

WOODS CROSS PLANNING COMMISSION MEETING
JUNE 12, 2007
6:30 P.M.

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Leo Beecher

Anne Blankenship
Gary Sharp
Ryan Westergard

MEMBERS EXCUSED:

Brent Page

VISITORS:

Pat Blackley
LeGrande Blackley
Gene Russell
Jan Alberts
Steven Alberts
Lois Schrader
Don Schrader
Blaine Zwahlen
Nate Lechtenberg
Mark Davidson
Jim Allred

PLEDGE OF ALLEGIANCE:

Leo Beecher

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections of the minutes of the Planning Commission meeting held May 22, 2007. Commissioner Bassarear made a motion to approve the minutes as written with Commissioner Beecher seconding the motion and the motion carried.

CITY COUNCIL REPORT

City Council Member Don Moore was unable to attend tonight's Planning Commission. Mr. Tim Stephens, the Community Development Director, reported on the City Council meeting held June 5, 2007. Please see the minutes of that meeting for the details of his report.

OPEN SESSION

Chairman Hill opened the meeting for any items that the public would like to bring before the Commission.

There were no public comments but Commissioner Beecher had a matter of business. He noted that he would find it helpful to have Staff give instruction on reading drawings and plans. The

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Commission agreed that this would be beneficial to them and Mr. Stephens said that he would plan to give some instruction on how to do this in the near future.

Commissioner Sharp then made mention that he would like to make sure that the city ordinances regarding sexually oriented businesses were in position as to protect our city from having them look to build here. Mr. Stephens noted that he thought they were written as to do so at this time but that he would look into the matter.

There were no other comments for the open session.

RUSSELL SITE PLAN & CONDITIONAL USE—1998 WEST 2425 SOUTH—GENE RUSSELL

Mr. Stephens reviewed the details of this item. He noted that Mr. Gene Russell has purchased a lot from the city on the north side of 2425 South Street. He is proposing to construct an office/warehouse building for his waterproofing, floor coating, and sealing business. The Staff has made Mr. Russell aware that outside storage is not permitted and that a vinyl or other site obscuring type of fence is required in an area on the plans that is planned for future expansion. Mr. Stephens and the Planning Commission reviewed the architectural building elevations as well.

Mr. Gene Russell appeared before the Commission. He was asked how the area that is planned for future expansion will be taken care of so that it would not be a problem with weed control. Mr. Russell said that he was planning on doing some sort of road base in that area to keep the weeds under control.

Mr. Russell also noted that he was planning on fencing the area as well, until the expansion could take place in the proposed area.

Chairman Hill asked Mr. Russell if he was aware of the conditions that were attached to this item and Mr. Russell said that he was and did not have a problem with them. Mr. Russell was asked about plans to put up a corrugated metal fence on the property that was showing on the plans. Mr. Russell said that he was going to construct a metal fence but then was told by Staff that this was not acceptable according to city ordinance, so he changed to vinyl fencing.

The Commission then asked Mr. Russell about plans for lighting. He noted that there would only be lighting on the building and that Mr. Stephens had recommended a particular type of light he could use that would work for this project as to not impact the adjacent residential neighborhood.

Commissioner Beecher then made a motion to approve the conditional use permit for Gene Russell and Russell Office Warehouse with the following condition:

1. At no time may the business operation negatively impact the adjacent residential area.

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Commissioner Blankenship then made a motion to approve the site plan for Mr. Gene Russell and Russell Office Warehouse with the following conditions:

1. No outside storage of equipment or materials shall be permitted. The “future development area” is not part of this approval and will require submittal of an amended site plan when a use for this portion of the property is proposed.
2. All fencing shall be solid, being a minimum of vinyl, along the north property line as a component of the required buffer to the adjacent residential neighborhood.
3. At no time may lighting from the project negatively impact adjacent residential areas. If the Planning Commission determines that lighting has caused a negative impact to the adjacent residential areas the applicant shall be required to mitigate such negative impacts.
4. That portion of property designated as future development shall be maintained and kept weed free.

Commissioner Beecher seconded the motion and the motion carried.

OVERHEAD CRANE SITE PLAN AMENDMENT—1848 WEST 2425 SOUTH—MARK DAVIDSON

Mr. Stephens reviewed the details of this item with the Commission. He noted that the Planning Commission had recently approved a site plan for Overhead Crane International. They were now applying for an amendment to increase the size of the building by adding additional space along the north side of the originally approved building footprint. The proposed addition would increase the building by a depth of 40 feet placing the building 40 feet closer to the rear of the property but still within the required setback.

Mr. Mark Davidson appeared before the Commission regarding this item. The Commission discussed with Mr. Davidson the fact that there was a shared storm water drainage easement on this property. The Commission noted that the easement needed to be recorded so there would be no problems in the future if the building were to be sold to someone else. Mr. Davidson said that he would do so.

Commissioner Sharp then made a motion to approve the site plan for Overhead Crane and Mr. Mark Davidson with the following condition:

1. That a cross easement for shared storm water retention be recorded.

Commissioner Blankenship seconded the motion and the motion carried.

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AP GENERATOR CONDITIONAL USE—601 SOUTH 1100 WEST—ROGER CHRISTENSEN

Mr. Stephens reviewed the details of this item with the Commission. He noted that AP Generator Service maintains and repairs various sizes of generators for uses such as RV's, APU, Mobile, Home Standby, and Commercial. The majority of the business is done on location wherever the generator is used. The applicant is leasing one bay of the property located at 601 South 1100 West. The applicant would like to use this bay as a place to occasionally perform shop work on the customers' generators. There may at times be a customers RV or trailer stored on site while waiting for appropriate parts to be delivered.

Mr. Jan Alberts and Mr. Sonny Stevens appeared before the Commission regarding this item. They noted that there would be no materials stored outside unless occasionally an RV needed to be parked on site to wait for parts. They noted that generally they do field work and remove the generators from the vehicles and bring them to their shop to work on them.

There were no other questions or comments regarding this item and Commissioner Beecher made a motion to approve the conditional use permit for AP Generator and Mr. Jan Alberts with the following condition:

1. At no time may any materials or equipment be stored or staged outdoors. All such materials shall be accommodated within the fully enclosed building.

Commissioner Bassarear seconded the motion and the motion carried.

SIGNATURE WAREHOUSE SITE PLAN—2054 WEST 2425 SOUTH—NATE LECHTENBERG

Mr. Stephens reviewed this item with the Commission. He noted that the applicant is proposing to construct a large office/warehouse building on the property just east and adjacent to the South Bountiful Wrecking Yard. The project will consist of a large, concrete, tilt-up building very similar to the Flexpack, Manuel's, and Overhead Crane buildings.

Mr. Nate Lechtenberg appeared before the Commission. The Commission discussed with Mr. Lechtenberg the lighting that he had chosen for the project. Mr. Lechtenberg noted that he would be putting in shoe box pole lights but that they would have house side shields as recommended by Staff. The Commission reviewed drawings of the pole lights and also commented on how they liked the looks of the proposed building.

Commissioner Blankenship made a motion to approve the site plan for Signature Warehouse with the following conditions:

1. Pole lighting plan will be shielded on the residential side and at no time may lighting from the project negatively impact the adjacent residential area. If it is determined

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that lighting is creating negative impacts, the applicant will be required to mitigate such impacts.

2. This is a site plan approval only. Conditional Use Permits will be required as per ordinance for any use or uses that are proposed for the project.

Commissioner Westergard seconded the motion and the motion carried.

**PUBLIC HEARING—LOTS 3 & 4 OF THE WESTSIDE INDUSTRIAL PARK
SUBDIVISION AMENDED FINAL PLAT—NATE LECHTENBERG**

Continuing with this item, Mr. Stephens noted that Mr. Lechtenberg is pursuing an amended subdivision plat for lots 3 & 4 of the Westside Industrial Park. The proposed building would straddle both lots 3 & 4 and desires to amend the plat to combine both lots into a large lot to accommodate the proposed Signature Warehouse project.

Chairman Hill then opened the public hearing for this item. There were no public comments and he closed the public hearing.

Commissioner Beecher then made a motion that this item be forwarded to the City Council with the Planning Commission's recommendation to approve the amended lots 3 & 4 of the Westside Industrial Park Subdivision Final Plat with the condition that the west side easement discrepancy is resolved. Commissioner Sharp seconded the motion and the motion carried.

**SUMMERSIDE SITE PLAN RE-APPROVAL—2375 SOUTH 800 WEST—RONALD
DAW**

Mr. Stephens noted that the City Council had approved the Summerside Senior Condominium Plat for this project but was contacted by Mr. Ronald Daw noting that the site plan approval had expired. The Zoning Ordinance states that a site plan approval requires that a building permit be obtained within 1 year or the site plan expires. The applicants are 30 to 60 days away from obtaining a building permit. Mr. Stephens then reviewed with the Commission the previous conditions that were given pertaining to this item which included:

1. The applicant secures a recorded easement for the ingress/egress vehicle access on the adjacent Hampton Inn Hotel property to the south.
2. The applicant shall coordinate with the adjacent property owners along the north boundary with regard to the installation of a solid, vinyl, white fence.
3. The facility sign shall not be internally lit.
4. The possibility of a gate on the fire access is reviewed with the Fire Marshall.
5. If any lighting, including vehicle lighting, adversely impacts the neighbors to the north it will need to be further reviewed by the Planning Commission.
6. UDOT will be approached about landscaping and up-keep at the sound wall.

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Mr. Jim Allred then appeared before the Commission regarding this item. He noted that they have been working hard on this project and it was finally coming together. He did note that he would be coming before the Commission at a future date with some building modifications that they would like to make regarding this project.

Commissioner Bassarear then made a motion to re-approve the site plan for the Summerside Senior Condominiums as outlined with above conditions. Commissioner Beecher seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens noted that there is a holiday on July 24th which should be a scheduled Planning Commission meeting. It was noted that there are five Tuesday's in July and that the Commission should use the fifth Tuesday for its meeting should there be a need for one at that time.

Mr. Stephens noted that there would be a field trip to Sinclair Oil before the next Planning Commission meeting at 5:30 P.M. with everyone meeting in the parking lot of Pioneer Pipeline.

He noted that UTA would be meeting with Staff on Wednesday to discuss the north parking area because UTA now has the rights to occupy that area.

He noted that the city was waiting for a pending appeal from Peak Profile.

Commissioner Westergard noted that there was some very bright lighting coming from the Auto Source business and encouraged the Commission to drive by and see what they thought.

ADJOURNMENT

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

David C. Hill, Chairman

Bonnie S. Craig, Secretary