the center of Woods Cross City.

Mr. Sharman Smoot appeared before the Commission. Chairman Hill expressed appreciation to Mr. Smoot for the new building and how nice it had turned out. He also expressed his concern over the size of the sign for this particular location.

The Commission asked Mr. Smoot how many of the tenants would be advertised on the sign. Mr. Smoot noted that the medical group that was moving into the building initiated the idea of the sign and that some of the other tenants at the north end of the building would like to have their names located on the sign. There would be six spots available on the sign.

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Chairman Hill suggested that the Commission take a few minutes and walk across the street to look at the location to get a feel for what the sign might be like placed at this location. At 7:00 the Commission recessed to walk across the street and look at the proposed sign site to help them better visualize the placement.

At 7:10 the Planning Commission reconvened the meeting after reviewing the site.

Chairman Hill asked if there were any more questions for Mr. Smoot. The Commission noted that there were no other questions for Mr. Smoot at this time.

The Commission then continued their discussion of the sign and its location.

Commissioner Sharp noted that the sign was tall for this location and said that he would like to see a wider and shorter sign. He also noted that the landscaping mound was quite high and that it may need to be graded to accommodate a sign.

Commissioner Bassarear said that it would be the focal point of this main intersection of the city and that she would like to see a lower sign for a more subdued look at this important location.

Commissioner Blankenship said that she would rather see a small ground monument for a more professional look.

Commissioner Westergard noted that he agreed with the previous comments.

Chairman Hill noted that the City had taken a lower profile for the reader board sign located at City Hall. He also noted that this was an important location in the city and that it seemed to work well.

Council Member Moore then offered a drawing that he had sketched picturing a lower profile, ground type monument sign for the Commission to consider.

The Commission reviewed it and said that this was more like what they were picturing at this location.

Mr. Smoot looked at the drawing and said that he would be willing to reconsider his idea and work on a longer, lower profile sign. He did say that he would like to move forward as soon as possible and suggested that he get a new rendering from the sign company making the suggested adjustments. He then suggested that Staff e-mail the new rendering to the Planning Commission for their review and comments to be forwarded back to Staff. The Commission considered this request and said that they would do this and if

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after their review the Commission is satisfied with the new changes, Mr. Smoot can move forward with ordering the sign. If there are reservations from the Commission, Mr. Smoot would have to come before the Commission in two weeks at the next meeting for more discussion.

Commissioner Blankenship then made a motion to approve the conditional use of a sign for Mr. Sharman Smoot and the Olde Towne Centre with the following conditions:

1. Should the sign create visual obstructions to vehicle or pedestrian safety at the intersection, the sign shall be removed or relocated.
2. The sign is approved as an internally lit cabinet sign. Should sign lighting create any impacts to adjacent properties or to vehicular traffic, the Planning Commission will require mitigation of lighting impact.
3. The conditional use permit shall not be issued until the real estate leasing sign has been removed from the site.
4. Final sign approval is subject to Staff approval with Commission input. Failing consensus by the Planning Commission shall require returning to the Commission for approval.

Commissioner Sharp seconded the motion and the motion carried.

RAIL STATION REPORT-TIM STEPHENS

Mr. Stephens presented a concept drawing with some pictures showing possible ideas for the new rail station that will be located in Woods Cross. The Commission reviewed ideas for a landmark structure, a plaque describing the story of Daniel Wood, bricks embossed with other contributors to the settling of Woods Cross, recreating a replica of the old train station with a possible museum, and shelters.

The Commission was pleased with the ideas that were presented.

GENERAL AND PENDING

Mr. Stephens noted that Mr. Jim Brannan would be appearing before the Commission again in the near future with a new site plan.

Mr. John Eggett owns some horse property on Redwood Road and would like to rezone and subdivide this property.

The senior housing project at the south end of 800 West would be appearing before the Commission in an upcoming meeting and will be moving ahead.

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ADJOURMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 7:55 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary