

NORTH SALT LAKE CITY  
PLANNING COMMISSION MEETING  
DECEMBER 13, 2011

Commission Chairman Eric Klotz called the meeting to order at 7:01 p.m. and welcomed those present.

PRESENT:       Commission Chairman Eric Klotz  
                  Commissioner Doug Cary  
                  Commissioner Robert Drinkall  
                  Commissioner Beth Goodrich  
                  Commissioner Kim Jensen  
                  Commissioner Bruce Oblad  
                  Council Member Brian Horrocks

STAFF PRESENT: Ken Leetham, Community and Economic Development Director; Ali Avery, City Planner; Linda Horrocks, Minutes Secretary.

OTHERS PRESENT: Michael Pate, Century Security.

1. NEW PLANNING COMMISSIONER

Chairman Klotz introduced Robert Drinkall as the newly appointed member of the Planning Commission. Commissioner Drinkall introduced himself and stated he is looking forward to serving the City.

2. CONSIDERATION OF A CONDITIONAL USE PERMIT FOR CODDLED CRITTERS TO BE LOCATED IN THE M-D DISTRICT AT 585 NORTH 700 WEST SUITE C & D. ERIN ROBINSON, APPLICANT.

Ali Avery stated that the applicant, Erin Robinson, is seeking a conditional use permit for pet care services. She has had a conditional use permit for their previous location, but they are moving and will need a permit for this location.

Ken Leetham stated that Ms. Robinson has done a nice job with the facility, and that pet care is a good use for this space. Commissioner Oblad asked if she is already doing business at this location. Mr. Leetham stated that she is, and suggested the Planning Commission add a condition of approval that Coddled Critters obtain a building permit for the interior finishing.

Commissioner Oblad asked about the 15% window sign ordinance (which states that signs may not exceed 15% of the window space). Mr. Leetham stated that because the new land use ordinance has not yet been approved, that is the standard still in force.

Commissioner Drinkall asked about pet waste and how it will be disposed. Staff supposes it will be disposed of in the trash.

Commissioner Cary asked about sound-proofing walls. Mrs. Avery responded that the applicant told staff that it was her intention to add insulation and provide more sound protection for her side of the building.

**Council Member Horrocks moved to approve the conditional use permit for Coddled Critters LLC to be located at 585 North 700 West Suites C&D, allowing for “Pet care with the conditions that they obtain a building permit prior to obtaining a business license, and that a signed permit application is submitted for their outdoor signage within 60 days. Commissioner Jensen seconded the motion. The motion was approved by Commissioners Drinkall, Cary, Klotz, Goodrich, Oblad, Jensen and Council Member Horrocks.**

3. PUBLIC HEARING FOR AND CONSIDERATION OF PROPOSED AMENDMENTS TO THE CITY’S LAND USE ORDINANCE

**Chairman Klotz opened the public hearing at 7:22 p.m.** and invited staff to address the electric fence ordinance changes first. Mrs. Avery stated that this ordinance was triggered by a Bigge Equipment that had installed an electric fence. She stated that currently electric fences are not allowed in the City. We would only be allowing them in the MD and M-G zones, and we would never allow them abutting a residential use. They would be subject to certain requirements – no front yard setbacks, but just backyard storage areas. If the ordinance is passed as it is, Bigge’s fence would need to be moved back 20 feet. Another fence would be required in front of the electric fence screening the electric fence. A building permit would be required for the fence, and an alarm system would need to be included in the fence in case of a break in the fence.

Michael Pate, Century Security, addressed the Planning Commission. He explained that electric fences used for cattle and livestock have a different measurement of joules. Fences designed for humans are kept lower energy capacity joules. Mr. Pate said a solid wall fence would be a very expensive change to require a property owner to make. They are okay with chain link, if cities allow chain link. He added that there are always two fences. Someone would have to go through the perimeter fence to get to the electric fence. Mr. Pate added that they are also concerned about the portion of the ordinance relating to fences near residential properties.

Regarding the fence, Chairman Klotz stated that perhaps the Commission could change the word from solid to screened. This fence could be a legal, nonconforming use, in Bigge’s case, stated Mr. Leetham. If this business expands, or modifies their business, etc., then they would have to be brought within compliance. This ordinance was patterned after Salt Lake City.

**At 7:48 p.m. Chairman Klotz closed the public hearing.**

Addressing Mr. Pate’s objections, Mr. Leetham noted the solid fencing issue, and not allowing electric fences adjacent to residential properties. He stated that a solid fence can be a slatted chain link fence.

**Commissioner Oblad moved to recommend approval to the City Council of the proposed revision to the code relating to electric fences. Commissioner Goodrich seconded the motion. The motion was approved by Commissioners Drinkall, Cary, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks.**

Ali Avery stated that staff still has reservations about the sign ordinance, sparked by the Foxboro North development signs, as addressed last meeting, that were not regulated by code. There have been excessive open house and development signs, and staff wants to address that. It has become clear that

the entire ordinance needs to be rewritten. Mrs. Avery stated that staff would like more time to write and fully-review and evaluate a new ordinance.

Commissioner Oblad asked about General Regulations Part G and if this prohibits someone from just putting in their own sign, such as Pele Auto. Mrs. Avery stated that the Building Official has been requiring a business license for every sign. Slide-in signs are not regulated by code requirement.

This issue will be tabled.

4. APPROVE PLANNING COMMISSION MEETING – NOVEMBER 22, 2011

The Planning Commission minutes of November 22, 2011 were reviewed and amended.

**Commissioner Cary moved to approve the November 22, 2011 Planning Commission minutes as amended. Commissioner Drinkall seconded the motion. The motion was approved by Commissioners Drinkall, Cary, Klotz, Goodrich, Oblad, Jensen, and Council Member Horrocks.**

5. ADJOURN

Chairman Klotz adjourned the meeting at 8:20 p.m.

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Chairman

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Secretary