

**WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 10, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear
Anne Blankenship
Brent Page

Curtis Poole
Gary Sharp
Matt Terry

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Kent Parry, Mayor

VISITORS:

Farley Eskelson
Don Schrader
Lois Schrader
Pat Blackley
LeGrande Blackley
Hall Blankenship

PLEDGE OF ALLEGIANCE:

Jennifer Bassarear

ELECTION OF CHAIR AND VICE CHAIR 2012

Mr. Tim Stephens, the Community Development Director, reminded the Commission that as per the Woods Cross City by-laws it is required to elect a Chairman and Vice Chairman for the Planning Commission annually. He noted that as it was the first Planning Commission meeting of the year this needed to be done at tonight's meeting.

Commissioner Bassarear nominated Leo Beecher to remain as the Chairman for the Woods Cross Planning Commission for the year 2012. Commissioner Blankenship seconded the nomination and all voted for the nomination.

Commissioner Blankenship then nominated Gary Sharp to remain as Vice Chairman of the Planning Commission for the year 2012. Commissioner Poole seconded the nomination and all voted for the nomination.

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission held November 22, 2011. After their review, Commissioner Page made a motion to approve the minutes as written. Commissioner Bassarear seconded the motion and the motion carried.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
JANUARY 10, 2012
PAGE 2**

CITY COUNCIL REPORT

Mayor Kent Parry was attending tonight's meeting representing the City Council. He said the City Council had not held a meeting yet in January so he had nothing to report to the Commission at this time.

OPEN SESSION

Chairman Beecher then opened the meeting for public comments regarding issues that were not on the agenda.

There were no comments from the public and Chairman Beecher closed the open session.

**MCDONALD'S SITE PLAN REQUEST—610 WEST 2600 SOUTH—FARLEY
ESKELSON**

Mr. Stephens reviewed this item with the Commission. He noted that presently McDonald's is operating a restaurant in Woods Cross next to the Toyota Dealership. They are proposing to construct a new McDonald's around the corner on 2600 South. They are proposing to demolish the old Pizza Hut building and construct a new restaurant on the site. There is a slope in the parking area and the engineer and architect for the property have proposed leveling out the site which will entail several small retaining walls, the highest of which would be 6 feet. The architect for the project is proposing to use the same materials, pattern and color of the adjoining and much larger Walgreen's retaining wall to the east to bring continuity to the project. There will also be landscaping installed throughout the project to soften the appearance. The new McDonald's store will be similar to the one that was recently renovated in Centerville.

Mr. Stephens also advised the Commission that there is a large pole sign located near 2600 South and the Walgreen's property line that will remain where it is. There is also a smaller pole sign located near the west proposed development line that was used previously by the used car sales business located on the site. Mr. Stephens noted that he had recently met with Mr. Doug Olsen, one of the owner's of the property, and discussed this sign with him. Mr. Olsen said he is going to look into removing this old sign from the site as it would interfere with the project as proposed.

Mr. Farley Eskelson appeared before the Commission. The Commission asked him what would happen to the old McDonald's building after the new one was constructed. Mr. Eskelson stated that typically about one month before the opening of the new store, some of the equipment would be transferred from the old store to the new store and the old one would be gutted and closed. He said he was not sure what would become of the building after that.

Mr. Eskelson said the new store would have the same footprint as the Centerville store and would have a similar exterior and would look very nice.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
JANUARY 10, 2012
PAGE 3**

The Commission then asked Mr. Eskelson to explain how the retaining walls would be constructed and where they would be located. Mr. Eskelson showed the Commission on the site plan where these would be placed. Mr. Eskelson also commented that McDonald's is very particular about their grades and they would be making sure it would be ADA compliant.

The Commission also asked if there would be cross parking on the Kmart parking lot area. Mr. Eskelson said there would be cross parking agreement for the parking area. The Commission noted this would be nice for people who might be traveling in a larger vehicle or RV because it would be much easier to park and then easier to maneuver to leave in the larger area.

There were no further questions or comments by the Commission and Commissioner Poole made a motion to approve the site plan request for McDonald's and Mr. Farley Eskelson with the following conditions:

1. The proposed corrugated metal, architectural accent panels are approved as per the architectural elevations as presented.
2. Sidewalk in front of the proposed site along 2600 South is used as a school walking route for Jr. High students, as such, access for pedestrians must be provided at all times during construction unless otherwise approved by the Woods Cross Public Works Director.
3. All proposed signage shall comply with the Woods Cross Sign Regulations and require separate permits and approvals.

Commissioner Page seconded the motion and the motion carried.

PRESENTATION OF TRAILS & LANDMARK PLAN—TIM STEPHENS

Mr. Stephens presented to the Planning Commission some concept plans for creating landmarks around the Legacy Gateway area in the west fringes of the community that build upon the recommendations found in the General Plan. He also presented recommendations for future trails or trail extensions to serve as an amenity to future development of the area.

Mr. Stephens showed the Commission some concept drawings of what landmarks might work into the area and gave a presentation on what might fit into these areas. The Commission discussed the concepts with Mr. Stephens and he said he would welcome any input or suggestions from the Commission regarding this matter. He said he would be drafting a discussion document that would be for helping to discuss the landmark concepts with prospective builders in the area and he thought the landmarks could create a way to help promote our City.

The Commission said none of them were opposed to the concepts discussed and Mr. Stephens said he would now be making a presentation to the City Council to discuss the matter with them.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
JANUARY 10, 2012
PAGE 4**

GENERAL AND PENDING

Commissioner Blankenship told the Commission she is retiring from the Planning Commission and this would be her last Planning Commission Meeting. She expressed her appreciation for the opportunity she has had to serve the community and said she will miss acting as a member on the Planning Commission.

The Commission then thanked her for her service and for her many years of insight and wisdom in making decisions that would impact the community in a positive way.

Mr. Stephens said the Commission should have received a copy of the activities of the Code Enforcement Officer, Mr. LeGrande Blackley, for the year 2011. They thanked him for all he does for the City.

Mr. Stephens asked if everyone had received a CD of the amendments to the Zoning Ordinances. There were 2 members of the Commission that had not received their CD and Mr. Stephens handed them out to them.

ADJOURNMENT

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

Leo Beecher, Chairman

Bonnie S. Craig, Secretary