

WOODS CROSS PLANNING COMMISSION
MAY 23, 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

VISITORS:

Pat Blackley
Wendy Cowan
Ester Chu-Jon

LeGrande Blackley
Wally Cowan

PLEDGE OF ALLEGIANCE:

Gary Sharp

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held May 9, 2006. After corrections were noted, Commissioner Sharp made a motion to approve the minutes as corrected with Commissioner Beecher seconding the motion and the motion carried.

CITY COUNCIL REPORT

There was no one available from the City Council to report on the City Council meeting held May 16, 2006. Mr. Tim Stephens, the Community Development Director, reviewed the meeting with the Planning Commission. Please see the minutes of that meeting for the details of his report.

HOME OCCUPATION REQUEST—WENDY COWAN

Mr. Stephens reviewed the details of this item with the Commission. He noted that Ms. Wendy Cowan is proposing to conduct a tutoring service from her home. The business will serve students ranging from ages 6-12. There will be separate tutoring sessions that will include basic school curriculum during non-school hours.

Ms. Wendy Cowan appeared before the Commission. The Commission asked her how many students she was planning on having attend. There was some discussion on how many children would be allowed to attend each session. Ms. Cowan had noted that she would like to have 10 children but the ordinance only allowed 8 children. Ms. Cowan asked if the ordinance could allow more than 8 children. Mr. Stephens looked the

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ordinance up and said that this usage fell under the same ordinance as preschools and daycares. The number of children for these businesses was figured by square footage allowances of the home and it actually worked out to be 8.57 children for these businesses. Some of the Commission noted that they might allow the number to be rounded up to 9 because the number was not very clear. The Commission also discussed the fact that this ordinance may need to be reviewed with a possibility of rewriting some of it because it was so unclear.

The Commission also asked Ms. Cowan if there were going to be any activities outside for these children. She noted that there would be activities outside. The Commission told Ms. Cowan that she would need a fence around her yard with a self-closing, self-latching gate to be in compliance with the city ordinances. She said that there would be a gate and a fence in place.

Commissioner Sharp made a motion to approve the home occupation for Ms. Wendy Cowan for a tutoring service with the following conditions:

1. Limit each tutor session to no more than 9 students as per ordinance
2. A 6-foot high fence with a self-closing, self-latching gate is installed as per the ordinance.

Commissioner Page seconded the motion and all voted for the motion except Commissioner Blankenship who voted opposed because she felt that the ordinance should be changed before allowing 9 children, instead of 8, per tutoring session.

HOME OCCUPATION REQUEST—ESTER CHU-JON

Mr. Stephens reviewed this item with the Commission. He noted that Ms. Ester Chu-Jon is proposing to operate a bakery and vegetarian food processing business from her home. The business would consist of baking and processing food, which would then be packaged for delivery to health food stores. Ms. Chu-Jon has a separate kitchen in the basement which will be used for the home occupation. Staff checked with the County Health Department which indicated that no permit or license is required by their agency because the food will be packaged for off-site consumption. However, the State Department of Agriculture does require compliance for this type of business.

Ms. Ester Chu-Jon appeared before the Commission. The Commission asked Ms. Chu-Jon if she was aware that no signs could be placed at her residence to advertise this business. She noted that she was aware of that ordinance and there would be no signs.

The Commission asked Ms. Chu-Jon if the Department of Agriculture had been to visit her home. She noted that they had and that they would be returning for a final inspection on June 2nd.

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Commissioner Beecher made a motion to approve the home occupation for Ms. Esther Chu-Jon with the following conditions:

1. At no time may vehicle or customer traffic to the home disrupt the residential neighborhood. In the event that a complaint or complaints are received by the city, the permit shall be reviewed by the Planning Commission.
2. Applicant shall comply with State Department of Agriculture and a copy of the certificate shall be on file with the city.

Commissioner Page seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens noted that Ivory Homes would be submitting their plans for the 2nd phase of Mountain View Estates.

He also noted that he is waiting for a Development Agreement to come back from the City Attorney for Mr. Egget and his project.

There is on-going discussion regarding Peak Profile and what actions to take against them.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Bassarear made a motion to adjourn the meeting at 7:20 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary