

**WOODS CROSS PLANNING COMMISSION MEETING
NOVEMBER 13, 2007**

MEMBERS PRESENT:

David C. Hill
Brent Page

Ryan Westergard
Gary Sharp

MEMBERS EXCUSED:

Jennifer Bassarear
Leo Beecher
Anne Blankenship

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Rick Earnshaw, City Council Member

VISITORS:

Lois Schrader
Don Schrader
Pat Blackley
LeGrande Blackley
Randy Daw
Monica Collard
K.O. Murdock

PLEDGE OF ALLEGIANCE:

Gary Sharp

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the Planning Commission meeting held October 23, 2007. Commissioner Page made a motion to approve the minutes as written with Commissioner Sharp seconding the motion and the motion carried.

CITY COUNCIL REPORT

City Council Member Rick Earnshaw reported on the City Council meeting held November 6, 2007. Please see the minutes of that meeting for the details of his report.

APPROVAL OF AUGUST 28TH CORRECTED MINUTES

Mr. Tim Stephens, the Community Development Director, noted there had been an error recently discovered regarding the minutes of the Planning Commission meeting held August 28th, 2007. The minutes read as follows:

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“Commissioner Bassarear then made a motion to forward the Planning Commission's recommendation for rezone approval to the City Council. Commissioner Page seconded the motion. Commissioner's Page, Blankenship and Bassarear voted for the rezone. Commissioner's Westergard and Hill voted against, Chairman Hill noting he did not favor the rezone on principal. The motion carried by a vote of three to two.”

The minutes should have read as follows:

“Commissioner Blankenship then made a motion to forward the Planning Commission's recommendation for rezone approval to the City Council with the following conditions:

1. Sinclair submit to the City a notice of intent to the State Division of Air Quality.
2. They also submit a copy of the spill prevention control and counter measures plan for the proposed facility.
3. That a copy of Kleinfelter report to the City Administrator dated August 22, 2007 be herein incorporated by reference.

Commissioner Page seconded the motion. Commissioner's Page, Blankenship and Bassarear voted for the rezone. Commissioner Westergard and Chairman Hill voted against, Chairman Hill noting he did not favor the rezone on principal. The motion carried by a vote of three to two.”

The Planning Commission was asked to review the correction regarding these minutes. Commissioner Westergard made a motion to approve the minutes as corrected with Commissioner Page seconding the motion and the motion carried.

OPEN SESSION

Commissioner Sharp noted that he had noticed a dump truck parked in a residential neighborhood in Woods Cross City. He suggested that Staff look into the matter to see if the dump truck was parked in the area without the proper permission. Staff said they would look into the matter.

There were no other items for the open session.

DISCUSSION OF MURDOCK CHEVROLET SIGN ADJUSTMENTS—MONICA COLLARD

Mr. Stephens reviewed this item with the Commission. He noted that Monica Collard of Allied Electric Sign and Awning had indicated that the sign brightness regarding the sign for Murdock Chevrolet had been taken down to 50% at dusk and then to 10% brightness from dark until dawn. She also indicated that homeowners had recently met with her to view the sign. Ms. Collard invited the Planning Commission to meet at the Murdock sign location before tonight's Planning Commission meeting to view the sign for themselves and see the brightness of the sign prior to 6:00 P.M. and then view the change after 6:00 P.M. to see the contrast in the brightness.

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Ms. Monica Collard then appeared before the Commission. She noted that she had been working on adjusting the brightness of the Murdock sign and it had been determined that the sign had been adjusted so it would not impact the adjacent neighborhood as much as it had in the previous few weeks. She noted she had driven through the neighborhood after the sign had been adjusted and she did not see a negative impact in her view after adjustments had been made. She also noted that she had discussed different brightness changes with the neighbors to get their opinion. She said the sign would be at 100% brightness during the day, but the sign would be adjusted to 50% brightness at dusk then changing to 10% brightness at dark until dawn. She also noted that she had people working on making these changes automatic.

Mr. Randy Daw, a resident in the adjacent neighborhood impacted by the sign, appeared before the Commission. He noted that Ms. Collard had been very nice to work with. He did say that the brightness of 10% seemed to work out fine but that he was still concerned about the blinking transitions during the nighttime hours and the impact that it has on his home. He said he would like to see the sign have more solid design during the nighttime hours to lessen the brightness impact to the neighborhood. Mr. Daw also noted that he had talked with a nearby motel owner who said the sign was impacting his customers as well.

Ms. Collard did say that having the light at 10% seemed to make the transitions better, but it was up to the owner of Murdock Chevrolet to have the solid designs.

Mr. K.O. Murdock, owner of Murdock Chevrolet, appeared before the Commission. He said that he would work with having the transitions softer after 10:00 P.M. so it would lessen the impact to the neighbors. He said he would be willing to work things out to the satisfaction of everyone involved. He also noted that he had not heard from the motel owner about problems with the sign.

Chairman Hill said that he felt that the 10% adjustment was good but would still like to see Murdock and Ms. Collard work with the neighbors in having the transitions more smooth during the nighttime hours. He also said that he would like the motel owner to appear before the Commission himself if he had a complaint about the sign. He went on to say that he would like to see the automatic programming being pursued to continue to work out this problem.

Mr. Murdock said that he would be working to get the sign adjusted within the next week or so and would welcome any input from the neighbors as they continue to make changes.

Ms. Collard noted that she would keep in contact with Mr. Daw when programming and let him know when the changes would be finished to get his input on those changes.

The Commission noted they would like to have the parties involved report back at the January 8th, 2008 Planning Commission meeting to review the progress of this item after the programming had been finished.

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Commissioner Page then made a motion to table this item until the January 8th, 2008 Planning Commission meeting so the neighbors and Murdock Chevrolet can continue to work things out. Commissioner Sharp seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens said that they were working on an amendment to the General Plan for the 500 South Legacy interchange.

The Commission also discussed with Mr. Stephens other issues regarding the light rail train station as well as other issues that might be involved in the 500 South traffic problems.

ADJOURNMENT

There being no further business before the Commission, Commissioner Sharp made a motion to adjourn the meeting at 7:20 P.M. with Commissioner Hill seconding the motion.

David C. Hill, Chairman

Bonnie S. Craig, Secretary