

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

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Leo Beecher
Brent Page

MEMBERS EXCUSED:

Anne Blankenship
Gary Sharp
Ryan Westergard

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary

VISITORS:

Erron Bown
Austin Tate
Alan Carroll
LeGrande Blackley
Linda Maddex
Kerry B. Carroll

Chase Gregersen
Zach Page
Pat Blackley
Bill Maddex
Deanne Carroll
Jerald Boseman

PLEDGE OF ALLEGIANCE:

Brent Page

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held January 24, 2006. After corrections were noted, Commissioner Page 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 February 7, 2006. He noted that City Council Member Don Moore was at a mosquito abatement meeting and could not attend the Planning Commission meeting because of this prior commitment. Please see the minutes of that meeting for the details of his report.

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HOME OCCUPATION REQUEST—WILLIAM MADDEX

Mr. Stephens reviewed the details of this item with the Commission. He noted that Mr. William Maddex of 1954 South 1600 West, is proposing to operate a home office for his construction/estimating business. He is planning to use 100 square feet of space within his home for an office to house his computer and paperwork. Mr. Maddex has also said that any vehicles or equipment used for his home occupation will be stored at either project sites or storage yards.

Mr. William Maddex appeared before the Planning Commission. The Commission asked Mr. Maddex if any of his employees would be coming to his home for any reason such as to receive their paychecks. Mr. Maddex said that no employees would be coming to his home, that he does most of his business on the phone and that he does payroll on the job site. He also noted that he does mostly estimating and that if there were any items for storage they would be on the job site or at a rental site.

The Commission asked Mr. Maddex if he had any problems with the sign ordinance. Mr. Maddex replied by saying that he did not have a problem with it and he did not want any signs on his home anyway.

Commissioner Bassarear then made a motion to approve the conditional use for a home occupation for Mr. William Maddex with the following condition:

1. That at no time shall any equipment or materials in connection with his contracting business be stored at the home.

Commissioner Page seconded the motion and the motion carried.

**ROCKY MOUNTAIN WAKESPORTS CONDITIONAL USE REQUEST –CODY
& JERALD BOSEMAN**

Mr. Stephens reviewed this item with the Planning Commission. He noted that the applicants, Cody and Jerald Boseman, are proposing to run a retail boat dealership within the I-1 Light Industrial Business Park Zone along Redwood Road. The business will include retail sales and service of boats and water sports equipment. The applicants are also proposing to display a few of their boats during business hours along Redwood Road. They will also store boats behind the building.

Mr. Jerald Boseman appeared before the Commission. The Commission asked Mr. Boseman if he was aware that there would be landscaping planted along Redwood Road that might hinder the public from viewing the boats that he would be displaying. Mr.

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Boseman noted that he was not aware of that fact, but that he was a small business and there would be no more than one or two boats on display on Redwood Road. Mr. Boseman noted that his marketing would be towards wake boarders. He said that he would only have 4-5 boats in his showroom because he was a smaller business.

The Planning Commission pointed out that the storage area behind the business would need to have asphalt installed before Mr. Boseman could store any of his boats outside at this location. Mr. Boseman noted that he would speak with the Landlord of this location and let him know that he would like to have this done as soon as possible.

Commissioner Beecher made a motion to approve the conditional use for Rocky Mountain Wakesports, Inc. located at 1778 West 1180 South #6 with the following conditions:

1. That the number of boats displayed in the parking lot be limited.
2. Should it be necessary, the boats on display be moved if it impacts the number of required public parking stalls for this area.
3. Before any parking or storage of boats or other equipment outside, the storage area behind the business be paved.

Commissioner Page seconded the motion and the motion carried.

CONCEPTUAL SITE PLAN AND SETBACK REVIEW—ALAN CARROLL

Mr. Stephens reviewed this item with the Commission. He noted that Mr. Alan Carroll is a contractor who is proposing to construct a 60 x 90 storage building at 2580 S. 1250 W. Mr. Carroll has prepared a rough conceptual site plan that he would like the Planning Commission to review. Mr. Carroll is interested in having the Planning Commission grant a rear yard setback exception as permitted within the I-1 Light Industrial Zone. Mr. Carroll has also expressed a desire to have the Planning Commission grant a front setback exception as well as to use the property in a more efficient manner.

Mr. Carroll appeared before the Commission. He expressed his desire to have the Planning Commission review the conceptual plan before he puts a lot of time and money into this project. He explained that he would like to have a five foot reduction of the setback in the front of the project and a ten foot reduction in the rear yard.

The Planning Commission looked at the conceptual plan and discussed the different alternatives and possible impacts that giving these setback reductions might have.

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After the discussion, it was determined that the Planning Commission would grant administrative relief for the two setback reductions.

Commissioner Page made a motion to grant administrative relief for a five foot rear yard reduction and a ten foot front yard reduction for Mr. Alan Carroll, as requested. Commissioner Beecher seconded the motion and the motion carried.

**CONSIDERATION TO MAKE RECOMMENDATION TO CITY COUNCIL OF
PROPOSED AMENDMENTS TO CHAPTER 20 OF THE ZONING ORDINANCE
ENTITLED HOME OCCUPATIONS—TIM STEPHENS**

Mr. Stephens reviewed the few changes that the Planning Commission had asked to have prepared. The Planning Commission noted that they were now satisfied with the changes to the ordinance and could now forward it to the City Council.

Commissioner Beecher made a motion to forward the amendments to the home occupation ordinance to the City Council with their recommendation for approval. Commissioner Page seconded the motion and motion carried.

GENERAL AND PENDING

The Planning Commission discussed the changes that would be coming to 500 South and 800 West. They expressed their concerns again about the mounting traffic problem in this area and noted that it will probably only get worse with the closure of 800 West. They noted that they would like to see UTA address this traffic problem before they move forward with the light rail parking area project.

Commissioner Hill expressed his concerns over the continuing outside storage problems with Peak Profile on 1500 South. He said that the Planning Commission has been dealing with this problem for three years and it has still not been resolved. He asked Staff if the City Prosecutor had addressed this issue and it was noted that the City Prosecutor had been given the information about it but had not acted on it as of yet.

Chairman Hill directed Staff to further look into the possible options of getting this problem taken care of. He noted that the Planning Commission was obligated to uphold the ordinances for everyone from just one business owner to a large company. He expressed his concern for setting a bad precedence and not following through with actions that had been taken by the Planning Commission to correct the ongoing problems with Peak Profile that had still not been addressed to date by the City Prosecutor.

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ADJOURNMENT

There being no further business before the Commission, Commissioner Beecher made a motion to adjourn the meeting at 7:50 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary