

**WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 24, 2006**

MEMBERS PRESENT:

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

Brent Page
Gary Sharp
Ryan Westergard

STAFF EXCUSED:

Tim Stephens, Community Development Director

STAFF PRESENT:

Bonnie Craig, Secretary
Tamy Dayley, City Council Member

VISITORS:

Pat Blackley
LeGrande Blackley
Ryan Kunz
Mel and Sherri Richardson
Mike Taylor
Carolee Seal

PLEDGE OF ALLEGIANCE:

Brent Page

APPROVAL OF MINUTES

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

CITY COUNCIL REPORT

City Council Member Tamy Dayley was at tonight's meeting representing the City Council. She reported on the City Council Meeting held on January 17, 2006. Please see the minutes of that meeting for the details of her report.

There was some discussion about the commuter rail station and the closing of 800 West. Chairman Hill noted that he was still concerned about the traffic situation on 500 South when this closure takes place. He noted that this area was already a bad traffic area and asked that Council Member Dayley take back those concerns to the City Council and to Mr. Meyer of UTA. He also noted that he thought the area on 500 South needed immediate attention to make sure that it did not become an area of traffic gridlock when the closure on 800 West takes place.

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**PUBLIC HEARING-PROPOSED AMENDMENTS TO CHAPTER 20 OF THE
ZONING ORDINANCE ENTITLED HOME OCCUPATIONS—TIM STEPHENS**

Chairman Hill noted that Mr. Tim Stephens, the Community Development Director, would not be attending tonight's meeting due to illness. Chairman Hill then asked the Commission if they had all had a chance to review the amendments to Chapter 20 of the zoning ordinances which applied to home occupations.

The Commission noted that they had all had a chance to look over the changes. They had a few revisions that were noted.

Chairman Hill then opened the meeting to public comment on this matter.

Mr. Ryan Kunz, a city resident, was present and the Commission asked Mr. Kunz if he had any comment on the matter. He noted that he might have some thoughts for a future meeting. He did say that he has been having problems at his residence with one of his neighbors. Mr. Kunz has a home on a flag lot and noted that the neighbor who resides in front of him has been parking vehicles and fixing trucks in his backyard, sometimes blocking Mr. Kunz's driveway. Mr. Kunz also noted that his neighbor is tracking mud from the trucks that he drives into his backyard on his driveway and making a mess. Mr. Kunz also noted that he has filed two complaints with the city but that there were still problems with his neighbor.

Mr. Kunz said that he was at tonight's meeting to gather information from the zoning ordinances and trying to understand if there were any ordinances that could apply to the problems that he was facing at the moment.

The Planning Commission told Mr. Kunz that they were concerned about his issues and said that they would be interested in having him come back so the issues could be addressed in more detail at a later Planning Commission meeting.

There were no other public comments.

Chairman Hill then closed the Public Hearing.

Chairman Hill noted that this was not an item that required a vote and directed Staff to make the changes the Commission had noted. He also asked that Staff look into the ordinances that apply to flag lots and the other issues that Mr. Kunz had brought before the Planning Commission concerning flag lot properties. He noted that the Commission would like to look into these issues at a future meeting.

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**PUBLIC HEARING—PROPOSAL TO VACATE LOT 40 SKYPARK
INDUSTRIAL PARK LOCATED AT 1634 W. 2350 S.—CALVIN BRUBAKER**

Chairman Hill reviewed this item with the Commission. He asked the Commission if there was any discussion. The Commission noted that this was a straight forward item and no discussion took place at this time concerning this item.

Chairman Hill then opened the meeting to public comments.

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

Commissioner Bassarear then made a motion to forward the Planning Commission's recommendation to the City Council that Lot 40 of the Skypark Industrial Park located at 1634 W. 2350 S. be vacated Commissioner Beecher seconded the motion and the motion carried.

**PUBLIC HEARING—WING IT HANGAR CONDOMINIUM FINAL PLAT—
CALVIN BRUBAKER**

Chairman Hill then reviewed this item with the Commission. He noted that the applicant is proposing to divide the hangar, now under construction on lot 40 in the Skypark Industrial Park, into 3 individual condominium hangar areas.

Mr. Calvin Brubaker then came forward and noted that the building plat questions regarding this item had been addressed when he came to the Planning Commission for a conditional use permit and there had been no changes to the building, just changes in ownership. He noted that there would be no modifications to the outside of building or changes in its use.

Chairman Hill then opened the public hearing for public comments.

Ms. Sherri Richardson appeared before the Commission and asked about parking for this area. Mr. Brubaker noted that there were 4-6 stalls on the plans, at least one per hangar door. It was also noted that people usually park their cars in their own hangar, in many cases, after they have pulled their planes out of the hangar.

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

Commissioner Beecher then made a motion to forward the Planning Commission's recommendation to the City Council that this item be approved with the following conditions:

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1. That a plat name and title be added to the top of the proposed plat.
2. That Staff review the parking stalls.

Commissioner Page seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. LeGrande Blackley, the city's code enforcement officer, noted that he had been working on the issues discussed earlier in tonight's meeting, with Mr. Kunz and his neighbor. Mr. Blackley noted that he had contacted Mr. Asbury, Mr. Kunz's neighbor, regarding the complaints and that Mr. Asbury had not been fixing his trucks in his yard since Mr. Blackley had contacted him about the complaints. Mr. Blackley also noted that the only issue that could be addressed by city ordinance regarding Mr. Kunz's complaints was the issue of Mr. Asbury conducting a business from his home. Mr. Blackley noted that the other issues would have to be determined with legal intervention.

The Commission also asked Mr. Blackley what was happening with Peak Profile. Mr. Blackley noted that this matter had been turned over to the city prosecutor. Chairman Hill directed Staff to see if the city prosecutor had taken any action on this item.

ADJOURNMENT

There being no further business before the Commission, Commissioner Beecher made a motion to adjourn the meeting at 7:25 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary