

**WOODS CROSS PLANNING COMMISSION MEETING  
JUNE 28, 2005**

**MEMBERS PRESENT:**

Anne Blankenship, Vice Chairman  
Jennifer Bassarear  
Leo Beecher

Brent Page  
Gary Sharp

**MEMBERS EXCUSED:**

David C. Hill, Chairman  
Ryan Westergard

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary  
Donald Moore, City Council Member

**VISITORS:**

Brad Bartholomew  
Pat Blackley  
Brian Knowlton  
Nate Shipp

Mark Clark  
LeGrande Blackley  
Chad Salmon

**PLEDGE OF ALLEGIANCE:**

Brent Page

Vice Chairman Blankenship welcomed those in attendance at tonight's meeting. She welcomed Mr. Gary Sharp as the newest member of the Planning Commission and noted that he had been sworn in at the last City Council Meeting.

**APPROVAL OF MINUTES**

Vice Chairman Blankenship called for discussion or corrections of the minutes of the meeting held June 14, 2005. After a review of the minutes, Commissioner Beecher made a motion to approve the minutes as corrected with Commissioner Page seconding the motion and the motion carried.

**CITY COUNCIL REPORT**

Council Member Moore reported on the City Council Meeting held June 21, 2005. Please see the minutes of that meeting for the details of his report.

**AA SUMMIT STORAGE UNIT SITE PLAN AMENDMENT**

Mr. Tim Stephens, the Community Development Director, discussed the details of this item with the Commission. He noted that originally, Mr. Duffy Williams had approved the subject storage unit facility on Redwood Road known as AA Summit. Mr. Williams

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eventually sold the project to Mr. Brian Knowlton, who constructed the facility with the exception of the final phase on the northeast portion of the property. Mr. Stephens noted that originally, the northeast corner of the facility was going to be a large complex of individual storage lockers. However, according to Mr. Knowlton, the existing storage lockers in the facility do not rent well. For that reason he is proposing the construction of three buildings housing large, overhead door storage units within the original footprint of the storage lockers. This would complete the enclosure of the storage unit.

Mr. Stephens also made note that on the site plan on the east portion of the property, there is a storm detention basin within the airport object free zone for the runway. He pointed out the fact that Mr. Knowlton had discussed with the staff the possibility of installing crushed rock or other material in this area instead of the originally approved grass.

Mr. Brian Knowlton appeared before the Commission for further discussion of this item. He showed the Planning Commission the original plans for this site. He did say that he was concerned about putting grass in the existing detention basin because he felt that it would be a breeding ground for mosquitoes and would be harder to maintain. He proposed putting down fabric weed barrier in the area and then lining the basin with 2 inch rock. He noted that he had other properties with similar circumstances and said that the grass does not stay alive in these types of areas and it would end up being very swampy and mosquito infested. He did say that he would be installing grass on the north side of the property and would continue on around the corner for 75 feet up to the detention basin area.

The Commission discussed the change in the landscaping with Mr. Knowlton and discussed the type of rock that would be placed in the area. Mr. Knowlton said that he thought that two inch rock would work well to keep the weeds down but also allow the water to flow in the basin.

The Commission also asked Mr. Knowlton if he was planning to finish the north and east portions of the building with decorative block as to be consistent with the rest of the building. He noted that he was planning on finishing the building with decorative block and stucco on the north and continuing around the corner 75 feet on the east side of the property.

Commissioner Page made a motion to approve the amended site plan for Mr. Brian Knowlton with the following conditions:

1. That the grass landscaping will be finished by the building facing the road and a return of grass will continue for 75 feet on the east side of the building.

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2. Weed barrier and rock sufficient to maintain the weed barrier shall be placed in the detention basin area and will be maintained.
3. Building D-3 shall be finished with decorative block along its east and north elevations to match to existing storage unit structures facing the street.

Commissioner Bassarear seconded the motion and the motion carried.

**PUBLIC HEARING-VALENTINE ESTATES PHASE 1 FINAL PLAT—NATE SHIPP**

Mr. Stephens reviewed the details of this item with the Commission. He noted that Mr. Nate Shipp with Valentine Estates had finally reached a final plat stage. Mr. Stephens reviewed the final plat with the Commission. He reviewed with the Commission that Mr. Shipp was still waiting on final approval from UDOT for access to the subdivision from Redwood Road. Mr. Stephens also reviewed that there was still a 20 foot wide strip of property within the subdivision that belongs to UDOT that the developer and city should try to pursue inclusion into future phases of the subdivision. Mr. Stephens also reviewed parcel "E" on the plat and explained that this parcel would require further subdivision plan amendments to permit the phased development of the townhouse project.

Mr. Stephens continued making note that in conjunction with the recent change in state law that a public hearing would be required at tonight's meeting.

Vice Chairman Blankenship then opened the public hearing.

Ms. Pat Blackley, a citizen of Woods Cross City, said that she was concerned that at a later date that Redwood Road might be expanded to four lanes and she wondered if this would affect the landscaping of this subdivision on Redwood Road.

Mr. Stephens noted that there are sufficient set backs so that if the road was expanded it would not impact the landscaping on the Redwood Road portion of the subdivision, but if extra property was needed, it would likely only be a few feet.

Mr. LeGrande Blackley asked if there were any legal paths to pursue in obtaining the 20 foot wide piece of property that UDOT now owned. Mr. Stephens said that there really was nothing that could be done until UDOT decides whether or not they need this piece of property to use in conjunction with the proposed Legacy Highway.

At this point there was some discussion on the building of basements in this subdivision. Commissioner Sharp expressed concern that basements were not being implemented in the house plans of this subdivision. Water table was discussed as well as geotechnical

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surveys and sub-surface drains pertaining to the building of basements in this area of the city.

There was also some background given to the new members of the Planning Commission to get them up to speed on this project.

Mr. Shipp expressed his appreciation to the staff of Woods Cross City for the fine job they have done in helping to get this project off the ground.

Commissioner Beecher made a motion to recommend forwarding to the City Council its approval of the Valentine Estates Phase 1 Plat with the following conditions:

1. Development Associates receive final approval from UDOT regarding their access to Redwood Road. A copy of the approval or permit shall be filed with the City.
2. The Developer and City should cooperate in pursuing the inclusion of the UDOT, 20-foot wide strip of property within the subdivision and its future phases.
3. Parcel "E" will require further subdivision plan amendments to permit the phased development of the townhouse project.

Commissioner Sharp seconded the motion and the motion carried.

**GENERAL AND PENDING**

Mr. Stephens discussed the upcoming field trip that the Planning Commission would be taking on Thursday, June 30 and reviewed the agenda with the Commission.

He also noted that the new Planning Commission members needed to add vacation time to the vacation calendar for the summer.

Mr. Stephens also noted that the city would be finishing the lighting in the new parking lot area around City Hall and that Proterra had approached the city about finishing the lighting in the Towne Center area. Mr. Stephens said that the staff had suggested possibly using the same type of lighting in both areas to be consistent.

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**ADJOURNMENT**

There being no further business before the Commission, Commissioner Beecher made a motion to adjourn the meeting at 7:50 P.M.

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Anne Blankenship, Vice Chairman

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Bonnie Craig, Secretary