



# **NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT**

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10 East Center Street  
North Salt Lake, Utah 84054  
(801) 335-8700  
(801) 335-8719 Fax

## **NORTH SALT LAKE PLANNING COMMISSION NOTICE & AGENDA June 11, 2013 6:30 p.m.**

Notice is given of a public meeting of the North Salt Lake Planning Commission to be held on Tuesday, June 11, 2013 at 6:30 p.m. in the North Salt Lake City Council chambers located at 10 East Center Street. The agenda will be as follows:

Welcome and Introduction

- 1) Public comments
- 2) Consideration of a conditional use permit for RNS Upholstery located at 220 South Highway 89. Javier Rico – RNS Upholstery, applicant. *(10 minutes)*
- 3) Approval of minutes:
  - May 28, 2013 meeting

Adjourn

The public is invited to attend all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the City offices at (801) 335-8700. Please provide at least 24 hours notice for adequate arrangements to be made. Times noted on the agenda are estimates only – the Commission may proceed faster or slower than these estimates indicate.



# NORTH SALT LAKE COMMUNITY AND ECONOMIC DEVELOPMENT

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## MEMORANDUM

**TO:** Planning Commission

**FROM:** Ali Avery, City Planner

**DATE:** June 11, 2013

**SUBJECT:** Conditional use permit for RNS Upholstery at 220 South Highway 89.

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### RECOMMENDATION

The Development Review Committee (DRC) recommends approval of the conditional use permit for RNS Upholstery at 220 South Highway 89 with the following condition:

- 1) The applicant must receive a sign permit for the signs that have been installed on the building within 30 days of this approval. If a sign permit has not been received within 30 days, then the signs must be removed immediately.
- 2) The landscaping located in front of the building and in the park strip on Highway 89 must be improved in compliance with City standards prior to issuance of a business license.
- 3) Two (2) parking stalls must be striped in compliance with City standards in front of the building prior to issuance of a business license.

### BACKGROUND

The conditional use permit request is for re-upholstery and furniture repair in the Highway Commercial (C-H) zoning district.

The applicant is leasing a portion of a building located at approximately 220 South Highway 89. The office portion they are leasing is 42' x 24', or 1,008 square feet, in size. At this location, the business activity will consist of re-upholstery of furniture. There will be no transactions occurring at this location, just the repair and re-upholstery of the furniture. Javier Rico and his wife are the only employees that will be working at this location.

The parking requirement for this use is:

Manufacturing, processing or assembly: 1 stall per 1,000 square feet of gross floor area  
**(2)** or 1 stall per employee on highest shift **(2)**, whichever is greater.

TOTAL REQUIRED STALLS = 2

This portion of the building shares parking with the other units. There are no parking stalls striped on-site. The DRC is recommending that a condition of approval be that two (2) parking stalls be striped on the site in compliance with the city's parking standards. Additionally, the landscaping areas on the site have not been improved and maintained for years. Attachment #3 shows the locations of landscaping on the site that the DRC is recommending be improved prior to issuance of a business license. There are no water lines in this location to water any plants, so drought-tolerant planting in this location is acceptable. Decorative gravel is acceptable as well, as long as there is some plant material in the landscaped areas.

There are two signs for this business that have been installed on the building without a sign permit. The DRC is recommending that a condition of this approval be that a sign permit be received for those signs within 30 days of this approval, or else the signs must be removed from the building.

No business activity may be conducted at this site until the conditions of approval have been met and, in turn, a business license has been issued to RNS Upholstery.

This conditional use permit is subject to the requirements of the City's Land Use Ordinance (10-7-1-4), requiring that every Conditional Use Permit shall expire by limitation and become null and void if the work authorized by such permit has not commenced within one (1) year, or is not completed within two (2) years from date of issue.

### **POSSIBLE MOTION**

I move that the Planning Commission approve the proposed conditional use permit for RNS Upholstery at 220 South Highway 89 with the following condition:

- 1) The applicant must receive a sign permit for the signs that have been installed on the building within 30 days of this approval. If a sign permit has not been received within 30 days, then the signs must be removed immediately.
- 2) The landscaping located in front of the building and in the park strip on Highway 89 must be improved in compliance with City standards prior to issuance of a business license.
- 3) Two (2) parking stalls must be striped in compliance with City standards in front of the building prior to issuance of a business license.

Attachments:

- 1) Location Map
- 2) Photos of site
- 3) Landscape location map



Google earth

miles  
km





Banner sign



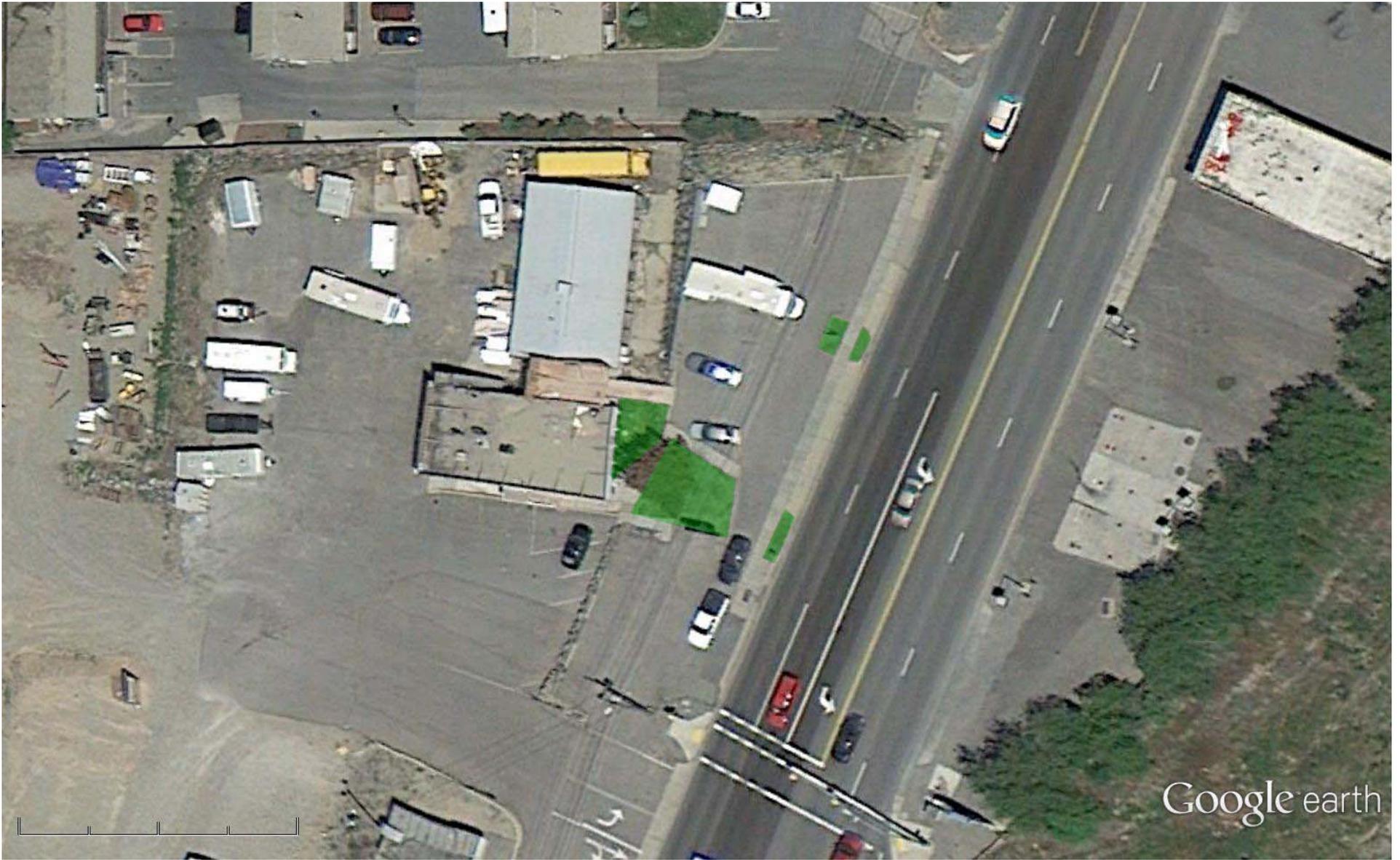
Signs requiring a Sign Permit



Landscaped areas on Highway 89



Landscaped areas east of building



Google earth

feet  
meters



1 NORTH SALT LAKE CITY  
2 PLANNING COMMISSION MEETING  
3 MAY 28, 2013

4  
5 DRAFT  
6

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

8  
9 PRESENT: Commission Chairman Eric Klotz  
10 Commissioner Robert Drinkall  
11 Commissioner Kim Jensen  
12 Commissioner Ted Knowlton  
13 Commissioner Ryan Mumford  
14 Commissioner Bruce Oblad  
15 Council Member Brian Horrocks  
16

17 STAFF PRESENT: Ken Leetham, Assistant City Manager; Ali Avery, City Planner; Linda  
18 Horrocks, Minutes Secretary.  
19

20 OTHERS PRESENT: Garrett Seely, Woodside Homes; Craig Toone, Saunders Outdoor; Dave  
21 Goldberg, Compass Outdoor; Matt Anderson, Alex Schiel Architects.  
22

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

100 6. APPROVE MINUTES

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

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

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

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

112 7. ADJOURN

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

114

115

116

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Chairman

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Secretary