

WOODS CROSS PLANNING COMMISSION
JULY 11, 2006

MEMBERS PRESENT:

David C. Hill Chairman
Jennifer Bassarear
Leo Beecher

Brent Page
Gary Sharp
Ryan Westergard

MEMBERS EXCUSED:

Anne Blankenship

STAFF EXCUSED:

Tim Stephens, Community Development Director
Jon Hadlow, City Council Member

STAFF PRESENT:

Gary Uresk, City Administrator
Bonnie Craig, Secretary

VISITORS:

John Eggett	Ann Eggett
Brett Carter	Pat Blackley
LeGrande Blackley	Peter Gall
Marilee Inman	Bob Jones
Pat Jones	Karyn Baxter
Lesley Vance	

PLEDGE OF ALLEGIANCE:

Leo Beecher

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held June 27, 2006. After corrections were noted, Commissioner Page made a motion to approve the minutes as corrected. Commissioner Bassarear seconded the motion and the motion carried.

CITY COUNCIL REPORT

There was no City Council report at tonight's meeting because there was no City Council meeting held on the 4th of July holiday.

JMR REZONE REQUEST –JOHN EGGETT

Mr. Gary Uresk, the City Administrator, reviewed this item with the Commission. He noted that Mr. Eggett had appeared before the Planning Commission and his request to rezone property located at 1658 South Redwood Road from A-1 Agriculture to R-1-8

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Residential was tabled to work out an acceptable development agreement. The development agreement would include that the development would concur with the City's General Plan and compliment the previously approved development of Mt. View and Valentine Estates.

Mr. John Eggett appeared before the Commission. He was asked if he would be doing the development himself. He noted that he was going to do the majority of the development himself but that he did sell 2 or 3 other lots to builders. He said that there would be a total of 12 homes.

There were no other comments and Commissioner Bassarear made a motion to forward the Planning Commission's recommendation for approval for the rezone from A-1 Agriculture to R-1-8 Residential to the City Council. Commissioner Beecher seconded the motion and the motion carried.

Commissioner Beecher then made a motion to forward the Planning Commission's recommendation to the City Council to approve the Legacy Estates Development Agreement. Commissioner Page seconded the motion and the motion carried.

NORTH SALT LAKE WELL HOUSE SITE PLAN—PAUL OTTESON

The Commission skipped to this item on the agenda because they were ahead of schedule and could not continue with the public hearings because of the time requirements. They continued with this item on the agenda.

Mr. Uresk then reviewed this item with the Commission. He noted that North Salt Lake has a culinary well located just west of 1100 West at approximately 2100 South. Last winter they re-drilled the well and now would like to cover the same with a small well house structure.

The Commission reviewed the well house building plan and found it to be in order. Even though there was no one present representing North Salt Lake in the meeting at this time, the Commission felt that they could continue with a motion because it was a straight forward item.

Commissioner Beecher made a motion to approve the site plan for the construction of a well house for North Salt Lake with the condition that in the future the adjoining and underlying property is developed and North Salt Lake will fully develop the site with landscaping, fencing, and hard surfacing as may be dictated by future development of the area. Commissioner Page seconded the motion and the motion carried.

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GENERAL AND PENDING

There was discussion about a stop sign located near the area where the road had been closed on 800 West and 700 South. It was mentioned that it may be causing some confusion and could be dangerous if not removed. Mr. Uresk said that he would direct Staff to remove the sign.

The Commission wondered if there had been any action taken regarding the Smoot real estate sign. Mr. Uresk said that he would follow up with the Community Development Director when he returned from out of town regarding this item.

There was also discussion on what action has been taken against Peak Profile.

The Commission also noted that the property located next to the Hampton Inn on 800 West was now a weed patch and needed to be addressed.

It was also mentioned that there are some stop signs within the City limits that may block some of the street address signs because of the way they are configured. Mr. Uresk said that he would have Staff look into it.

PUBLIC HEARING-LEGACY ESTATES PRELIMINARY PLAT-JOHN EGGETT

Mr. Uresk reviewed this item with the Commission. He noted that some of Mr. Eggett's property is adjacent to the Vearl Thalman farmhouse as well as boundaries adjacent to the A-1 Drain and Redwood Road and would require some type of fencing.

There was some discussion about what type of fencing would work in these areas. Mr. Eggett said that he would plan on putting vinyl fencing in to make it work with the other developments in the area.

Chairman Hill then opened the public hearing.

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

Commissioner Sharp then made a motion to approve the Legacy Estates Preliminary Plat for Mr. John Eggett with the following conditions:

1. A 6 foot vinyl fence is installed along the boundary between the proposed subdivision and the Vearl Thalman farmhouse property.
2. 6 foot vinyl fencing is constructed along the Redwood Road buffer adjacent to the proposed lots.
3. 6 foot vinyl fencing is installed along the rear lot line of all lots adjacent to the A-1 drain.

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Commissioner Bassarear seconded the motion and the motion carried.

PUBLIC HEARING-GALL FINAL PLAT—PETER GALL

Mr. Uresk reviewed this item with the Commission. He noted that the Planning Commission had recently approved a preliminary plat for this project located at 2190 South 800 West adjacent to the Morningside subdivision. He did note that there was a protection strip included in the Morningside subdivision that the developers would need to be reimbursed for as part of the two subdivisions coming together.

Chairman Hill then opened the public hearing.

Ms. Merilee Inman appeared before the Commission and noted that she worked for the Franklin Real Estate Group and that everything that was required to get this final plat approved had been done except for the developers of the Morningside Subdivision being reimbursed for the 15 foot protection strip. She noted that she had talked to the developers of the Morningside Subdivision and this would be done as soon as possible.

Mr. Bob Jones, a resident who lives across the street from this project, wanted to know what would be going in here. It was explained that it would be single family homes and he was shown a map of how the homes would be built on the lots. He thanked the Commission for answering his questions.

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

Commissioner Beecher then made a motion to forward the Planning Commission's recommendation to approve the Gall Final Plat with the condition that the applicant reimburses the Morningside developers for the protection strip prior to recordation of the final plat.

Commissioner Page seconded the motion and the motion carried.

At this point in the meeting Ms. Karyn Baxter, ESI Engineer, asked the Commission about the well house site plan. The Commission apologized for skipping to this item early and noted that it had been voted on and passed earlier in the meeting due to being ahead of schedule.

NORTH SALT LAKE WELL HOUSE CONTINUATION

Ms. Baxter noted that she was pleased that it had passed and thanked the Commission for their time.

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HOME OCCUPATION—LESLEY VANCE

Mr. Uresk reviewed this item with the Commission. He noted that the applicant is proposing to operate a child day care from her home. She would be using one bedroom primarily on the upper floor of her home.

Mr. Lesley Vance appeared before the Commission. They asked her if she had a fenced yard with a self-locking, self-closing gate and she noted that she did. She also said that there would be no advertising on her property and that she would probably have about 3 kids. She was also reminded to keep cleaning supplies and any harmful chemicals locked up.

She then presented copies of her State License for child care and a copy of the fire inspection report from the South Davis Metro Fire Agency for their review.

Commissioner Beecher then made a motion to approve the conditional use for a day care for Ms. Lesley Vance as presented. Commissioner Sharp seconded the motion and the motion carried.

ADJOURNMENT

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

David C. Hill, Chairman

Bonnie S. Craig, Secretary