

**SUNSET CITY CORPORATION
PLANNING COMMISSION MINUTES
April 16, 2015
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Minutes of a regular Planning Commission meeting held **April 16, 2015** at Sunset City Hall, 200 West 1300 North, Sunset, Utah; Chair Ellsworth presiding:

Planning Commission Members Present:

Jonathan Ellsworth	Chair
Jason Gabbert	Commissioner
Scott Stevenson	Commissioner
Brad Weller	Commissioner

Employees and Officials Present:

Beverly Macfarlane	Mayor
Jason Monroe	Public Works Director
Jake Peterson	Council Member
Linda Youngdell	Treasurer/Office Manager

Excused:

Brian Parker	Commissioner
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Others Present:

Nefi Garcia	Verizon Wireless
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Chair Ellsworth opened the meeting at 6:30 p.m., welcoming everyone in attendance and recognized Council Member Peterson and Public Works Director Monroe.

Minutes: Council Member Weller made a motion to approve the minutes of February 19, 2015 as amended. Commissioner Stevenson seconded the motion. The motion passed unanimously.

Minutes: Council Member Weller made a motion to approve the minutes of March 19, 2015 as written. Commissioner Gabbert seconded the motion. The motion passed unanimously.

Minutes: Council Member Weller made a motion to approve the minutes of March 25, 2015 as written. Commissioner Stevenson seconded the motion. The motion passed unanimously.

- 1. Verizon Wireless Cell tower to be located at 472 West 1800 North:** Chair Ellsworth asked Nefi Garcia to give an overview of their proposal. Mr. Garcia, who is with Technology Associates said Verizon needs to improve the coverage in this area. With smart phones driving the business, the capacity is overloaded. The requirements of the City are to allow communication towers to locate in C-2-C zones within the City. Currently Sunset has two areas with this zoning. They are located to the east of the Fire Department and at the Public Works property. Mr. Garcia has appeared before the City Council to address the lease. They would like to locate the tower to the north of the Public Works building. This tower will be 120' tall with 12 antennas and possibly microwave towers. The dishes shown on the plans are just on the plan in case it is

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needed. Commissioner Stevenson asked if the lines would be overhead or underground. Mr. Garcia stated they will be working with Syringa and they will be run underground. Commissioner Stevenson asked Public Works Director Monroe if they had reviewed the plans and if they are okay with this proposal. Public Works Director Monroe responded yes, he has met with Mr. Garcia and this site works well. This property would have limited access and once it is built it will just be monthly maintenance that will be done at the site. With technology changes, they will just use cabinets that will be locked and alarmed. Commissioner Stevenson stated that the closest neighbor is 85' away and has some concern of the proximity to that property due to a catastrophic event. Mr. Garcia said that these towers can withstand a lot. Commissioner Stevenson asked if Mr. Garcia was aware that access could change depending on 1800 North. Mr. Garcia stated that amendments to the lease would be done with the agreement with the City if this were to happen. Commissioner Weller asked if this tower would be required to have flashing lights for FFA. Mr. Garcia responded that no they would not.

Motion: Commissioner Stevenson made a motion recommend this to the City Council with their recommendation per the site as shown on the specification documents. Commissioner Weller seconded the motion. The motion passed unanimously.

This will go before the City Council on Tuesday, April 21, 2015

2. **Sign Standard review with possible approval to send to the City Council:** Chair Ellsworth reported that he has been working on putting together a matrix to use for a sign standard to use. This sign standard reflects what is in chapter 6 of the current sign ordinance. Chair Ellsworth asked for the Commissioners' opinions concerning Ordinance 9-6-8D which addresses advertising benches. He wonders if, with the focus on beautifying the City, maybe this could be done away with. Commissioner Stevenson reviewed the current sign ordinance and how many are allowed at each site. The Commissioners would like to see the City change from a bench to a bus shelter. Chair Ellsworth recognized Mayor Macfarlane for joining the meeting. Currently all the shelters are on the east side of Main Street. There are a couple of benches located next to bus stop signs throughout the City. Commissioner Stevenson feels that as more development comes to the 1800 North area, they could have a preferred design to present to UDOT. Bus routes were discussed. Commissioner Stevenson feels if they take the benches and the advertising away, they are giving a negative feel to the residents that they are against using the buses. Chair Ellsworth wondered if there is a way to control the bus stops such as with color and advertising. The Commissioners came to an agreement that they don't feel that there will be a need to add additional stops throughout Sunset. Commissioner Weller would like to see the benches kept in better condition. The only thing Commissioner Stevenson felt needed to be added to the ordinance is the ability for the City to have advertisements that are not appropriate removed. Chair Ellsworth stated they could include some samples in the plan. Monument signs were discussed. Chair Ellsworth feels that 150' is excessive and wonders if the City wants to continue to allow pole signs. He would like to see the businesses directed to monument signs instead of

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pole signs. The Maverik sign was discussed. Commissioner Stevenson feels that pole signs help draw traffic and he doesn't want to limit businesses. Public Works Director showed the plans for Maverik. Mayor Macfarlane stated the smaller businesses along Main Street like the monument signs. Chair Ellsworth suggested they could allow one pole sign to allow for advertisement for multiple businesses. Treasurer/Office Manager Youngdell reminded everyone that off premise signs are not allowed under the current ordinance. Commissioner Stevenson likes Chair Ellsworth's suggestion of one pole sign per site to advertise for multiple businesses within the property. The control of the construction of signs could be controlled by the review committee. It was decided that the Planning Commission would check around with other cities and find out how they deal with this. Commissioner Stevenson feels it should be dealt with by corridor by doing a signage overlay. Building Code regulates signs and requires them to be engineered. Chair Ellsworth again asked for the Commissioners to review the Clinton City sign ordinance and come prepared to review this again at the next Planning Commission meeting. Projecting signs were then discussed. If a business comes into an existing business it would limit what they could do. There are different types of projecting signs and arcade type signs. Projecting signs would not be able to project higher than the roof line. Commissioner Stevenson doesn't feel it is an issue with an existing structure. He could see this use in a strip mall, but nothing that Sunset currently has. Council Member Peterson inquired if there was a limit for billboards and them blocking other signage.

Commissioner Stevenson asked to be excused at 7:30 pm.

Motion: Commissioner Weller made a motion to table the Sign Standard review until the next Planning Commission Meeting. Commissioner Gabbert seconded the motion. The motion passed unanimously.

3. General Information

Commissioner Weller asked if it would be possible to hold Planning Commissions Meetings on a different day than the third Thursday of each month. This will be an agenda item for the next Planning Commission Meeting.

Chair Ellsworth advised the Commissioners that Shared Solutions is asking for a letter of support for the West Davis Corridor. Mayor has not put it on the Council agenda yet, but she will have Recorder Hale put it on the next Council Meeting agenda. She agreed with the letter that Chair Ellsworth has written. Council Member Peterson feels the Planning Commission has fulfilled what they were asked to do. Chair Ellsworth will draft a letter and present it to the Mayor.

Motion: Commissioner Gabbert made a motion to adjourn. Commissioner Weller seconded the motion. The motion passed unanimously.

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The meeting adjourned at 7:42 p.m.

These minutes have been read and approved at the Planning Commission meeting held June 18, 2015.

Jonathan Ellsworth, Chair

Linda J. Youngdell, Treasurer/Office Mgr.