

**WOODS CROSS PLANNING COMMISSION**  
**AUGUST 8, 2006**

**MEMBERS PRESENT:**

David C. Hill, Chairman  
Leo Beecher  
Anne Blankenship

Brent Page  
Gary Sharp  
Ryan Westergard

**MEMBERS EXCUSED:**

Jennifer Bassarear

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary  
Kent Parry, Mayor

**VISITORS:**

|                 |                   |
|-----------------|-------------------|
| Pat Blackley    | LeGrande Blackley |
| Randy Lewis     | Matt Carter       |
| Travis Chaston  | John Carter       |
| DeMar D Evensen | Dalane Evensen    |
| Mark Short      | Janet Short       |

Pascal Meyer  
Starlyn Chaston  
Janet Short  
Tawnya Badger

**PLEDGE OF ALLEGIANCE:**

David Hill

**APPROVAL OF MINUTES**

Chairman Hill called for discussion or corrections of the minutes of the meeting held July 11, 2006. After corrections were noted, Commissioner Blankenship made a motion to approve the minutes as corrected with Commissioner Beecher seconding the motion and the motion carried.

**CITY COUNCIL REPORT**

Mayor Kent Parry was at tonight's meeting representing the City Council. He reviewed with the Planning Commission the City Council meeting that was held on August 1<sup>st</sup>, 2006. Please see the minutes of that meeting for the details of his report.

Chairman Hill noted that items reviewed by Staff at tonight's meeting would be shown by a PowerPoint presentation and noted that it would be good to see them presented in this manner.

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**PUBLIC HEARING—WOODS CROSS BUSINESS CENTER SUBDIVISION  
PLAT—MATT CARTER**

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that the applicants wanted to create an office development on the vacant property between Prime Alliance Bank and Family Dollar on 500 West. To accommodate this development, the applicants are requesting that a 3 lot subdivision be approved. The proposed lot #3 will accommodate the existing Prime Alliance Bank. Lot #1 will have an office building constructed on it immediately with lot #2 being reserved as a pad site for a future office building

There presently exists a cross access easement between Family Dollar and the subject properties. It will be necessary for the applicants to vacate the existing cross easement so the cross easement shown on the plat can be recorded in its place. The proposed cross easement will permit traffic from the bank, the proposed office development, Family Dollar and points farther north within the block to access the drive approach or other areas of the development.

After Mr. Stephen's review, Chairman Hill opened the public hearing to public comment.

There were no public comments and Chairman Hill closed the public hearing.

There was no further discussion by the Planning Commission and Commissioner Beecher then made a motion to forward the Planning Commission's recommendation to approve the Woods Cross Business Center final plat. Commissioner Page seconded the motion and the motion carried.

**WOODS CROSS BUSINESS CENTER SITE PLAN—MATT CARTER**

Mr. Stephens reviewed the details of this item with the Commission.

He noted that the applicants are proposing to develop the property previously discussed above. The site parking and circulation will be developed to permit access from both Family Dollar and Prime Alliance Bank through the subject site to the proposed drive approach on 500 West Street. At this time, the applicants will construct the office building noted on the west side of the site plan. They are proposing a 2 story office building. The same building materials and architectural style of the adjacent bank building will be utilized on the office building. There is also a landscape plan that complies with the different landscape components that are required. There is also a lighting plan included for 3 freestanding light poles beginning at the 500 West street boundary, one in the center island of the parking lot and another along the west edge of the parking lot, north of the proposed office building, as well as other lighting on the building itself.

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Mr. Pascal Meyer appeared before the Commission representing this item on the agenda. The Commission had some discussion on a second story doorway on the plans, but it was noted that it would not be used as a public access. There was also discussion on the parking and landscape plans and when the building will be finished as well as lighting concerns that would be on and around the building. It was noted by Mr. Meyer that the light levels at the residential property line would be 0 and that the other lighting on and around the building would not negatively impact the neighbors. He noted that he would be happy to provide a lighting cut sheet for review by the Planning Commission.

There was also discussion of what the fence line would be like on the property. Mr. Meyer said that he would finish the fencing so that it would tie into the existing fencing. He also said that he would work with the neighbors that the fencing would directly impact, to get their input and to make sure they were happy with what would be installed. There was also some discussion that a 7-foot fence would give more privacy to the neighbors that were next to the development.

There were some comments from neighbors that live adjacent to the Lexington Commons development and it was noted by them that the 7-foot fence built behind the Lexington Commons development had worked very well for privacy and that the trees that had been planted were nice also. The neighbors also indicated that it was nice and quiet and they had not had problems with the Lexington Commons development since it had been constructed.

The Commission asked about fire approval and Mr. Meyer said that he was still working with the Fire Marshall to obtain approval.

Commissioner Beecher then made a motion to approve the site plan for the Woods Cross Business Center with the following conditions:

1. Exterior site and building lighting shall not negatively impact the adjacent neighborhood.
2. South Davis Metro Fire Agency approval shall be required and evidence of the same shall be submitted to the City.
3. This site plan approval is contingent upon the City Council's approval of the Woods Cross Business Center Final Plat and recordation in the Davis County Recorder's Office.
4. Lighting samples shall be submitted to the Planning Commission before final approval will be given.
5. The site plan issue of vinyl fencing being installed shall be resolved by those involved including the contractor, the home owners and Woods Cross City Staff.

Commissioner Sharp seconded the motion and the motion carried.

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**FLAG LOT DISCUSSION –DEMAR EVENSON**

Mr. Stephens reviewed this item with the Commission. He noted that Mr. DeMar Evensen at 1458 South 580 West was seeking information at tonight's meeting of the possibility of creating a flag lot on his and the neighbor's adjoining property. The properties surrounding this cul-de-sac were not recorded as a subdivision plat, but were instead created by the metes and bounds descriptions back in the late 1950's or early 1960's.

Mr. Evensen wanted input from the Planning Commission on the possibility of creating this lot, and did not want to spend a lot of money, unless the Commission saw a possibility of allowing this lot to be formed.

The Commission discussed the possible buildable areas, the drive-way being a private drive, the cost of the installation of a fire hydrant in this area, and their concerns over problems with similar types of lots in Woods Cross. They did say that they thought the concept was not a concern, but encouraged the Evensens to continue pursuing how much this might cost them and if it would be beneficial for them to form a lot at this location.

The Evensens thanked the Commission for looking at their concept plan and said they would continue to look into whether they would want to put in the lot in the future.

**HOME OCCUPATION—JANET SHORT**

Mr. Stephens said that Ms. Janet Short was proposing to operate a preschool from her home. She would have no more than eight children as students and the occupation would include the kitchen, living room, and fenced yard. The students would attend twice a week for two hour sessions.

Ms. Short appeared before the Commission. She was asked how many children she would have attending. She said that she had seven right now and that there would be no more than eight.

The Commission asked if she had a fenced yard. She noted that she was modifying her fence right now to comply with the ordinance for her preschool. She noted that she was also waiting for her fencing to be completed before she could obtain approval from the Fire Marshall.

Commissioner Sharp made a motion to approve the preschool for Ms. Janet Short with the following conditions:

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1. Preschools that engage in outdoor activities shall be in a fenced yard. The fence shall be a minimum of 6 feet high and have a self-closing, self-latching gate; openings in the fence shall not be large enough to allow a 4" sphere to pass through.
2. Storage of any materials is inside.
3. The applicant submits to the city a copy of the Fire Marshall's approval.

Commissioner Page seconded the motion and the motion carried.

**GENERAL AND PENDING**

Mr. Stephens noted that he had met with the City Attorney regarding the issues with Peak Profile. He said that there would likely be a legal challenge regarding this item and that the city is preparing an order to show cause at this time.

The Planning Commission also discussed an issue with the LDS Stake Center located on 1500 South noting that the chapel does not service the neighborhood in which it is located and that the walkway from the chapel to the neighborhood is becoming a problem. After some discussion, the Commission decided to place this item on the agenda for the next meeting.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Beecher made a motion to adjourn the meeting at 8:00 P.M.

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David C. Hill, Chairman

Bonnie S. Craig, Secretary