

**WOODS CROSS JOINT CITY COUNCIL AND PLANNING COMMISSION
WORK MEETING
FEBRUARY 6, 2018**

The minutes of the joint Woods Cross Planning Commission and City Council meeting held February 6, 2018 at 5:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West Woods Cross, Utah.

CONDUCTING:

Rick Earnshaw, Mayor

COUNCIL MEMBERS PRESENT:

Rick Earnshaw, Mayor
Julie Checketts
Tamra Dayley

Wally Larrabee
Matt Terry
Ryan Westergard

PLANNING COMMISSION MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear
Dan Bradford

Curtis Poole
Gary Sharp

STAFF PRESENT:

Gary Uresk, City Administrator
Tim Stephens, Community Director
Jessica Sims, City Recorder/Finance Director

VISITORS:

Tyler Bodrero
Lois Schrader
Don Schrader
LeGrande Blackley

CITY COUNCIL AND PLANNING COMMISSION DISCUSSION ON OUTSIDE STORAGE

The following was noted for the City Council and the Planning Commission:

“Both the Planning Commission and City Council have reviewed and held public hearings regarding the proposed outside storage amendment to the I-1 Zone of the Zoning Ordinance. The City Council expressed some concerns with the Planning Commission’s recommendation and, as such, we have scheduled a work session for both the City Council and Planning Commission to discuss the issues.”

The City Council and Planning Commission then had a discussion on the outside storage issues and the reasons for and against in reworking this ordinance. They discussed the fact that the main issue for the outside storage seems to be the enforcement of these types of storage issues. The group said they are hoping to address this problem at the strategic planning meeting that would be coming up this weekend. The Council and Commission asked Mr. Bodrero, who is

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working with a property owner and a perspective builder within the city, what types of businesses the city is missing out on because of the ordinance as it is written. Mr. Bodrero said there are several types of businesses that have looked at locating on the property in question such as a bakery or a granite countertop business, but they could not meet the restrictions outlined by the ordinance for outside storage and these kinds of businesses. He noted these kinds of businesses could be a great contribution to the city but cannot locate here because of the restrictions. He asked that the City Council and Planning Commission reconsider some of the restrictions so that some of these other businesses can locate in Woods Cross in the area in question. He did say that he realized there is a fine line when business abuts to residential but hopefully with fencing and landscaping restrictions some of the problems could be mitigated.

Mr. Stephens said he is hearing through this discussion that the impact of visibility from someone's home is another one of the biggest issues. He said he would look into working on this as he is hearing this from the discussion. It was noted that another concern is that the restrictions will not be honored long term because people come and go and businesses that change may not look at things the same way. It was also noted they did not want to consider an overlay in regards to this area.

It was noted that Staff would take the comments from the discussion into consideration and would like to rework the ordinance following the comments made tonight.

It was also noted they would like other nuisances taken care of in this ordinance as well, such as dust or noise and other things that cause problems within the city.

The Mayor instructed staff to go back and refine the ordinance after the comments made during tonight's discussion and report back to the City Council and Planning Commission with the new draft of the ordinance.

Rick Earnshaw, Mayor

Leo Beecher, Planning Commission Chair

Jessica Sims, City Recorder