

**Bountiful City**  
**Planning Commission Minutes**  
**January 7, 2014**  
**7:00 P.M.**

Present: Chairman - Tom Smith; Vice Chairman - Dave Badham; City Council Representation – Beth Holbrook; Planning Commission Members - Michael Allen, Sean Monson, Sharon Spratley; City Attorney/Interim Planner - Russell Mahan; City Engineer - Paul Rowland and Recording Secretary – Darlene Baetz

Excused: Planning Commission Member – Von Hill

**1. Welcome and Introductions.**

Chairman Smith opened the meeting at 7:00 pm and welcomed all those present.

**2. Consider approval of minutes for December 3, 2013.**

Dave Badham made a motion to approve the minutes for December 3, 2013 as written. Beth Holbrook seconded the motion. Voting passed 5-0 in favor.

Michael Allen arrived.

**3. Consider approval of a Conditional Use Permit letter in written form, for an Electronic Message Center at 155 W. 500 S. for IG Signs, Nick Camargo, applicant, representing Bountiful Plaza Holdings, owner.**

Russell Mahan presented the Conditional Use Permit letter.

Ms. Spratley made a motion to grant a Conditional Use Permit letter at 155 W. 500 South for IG Signs, Nick Camargo, applicant, representing Bountiful Plaza Holdings, owner, with the change to the wording of condition #1 and the addition of condition. The conditions will be:

1. *Only the sign proposed in the application is approved.*
2. *The sign is to be located only where it was proposed.*
3. The sign shall be operated in accordance with the provisions of the Bountiful City Code.
4. The applicant shall obtain a building permit before commencing construction.
5. Any and all fees shall be paid.
6. The sign shall be turned off daily from 11:00 p.m. to 6:00 a.m.
7. The installer shall provide a letter stating that the sign was installed in compliance with the Ordinance.

Mr. Monson seconded the motion and voting was 5-0 in favor with Michael Allen abstaining.

4. **PUBLIC HEARING** – Consider granting approval of an amendment to an existing Conditional Use Permit for a Wireless Communications facility at 995 E. 1800 S., Rachel Fenton, representing NSA Wireless and AT & T Wireless, applicants.

Rachel Fenton and Chris Martinez representing NSA Wireless and AT & T Wireless were present. Russell Mahan presented the staff report as follows:

Ms. Rachel Fenton, representing NSA Wireless and AT&T Wireless, requests an amendment to the existing conditional use permit for the communications tower located at Mueller Park Jr. High, 995 East 1800 South, Bountiful, Utah, Single Family Residential (R-3) zone. The proposed amendment would increase the tower height an additional 10 feet, and would allow the construction of a new antenna array at the top of the new addition.

The existing communication tower was granted approval in 2006 with three conditions:

1. The cell tower pole is to be the slim line design and not to exceed 18” in diameter,
2. The tower is not to exceed 80’ in height,
3. The color of the tower is to be determined by staff.

Applicant would like to amend condition #2 to allow a maximum height of 90’ which would include a new antenna array at the top of this addition. Also, in the original approval, the maximum antenna arm length was 3’ from the exterior of the pole. Staff recommends a condition that no part of the array extend more that 42” from the exterior of the communications tower (pole). There is a proposal to put a small pre-fab shelter on a pad to the west of the pole. The pole is located to the west of the school, between the school and property line. Mr. Martinez mentioned that the property line is approximately 15-20 feet from the shelter.

Ms. Fenton discussed that the current tower does include other carriers; however under the proposed AT & T array, other carriers would not be able to co-locate with the additional ten feet. The existing pole would not allow AT & T to co-locate on this pole due to the industry standards. Ms. Fenton discussed 3 alternate locations that could be offered to AT & T; however these sites would not be as favorable for this project. Upon review of these sites, AT & T Wireless believes that the original site at Mueller Park and would have the least amount of impact. The cabinet at the bottom of the pole is an equipment shelter that houses all of AT & T’s equipment which allows for indoor cabinet. The large size of the proposed AT & T addition is intended to be able to continue to add on technology without having to switch out old antennas. The pole and footing was designed for expansion.

Chairman Smith opened the Public Hearing at 7:33 p.m.

Mitch Eiting residing at 1035 E. 1500 S. – Discussed his opposition with the original tower and is upset with the view of the proposed addition of the tower. Mr. Eiting feels that there are other alternatives.

Mr. Mahan discusses the letter from Milton Barnes residing at 955 E 1500 S who is concerned about the blinking light on the tower.

Ms. Fenton discusses that she believes that towers need to have a light if the tower is over 200 feet.

Staff recommends the existing conditional use permit be amended as follows:

1. The communications tower is to be the slim line design and not to exceed 18” in diameter.
2. The maximum height allowed shall be 90’
3. The color of the tower is to be determined by staff.
4. At no point shall any part of an antenna array, including the antenna pads, extend more than 42” from the exterior of the communications tower
5. Not more than XX square feet (to be determined by Commission) of antenna pads shall be permitted for each co-locator.
6. The applicant shall obtain a building permit before commencing construction
7. Any and all fees shall be paid.

Mr. Mahan discussed the “Middle Class Tax Relief and Job Creation Act of 2012”.

The Planning Commission Members request that:

Ms. Fenton bring information about the Engineering/Structural Analysis, spec sheets including the array weight, proof of wind load from Global Towers, construction drawings for original tower, the Co-Location and School agreements, and addresses of other AT & T Sites.

Staff researches the “Middle Class Tax Relief and Job Creation Act of 2012” and obtain original building permit.

Mr. Monson made a motion to continue this item based on receiving more information from the applicant and staff. Mr. Badham seconded the motion and voting with 6-0 in favor.

**5. Consider final commercial site plan approval for a planned car dealership at 588 W. 2600 S., Nate Pugsley representing Brighton Homes, applicant.**

Tom Harris representing Brighton Homes and Andrew (AJ) Jackson representing Xtra Automotive were present. Paul Rowland presented the staff report as follows:

Brighton Homes requests final site plan approval for an approximately 2800 sq ft auto sales office and parking lot. The Planning Commission reviewed this proposal on December 3, 2013 and recommended preliminary approval to the City Council.

The site plan consists of a single office structure with basement and attached garage

located within a large parking lot. The office is approximately 2400 sq ft (1200 main with full basement) and the garage is 400 sq ft. Landscaping will be located along the periphery, and will total approximately 20% of the entire site.

Online stormwater detention will be located within a depressed area of the parking lot on the west side of the property.

UDOT has selected a contractor and project engineer for the 2600 South/Hwy 89 intersection project, but has not approved a particular design. A new 6' wide sidewalk will be installed along this frontage, either as part of this project or the UDOT widening.

Staff recommends final site plan approval for an auto sales office building and lot with the following conditions:

1. Install a 6' wide sidewalk along any section of the property frontage that is not part of the final UDOT street widening project
2. Make any and all other redline corrections,
3. Pay any required fees,
4. Receive final site plan approval from the City Council.

Staff and Council discussed the possibility of underground power for the building.

Mr. Badham made a motion to recommend to the City Council final commercial site plan approval for a planned car dealership at 588 W. 2600 S., Nate Pugsley representing Brighton Homes, applicant. Mr. Monson seconded the motion and voting was 6-0 in favor.

## **6. Planning Director's report and miscellaneous business.**

Russell Mahan reported the following:

1. No Planning Commission meeting to be held on Feb 4.
2. Plans for Planning Director position.
3. Upcoming agenda items.

Chairman Smith ascertained there were no other items to discuss. The meeting was adjourned at 7:30 pm.