

**WOODS CROSS PLANNING COMMISSION MEETING
OCTOBER 9, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Dan Bradford
Brent Page

Curtis Poole
Jennifer Bassarear
Matt Terry

MEMBERS EXCUSED:

Gary Sharp

STAFF PRESENT:

Tim Stephens, Community Development Director
Marcee Meeks, Secretary

VISITORS:

Chad Salmon
Shane Trump
Deanne Leatherman
Mike Haslam

PLEDGE OF ALLEGIANCE:

Matt Terry

APPROVAL OF MINUTES

The Commission reviewed the minutes of the meeting held September 25, 2012. After their review, Commissioner Terry moved to approve the minutes as written. Commissioner Page seconded the motion and the motion carried.

OPEN SESSION

Chairman Beecher then opened the meeting for public comments regarding issues that were not on the agenda.

There were no comments from the public present and Chairman Beecher closed the open session.

MCDONALD'S ELECTRONIC SIGN CONDITIONAL USE REQUEST

Mr. Tim Stephens, Community Development Director, reviewed this item with the Planning Commission. He stated the McDonald's restaurant at 610 W. 2600 S., which is now under construction, would be installing a pole sign which would include a 3' X 8' electronic message center. Other signs for the restaurant had already been approved but the electronic message center would require Planning Commission review and approval and a conditional use permit. Mr. Stephens explained that the proposed sign was small in size and not adjacent to residential uses and should have little or no impact to its surroundings. He indicated that the staff recommended approval of the sign with the following conditions:

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- No lighting from the sign shall blink, flash or be of unusual high intensity as to be distracting to motorists or other properties in the vicinity.
- The sign shall have sign graphic animations reduced to 10% between the hours of 9 p.m. and 7 a.m.
- Screen or image changes shall be slowed to 30-second intervals between 9 p.m. and 7 a.m.
- Computer control settings for the sign shall be set so as to appropriately reduce sign brightness between the hours of 9 p.m. and 7 a.m. to mitigate sign lighting impacts to properties in the vicinity and motorists using adjacent streets.

Ms. Deanne Leatherman of Young Electronic Sign Company addressed the Commission. She indicated that McDonalds has installed other electronic signs at other locations and has found they are effective at generating sales. McDonalds is excited to be able to install an electronic sign at their new Woods Cross location. She also indicated that Young Electronic Sign Company would be manufacturing and installing the sign.

After a short discussion regarding the conditions for the sign Commissioner Poole moved to approve the conditional use permit for an electronic message sign for the McDonald's Restaurant located at 610 West 2600 South with the above stated conditions. The motion was seconded by Commissioner Bassarear and the motion carried.

SALMON SELF STORAGE FACILITY SITE PLAN

Mr. Stephens explained a conditional use permit for the Salmon Self Storage Facility had been approved by the Commission previously and Mr. Salmon was back before the Commission requesting approval of a site plan for his project. He pointed out that Mr. Salmon's architect had incorporated the conditions of the conditional use permit in the design of the facility and designed the building with leasable office/retail space on the front of the building facing the street. Elevation drawings show the exterior walls visible from off site would be decorated with split block or other quality exterior materials in addition to there being architectural articulation to break up long uninterrupted facades.

Mr. Stephens indicated that approval of the site plan would be contingent upon Mr. Salmon agreeing to a development agreement which would address the east west access street that was planned to parallel 500 South and would cross the subject property. He noted that the staff had been working with Mr. Salmon on the agreement which would require him to remove or modify the north end of his proposed storage unit buildings to accommodate the 66-foot roadway if the roadway is needed.

Mr. Stephens stated that the staff recommended approval of the site plan with the following conditions:

Applicant shall obtain a driveway or access permit from UDOT for their 500 South access, a copy of which shall be submitted to the City prior to the issuance of a building permit.

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Applicant shall comply with all zoning regulations pertaining to self service storage facilities including the prohibition regarding outside storage.

Mr. Chad Salmon addressed the Commission and indicated he and his attorney had reviewed the development agreement and he had signed it but he would like to propose the addition of a provision that would require the City to release the requirement to accommodate the road if the City determined the road would not be necessary. Mr. Stephens said he would propose the change to the development agreement to the city attorney.

After a brief discussion, Chairman Beecher called for a motion. Commissioner Bassarear moved to approve the site plan for Salmon Self Storage at 1460 W. 500 S. with the conditions stated above. The motion was seconded by Commissioner Bradford and the motion carried.

CANNONWOOD INDUSTRIAL PARK PLAT "F" AMENDED

Mr. Stephens reviewed this item with the Commission explaining that Tom Stuart Construction owned a 5-acre lot on the south side of 2425 South Street. The applicant was proposing to amend the plat and split the lot into 2 separate lots. The purpose for the proposed lot split was to construct a new business and warehouse building on lot 1. The building would house a company that makes and distributes electrical hardware. He further stated that if the plat was approved and recorded, Mr. Haslem would return to the Planning Commission with a final site plan and conditional use permit for the building and use. Mr. Stephens indicated that the staff recommended that the Planning Commission forward to the City council a recommendation to approve Cannonwood Industrial Park Plat "F" Amended Final Plat.

Chairman Beecher called for further discussion or a motion on the matter. Commissioner Terry moved to approve the Cannonwood Industrial Park Plat "F" Amended Final Plat. The motion was seconded by Commissioner Page and the motion carried.

GENERAL AND PENDING

Mr. Stephens informed the Commission they could expect to review a new home occupation and a conditional use permit for a business that was moving to a new location in Woods Cross.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:05 P.M.

Leo Beecher, Chairman

Marcee Meeks, Secretary