

INTOWN SUITES ELECTRONIC MESSAGE CENTER

APPLICANT:

Dave Collard

LOCATION:

Intown Suites, 635 S. 700 W.

REQUEST:

**Conditional Use Approval of an
Electronic Changeable Copy Sign**

PUBLIC HEARING - QUESTAR ZONING TEXT AMENDMENTS

APPLICANT: Questar

LOCATION: Approximately South Side of 500 S.
at About 1700 W.

REQUEST: Zoning Ordinance Text Amendments

CITY PROPOSALS FOR TEXT AMENDMENTS FOR PUBLIC UTILITY FACILITIES

A. Amend § 12-31-040(b) as follows:

(10) Public and quasi-public uses, and Public Utility Facilities as described in this title.

B. Amend Chapter 21 on Supplementary Regulations to adopt a new section as follows:

Section 12-21-123 – Public Utility Facilities.

(a) Definitions. As used herein the terms “Public Utility Facilities,” “Facilities” or “Facility” mean any above-ground device or group of devices of a culinary water, irrigation, sewer, natural gas, electricity, telecommunications, cable television, or other public, quasi-public or private utility system. Excluded from this definition are: (a) conventional utility poles, (b) features or equipment to be placed on utility poles, (c) features or equipment whose primary benefit is limited to the building or land use where the feature or equipment is located; and (d) facilities for the treatment or storage of solid or hazardous waste.

(b) Purpose, Scope and Intent. The purpose of this section is to establish use and development regulations for public utility facilities to ensure they are compatible with adjoining uses. This Chapter shall apply to public utility facilities within the City. These requirements shall not be construed to prohibit or limit other applicable provisions of this Title, the Woods Cross City Code, or other laws. By adopting this section, the City intends to minimize the visual impact of Public Utility Facilities on streets, open spaces and adjoining development, to minimize the impact of Public Utility Facilities on vehicular and pedestrian traffic in the City, to ensure appropriate and safe sight lines, to keep larger Public Utility Facilities away from residential uses to the extent reasonably possible, to promote aesthetic values within the City, and otherwise to ensure the health, safety and welfare of the residents of the City.

(c) Permitted Facility Development Standards. A Public Utility Facility that conforms to the development standards of this subsection (c) shall be permitted in any zone in the City.

(i) Location. A permitted Public Utility Facility shall be located on property owned by the public utility or within a dedicated public utility easement, at least fifteen (15) feet from any habitable structure, and shall not be located in the path of any planned street or trail as illustrated on the City's General Plan.

(ii) Maximum Size. The maximum above-ground size, consisting of equipment and any surrounding real property needed for the facilities, of a permitted Public Utility Facility shall be as follows:

(A) If located within the parkstrip of an improved street, five (5) feet horizontally parallel to a street by two (2) feet perpendicular to the street and three (3) feet vertically above existing grade.

(B) If not located within the parkstrip of an improved street, six (6) feet in any direction horizontally and six (6) feet vertically above grade.

(iii) Color and Appearance. A permitted Public Utility Facility shall be painted or constructed of materials with earth-tone colors.

(iv) Security. A permitted Public Utility Facility shall be made secure as needed to provide public safety and to protect utility equipment.

(v) Visual Obstructions. A permitted Public Utility Facility shall conform to the visual obstruction regulations of this Title.

(d) Conditional Use Facility Development Standards. A public utility substation that does not conform to the permitted facility development standards of subsection (c), above, may be established in any zone where such use is identified as a conditional use, subject to the conditional use requirements of this Title, and subject to the following development standards:

(i) Landscaping. A Facilities site shall be landscaped in accordance with a landscaping plan approved by the Planning Commission and shall comply with applicable landscape requirements of this Title.

(ii) Fencing and Security. Facilities shall be obstructed by a fence constructed of cast concrete, masonry block or material of similar strength and appearance, and shall be secured by locking gates of an appearance that is compatible with the fence and with surrounding development.

(iii) Location, Size and Access Requirements. If identified as a conditional use in a residential zone, conditional use Facilities shall not be located in any park strip or front yard, shall be at least fifteen (15) feet from a habitable structure, and shall not exceed twelve (12) feet horizontally and ten (10) feet vertically above grade. In all zones where identified as a conditional use, Public Utility Facilities shall not be subject to minimum size requirements, provided the other factors identified in this section are considered and reasonable size requirements are made by the Planning Commission. Facilities are not required to be located adjacent to a dedicated street. If not located on a dedicated street, access to Facilities shall be secured by an approved and dedicated easement.

(iv) Other Considerations. The Planning Commission shall consider, and may condition approval upon, the following factors: compatibility with the City's General Plan; parcel size needs in light of the purposes and needs of the Facilities and the activities to be performed thereon; parking needs; access considerations; vehicular and pedestrian traffic adjacent to the Facilities or within the perimeter of the Facilities; equipment to be utilized at the Facilities and its movement onto and within the Facilities; and maintenance needs for the Facilities and adjacent improvements, including without limitation ongoing maintenance of landscaping and fencing.