

WOODS CROSS PLANNING COMMISSION
MARCH 27, 2007

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Leo Beecher

Anne Blankenship
Gary Sharp
Ryan Westergard

MEMBERS EXCUSED:

Brent Page

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie S. Craig, Secretary
Jennifer Decker, City Council Member

VISITORS:

Pat Blackley
LeGrande Blackley
Jeff Lee
Ed Goble
Ralph Lee
Jake McSwain
Hall Blankenship

PLEDGE OF ALLEGIANCE:

David Hill

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held March 13, 2007. After corrections were noted, Commissioner Sharp made a motion to approve the minutes as corrected with Commissioner Blankenship seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Jennifer Decker was at tonight's meeting representing the City Council. She reported on the City Council Meeting held March 20, 2007. Please see the minutes of that meeting for the details of her report.

OPEN SESSION

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

There were no public comments at tonight's meeting.

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UTA RAIL STATION DISCUSSION—STEVE MEYER

Mr. Meyer was not present at the meeting at this time. Mr. Tim Stephens, the Community Development Director, noted that he would make a phone call to see if Mr. Meyer would be attending at a later time.

PEAK PROFILE—LEGRANDE BLACKLEY

Mr. Stephens then turned the time over to Mr. LeGrande Blackley, the City's Code Enforcement Officer. He noted that he was reporting his findings regarding his assignment to meet with Mr. Jeff Lee of Peak Profile as well as Mr. Mike Chase, the plant manager for Peak Profile.

Mr. Blackley said that he went over what was expected from Peak Profile in the coming days. Mr. Chase said he did not realize that the scope of what was supposed to happen was so big. Mr. Blackley also explained to Mr. Chase that the only thing that could be stored outside would be the finished product waiting to be shipped that day. Mr. Chase said that this might be difficult to do. Mr. Blackley told Mr. Chase and Mr. Lee if it could not take place by the end date set forth by the Commission, the Planning Commission could be forced to revoke the permit of operation for Peak Profile.

Mr. Jeff Lee was present at the meeting. He noted that the trailers at the west end of the building were donated to a charitable entity and they would be removing them within the next two weeks. The Commission noted that some of these entities are slow to pick up items and they did not want to see the trailers remain for another extended period of time. Mr. Lee noted that if they were not picked up in a timely manner, they would be disassembled and sold for scrap metal.

Mr. Lee noted that he had met with the new owner of the property and that they are working with ideas to improve the site. Mr. Lee said that he would like to bring in some of the ideas and work with Staff to see what they could come up with to help alleviate the ongoing problems.

The Commission reiterated that they expected things to continue to progress so this problem can be taken care of and that it was also expected things would stay cleaned up in the future. The Commission reminded Mr. Lee that the completion date to have things in order would be April 10, 2007. Mr. Lee noted that they would be done by that time and he would continue working on long term solutions to improve the problem on the property.

The Commission had a short discussion noting that if long term solutions were presented to the Commission by Peak Profile that may permanently alleviate this ongoing problem, they would like to consider them, but they did expect things to continue to improve as outlined by the Commission and to be completed by the date given by the Commission.

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HOT STUFF ASPHALT CONDITIONAL USE—JAKE MCSWAIN

Mr. Stephens reviewed the details of this item with the Commission. He noted that Hot Stuff Asphalt is proposing a sales and marketing office within the Skypark Industrial Park. They will not manufacture any asphalt products at this site. The business operation would be strictly marketing and sales at this location.

Mr. Jake McSwain appeared before the Commission. He noted that the previous office had been located in the Silver Eagle facility but they were looking to move to this location because it was much more convenient.

Commissioner Bassarear then made a motion to approve the conditional use permit for Hot Stuff Asphalt and Mr. Jake McSwain for marketing and sales use only. Commissioner Beecher seconded the motion and the motion carried.

UTA DISCUSSION—STEVE MEYER

It was noted that Mr. Steve Meyer would not be attending tonight's meeting. He apparently was confused on the date and was attending another meeting that would not allow his attendance at the Planning Commission meeting this evening.

Commissioner Hill reviewed the minutes of the Planning Commission meeting of February 13th and the motions that had been passed to remind the audience and Commission what had been decided about this item at this previous meeting.

Mr. Ed Goble, a Woods Cross citizen, was at the meeting to go over some questions he had about the UTA rail station. Mr. Goble lives across the street from the station that is now under construction.

Mr. Goble reviewed some detailed information with the Commission that he had read concerning the Environmental Impact Study done by UTA. He went over many concerns that the study had brought up. He noted that he was still concerned about safety and still wanted a single drive in the parking lot. He also noted his concern about the berm being high enough to block headlights in his windows coming from the driveway to the UTA lot. He also noted that he had gone to two other station lots in the Salt Lake area that had single drives that were approximately the same size as the lot being constructed in Woods Cross.

The Commission thanked Mr. Goble for his time and the information that he had presented. Chairman Hill explained that the Commission could only make decisions within their scope of responsibilities and regulations and that the Commission does rely on the professional engineers hired by the City to give their input and expertise on matters such as these. He went on to say that it may be best for Mr. Goble to return to the next meeting to address his concerns and the

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information that he had acquired with Mr. Meyer from the UTA. Mr. Goble said that he would return when Mr. Meyer was present.

The Commission noted the address of the two lots Mr. Goble had visited and said that some of them may be able to go look at these lots for a frame of reference.

The Commission thanked Mr. Goble for his time and interest in this matter.

GENERAL AND PENDING

Mr. Stephens discussed some of the upcoming agenda items with the Commission.

Council Member Decker also had a brief discussion with the Commission on their opinions about the Sinclair Oil tanks that were being proposed to be built in the City. The Commission noted their opinions on the matter.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 7:55 P.M. Commissioner Hill seconded the motion.

David C. Hill, Chairman

Bonnie S. Craig, Secretary