

**WOODS CROSS PLANNING COMMISSION MEETING
NOVEMBER 28, 2006**

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Anne Blankenship

Brent Page
Leo Beecher
Ryan Westergard

MEMBERS EXCUSED:

Gary Sharp

STAFF PRESENT:

Tim Stephens, Community Development Director
Marcee Morris, Secretary
Tami Dayley

VISITORS:

LeGrande Blackley
Pat Blackley

PLEDGE OF ALLEGIANCE:

Leo Beecher

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held November 14, 2006. After the corrections were noted, Commissioner Blankenship made a motion to approve the minutes as corrected with Commissioner Page seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Dayley was at tonight's meeting representing the City Council. She reported on the City Council Meeting held November 21, 2006. Please see the minutes of that meeting for the details of her report.

HOME OCCUPATION—JANA LEHANE

Mr. Stephens said that Ms. LeHane was proposing to operate a hair salon from her home. The salon would have a dedicated room and entrance. He indicated that with home occupations of this type parking could be a concern, but most people are able to work it out with scheduling. Conditions for this type of permit usually include that the business will not disturb neighbors and that the applicant will submit a copy of a fire inspection to the city before a business license is issued. Commissioner Bassarear added that outside signage was prohibited.

Ms. LeHane indicated that she has enough room to park 6 cars in her driveway, but does not intend to be doing a lot of business so parking should not be a problem. She also said that she did not intend to put up any signs.

Commissioner Blankenship made a motion to approve the home occupation permit for Savvy Hair with the following conditions:

1. The home occupation will not disturb neighbors or surrounding homes in the area.
2. The applicant will submit a copy of a fire inspection to the city before a business license is issued.

Commissioner Bassarear seconded the motion and the motion carried.

BARLOW AUTOMOTIVE CONDITIONAL USE EXTENSION

Mr. Stephens explained that last year the Planning Commission approved a temporary conditional use permit for Ralph Barlow Automotive in the Salt Savers building on 2425 South Street. The business had been located for the previous 12 years in Woods Cross at 567 West 800 South. Mr. Barlow's business specialized in light automotive repair and service, including tune-up's, timing belts, clutches, brakes and general maintenance services. Mr. Barlow had anticipated that 2425 South would be a temporary location for his business. He had plans to move to a permanent location in North Salt Lake. Since then Mr. Barlow has decided to stay and wished to obtain a longer term permit.

Mr. Stephens indicated that the Planning Commission's original conditional use approval included the following conditions:

1. All service work is to be done inside the building
2. No outside storage of materials, equipment or parts.
3. Cars to be serviced are not to be left outside for longer than one week.
4. The conditional use permit is good for one year.
5. Petroleum products or other hazardous waste are not to be discharged into the sewer.

Mr. Barlow stated that Code Enforcement Officer, LeGrand Blackley had contacted him recently about some cars he had parked outside for longer than the permitted time period. He explained that these were personal cars that he kept at his shop to work on occasionally and that, while he would prefer to keep them parked outside, he could, if necessary, move them inside from time to time.

Discussion followed regarding the intent of the ordinance, which is to prevent outside storage. The Commission expressed concern that, if Mr. Barlow keeps the cars parked outside and moves them only occasionally, the cars were essentially being stored outside which is a violation of the ordinance. Mr. Blackley indicated that it was his understanding from working with Mr. Barlow that the cars would be stored inside the building and only move to the parking lot when he needed room to work on customer cars inside. The Commission was comfortable with the cars being stored inside the building and only brought outside on an occasional basis.

Commissioner Beecher moved to approve the conditional use permit for Barlow Automotive with the following conditions.

1. All service work is to be done inside the building.
2. No outside storage of materials, equipment or parts.
3. Cars to be serviced are not to be left outside for longer than one week.
4. Petroleum products or other hazardous waste are not to be discharged into the sewer.

Commissioner Westergard seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens reported on the following upcoming events:

- There will be a tour of the new Recreation Center on December 19th. Anyone wishing to participate should meet in the west parking lot at 5:00 p.m. He wasn't positive of the time but said he would confirm it with Gary Uresk and let everyone know if it was different.
- In January the Commission could expect to see a new sign ordinance. He said the present ordinance is cumbersome and unclear and needs to be updated.
- The City Attorney and Scott Anderson are working on a new Wellhead Protection Ordinance. City Attorney, Lisa Romney is trying to decide whether to include the ordinance in the zoning code or in the utility title.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 7:40 P.M.

David C. Hill, Chairman

Marcee Morris, Secretary