

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: FEBRUARY 14, 2008

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT: ABEYANCE - SUP-28131 - SPECIAL USE PERMIT - PUBLIC HEARING -
APPLICANT: MOUNTAIN VIEW ESTATES - OWNER: SEUNG HWAN HAN AND EUN
JOO HAN - request for a Special Use Permit FOR A PROPOSED 4-FOOT HIGH, 14-FOOT
BY 48-FOOT SIGN - PREMISE SIGN at 1550 West Oakey Boulevard (ASN 162-04-605-008), M
(Industrial) Zone, Ward 3 (Reese)

IF APPROVED, C.C.: 03/19/2008

IF DENIED, P.C.: FINAL ACTION (Unless appealed within 10 days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg. 0

City Council Meeting 0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg. 0

City Council Meeting 0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location, Aerial and Special Map
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcards

Motion made by DAVID STEINMAN to Hold In Abeyance to 3/13/2008

Passed For: 6; Against: 0; Abstain: 1; Did Not Vote: 0; Excused: 0

SAM DUNNAM, DAVID STEINMAN, RICHARD TRUESDELL, GLENN TROWBRIDGE,
STEVEN EVANS, VICKI QUINN; (Against-None); (Abstain-BYRON GOYNES); (Did Not
Vote-None); (Excused-None)

NOTE: CHAIR GOYNES disclosed that he has a contractual agreement with the applicant on
another project and would abstain.

Minutes:

VICE CHAIR TROWBRIDGE declared the Public Hearing open.

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ANDY REED, Planning and Development Department, stated that the proposed off-premise sign is in conformance with the Zoning Code; however, because the sign is close to the minimum separation from other off-premise signs, a condition was added requiring a survey be submitted prior to the issuance of a permit.

MICHAEL McDONALD, 4908 Carmen Boulevard, explained that at the previous Planning Commission meeting, there were concerns regarding the cut-through traffic, sign height and direction. In a subsequent meeting with staff and commission members, it was decided that to address those concerns, the sign would be moved closer and would face an east/west direction.

MARGO WHEELER, Director of the Planning and Development Department, noted that the original sign height was requested as 40-foot high and in order to consider the higher structure, a renotification would be required.

COMMISSIONER TRUESDELL, acknowledging that the applicant made several adjustments to the application with regard to previous safety concerns stated his support.

VICE CHAIR TROWBRIDGE asked for assistance with the height restriction. ASSISTANT CITY ATTORNEY BRYAN SCOTT stated that a renotification, as mentioned by MS. WHEELER, would be required if the height exceeds 40 feet as originally proposed.

VICE CHAIR TROWBRIDGE declared the Public Hearing closed.

