

WOODS CROSS PLANNING COMMISSION
JUNE 13, 2006

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Leo Beecher
Anne Blankenship

Brent Page
Gary Sharp
Ryan Westergard

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Jon Hadlow, City Council

VISITORS:

Pat Blackley
Michelle Addison
Ruth Hatch
Ed Nowlin
Lisa Naegle
John Tebbs
Chairl Miller
Roger Adams

LeGrande Blackley
Dan Stuart
Tony Weed
Sheri Nowlin
Stephen Fackrell
Alan Kearsley
Chad Morris

Neal Chamberlain
Clayton Hunt
Mark Groven
Amy Naegle
David Scott
Peter Miller
Jill Morris

PLEDGE OF ALLEGIANCE:

Brent Page

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held May 23, 2006. After corrections were noted, Commissioner Page made a motion to approve the minutes as corrected with Commissioner Blankenship seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Jon Hadlow was at tonight's meeting representing the City Council. He reported on the City Council Meeting held June 6, 2006. Please see the minutes of that meeting for the details of his report.

AIE INC CONDITIONAL USE REQUEST—JOHN KENDRICK

Mr. John Kendrick was not at tonight's meeting at this time. The Commission continued with the item of General and Pending on the agenda.

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GENERAL AND PENDING

Mr. Stephens, the Community Development Director, discussed a few items with the Commission.

He noted that the Staff had met with people on the Legacy Highway and that the Legacy Parkway that will involve Ivory Homes and Development Associates was discussed and how this parkway might tie into these two new subdivisions.

There was also some discussion about the development of 700 South now that 800 West is closed.

There was also discussion on Mr. Smoot and the removal of his real estate sign. It was noted that he will not get his new sign permit until the real estate sign is removed.

Mr. Stephens also said that there was a Development Agreement signed with Mr. Eggett in regards to his Legacy Estates subdivision.

JLT INVESTMENT AIRCRAFT HANGAR SITE PLAN & CONDITIONAL USE—TONY WEED

Mr. Stephens reviewed this item with the Commission. He noted that the applicant is proposing to construct an aircraft hangar within the Skypark Industrial Park. The building would include 2 aircraft hangars with bi-folding lift doors. The parking will be provided by tandem parking stalls along the side yards of the proposed hangar.

Mr. Tony Weed appeared before the Commission. He was asked about weed control and it was noted that this area would be totally hard surfaced so weed control would not be a problem. It was also noted that there would be tandem parking.

Commissioner Beecher made a motion to approve the conditional use for JLT Investments Hangar and Mr. Tony Weed with the following conditions:

1. The building will be used exclusively for storage, maintenance, repair or construction of aircraft or related aviation use.
2. At no time may any materials or equipment be stored outdoors.

Commissioner Blankenship seconded the motion and the motion carried.

Commissioner Sharp then made a motion to approve the site plan for Mr. Tony Weed with the following conditions:

1. A storm drain issue be resolved with the City Engineer.
2. Applicant shall submit South Davis Metro Fire review approval.

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Commissioner Page seconded the motion and the motion carried.

**PUBLIC HEARING-REZONE REQUEST FROM A-1 AGRICULTURAL & R-1-8
RESIDENTIAL TO I-1 LIGHT INDUSTRIAL-JERRY STEVENSON**

Mr. Stephens reviewed this item with the Commission. He noted that the subject properties are located west of 1100 West, east of the A-1 Drain and well north of 2600 South street. The majority of this area is zoned I-1 Light Industrial which conforms to the City's General Plan for the area. However, there are two remnants of previous zoning. A-1 Agriculture and R-1-8 Single Family Residential. The applicant is requesting that both remnants be rezoned to I-1 Light Industrial in conformance with the General Plan. The applicant is proposing to construct a business/industrial park. Mr. Stephens also noted that there were access problems to this area from the east because of the railroad tracks that are located nearby.

The Commission wondered what the Fire Marshall thought of the plan to only have one access located on 2600 South coming to and from this area and noted that this was also problematic.

There was some discussion on what kind of businesses would be allowed to operate in this area. It was noted that there were various options that ranged from banks and credit unions to commercial printing and business parks as well as product assembly. It was also noted that most everything that is acceptable to construct in an I-1 Light Industrial area would come under a conditional use and would have to come before the Planning Commission for approval.

Mr. Steve Fackrell was appearing on behalf of Mr. Jerry Stevenson who could not be at tonight's meeting. Mr. Fackrell noted that he was helping with the engineering and design drawings for this project. He gave the Commission some pictures of a business park that would be similar to the one that Mr. Stevenson is proposing to construct. He said that it would be a combination area of office and warehouse space and lots would be based on demand. He said it would be an upscale business park and that the hours would probably be from 8:00-5:00.

After Mr. Fackrell's review, Commissioner Hill opened the public hearing for public comment.

Mr. Alan Kearsley who lives at 1299 W. 2050 S. addressed the Commission. He said that his backyard abuts the subject property. He noted that right now he has a nice view of the mountains and that this area is a good buffer zone to the refinery. He also said that he did not want to look at a cement wall and have lighting in his backyard. He said that he would like to see this area left as open space.

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Mr. Chad Morris who lives at 1281 W. 2050 S. said that he was a realtor and that land has sky rocketed now but if there were buildings built behind his house that it would devalue his property greatly and kill the resale of the property even before the project is built. He also stated that it is very nice to see the wildlife out of his back door. He said he did not want to see large buildings and was concerned about restrictions of this area after the present Planning Commission is no longer in place.

Ms. Ruth Hatch of 2175 S. 1350 W. addressed the Commission. She said that she can also see the mountains and buildings here would restrict her view as well and that she was also concerned about the devaluation of her property. She said that she was wondering if it was the taxes that the City was after. She also said that if the rezone were to go through that there would need to be height restrictions and that no outside storage should be allowed because there was already problems with similar businesses in the area. She asked if trucking companies would be allowed in this zone and the answer given was no. Ms. Hatch continued by saying that she had just had her home reappraised and she was sick about the prospect of her home going down in value.

Mr. Roger Adams of 1289 W. 2050 S. also addressed the Commission. He said that he had lived here for 7 years and that there had been nothing in his backyard. He asked why eat up all of the open space that is left in Woods Cross. He said that he didn't want to see this area turn into another eyesore like Beck Street with storage units and such and wondered if this development would really help the area.

Ms. Michelle Addison of 2154 S. 2050 W. said that she used to live in Salt Lake in this kind of an area and that is why she moved to Woods Cross. She noted that there were lighting problems that impacted her home. She said that she also liked the open space and the wildlife and the mountains and that is one of the reasons she chose to live here. She noted that she thought there would be a problem with egress and a fire issue and encouraged the Commission not to rezone this area.

Mr. Peter Miller of 1305 W. 2050 S. addressed the Commission. He asked the Commission if they lived in the homes where he lived if they would like to see this in their backyards.

Ms. Chairl Miller said that she would move if the proposed development goes in and she also likes the open field and that is what they wanted when they bought their home. She also encouraged the Commission to vote no on the rezone.

Several of the neighbors noted that their real estate agents had told them that there would be no development going in here because the soil had some contamination that had been found.

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Ms. Hatch asked the Commission what the buffer zone requirements for a refinery were. She noted that she thought this area needed to stay undeveloped for the refinery buffer zone.

Mr. Stephens noted that there is no requirement for a buffer zone for a refinery.

Mr. Stephens noted that a private entity could purchase this property if they cared to do so.

Mr. Morris asked who would be doing the development and it was noted that it was G & S Development. Mr. Stephens explained that G & S Development would have to come back with a layout and specific uses of their plan and it would then be determined whether it was appropriate for this area or not. Pictures and general concepts and other specific information would be requested.

Ms. Morris asked why they didn't leave what they had because it was beautiful for the neighborhood and she wanted her kids to be able to enjoy it. She asked the Commission to do the right thing and vote against the rezone.

Mr. Mark Grover of 1350 W. appeared before the Commission. He said that he concurred with the things that had been said and that he had just purchased a very beautiful expensive home here and did not want his home to be devalued either.

Ms. Penny Lewellyn of 1350 W. also spoke to the Commission. She said they are already having problems in Foxboro and wondered why this piece of property had not been considered for residential building. She said that industrial should be kept out of our residential neighborhoods.

Mr. Ramon Florez of 1380 W. said that his home is a little bit off of the area in question but he still had concerns for interest groups coming in who have deep pockets. He said that he has two boys and that he and his family love the quiet neighborhood and he is very concerned about what will be built in the area in question.

Mr. Neil Harris of 1358 W. 2400 S. also said that he was a little ways out of the area in question but that he thought it would impact traffic of those people trying to get onto 2600 South in the morning and evening peak traffic times. He said that traffic issues should be taken into consideration and he would prefer not to have the property rezoned.

Mr. David Scott of 1221 S. 2050 W. said it would make sense to improve this area to benefit both the city and the residents.

There was some discussion of where the run off water on the property would end up. Mr. Stephens noted that there are drainage requirements by the city and with site plans the

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engineers would work out the storm drain plans that would have to be followed so the water is drained to specific spots.

Ms. Hatch noted that she found out about this meeting because she took a ride and saw the sign at the end of the dirt road. She said that she made fliers and passed them out to her neighbors so that they could be aware of this issue. She said that it would have been nice if something like this could have been posted in the city newsletter. She said that she would like to become more involved because this could have slid by.

Commissioner Westergard noted that it would not have been timely in the newsletter but that the city is going to start a monthly newsletter soon. He also noted that when there is a yellow public notice sign posted, to stop and read it. He said that the area that had been discussed this evening had been included in the General Plan as Light Industrial and that there had been several public hearings for public input on the General Plan. He encouraged the residents to become more involved with the processes that come up in the city so as to discourage problems like this from happening.

Ms. Sherri Nowlin addressed the Commission and said that everyone in this area is unhappy about this proposal.

Chairman Hill then noted that this was the largest group that he had seen at a public hearing since he had been on the Commission. He did say that he was glad for the participation in the meeting and appreciated everyone's input. He said that he would like to discuss with the Planning Commission those things that had been said at tonight's meeting.

Commissioner Hill then closed the public hearing.

Commissioner Beecher noted that a portion of the property in question was zoned R-1-8 and could have homes build there since it was already zoned residential. He also noted that he would like to see the neighbors come back and have input on regulating what types of buildings would be built here.

Commissioner Blankenship said that some of the soil had been contaminated and may not be suitable east of the A-1 drain.

Mr. Stephens noted there were minute levels of contamination found and that this was a gray area depending on which expert you talked to.

Chairman Hill said that since Mr. Jerry Stevenson, the applicant, was not here at the meeting to answer questions his thoughts were to table the issue until Mr. Stevenson could be here to take questions. He encouraged the neighbors to monitor the city's website or the newspaper for the notification for the next meeting involving this issue and

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that he would see that the message board in front of City Hall also had the information on it.

Commissioner Sharp then made a motion to table this issue until Mr. Stevenson could be present to answer questions and encouraged Mr. Fackrell to take back to Mr. Stevenson the comments of tonight's meeting. Commissioner Page seconded the motion and the motion carried.

OFFICE/WAREHOUSE SITE PLAN—JOHN TEBBS

Mr. Stephens reviewed this item with the Commission. He noted that a year ago last April the Planning Commission granted a site plan approval for this project. At that time Mr. Tebbs was constructing the building for a display company but because of some financial issues, the display company could not continue. Mr. Tebbs has since decided to proceed with the project because of numerous inquiries about it. He would like to create separate office/warehouse suites within the building. In addition, the building exterior appearance has been modified from the previously approved building.

Mr. John Tebbs appeared before the Commission. He described his plans for the proposed building and that he wanted to make this project look nice and be a pleasing addition to Woods Cross City.

The Commission discussed the importance of the look of this project because of where it is located. It was also discussed that the way it was painted and the color schemes that would be used would make a big difference in the appearance of this type of building.

Commissioner Blankenship made a motion to approve the site plan for Mr. John Tebbs with the following conditions:

1. A weed barrier is installed underneath the gravel, rock, or mulch proposed along the south boundary and south face of the building and that weeds shall be controlled along the fence.
2. Any fencing to be installed shall comply with Woods Cross fencing regulations. Conformance will be required with regard to the fence height regulations within the front yard setback adjacent to 2425 South street and Redwood Road.
3. Lighting shall not negatively impact the street or neighboring businesses.
4. Return to the Planning Commission with final color scheme for the building before a building permit is issued.

Commissioner Bassarear seconded the motion and the motion carried.

Commissioner Sharp then made a motion to table item #4 on the agenda for AIE Inc. conditional use request for Mr. John Kendrick until Mr. Kendrick could be present. Commissioner Westergard seconded the motion and the motion carried.

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ADJOURNMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 8:45 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary