

**WOODS CROSS PLANNING COMMISSION  
SEPTEMBER 25, 2007**

**MEMBERS PRESENT:**

David C. Hill, Chairman  
Anne Blankenship  
Jennifer Bassarear  
Leo Beecher

Gary Sharp  
Brent Page  
Ryan Westergard

**VISITORS:**

LeGrande Blackley  
Jay Despain  
Dave England  
Shandell Smoot

Pat Blackley  
Don Schrader  
Les Essig

Alan Hansen  
Lois Schrader  
Chad Morris

**STAFF PRESENT:**

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

**PLEDGE OF ALLEGIANCE:**

Jennifer Bassarear

**APPROVAL OF MINUTES**

Chairman Hill called for discussion or corrections of the minutes of the Planning Commission meeting held September 11, 2007. Commissioner Bassarear then made a motion to approve the minutes as written with Commissioner Blankenship seconding the motion and the motion carried.

**CITY COUNCIL REPORT**

City Council Member Dayley reported on the City Council meeting held September 18, 2007. Please see the minutes of that meeting for the details of her report.

**OPEN SESSION**

Chairman Hill opened the meeting for any items that the public would like to bring before the Commission.

Commissioner Blankenship noted that she had done some research on refinery odors and gave a handout to the Commission regarding some of her findings.

There were no other comments for the open session.

**JPC ENERGY CONDITIONAL USE REQUEST—2536 SOUTH 1250 WEST, SUITE B—  
ALAN HANSEN**

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that JPC Energy is proposing to construct an office building at 2536 South 1250 West. JPC Energy sells fuel to Chevron brand retail stations. The proposed location and office would be used for customer service and accounting functions. They will not store or handle any petroleum products or inventory at the subject location.

Mr. Alan Hansen appeared before the Commission. He was asked about the number of employees that would be working at this location. Mr. Hansen said that there would be two employees working at this location.

The Commission asked if parking would be impacted by this JPC Energy. It was noted the parking would not be impacted since there were going to be only two employees at the location and there was plenty of parking to accommodate two people.

There were no other questions and Commission Sharp made a motion to approve the conditional use for JPC Energy and Mr. Alan Hansen. Commissioner Beecher seconded the motion and the motion carried.

**PUBLIC HEARING—ENGLAND SUBDIVISION PHASE 2 FINAL PLAT—1518  
SOUTH 1100 WEST—SHANDELL SMOOT**

Mr. Stephens reviewed this item with the Commission. He noted that the Planning Commission had recently granted a conditional use permit to the applicant for a flag lot which is part of the subject plat. On the plat is shown the existing lot 2 being split to create two lots, one a flag lot. The subject lots slope away from the street and it will be necessary for the developer to construct a small storm water detention basin in the northwest corner of lot #101. The only possible outlet to the city storm drain facility would be through the City's adjacent well house property to the storm drain on 1500 South. The City Attorney is drafting a permit to allow the private storm drain line to cross the City's property.

Commissioner Westergard noted his concern over the shared access easement because there had been problems with a shared access concerning another flag lot in the city.

Mr. Stephens noted that he had been in contact with the City Attorney concerning the shared easement and the City Attorney told Mr. Stephens that there were several ways to make sure the buyers of the property were aware of the shared easement. He noted that it could be recorded on the plat or could be recorded as a separate document so that the property buyers, now and in the future, would be aware of the shared easement.

Mr. Shandell Smoot appeared before the Commission. He addressed the issue of the shared easement and noted that he had an attorney working on the issue and before selling the property he wanted to make sure everything was very clear regarding the easement. He assured the Commission that it would be worked out and finalized before the properties were sold.

The Commission also noted they would like to make sure that it is clear on who will maintain and repair the shared easement as well.

Mr. Smoot said that he would be addressing the Commission's concerns but would like to have approval given tonight so that construction can begin before the snow flies. He said he would be happy to meet any conditions the Commission felt he needed to address.

Chairman Hill then opened the public hearing for public comments.

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

Commissioner Beecher then made a motion to forward the Planning Commission's recommendation for approval to the City Council of the England subdivision phase 2 final plat with the following conditions:

1. Applicant must secure a storm drainage permit from the City to pipe storm drainage through the City's adjacent water well property and appropriate drawings be amended to show changes.
2. Applicant shall submit South Davis Metro Fire Agency review and approval for the subject plat.
3. Drawings for amended easement be shown and approved by Staff.

Commissioner Page seconded the motion and the motion carried.

**REVISED ARCHITECTURAL ELEVATIONS FOR BUILDING AT WOODS  
CROSSING COMMERCIAL PARK LOT #8—700 WEST 700 SOUTH—CAL GIBBS**

Mr. Stephens reviewed this item with the Commission. He noted that Mr. Cal Gibbs was coming before the Commission to ask permission to revise the architectural elevations for part of the commercial building located at Woods Crossing Park #8. It was noted that there is a potential tenant for this location wanting to put in a deli. The proposed tenants would need to put some equipment against the south wall where lower windows are located. Mr. Gibbs is asking that the lower windows be removed in order to accommodate the equipment placement for the proposed deli.

Mr. Cal Gibbs appeared before the Commission. He noted he had spoken with the owner of the building and he was agreeable to the changes, but the owner was presently out of town and could not be reached. The Commission said that before proceeding they would want to see documentation from the owner saying that he was agreeable with these changes.

Mr. Stephens said that he had spoken with the architect of the project and the architect was concerned that removing the windows would negatively alter the look of the building. Mr. Stephens did suggest one alternative idea of placing windows on the lower level and then sheet rocking over the windows on the inside of the building giving the outside the appearance of windows. This would allow future tenants the option of uncovering the windows at a later time.

The Commission discussed what the building would look like without the windows and they felt it would make the building look off balance, but since the windows were located on the side of the building where it would not be seen by the public, it would not matter that much if the windows were removed.

Commissioner Blankenship then made a motion to approve the revised architectural elevations for the south side of the ECI building located at Woods Crossing Commercial Park lot #8 owned by Marv Blosch with the following condition:

1. Staff receives documentation from the owner agreeing to any change on the south elevation and if changes involve more than the elimination of the windows, it comes before the Planning Commission.

Commissioner Bassarear seconded the motion and the motion carried.

### **GENERAL AND PENDING**

Mr. Stephens noted that Menlove is moving ahead with their dealership remodel.

He also noted that the new Sign Ordinance changes will be coming before the Planning Commission soon for their review.

He told the Commission that he is expecting a concept plan from Peak Profile to be submitted soon.

### **ADJOURNMENT**

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 7:30 P.M. Commissioner Page seconded the motion.

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David C. Hill, Chairman

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Bonnie S. Craig, Secretary