

**WOODS CROSS PLANNING COMMISSION MEETING
DECEMBER 11, 2007**

MEMBERS PRESENT:

David C. Hill
Leo Beecher
Anne Blankenship

Brent Page
Gary Sharp
Ryan Westergard

MEMBERS EXCUSED:

Jennifer Bassarear

STAFF PRESENT:

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

VISITORS:

Darla Sanders
Curtis Poole
Lori Poole
Pat Blackley
LeGrande Blackley

PLEDGE OF ALLEGIANCE :

Ryan Westergard

APPROVAL OF MINUTES

The Commission said they would like to have the specific changes shown for the corrections that were made in the minutes for the Planning meeting that was held August 28th, 2007. Commissioner Sharp made a motion to table minute approval until those changes could be added to the permanent record. Commissioner Blankenship seconded the motion and the motion carried.

(Please see the minutes of the Planning Commission meeting held January 8, 2008 for the final approval of the revisions of these minutes).

CITY COUNCIL REPORT

City Council Member Jennifer Decker reported on the City Council meeting held December 4th, 2007. Please see the minutes of that meeting for the details of her report.

OPEN SESSION

Commissioner Sharp asked how soon after a snow storm was the city required to clear the streets of the snow. Mr. Stephens, the Community Development Director, noted that it should be within 24 hours of a storm. The Commission discussed the fact that there were some areas of the city

that were not getting plowed in a timely manner and Mr. Stephens said he would pass the Commission's concerns along to the city staff.

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HOME OCCUPATION—DARLA SANDERS

Mr. Stephens reviewed this item with the Commission. He noted that Ms. Sanders is proposing to operate a ceramic production business from the 18' x 8' workshop behind her home. She would pour, mold, fire, and paint ceramic art pieces. The ceramics would then be sold to others off site. Ms. Sanders has already obtained the Fire Marshal's approval for her business.

Ms. Sanders then appeared before the Commission. The Commission asked Ms. Sanders what her hours of operation would be. She said she has another full time job and just does her ceramics when she has time. The Commission asked her if there was any noise associated with her business. Ms. Sanders noted there was no noise associated with her business.

Commissioner Page then made a motion to approve the home occupation for Ms. Darla Sanders for her ceramics production business. Commissioner Sharp seconded the motion and the motion carried.

TRAIN STATION/500 SOUTH UPDATE—TIM STEPHENS

Mr. Stephens then reviewed with the Commission updates on the train station and 500 south. He noted that the Planning Commission had approved part of the train station, but UTA had put off seeking approval for other areas because of access issues. Mr. Stephens said there had been several meetings regarding these issues and the parties seem to have come to an agreement for resolution. The resolution does require that UTA redesign the north parking area before it comes back to the Planning Commission for further review.

Mr. Stephens then reviewed other possibilities that were being considered for redoing 500 south and some of the issues that were being faced by this reconstruction.

GENERAL AND PENDING

Mr. Stephens said the staff would be reviewing the Sinclair expansion in the next few months.

The Holiday Inn Express has been looking at property in the city to build a new hotel.

The staff has been reviewing redoing to the General Plan to work with changes that will be happening on 500 south.

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ADJOURNMENT

There being no further business before the Commission, Commissioner Beecher made a motion to adjourn the meeting. The time was 7:10 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary