

**WOODS CROSS PLANNING COMMISSION MEETING
DECEMBER 11, 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 Craig, Secretary

VISITORS:

Jay LaBonte
LeGrande Blackley
Pat Blackley
Lois Schrader
Don Schrader
Mike Haslam

PLEDGE OF ALLEGIANCE:

Curtis Poole

APPROVAL OF MINUTES

The Commission reviewed the minutes of the meeting held November 27, 2012. After their review, Commissioner Poole made a motion to approve the minutes as written with Commissioner Bassarear seconding the motion and the motion carried.

OPEN SESSION

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

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

ALPHA POWER SITE PLAN & CONDITIONAL USE REQUEST--1991 WEST 2425 SOUTH—MIKE HASLAM

Mr. Stephens reviewed this agenda item with the Commission. He noted that Alpha Power is a distributor of electrical equipment. They will warehouse and distribute pole line hardware, wire, cable and substation fittings, such as insulators and associated material. They are presently located in North Salt Lake and are proposing to construct a new facility on 2425 South west of Redwood Road.

**OFFICIAL MINUTES
WOODS CROSS CITY PLANNING COMMISSION
DECEMBER 11, 2012
PAGE 2**

Mr. Jay LaBonte appeared before the Commission representing this item. Mr. Stephens did say that the proposed wall pack lights that were noted on the plans could be an issue with the adjacent neighborhood. Mr. LaBonte said there would be a zero cut off so there would be no lighting spill over from the wall pack lights.

The Commission asked Mr. LaBonte if he had any questions or problems with the conditions as outlined. Mr. LaBonte said he did not have any questions or problems with the conditions.

The Commission asked if this was a new business. Mr. LaBonte said he had operated this business for four years but that he had operated related businesses for 20 years and planned to operate this business for many more years to come. He also said this business has grown beyond the capacity of the building they now occupy so that is why they are relocating.

Mr. Mike Haslam from Alpha Power was also present at the meeting. He said they would like to fly an American flag at the location of the business and asked if there were any restrictions in doing so. The Commission said that it could not be located in the public right-of-way, but a flag was a welcome addition to any property.

The Commission asked if there would be any signs other than the one located on the building. Mr. LaBonte said there would be no other signs, but the sign on the building may be dimly lit at night and the flag may be lit at night as well.

The Commission asked if there was adequate parking for this business. Mr. LaBonte said they do not deal with the public and there would be a few delivery trucks and some contractors coming to the business but no other traffic.

There were no further questions and Commissioner Terry made a motion to approve the site plan for Alpha Power contingent upon the recordation of the plat. Commissioner Bradford seconded the motion and the motion carried.

Commissioner Terry then made a motion to approve the conditional use for Alpha Power with the following conditions:

1. At no time may any equipment, materials, product or similar items be stored outdoors. All materials and business activities shall be contained to and occur within the fully enclosed building.
2. At no time may any offensive odors, light, noise or vibration emanate from the site or subject property which would impact surrounding commercial or residential areas. Failure to comply with this condition shall result in revocation of this permit.
3. Applicant shall comply with all applicable laws, rules and regulations of any government entity having jurisdiction over the applicant's operation or the subject property.
4. Any material violation of or failure of the applicant to comply with the foregoing conditions shall entitle the city to revoke this permit, provided the City gives the

**OFFICIAL MINUTES
WOODS CROSS CITY PLANNING COMMISSION
DECEMBER 11, 2012
PAGE 3**

applicant written notice of such failure or violation and the applicant has failed to remedy such failure or violations within 30 days of the date the applicant receives such notice.

Commissioner Bradford Poole seconded the motion and the motion carried.

CITY COUNCIL REPORT—JENNIFER BASSAREAR

Commissioner Bassarear reported to the Commission on the City Council meeting held December 4, 2012. Please see the minutes of that meeting for the details of her report.

GENERAL AND PENDING

Mr. Stephens said there was a parcel of land located north of CJ Auto that may subdivided in the near future.

He also told the Commission the remodel of the City building would begin in January and may affect where Planning Commission meetings would be held during the remodel.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:48 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary