

**WOODS CROSS PLANNING COMMISSION
OCTOBER 24, 2006**

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Leo Beecher

Brent Page
Gary Sharp

MEMBERS EXCUSED:

Anne Blankenship
Ryan Westergard

VISITORS:

LeGrande Blackley
Pat Blackley
Annette Liston
Sergay Liston
David J. Dixon
Alan Kearsley

PLEDGE OF ALLEGIANCE:

Jennifer Bassarear

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held October 10, 2006. After corrections were noted, Commissioner Bassarear made a motion to approve the minutes as corrected with Commissioner Page seconding the motion and the motion carried.

CITY COUNCIL REPORT

Mayor Kent Parry was at tonight's meeting representing the City Council. He reviewed with the Planning Commission the City Council meeting held October 17, 2006. Please see the minutes of that meeting for the details of his report.

ARCHITECTURAL DESIGN AMENDMENT DISCUSSION—TIM STEPHENS

Mr. Tim Stephens, the Community Development Director, reviewed the details of this item with the Commission. He noted that Murdock Chevrolet is proposing an amended site plan for the construction of a new showroom building. Murdock's proposed building elevations indicate building exterior materials consisting of split-face block and decorative, architectural metal panels. The metal panels are an element of the standard General Motors Corporate architecture. Murdock Chevrolet strongly desires to use these materials to conform to the General Motors standard. The zoning ordinances now in place do not allow the type of building exterior metal materials that are the standard for General Motors. However, in the last several years there have been developed

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decorative, architectural metal panels that can be aesthetically pleasing particularly when used in combination with other building materials. Murdock Chevrolet is seeking an amendment to the zoning ordinance that would allow the architectural metal required by General Motors to be used on the new proposed showroom.

The Planning Commission then decided to move to the next item to review it in conjunction with the above item on the agenda.

MURDOCK SITE PLAN AMENDMENT—HOWARD HAWKES

Mr. Stephens then reviewed the details of this item with the Commission. He noted that Murdock Chevrolet has proposed the construction of a new showroom building and automated carwash. These improvements will also involve the reconfiguration and landscaping of the west parking/display area of the dealership. The landscape plans show a new landscape setback from the frontage road which will involve a storm detention basin and 3 semi-circular display pads for automobiles. There are no required trees provided in the setback area. Murdock Chevrolet would like to avoid obscuring their display area and showroom with the required setback and showroom with the required setback trees. There are trees proposed on the plan but are moved to another location. Dixon and Associates, the architect for this project, is requesting landscape relief in this case.

Mr. David Dixon, the architect for this project, appeared before the Commission. He noted that the design for this particular showroom comes from the General Motors corporate headquarters and the metal panel in question comes from their standard. He noted that it is a very good product and is very expensive. He said that General Motors will help Murdock Chevrolet with the cost of this type of material in the building of the showroom; therefore, it would be helpful to Murdock Chevrolet to have the money participation. Mr. Dixon went on to say that the brand name of the material was Alucobond and the generic brand was called ACM. He said it was a very stiff and durable panel that comes in many colors and won't chip, fade or warp. He noted that it has been used on many large commercial buildings and that it has a thirty year life span and was a dream material for architects.

The Commission noted that they would like to see Murdock Chevrolet stay in the area. They also noted that using these new types of materials will help the City to keep up with the times as far as building materials are concerned. They said that they would like to see architects use updated materials that become available opposed to other current building materials that might not hold up so well in the future. They also mentioned that they would like to see the amendment expanded to other zones in the City as well.

Mr. Dixon also noted the reason they were seeking administrative relief for their landscaping was that if the trees were located to the west of the area they are very messy

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dropping leaves on the cars displayed as well as blocking the view of the cars from the roads located to the west of the area

Commissioner Beecher then made a recommendation that the Planning Commission direct staff, with their concurrence to expand the use of these types of materials and discuss with the City Attorney the possibility of amending the zoning to cover all zones for their use.

Then Commissioner Page made a motion to grant Murdock Chevrolet administrative relief and allow the trees to be moved from the west side of the area to the north side of the area per their plan. Commissioner Beecher seconded the motion and the motion carried.

Commissioner Sharp then noted his concerns that he didn't feel like a motion should be made without an ordinance to support it.

Commissioner Bassarear then made a motion to approve the Site Plan with the following conditions:

1. Site plan approval is valid only if the City Council adopts an amendment to the ordinance permitting decorative architectural metal panel exterior building materials.
2. A building permit shall not be issued for the proposed project until such time as the City Council adopts an ordinance amendment permitting the proposed metal exterior.
3. Should the City Council choose not to amend the ordinance to permit the proposed metal exterior materials, said site plan approval shall be required to resubmit new building elevations to the Planning Commission utilizing exterior building materials permitted presently within the C-2 General Commercial Zone.

Commissioners Bassarear, Beecher and Page voted for the motion and Commissioner Sharp voted against. The motion carried.

PUBLIC HEARING: LISTION SUBDIVISION FINAL PLAT—SERGAY LISTON

Mr. Stephens reviewed this item with the Commission. He noted that the Planning Commission recently approved a preliminary plat and rezone for the Liston Subdivision. The final plat outlines the creation of 3 residential lots with the largest lot fronting on 1500 South. The new subdivision will also involve a 6-foot white vinyl fence around the north, east and south sides of lots 2 and 3. There are also temporary turnarounds for emergency or utility vehicles. Mr. Stephens did note that the staff was having Mr. Liston's engineer make a few of the last corrections required by staff such as Weber Water to lot 1 and final grading.

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Mr. Sergay Liston appeared before the Commission. He noted that he was working on getting the Weber Water to lot 1 but that there was a well located on the lot that could be used for irrigation if it was needed. Mr. Stephens noted that Weber Water was a requirement for a new subdivision and the well could not be used. Mr. Liston said that it would not be a problem and he would continue to work on getting the Weber Water for lot 1.

Commissioner Beecher then made a motion to forward the Planning Commission's recommendation for approval to the City Council of the final plat for the subdivision for Mr. Sergay Liston subject to the resolution of culinary and Weber Water being connected per the ordinance and engineering and public works problems be resolved prior to putting this item on the City Council agenda. Commissioner Sharp seconded the motion and the motion carried.

**DISCUSSION OF PROPOSED PARKS, TRAILS AND OPEN SPACE PLAN—
TIM STEPHENS**

Mr. Stephens noted that the staff had been working with JUB Engineers to update the Parks, Trails and Open Space element of the General Plan. The main purpose for the update is to provide a basis for new evaluation and analysis of park impact fees. Both the Planning Commission and the City Council would be required to hold public hearings on this matter since there would be an amendment to the General Plan.

Mr. Stephens noted that he would like the Planning Commission to review the draft and make any suggestions or corrections that they would like to have added. The Commission noted that there were a few changes and would get them to Mr. Stephens for changes.

Mr. Stephens then noted that a public hearing would be set for next month to take public comment on this matter.

GENERAL AND PENDING

The Commission discussed the date of November 28th to be set for a training session with a representative from the City Attorney's office.

There was a question about the Planning Commission Agenda being on the website. It was noted that it was located on the website. The suggestion was made that there could be an announcement on the reader board to advertise the Planning Commission and City Council meetings to possibly get more citizen involvement.

It was also noted that there is still work being done on the RDA projects in the City.

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It was also noted that there will be a closure of 500 South in conjunction with installing the new light rail tracks in that location.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 8:15 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary