

**WOODS CROSS PLANNING COMMISSION MEETING
NOVEMBER 14, 2006**

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Anne Blankenship

Brent Page
Gary Sharp
Ryan Westergard

MEMBERS EXCUSED:

Leo Beecher

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Jennifer Decker, City Council

VISITORS:

George Happ
LeGrande Blackley
Pat Blackley
Jed Millburn
Jason Galloway
Mike Eggett

PLEDGE OF ALLEGIANCE:

Jennifer Bassarear

SWEARING-IN OF RE-APPOINTED PLANNING COMMISSION MEMBERS

Chairman Hill introduced Mr. Alan Low, Woods Cross City's Recorder, who was at tonight's meeting to swear-in Mr. Ryan Westergard and Mr. Brent Page to serve another 4-year term as Planning Commission Members. Mr. Low then administered the Oath of Office to Mr. Westergard and Mr. Page. The Commission then congratulated them on their re-appointment to serve on the Planning Commission.

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held October 24, 2006. After the corrections were noted, Commissioner Bassarear made a motion to approve the minutes as corrected with Commissioner Blankenship seconding the motion and the motion carried.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
NOVEMBER 14, 2006
PAGE 2**

CITY COUNCIL REPORT

Council Member Decker was at tonight's meeting representing the City Council. She reported on the City Council Meeting held November 7, 2006. Please see the minutes of that meeting for the details of her report.

MATCO CONDITIONAL USE REQUEST—GEORGE HAPP

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that Ibis Leasing is pursuing this conditional use permit on behalf of MATCO Manufacturing. MATCO manufactures aircraft wheels, brakes and related equipment.

Mr. George Happ appeared before the Commission. The Commission asked Mr. Happ if he had reviewed the conditions as outlined by the Commission and Staff and asked if he had any problems with complying with them. Mr. Happ noted that he did not have a problem with the conditions as outlined.

Mr. Happ noted that there is a similar business located in the area where he was planning on locating his business at the present time and there had been no problems with it. He also noted that they create cast iron forms using a gas fire to melt the metal and that there is very little noise or odor associated with the process. He did say that the people associated with creating these forms are required to wear special clothing in association with working with high temperatures. He also acknowledged that the South Davis Metro Fire Agency would have to approve his operation.

Commissioner Hill asked Mr. Happ if he was familiar with the fact that there would be no outside storage at the facility. Mr. Happ said that he did not want to store any of his equipment outside because it was not safe to do so. Commissioner Hill also asked Mr. Happ if he could comply with the delivery times as outlined in the conditions. Mr. Happ noted that he would be able to do so.

Commissioner Bassarear then made a motion to approve the conditional use permit for Ibis Leasing and Mr. George Happ with the following conditions:

1. At no time may any equipment, vehicles or business activities take place outside the enclosed building. All such activities or storage shall be accommodated within the fully enclosed building.
2. At no time may any offensive odors or noise emanate from this site which would negatively impact the surrounding light industrial, airport or residential areas of the City. Failure to comply with this condition shall result in revocation of this permit.
3. All loading, unloading or deliveries shall be prohibited between the hours of 10:00 p.m. and 7:00 a.m.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
NOVEMBER 14, 2006
PAGE 3**

4. Any degradation of the subject property due to the applicants operation may result in revocation of the permit.
5. Any material violation of or failure of the applicant to comply with the foregoing conditions shall entitle the City to revoke this permit, provided the City gives the applicant written notice of such failure or violation and that the applicant has failed to remedy such failure or violation within 30 days of the date the applicant received such notice.
6. Before a business license is issued, approval from the South Davis Metro Fire Agency should be obtained and filed with the City.

Commissioner Blankenship seconded the motion and the motion carried.

PUBLIC HEARING—LEGACY SUBDIVISION FINAL PLAT—JOHN EGGETT

Mr. Stephens reviewed this item with the Commission. He noted that Mr. John Eggett had a preliminary plat approved by the Commission recently, in addition to having the property rezoned from A-1 Agriculture to R-1-8 Single Family Residential. Mr. Eggett has also entered into a development agreement with the City similar to Valentine Estates, ensuring that this project will be compatible with Mountain View Estates and Valentine developments west of Redwood Road. Landscape has been incorporated into this development similar to that which will be implemented by Mountain View and Valentine's landscape architects, making it compatible with the Legacy Subdivision buffer.

Mr. Mike Eggett appeared before the Commission on behalf of his father to represent this item.

The Commission asked Mr. Eggett if he had any questions or comments. He said that he did not at this time.

Chairman Hill then opened the public hearing.

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

Commissioner Sharp then made a motion to recommend to the City Council the Planning Commission's recommendation for approval for the final plat for the Legacy Subdivision and Mr. John Eggett. Commissioner Blankenship seconded the motion and the motion carried.

**PUBLIC HEARING—PROPOSED AMENDMENTS TO CHAPTER 11, 12, & 13
OF THE ZONING ORDINANCE PERMITTING DECORATIVE
ARCHITECTURAL METAL BUILDING MATERIALS—TIM STEPHENS**

Mr. Stephens then reviewed this item with the Commission. He noted that he had been working with the City Attorney on outlining the proposed amendments to the Zoning Ordinance for the C-1, C-2 and S-1 zones. The adoption ordinance amends all three zones to permit the decorative, aluminum composite, metal siding. Discussion pertaining to this had come up and the Commission discussed proposing changes when the Murdock showroom site plan was approved contingent upon the eventual adoption by the City Council of the proposed amendments.

Chairman Hill then opened the public hearing.

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

Commissioner Page then made a motion to forward this item to the City Council with the Planning Commission's recommendation for adoption of the amendment to the current ordinance as outlined. Commissioner Bassarear seconded the motion and the motion carried.

**PUBLIC HEARING—PROPOSED AMENDMENTS TO CHAPTERS 16 & 16A
OF THE ZONING ORDINANCE REGARDING MINIMUM LAND AREA FOR
PUD & CONDOMINIUM DEVELOPMENT—TIM STEPHENS**

Mr. Stephens then reviewed this item with the Commission. He noted that the Commission was given an adoption ordinance prepared by the City Attorney regarding modifications to the City's condominium and PUD Chapters. The present ordinance permits the creation of condominium space for residential, industrial and commercial; however, the condominium ordinance further states that residential condominium projects shall comply with requirements of the PUD chapter. The present PUD chapter requires a minimum of 20 acres for a PUD.

The adoption ordinance proposes that residential condominiums still comply with PUD ordinances but existing structures which are less than 1 acre may be converted to condominiums with City approval. This provision permits the City to deal with either redevelopment or appropriate infill projects involving condominium development.

Mr. Jason Galloway and Mr. Jed Millburn were asked to step to the podium. They are developers currently working on converting a portion of the Westminster apartments into condominiums. The Commission asked Mr. Galloway and Mr. Millburn what the advantages would be in doing so. They noted that people that have ownership usually take better care of their property and that this property would likely not be as transient

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
NOVEMBER 14, 2006
PAGE 5**

and that ownership would lend more stability to the property. They also noted that they expected enhanced appearance by ownership.

The Commission then discussed some of the upgrades and plans that Mr. Galloway and Mr. Millburn were planning for this area of the City. Chairman Hill thanked them for the comments. He then opened the public hearing.

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

The Planning Commission then noted a few minor corrections to the amendments.

Commissioner Sharp then made a motion to forward to the City Council the Planning Commission's recommendation to approve the amendments as outlined with the corrections as discussed. Commissioner Blankenship seconded the motion and the motion carried.

PUBLIC HEARING—PROPOSED AMENDMENT TO THE PARKS & RECREATION ELEMENT OF THE GENERAL PLAN—TIM STEPHENS

Mr. Stephens then reviewed this item with the Commission. The Commission reviewed the changes that were being proposed and noted that they felt like they would be a good addition for the future of the City.

Chairman Hill then opened the public hearing.

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

Commissioner Blankenship then made a motion to forward to the City Council the Planning Commission's recommendation to approve the proposed amendments to the Parks & Recreation element of the General Plan. Commissioner Bassarear seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens noted that there will be an upcoming City Council retreat in order to focus on pending issues for the City and to set goals with the City Staff for the future of the City.

He also noted that Staff would be meeting with UTA again concerning the light rail.

On November 28th, Ms. Lisa Romney from the City Attorney's office will be coming at 5:30 p.m. for training for the Planning Commission.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
NOVEMBER 14, 2006
PAGE 6**

Barlow Automotive would like to stay in the City boundaries. They were planning on moving but it did not work out so they will be appearing before the Commission to apply for a permanent conditional use permit.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 7:50 p.m.

David C. Hill, Chairman

Bonnie S. Craig, Secretary