

**WOODS CROSS PLANNING COMMISSION
SEPTEMBER 26, 2006**

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Leo Beecher
Anne Blankenship

Brent Page
Gary Sharp
Ryan Westergard

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Don Moore, City Council Member

VISITORS:

Pat Blackley
LeGrande Blackley
Richard Bradford
Eric Gridley
Hall Blankenship

PLEDGE OF ALLEGIANCE:

Gary Sharp

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections of the minutes of the meeting held September 12, 2006. After corrections were noted, Commissioner Beecher made a motion to approve the minutes as corrected with Commissioner Page seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Don Moore was at tonight's meeting representing the City Council. He reviewed with the Planning Commission the City Council meeting held September 19, 2006. Please see the minutes of that meeting for the details of his report.

REQUEST TO CLOSE WALKWAY ACCESS FROM 1725 SOUTH TO LDS CHURCH LOCATED AT 1509 WEST 1500 SOUTH

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that the city had received a letter from the Woods Cross Utah North Stake requesting the closure of the walkway from the LDS Church located at 1509 West 1500 South to the adjoining neighborhood to the south because of vandalism.

Mr. Richard Bradford was at tonight's meeting representing this item. He noted that there had been damage twice to a gate that had been placed at the walkway as well as

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children having bike races in the parking lot and children putting wood shavings into the electronic door locks ruining them so they were no longer usable. He also noted that before the building was constructed, it was understood that the walkway was to be used to provide access for Church members living south of 1500 South. However, at the present time, the neighbors to the south do not attend this building. He also said that the Church would remove the proposed fence in the future should any realignment of stake and ward boundaries make it necessary and desirable to have this access.

There was some discussion by the Commission on the possibility of the walkway being closed at both ends and that the walkway is city owned property and the city would be responsible for the maintenance of this area. It was noted that this probably would not be the best solution at this time because it could become an area that would collect garbage and leaves.

The Commission also discussed concerns over this being a dead end area and the possibility of a child being blocked in with no way to escape and could become a safety hazard. It was also noted that Woods Cross desires to have a walkable community and this will limit free flow if this area is blocked.

Mr. Bradford noted that they would like to replace the gate and the end of the walkway and then add another piece of reinforced chain link fence so that it would be strong enough to prevent further damage and be a deterrent from people entering into the church parking lot to help prevent further vandalism to the church.

Mr. Eric Gridley, a neighbor to this area, said that his children rode bikes in the parking lot. He asked if that was allowed. Mr. Bradford noted that this was private property. Mr. Gridley noted that even if the gate and fencing were to be installed that it would be easy for teenagers to jump over it. He expressed his concerns over closing both sides of the walkway and the fact that garbage and debris would gather in the area.

The Commission also discussed the possibility of removing the walkway altogether and offering the walkway property to the two home owners on either side of the walkway. It was noted that this would not be the best solution in case there were boundary changes and the adjacent neighborhood may be attending this church sometime in the future. The Commission also noted that they did not see that closing both sides of the walkway would be the best solution at this time and said they could close the one side for now and possibly reevaluate closing the other side in the future if there were other serious problems that might come up in the area.

Commissioner Page then made a motion to give the LDS Church approval to close the north end of the walkway from the church to the adjoining neighborhood with the condition that in the future, should the church serve the immediate neighborhood, the City will require opening the walkway between 1725 South and this church property. Commissioner Bassarear seconded the motion and the motion carried.

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**CONSIDERATION TO AMEND THE ZONING ORDINANCE REGARDING
THE CONVERSION OF MODEL HOMES TO RESIDENTIAL USE—TIM
STEPHENS**

Mr. Stephens reviewed the proposed changes to the ordinance with the Commission regarding this item. The Commission discussed some of the details of this item and directed Staff to forward this item to the City Attorney for his review before making a final determination and further review would follow in the future after the City Attorney's recommendations.

GENERAL AND PENDING

Mr. Stephens noted that Mr. Jerry Larrabee, the city's representative on the recreation district's board of directors, invited the Commission to take a tour of the new recreation center being built in Bountiful. The tour would be on October 10th at 5:00 P.M.

Chairman Hill asked what the status of Peak Profile was at this time. Mr. Stephens noted that they were still working on getting all of the details in line and then legal action would probably be taken.

Mr. Hill noted that he had received emails regarding a letter sent by Mr. Stephens to UDOT regarding a traffic study at 500 South and 700 West. Please see attachments A and B for the details of these letters.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 7:30 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary