

**WOODS CROSS PLANNING COMMISSION MEETING
APRIL 11, 2006**

MEMBERS PRESENT:

David C. Hill, Chairman
Leo Beecher
Anne Blankenship
Gary Sharp

MEMBERS EXCUSED:

Jennifer Bassarear
Brent Page
Ryan Westergard

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary

VISITORS:

Pat Blackley
LeGrande Blackley
Curtis Jenkins
Dale Cook
Nate Shipp

PLEDGE OF ALLEGIANCE:

Leo Beecher

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held March 14, 2006. After corrections were noted, Commissioner Sharp made a motion to accept the minutes as corrected with Commissioner Beecher seconding the motion and the motion carried.

CITY COUNCIL REPORT

Mr. Tim Stephens, the Community Development Director, reported on the City Council meeting held April 4, 2006. Please see the minutes of that meeting for the details of his report. No City Council members could attend tonight's Planning Commission meeting because of a special City Council work meeting that was being held at the same time.

FIREARMS SALES CONDITIONAL USE REQUEST—CURTIS JENKINS

Mr. Stephens reviewed the details of this item with the Commission. He noted that Mr. Curtis Jenkins is proposing to sell and service firearms, ammunition, and accessories.

The business would be located in the loft of CJ Autoworks. Mr. Jenkins says that there is

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
APRIL 11, 2006
PAGE 2**

a demand in the area for this type of hobby and that he has years of experience handling firearms as well as safety knowledge. Mr. Jenkins also said that he would like to hold training and safety classes which would take place at shooting ranges, not in CJ Autoworks.

Mr. Stephens also noted that Federal Law requires a Federal Firearms License for those who sell firearms and that the applicant must certify that he has secure gun storage to obtain that license.

Mr. Curtis Jenkins then appeared before the Commission. The Commission asked Mr. Jenkins how much space he would be using. He noted that he would be starting out upstairs in a small room and was just doing this as more of a hobby than a business. He noted that he thought it would be good for the community because there is interest in this kind of hobby but people had to travel outside of the community to buy these types of items.

Mr. Jenkins also noted that he would like to teach safety for use of the firearms and that he would be obtaining the Federal Firearms License that is required. He also said that he was planning on possibly teaching the classes at the Wasatch Shooting Range because it is large and has easy access. He said that the guns and ammunition would be stored upstairs and locked up and that there is also a security system on the premises.

The Commission asked Mr. Jenkins what kind of guns he would be selling. He said that he would have hand guns and rifles and ammunition. He also noted that no license is required for the sale of ammunition.

Commissioner Beecher then made a motion to approve the conditional use for Mr. Curtis Jenkins and the sale and service of firearms with the following condition:

1. The business license will not be issued until Mr. Jenkins shows proof of obtaining a Federal Firearms License.

Commissioner Sharp seconded the motion and the motion carried.

ROCKY MOUNTAIN WAKESPORTS—CODY BOSEMAN

Mr. Stephens reviewed the details of this item with the Commission. He said that Mr. Boseman would like to locate a boat dealership in the Step Saver building at 1901 West 2425 South. The boat dealership will include the sale and service of boats, along with the

sale of wakeboards and accessories. They are planning on parking one boat outside of the building.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
APRIL 11, 2006
PAGE 3**

Mr. Cody Boseman appeared before the Commission and they asked him if he had any comments or questions. He said that he did not at this time and the review covered the information satisfactorily.

Commissioner Sharp made a motion to approve the conditional use permit for Rocky Mountain Wakesports and Mr. Cody Boseman with the following three conditions:

1. Materials or other equipment should not be stored outside of the building at any time.
2. That the number of boats displayed in the parking lot be limited to one.
3. Should it be necessary, the boat on display be moved if it impacts the number of required public parking stalls for this area.

Commissioner Blankenship seconded the motion and the motion carried.

AIRCRAFT HANGAR CONDITIONAL USE AND SITE PLAN—GAR PHELPS

Mr. Stephens reviewed this item with the Commission. He noted that Mr. Phelps proposes the construction of an aircraft hangar facility at lot #46 in the Sky Park Industrial Park. The hangar will be a 108' x 80' x 20' metal building. The remainder of the lot will be paved with asphalt.

Mr. Gar Phelps then appeared before the Commission. The Commission noted that they had no questions at this time since they have approved many of these over the last few years.

There was some discussion about the unique aspects of the Skypark Airport and why it is popular with aviators in the area particularly because hangars are purchased and not leased.

Commissioner Beecher then made a motion to approve the conditional use of an aircraft hangar for Mr. Gar Phelps with the following condition:

1. That the structure shall be used exclusively for the storage, maintenance, and construction of aircraft and related uses.

Commissioner Blankenship seconded the motion and the motion carried.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
APRIL 11, 2006
PAGE 4**

Commissioner Blankenship then made a motion to approve the site plan for an aircraft hangar for Mr. Gar Phelps with the following two conditions:

1. No outside storage shall be permitted on any portion of the site.
2. Documentation from the South Davis Fire District be submitted, indicating their review and approval of the site plan for fire protection and shall be filed with the city.

Commissioner Beecher seconded the motion and the motion carried.

TEMPORARY SIGN CONDITIONAL USE REQUEST-ADAM BRANDLEY

Mr. Stephens reviewed this item with the Commission. He noted that Latter Day Specialties has made application for a conditional use permit for a small, A-frame, sale sign. These types of signs are permitted in the ordinance as determined by the Planning Commission.

Mr. Dale Cook appeared before the Commission. Mr. Cook is the current Manager of this store but noted that he is purchasing the store and would become the owner soon.

Mr. Cook also said that he is interested in having an A-frame sign out in front of the business to advertise. He noted that he felt that the 90-day restriction would be detrimental to his business because people do not seem to know that this business is located here. He also went on to say that he has quite a bit of property where the sign could be located without being in the way of anyone, and that he would ask that the sign not have a limit restriction placed on it because it was his best way to advertise at this time.

The Commission discussed this issue noting that the restriction had been specifically designed to keep some of the car dealerships from advertising with oversize balloons and other types of temporary signs that were less desirable. The Commission discussed the fact that there needed to be some revisions in the sign ordinance to address some of these smaller signs that would have much less impact in the area they were placed.

The Commission said there could be an extension on the time limit to 120-days because of the type of sign and its use, and that during this time the Commission could look into possible changes to the sign ordinance in regards to these smaller, lower impact, signs.

Commissioner Beecher then made a motion to approve the conditional use for an A-Frame sign as presented for Mr. Dale Cook and Latter Day Specialties. Commissioner Sharp seconded the motion and the motion carried.

OFFICIAL MINUTES

WOODS CROSS PLANNING COMMISSION

APRIL 11, 2006

PAGE 5

PUBLIC HEARING—VALENTINE ESTATES PHASE 2—NATE SHIPP

Mr. Stephens reviewed the details of this item with the Commission. He noted that Mr. Nate Shipp has already begun construction on the subdivision improvement in Valentine Estates. The contractor has been progressing rapidly with the first phase of construction. Mr. Shipp has made application for approval of the second phase. Presently the first phase plats are not recorded which is a requirement before the second phase may be started. However, Mr. Shipp has a good contractor and Mr. Shipp would like him to stay on site and proceed with the second phase improvements as the first phase is completed. Mr. Shipp is asking for a waiver of the above mentioned requirement.

Mr. Nate Shipp appeared before the Commission and made mention that things are going well and development is moving ahead rapidly. He also outlined the aspects of the different phases and plat plans with the Commission.

Commissioner Hill then opened the public hearing for public comment.

There was no public comment and Commissioner Hill closed the public hearing.

Commissioner Beecher then made a motion to forward to the City Council their recommendation to approve the final plat for Valentine Estates phase 2 and at the minimum that the first phase plat be recorded. Commissioner Blankenship seconded the motion and the motion carried.

Commissioner Blankenship then made a motion to forward to the City Council with their recommendation that the section of the phase being 100% completed be waived under these particular circumstances. Commissioner Sharp seconded the motion and the motion carried.

TEMPORARY BALLOON SIGN & CONDITIONAL USE REQUEST—MARC CROFT

Mr. Stephens reviewed these details with the Commission. He said that Croft Power Equipment is proposing to fly a 17-foot helium balloon above their business. The balloon would mostly be flown on the weekends to advertise weekend sales.

Mr. Marc Croft appeared before the Commission. He noted that he enjoys doing business in Woods Cross but that he has to compete with the “Big Box” retailers in the area. He

said that there is not really easy freeway access to his business and he wanted to try and draw business to his store, especially on weekends, during his busy season.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
APRIL 11, 2006
PAGE 6**

He noted that he would not fly the balloon if the wind is over 30 miles per hour. He did say that it had a 150 foot tether and that would help the balloon to be visible from the freeway as well as other areas of the surrounding cities. He said it would be taken down at night.

Commissioner Sharp made a motion to approve the conditional use permit for a 17-foot balloon sign for Mr. Marc Croft and Croft Power with the following two conditions:

1. May be used for a total of not more than 90 days per calendar year.
2. Balloon shall not cause any negative impacts on the surrounding neighborhood.

Commissioner Blankenship seconded the motion and the motion carried.

GENERAL AND PENDING

Commissioner Hill mentioned that he was concerned about Mr. Smoot leaving up his real estate signs for such a long period of time. He said that this might be an item that needed discussing in regards to the sign ordinance.

Mr. Stephens updated the Commission on the possible plans from the Davis County School District to locate a school in Woods Cross City.

The Commission also discussed the status of the vinyl fence company. Mr. Stephens said that he had spoken with the City Attorney and he advised that the city look into the past of the property to make sure they had all of the information they needed before taking any further action.

ADJOURNMENT

There being no further business before the Commission, Commissioner Beecher made a motion to adjourn the meeting at 8:05 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary