

**WOODS CROSS PLANNING COMMISSION
OCTOBER 9, 2007**

MEMBERS PRESENT:

David C. Hill, Chairman
Anne Blankenship
Leo Beecher

Gary Sharp
Brent Page

MEMBERS EXCUSED:

Jennifer Bassarear
Ryan Westergard

VISITORS:

Darryl Olsen
Murray Grover
Karilyn Anderson
Ben Davis
Ashley Davis
Pat Blackley
LeGrande Blackley
Sharen Hauri

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Jennifer Decker, City Council Member
Gary Uresk, City Administrator

PLEDGE OF ALLEGIANCE:

Leo Beecher

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections of the minutes of the Planning Commission meeting held September 25, 2007. Commissioner Blankenship made a motion to approve the minutes as written with Commissioner Beecher seconding the motion and the motion carried.

CITY COUNCIL REPORT

City Council Member Jennifer Decker reported on the City Council meeting held October 2, 2007. Please see the minutes of that meeting for the details of her report.

OPEN SESSION

Chairman Hill opened the meeting to any items that the public would like to bring before the Commission.

There were no comments for the open session.

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LEGACY SCENIC BYWAY REPORT—GARY URESK

Chairman Hill welcomed Mr. Gary Uresk, the City Administrator for Woods Cross City, for this item on the agenda. Mr. Uresk noted that he was waiting for the consultant that was assisting the City on this matter and asked if the Commission could wait for a later time to address this matter.

Chairman Hill said that would be fine and moved to the next item on the agenda.

RSP SITE PLAN AMENDMENT—OLY OLSEN—965 WEST 850 SOUTH

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that Composite Coatings has operated from the existing building and site for several years. They manufacture composite and fiberglass products. They have proposed an addition to the building to accommodate their expanded business activity. He noted that parking would be refigured which will result in the elimination of 2 drive approaches on 850 South Street and the relocation further south of an existing drive approach on 950 West. In addition, some extensive storm water modifications have been proposed to accommodate the expanded development of this site. There would also be additional landscaping done in relation to the modified plan.

Mr. Oly Olsen appeared before the Commission. The Commission asked Mr. Olsen if he had any concerns with any of the conditions relating to this matter. He said he did not.

Chairman Hill called attention to the rear door that would be installed with a motion sensor wall pack light. He noted this may become a problem to the adjacent neighborhood if the wall pack was not shielded somehow. He went on to explain that there had been previous problems with businesses with wall pack lighting impacting neighborhoods in the City. It was suggested that Mr. Olsen may want to work with the Staff on what kind of wall packs may be chosen for this rear door, since they have researched which ones seem to work best.

Mr. Olsen introduced Ms. Karilyn Anderson, the architect for this project. She noted that she would be happy to work with Staff and get suggestions on the shielded wall packs that might work best for this area.

The Commission also asked if there would be adequate parking. Mr. Olsen said the parking lot would be reconfigured and there would be a total of 25 parking stalls to accommodate the 22 employees now working for the company.

The Commission also asked about truck delivery. It was noted that there was marginal space for truck traffic. Mr. Olsen noted that trucks would be backing in to unload their materials for the business. The Commission also discussed some concern over truck traffic traveling through the adjacent neighborhood if it was more convenient for them at the time or if there was other traffic

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congestion on 500 South they might try to avoid. It was noted this subject may need to be looked at in further detail in the future.

The Commission asked the hours of operation for the business. Mr. Olsen said the business operated from 5:30 A.M. to 3:30 P.M. He noted that it is a Canadian based operation so they get started a little earlier and are also done earlier in the day. He noted this company manufactures custom coating for gas piping and has been in operation for awhile with no complaints from the adjacent neighbors concerning the hours of operation.

Commissioner Beecher then made a motion to approve the amended site plan with the following conditions:

1. One additional buffer tree be installed in the southwest corner of the site.
2. Excavation permit shall be obtained from the Public Works Department for all storm drain or other construction activities which will take place within the public right of way.
3. At no time may lighting from the property negatively impact the adjacent properties.
4. Architect will coordinate with Staff regarding the wall pack lighting so it does not negatively impact the adjacent neighborhood.

Commissioner Page seconded the motion and the motion carried.

PUBLIC HEARING: PROPOSED AMENDMENT TO CHAPTER 12 OF THE ZONING ORDINANCE PERTAINING TO PROJECTIONS INTO YARDS—TIM STEPHENS

Mr. Stephens reviewed this item with the Commission. He noted that recently, a homeowner within the City, filed an appeal with the Board of Adjustments regarding the addition of a covered deck attached to their home. The present City regulations are not clear regarding this matter and the Staff has always taken a conservative approach in applying the regulations to projections such as covered decks and patios. The Board of Adjustments granted a rear yard setback variance to the homeowner. In addition, the Board of Adjustments recommended that the Planning Commission and City Council consider amending the regulations to clearly define and regulate covered decks, patios, and similar structures.

Chairman Hill then opened the public hearing.

Mr. Ben Davis appeared before the Commission. He noted that he had worked for the planning department in Park City. He noted that if covered decks are built or if they are enclosed on three sides, they tend to become living space. He noted that he would encourage the Commission to look into the setbacks for a future decision.

There were no further comments and Chairman Hill closed the public hearing.

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The Commission reviewed and discussed some of the changes they would like to see. The Commission asked Staff to refine the changes that had been discussed and bring it back to a future meeting for further review or discussion.

Commissioner Sharp made a motion to table this item until Staff refines the wording and returns for further review. Commissioner Blankenship seconded the motion and the motion carried.

LEGACY SCENIC BYWAY REPORT—GARY URESK

Ms. Sharon Hauri of MGB+A, a consultant to the Woods Cross City, was now in attendance. Mr. Gary Uresk, the City Administrator, noted that Ms. Hauri had been consulting with Woods Cross City as well as some of the surrounding cities, on the Legacy Scenic Byway. Mr. Uresk then introduced Ms. Hauri to the Commission and she presented a Power Point presentation to the Commission outlining the goals and the vision of the future byway.

After her presentation, Mr. Uresk noted that the Commission would be receiving a copy of the design guidelines and the model ordinance. He told the Commission he would be open to any thoughts or discussion the Commission would like to bring up for review in the future.

GENERAL AND PENDING

Mr. Stephens noted he had nothing to present for this portion at tonight's meeting.

ADJOURNMENT

There being no further business before the Commission, Commissioner Beecher made a motion to adjourn the meeting at 8:00 P.M. Commissioner Page seconded the motion.

David C. Hill, Chairman

Bonnie S. Craig, Secretary