

**WOODS CROSS PLANNING COMMISSION MEETING  
OCTOBER 25, 2016**

The minutes of the Woods Cross Planning Commission meeting held October 25, 2016 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:**

Leo Beecher, Chairman

**COMMISSION 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  
James Sheldon, City Council Member

**VISITORS:**

Lois Schrader  
Don Schrader  
Steve Anderson

The Chairman welcomed those in attendance and stated this was the Woods Cross Planning Commission meeting and they would be discussing items that were listed on the Planning Commission agenda.

**PLEDGE OF ALLEGIANCE:**

Brent Page

**APPROVAL OF MINUTES**

The Commission reviewed the minutes of the Planning Commission meeting held October 11, 2016. After their review, Commissioner Page made a motion to approve the minutes as written with Commissioner Bassarear seconding the motion and the motion carried.

**OPEN SESSION**

Chairman Beecher opened the meeting to items from those present that they would like to bring before the Commission.

There were no items for the open session and Chairman Beecher closed the open session.

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**RAY'S MUFFLER BUILDING EXTERIOR REMODEL—792 SOUTH 500 WEST—  
STEVE ANDERSON**

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He said that Ray's Muffler, which is located on the corner of 800 South and 500 West, is proposing to remodel and update the exterior of the existing building. Typically these types of modifications do not require Planning Commission review or approval within the C-2 zone. However, Ray's Muffler wishes to use some aluminum composite metal siding on portions of the new building. Because of the use of this type of material, it is necessary for Ray's Muffler to have their architectural remodel rendering reviewed and approved by the Planning Commission for the metal siding component.

Mr. Steve Anderson came before the Commission and presented a 3D rendering of the proposed exterior. The rendering showed the building painted with different tones of gray and some blue highlighting. The metal components proposed for the building will be along the upper roof line and around the lower first floor entrance near the corner of the building.

The Planning Commission said they liked the looks of the new updated façade for the building and complimented Mr. Anderson on how he maintains his property. The Commission said the Ray's Muffler property always looks nice and is kept up very well. Mr. Anderson thanked the Commission for their compliments.

There were no further questions and Commissioner Page made a motion to approve the architectural metal elements for the building exterior for Ray's Muffler and Mr. Steve Anderson. Commissioner Poole seconded the motion and the motion carried.

**GENERAL AND PENDING**

Mr. Stephens said that Mr. Sharm Smoot is going to come before the Planning Commission at the next meeting with a new plan for the property he had previously brought in and had shown the Commission. Mr. Stephens showed the Commission some renderings of what Mr. Smoot is considering and the Commission said they were interested in seeing what is now going to be presented by Mr. Smoot.

Mr. Stephens also said DAI construction would be coming to the Commission for a draft ordinance amendment for the new neighborhood that is being proposed around Odyssey Elementary School.

Commissioner Sharp expressed his concern over the mud on the road at the Maverik property on 1500 South. Mr. Stephens said he would check into the matter.

The Commission also asked what time the next meeting would be held and it was said that it would stay at the 6:30 time because the open house for the new Smith's grocery store will be

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held from 4:00-6:00 P.M. which would allow time for everyone to get back in time for the meeting at 6:30 P.M.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 6:47 P.M.

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Leo Beecher, Chairman

Bonnie S. Craig, Secretary