

WOODS CROSS PLANNING COMMISSION
JANUARY 9, 2007

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Anne Blankenship

Gary Sharp
Ryan Westergard
Leo Beecher

MEMBERS EXCUSED:

Brent Page

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Tamra Dayley, City Council Member

VISITORS:

LeGrande Blackley
Pat Blackley
Connie Feil
Deanne Carroll
Kerry B. Carroll
Vidal R. Santay

PLEDGE OF ALLEGIANCE:

Anne Blankenship

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held December 12, 2007. After corrections were noted, Commissioner Beecher made a motion to approve the minutes as corrected with Commissioner Blankenship seconding the motion, and the motion carried. Chairman Hill then called for discussion or corrections for the minutes of the meeting held December 19, 2007. After corrections were noted, Commissioner Beecher made a motion to approve the minutes as corrected, with Commissioner Blankenship seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Tamra Dayley was at tonight's meeting representing the City Council. She reported on the City Council Meeting held January 2, 2007. Please see the minutes of that meeting for the details of her report.

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**CONDITIONAL USE REQUEST—ROCKET POWER/OME SPECIALTIES—
OTTO FERNANDEZ**

Mr. Tim Stephens, the Community Development Director, reviewed the details of this item with the Commission. He noted that the applicant is proposing to operate Rocket Power Construction on 800 South just west of 500 West Street. The business would include three employees, one taking calls, one technician on heating and air conditioning, and one assistant who will be driving a company van for customer calls for cleaning ducts, furnaces, and air conditioners. It was also noted that in the event their recycling company fails to pick up old furnaces or air conditioners, they will be stored indoors in the warehouse until pick up can be made. The company will also be supplying labor only, for installing drywall, and will be contacted at home for work assignments.

Mr. Vidal Santay, a business partner to Mr. Otto Fernandez, appeared before the Commission. Commissioner Bassarear was asked if she would interpret in Mr. Santay's native language of Spanish. Commissioner Bassarear asked Mr. Santay if he understood about the condition of no outside storage at the business facility. Mr. Santay replied by saying he did understand that there was to be no outside storage and that if there were any air conditioners or furnaces waiting for recycling pick up, they would be stored inside their warehouse. Commissioner Bassarear then asked Mr. Santay if there were any chemicals associated with this business and he said that there were no chemicals involved in this business. Mr. Santay was also asked about business hours and he said that there would be regular business hours from 9:00 am to 5:00 pm.

Commissioner Bassarear then made a motion to approve the conditional use permit for Rocket Power/Ome Specialties with the following conditions:

1. At no time may equipment or materials be stored outside. All such equipment and materials, including recycling pickup, shall be stored within a fully enclosed building.
2. No truck traffic to the business except during regular business hours.

Commissioner Sharp seconded the motion and the motion carried.

CONDITIONAL USE REQUEST-AUTO SOURCE—LUCAS KJAR

There was no one present at this time representing this item. The Commission decided to move forward to the next item on the agenda, and check at a later time in the meeting to see if the applicant had arrived.

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SITE PLAN REQUEST—UTA COMMUTER RAIL STATION—STEVE MEYER

Mr. Stephens reviewed this item with the Commission. He noted that UTA has been working on moving their project forward and preparing to finalize the site plan for the commuter rail station that will be located in Woods Cross City. He noted that Mr. Steve Meyer would be giving an introduction to the project at the meeting tonight and answering any questions that the Commission or public might have at this time. Mr. Stephens also noted that there were still two items yet to be resolved until the project can move forward. The first item to be resolved is the Development Agreement because it was still in the preliminary stages. The second is a storm water detention issue that also needs to be worked out. Mr. Stephens encouraged the Commission to listen to tonight's introduction and ask any questions that they may have and that this item would continue as an item on the agenda for the Planning Commission meeting to be held on January 23, 2007. Mr. Stephens also reviewed the concept details and the location of the station with the Commission before turning the time to Mr. Meyer.

Mr. Steve Meyer from UTA appeared before the Commission. Chairman Hill started by asking Mr. Meyer how many parking stalls would be located at the parking lots at the station. Mr. Meyer noted that there would be 218 stalls, to start, in the north parking lot, 235 stalls in the south parking lot, with 234 stalls for future expansion in the north parking lot for a total of 687 parking stalls.

Mr. Hill asked Mr. Meyer about the phasing of the parking lots. Mr. Meyer noted that the south parking lot would be completely finished and the first 1/3 of the north parking stalls would be finished upon the opening of the station in order to help maintain UTA's budget. Mr. Meyer noted that there would be cement barricades to help deture people from parking in the dirt of the incomplete parking lot to the north, but that he would be flexible to suggestions from the Commission about the parking lots. Chairman Hill said that he would like to see the facts and the figures concerning the finishing of the parking structures.

It was noted by the Commission that when TRAX was opened a few years ago that there was not enough parking because the ridership far exceeded that which was projected upon its opening. The Commission expressed their concern over having enough parking to begin with and not wanting to wait for further expansion because it might not happen quick enough to accommodate all of the riders for light rail. This could cause riders to park in the adjacent residential neighborhood, and the Commission strongly said they did not want this to happen. They expressed their desire to have the north parking area completely asphalted to begin with, and then adding the curb and gutter and landscaping at a later time to make expansion a timelier event.

Chairman Hill also expressed concern about accessing the north parking area and the increased traffic on 800 West and 1500 South and the problems that already exist with 500 South. Mr. Meyer said that he is working with UDOT in trying to come up with

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some ideas on the 500 South interchange and would continue to work with them on this problem.

There were several residents in attendance at tonight's meeting, and Chairman Hill asked if they had any questions. Ms. Connie Feil and Ms. Deanne Carroll and Mr. Kerry Carroll live adjacent to the new station and expressed some concerns and questions that they had. They noted that if it was raining or snowing, people may park in front of their houses instead of at one of the lots because it would be closer to the station. They expressed concerns over not be able to get out of their driveways or that family visitors may not have a place to park at their homes. Ms. Feil suggested that signs be put up that said "Residential and Family Parking Only" in front of their homes, and if they did have cars parked by their homes that they did not recognize, they could call the police and the cars would be issued citations for parking violations.

The residents also expressed concerns over lighting, and the impact it would have on their homes. The Commission expressed their sensitivity to lighting issues in the City and noted that they were very concerned over lighting issues because of past experiences. They also explained to the residents about the lighting fixtures that would be used and how it would not be lighting that projected further than the station area.

The residents also asked about the crime rate around existing stations. Mr. Meyer noted that there is lots of visibility at this particular station and that frequent police or security patrols would be helpful in deterring crime. He also noted that they were talking about possibly having a station attendant and security cameras installed. He did note that there are frequent trains and there are conductors and attendants on the trains that would also be aware of what was happening at the station.

The Commission expressed concern over the increased traffic and the school located close to the station. Mr. Meyer noted that there would be an education program in the school about safety, including safety in regards to light rail. He also noted that UTA tries to educate the public through fliers and talking to them about being good neighbors. He noted that some of these concerns could be noted in the Development Agreement.

There was also discussion on how having the station and the infrastructure installed for light rail at the various track crossings, would allow Woods Cross City to qualify for a "quiet zone" where no horns would be blown by trains at the crossings unless there was a perceived hazard at a crossing. It was noted that this would be a great benefit to our City in keeping down the noise from the trains.

The Commission thanked the public for their comments as well as Mr. Meyer for his time in answering their questions. They noted that they would be looking forward to further discussion with him in two weeks at the next meeting.

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AUTO SOURCE CONIDITIONAL USE REQUEST—LUCAS KJAR

Mr. Lucas Kjar was still not present at this point in the meeting. Commissioner Westergard made a motion to table this item until the applicant could be present. Commissioner Beecher seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens reviewed a few of the upcoming items that would be coming before the Commission for their review.

He reminded the Commission of the Appreciation Dinner to be held this Friday.

He noted that there is a new South Davis Transit Study that would be taking place over the next few months and that Woods Cross City needed to have two representatives from the Planning Commission to be on a sub-committee to help with input on this study. Mr. Stephens noted that he had suggested Commissioner Beecher and Commissioner Blankenship for the sub-committee because of past experience and residential location impact.

The RDA is working with the condo conversion project at the Westminster Apartment complex.

Sinclair would be attending the next meeting and there would be a public hearing for their proposal to amend the General Plan.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 8:20 pm.

David C. Hill, Chairman

Bonnie S. Craig, Secretary