

WOODS CROSS PLANNING COMMISSION
JUNE 10, 2003

MEMBERS PRESENT:

Don Moore, Chairman
Anne Blankenship
David Hill

Brent Page
Bob Peters
Ryan Westergard

MEMBERS EXCUSED:

Lane Antry

VISITORS:

Gabriela Cannavina
Pat Blackley
D.L. Weeks
George Darnstaedt

Oscar Cannavina
LeGrande Blackley
Dorothy Pleshe

PLEDGE OF ALLIGIANCE:

Don Moore

APPROVAL OF MINUTES

Chairman Moore called for discussion or corrections for the minutes of April 8, 2003. After corrections were noted, Commissioner Blankenship made a motion to approve the minutes as corrected with Commissioner Hill seconding the motion and all voted for the motion.

CITY COUNCIL REPORT

Council Member Weiler entered the meeting at this point to report on the City Council Meeting held June 3, 2003. Please see the minutes of that meeting for the details of his report.

**BAKERY CONDITIONAL USE REQUEST—PROPOSED EUROPEAN STYLE
BAKERY AT 980 S. 800 W. —OSCAR AND GABRIELA CANNAVINA**

Mr. Tim Stephens, the Community Development Director, discussed the details of this item with the Commission. He noted that this property was located in an S-1 Zone which requires a Public Hearing to discuss the proposed use. He also noted that the Public Hearing had already been scheduled for the next regularly scheduled Planning Commission meeting.

Mr. Stephens told the Commission that Mr. and Mrs. Cannavina are proposing to remodel the building located at 980 S. 800 W. and open a European style bakery. They would like to sell pastries and other baked goods, as well as serve deli style food and pizza. They are planning to renovate the building and possibly have outside seating for people to use as they enjoy the food from the bakery.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
JUNE 10, 2003
PAGE 2**

Mr. and Mrs. Cannavina addressed the Planning Commission and stated that they were looking to give this building a face lift and some much needed repairs. Mr. Cannavina told the Commission that he had been a baker for the last 18 years and had also owned and operated a bakery in California. The Cannavina's also said that they felt like this was a good location to operate a bakery and that the citizens of Woods Cross would also enjoy having it in the area.

The Commission asked what kind of the parking the facility currently had. Mrs. Cannavina said that there were currently five parking stalls. She noted that there was an old shed on the property that they were proposing to demolish leaving them with more room for 2 more stalls. The Cannavina's also noted that there was an easement belonging to the home next to the property and they would like to obtain this property in the future to give them more room.

The Commission noted that there must be 1 parking stall per every 110 square feet of gross floor area used by the public. The Commission advised Mr. and Mrs. Cannavina to meet with Mr. Stephens to go over their proposed remodeling plan to see if they met the requirements of the City.

The Commission asked what the hours of operation would be. Mr. Cannavina said that he was planning on opening about 6:00 or 7:00 A.M. and closing at about 7:00 or 8:00 P.M. He also noted that public traffic would probably be steady throughout the day, possibly a little busier during the lunch hour.

The Commission suggested that the Cannavina's meet with the City Staff and review the internal layout of their building for square footage in relation to parking stalls, and to return to the Public Hearing meeting to be held on June 24, 2003.

**TEMPORARY BANNER CONDITIONAL USE REQUEST—JERRY SEINER
AUTO DEALERSHIP—GEORGE DARNSTAEDT**

Mr. Stephens reviewed the details of this item with the Council. He noted that Jerry Seiner has been doing some renovation at their dealership. They need to display some of their displaced inventory for 5-6 months while they are renovating. The dealership has made arrangements with K-mart to display some of their auto inventory in the parking lot adjacent to 2600 South Street. It will consist of banner signs, event tent and as many as 60 automobiles. The City Sign Ordinance specifies banners as a conditional use, so Jerry Seiner is here seeking approval for a conditional use to display banner signage in the K-mart lot during their re-construction project. The City is also concerned about the actual text that will appear on the banners.

OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
JUNE 10, 2003
PAGE 3

Mr. George Darnstaedt, General Manager of the Jerry Seiner dealership in North Salt Lake, and Ms. Dorothy Pleshe, General Council for the Jerry Seiner dealerships, addressed the Commission. Ms. Pleshe gave some background on why the dealership was in this particular circumstance. She stated that the automobile manufacturers are requiring stand alone buildings for their particular brand of car. The dealer currently is selling GMC as well as Nissan automobiles. She noted that Nissan requires its own stand alone building for Nissan products only. GM is also requiring renovation of the existing building that is already on the dealership property. GM is also requiring the dealership to maintain a certain amount of inventory. The dealership needs to have a place to house the cars while the renovation is taking place. In relation to this situation, the Department of Motor Vehicles also requires that if cars are displayed any other place than the dealership for more than ten days, the dealership has to get a number for an approved lot #2 for that facility. Ms. Pleshe said that they have gotten approval from the DMV to use this area as a lot #2 for display only for a period of completion of construction or up to 9 months. The DMV also requires that signage be displayed with the dealership name, specified lot #2, the principle place of the dealer and the dealer number. She explained that their target date of completion for the renovation project is 6 months, but are requesting 9 months in case of bad weather or problems with construction.

Ms. Pleshe stated that they have made arrangements with K-mart to use some of their parking area that is not being utilized at this time. She noted that they are purchasing gift certificates from K-mart and giving them out to their customers to help facilitate business at the Woods Cross K-mart.

The Commission did say that they had some concerns, especially in relation to other dealerships in the Woods Cross area. The Commission said that Woods Cross City receives many tax dollars from the three car dealerships located in the City. The Commission expressed concern about supporting a dealership from another City that would be in direct competition with the three dealerships already doing business and bringing in tax revenue in Woods Cross City. The Commission also stated that there could be no directional information and ask that it be deleted from the proposed drawings.

Mr. Darnstaedt stated that Jerry Seiner does have a type of working relationship with the three dealerships in Woods Cross City. He said that there is a once a year sale of the Bountiful area dealerships to try and draw customers to the north end of the valley to purchase their cars.

The Commission suggested that perhaps a solution to the stated problems may be to state on the signage that this would be "temporary lot #2". The Commission also suggested that they would like to see Jerry Seiner communicate with the other three dealers in

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
JUNE 10, 2003
PAGE 4**

Woods Cross area and get letters stating they did not have a problem with the use of the K-mart parking lot as a temporary lot #2 for the duration of the re-construction.

The Commission suggested at this time that Jerry Seiner communicate with the DMV to see what kind of time table they would allow, get the letters from the other dealerships stating that there was not a problem with the temporary lot, and change the directional language on the proposed signage by the next Planning Commission meeting.

Commissioner Blankenship made a motion to table this item until the next meeting with Commissioner Hill seconding the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens said that the General Plan had been accepted at the last City Council meeting. He noted that there were three changes that were implemented before the vote was taken. There was a suggestion made that plans for a middle school in the City should be added to the plan. They also wanted to see a refining of the language in working with West Bountiful City. The last change was to the proposed land use map. Mr. Stephens said that he would have a copy of the adopted General Plan for the Planning Commission for the first meeting in July.

The Commission also asked if Mr. Duffy Williams was still working on his project. Mr. Stephens said that he was, but that Mr. Chad Salmon had become his partner and they were working on the project together.

There was also a question about the Marv Blosch housing development. Mr. Stephens said that the development had been sold from Rainey homes to Liberty and Woodstone Homes.

ADJOURNMENT

There being no further business, Commissioner Peters made a motion to adjourn the meeting. Time of adjournment was 8:32 P.M.

Don Moore, Chairman

Bonnie S. Craig, Secretary