

**WOODS CROSS PLANNING COMMISSION MEETING
AUGUST 28, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear
Dan Bradford

Brent Page
Curtis Poole
Gary Sharp
Matt Terry

STAFF PRESENT:

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

VISITORS:

Kuljit Kaur Mehrok
Matt Gilbert
Lois Schrader
Don Schrader
Pat Blackley
LeGrande Blackley

PLEDGE OF ALLEGIANCE:

Dan Bradford

APPROVAL OF MINUTES

The Commission reviewed the minutes of the meeting held August 14, 2012. After their review, Commissioner Page made a motion to approve the minutes as written with Commissioner Bassarear seconding the motion and the motion carried.

CITY COUNCIL REPORT

Mayor Kent Parry was at tonight's meeting representing the City Council. He reported on the City Council meeting held August 21, 2012. Please see the minutes of that meeting for the details of his report.

OPEN SESSION

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

Chairman Beecher said he had spoken with Mr. Stephens regarding procedures for preliminary and final plat approval and had asked Mr. Stephens to review these procedure with the Commission.

Mr. Stephens then went over with the Commission what the procedures were regarding preliminary plat approval noting reviewing the preliminary plat is where design issues or

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problems need to be addressed and as the applicant comes back for final plat approval, it is the more minor details that are typically refined and reviewed.

There were no further comments or questions for the open session and Chairman Beecher closed the open session.

**URBAN CHICKENS CONDITIONAL USE REQUEST—1839 MT. VIEW BLVD.
KULJIT KAUR MEHROK**

Mr. Stephens went over the details of this item with the Commission. He noted that the applicant is proposing to keep up to 10 chickens at her home located in a residential zone. This application was received due to a complaint the Code Enforcement Officer for the City has investigated. Complaints were received from neighbors of roosters crowing at the residence. Upon investigation by the Code Enforcement Officer, it was discovered the applicant had several roosters under 6 months of age that were causing the negative impact to the neighbors.

The Commission discussed disturbance versus keeping the roosters because they were not to the 6 month age limit outlined by the ordinance. It was discussed that because this is a conditional use, the negative impact of the crowing roosters needs to be addressed and reviewed.

Ms. Mehrok appeared before the Commission. The Commission asked her how old the roosters are she now has at her home. She said they were about 4 months old. She said she used to have 4 roosters but got rid of two of them and now just had 2 remaining roosters.

The Commission reviewed with Ms. Mehrok that under the ordinance she was allowed to have up to ten chickens, but the two remaining roosters would have to be removed from the residence as they were a disturbance to the neighbors.

Ms. Mehrok stated it might be hard to remove the roosters as they were just babies right now.

Commissioner Bradford left the meeting at this time.

Ms. Mehrok said she understood she needed to remove the roosters and said she would figure something out. The Commission noted they thought 7-14 days would be a reasonable time to be able to accomplish removing the roosters.

Commissioner Bassarear made a motion to approve the conditional use permit for urban chickens and Ms. Kuljit Kaur Mehrok with the condition that the 2 remaining roosters be removed from the home within 14 days. Commissioner Page seconded the motion and the motion carried.

**PAR ELECTRIC CONTRACTORS CONDITIONAL USE REQUEST—1565 SOUTH
REDWOOD ROAD—NICOLE SULLIVAN/JIM PADGETT**

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Mr. Stephens then reviewed this item with the Commission. He said the applicants are proposing to operate an electrical contractor's office from the building formerly used by Nielson Diesel on Redwood Road. The applicants have indicated on their business license application that they will rent office space from the building owner on the site known as Most Wanted Drilling. This property does have a legal non-conforming right of outside storage as is being used presently by Most Wanted Drilling.

It was brought to the attention of the Commission that there was no one at tonight's meeting representing this item. Chairman Beecher and Mr. Stephens had spoken with Ms. Nicole Sullivan, who is the one office person for the business, on the phone and had asked her questions regarding this item. She had expressed that this site was going to be used mostly for office space with some equipment storage at the site. Both Chairman Beecher and Mr. Stephens expressed they felt comfortable with the information received regarding this item from Ms. Sullivan.

The Commission said they felt comfortable with what Chairman Beecher and Mr. Stephens had learned from Ms. Sullivan. Commissioner Poole then made a motion to approve the conditional use permit for Par Electric Contractors and Ms. Nicole Sullivan and Mr. Jim Padgett with the condition that at no time may the applicant's operation negatively impact the adjacent properties particularly the residential area across Redwood Road from the subject property. Commissioner Terry seconded the motion and the motion carried.

**WOODS CROSS HIGH SCHOOL ELECTRONIC MESSAGE CENTER SIGN—600
WEST 2200 SOUTH—MATT GILBERT**

Mr. Stephens then went over the details of this item with the Commission. He explained that the school district is proposing to replace the existing high school pole sign along the west side of the school site adjacent to Wildcat Way. He noted that in the past there have been concerns regarding this type of sign due to the brightness and other features that may impact the adjacent residential neighborhood as well as traffic driving on the freeway.

Mr. Matt Gilbert, owner of iSignz & Awnings appeared before the Commission. He said he would be placing the sign at the school. He also said he had placed the sign at the Croft business center in Woods Cross City and he felt the sign was very nice and professional looking. He went on to say he was here tonight to make sure his company does things properly and he wants to comply with the wishes of the City.

The Commission discussed whether the school district would have the final say on the sign and its operation and Mr. Stephens said the district is very willing to work with the City to make sure the sign and its operation work for everyone.

Mr. Gilbert said the type of sign he is placing at the school is a high resolution display type of sign and it will have a sharper image displayed and it is not oriented for people using the freeway to view the sign.

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The Commission asked Mr. Gilbert if he had reviewed the conditions as outlined and he said he had and there would be no problems meeting the conditions.

There were no further questions and Commissioner Sharp made a motion to approve the conditional use approval of an electronic changeable copy sign within the C-2 General Commercial Zone with the following conditions:

1. The sign shall not negatively impact the adjacent area particularly the residential neighborhoods north and west of the proposed sign location, as well as traffic on adjacent roadways and I-15.
2. Sign graphic animation shall be reduced between the hours of 9:00 P.M. and 7:00 A.M.
3. Screen and image changes shall be slowed to 30-second intervals between 9:00 P.M. and 7:00 A.M.
4. All harsh changes in contrast from dark to light background shall cease between 9:00 P.M. and 7:00 A.M.
5. The sign shall be permitted to have subtle changes such as fading or scrolling between 9:00 P.M. and 7:00 A.M. but in no case shall blinking or flashing images be permitted.
6. Sign brightness shall be dimmed and regulated to mitigate impact to adjacent residential areas and traffic on adjacent roadways and I-15.

Commissioner Page seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens said there would be a home occupation coming before the Commission at the next meeting.

He also said the asphalt plant which is a non-conforming use, would be coming before the Commission proposing two new asphalt tanks.

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

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