

WOODS CROSS PLANNING COMMISSION
APRIL 24, 2007

MEMBERS PRESENT:

David C. Hill, Chairman
Jennifer Bassarear
Leo Beecher

Anne Blankenship
Ryan Westergard

MEMBERS EXCUSED:

Brent Page
Gary Sharp

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Don Moore, City Council Member

VISITORS:

LeGrande Blackley
Pat Blackley
Lois Schrader
Don Schrader
Joycelyn Haley
Annalaurie Hoffman
Tressa Ririe
Ryan Ririe

PLEDGE OF ALLEGIANCE:

Ryan Westergard

APPROVAL OF MINUTES

Chairman Hill noted because there was a possibility of a lengthy discussion regarding the minutes because of the nature of the last meeting, minute approval would be held until after the main agenda items.

CITY COUNCIL REPORT

Council Member Don Moore was present at tonight's meeting to report on the City Council meeting held April 17, 2007. Please see the minutes of that meeting for the details of his report.

OPEN SESSION

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

There were no public comments at tonight's meeting.

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HOME OCCUPATION REQUEST—TRESSA & RYAN RIRIE-- 532 WEST 1880 SOUTH

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that the applicants were proposing to conduct the office work of a carpet and upholstery cleaning service within their home. The business office would be located in a portion of the 294 square foot family room. One of the stalls of the garage would also be used to house the equipment and necessary chemicals in small amounts. There would be no deliveries at the home.

Ms. Tressa Ririe and Mr. Ryan Ririe appeared before the Commission. The Commission asked how the chemicals would be stored. Ms. Ririe noted that they would be in a locked, enclosed trailer and in a locked cabinet in the garage. She noted that she had talked with the Fire Marshall and he suggested that they be stored this way. The Commission noted that they would like to have documentation on file stating that the Fire Marshall had reviewed this business and that it had met the requirements of the South Davis Metro Agency Fire Marshall.

The Commission also reminded the Ririe's that there could be no signs on the home to advertise the business.

Commissioner Bassarear made a motion to approve the home occupation request for Blue Diamond Carpet Cleaning, LLC and Tressa and Ryan Ririe located at 532 West 1880 South with the following conditions:

1. Provide a copy of Fire Inspection report from the South Davis Metro Fire Agency.
2. At no time may any equipment, materials or products be stored or business activities take place outside the enclosed building. All such activities or storage shall be accommodated within the fully enclosed building.
3. The home occupation shall be carried on entirely by persons residing in the dwelling unit wherein the occupation is conducted. Persons who are not bona fide residents of the premises shall not be employed on said premises.

Commissioner Blankenship seconded the motion and the motion carried.

HOME OCCUPATION REQUEST—ANNALAURIE HOFFMAN—1263 WEST 2050 SOUTH

Mr. Stephens reviewed the details of this item with the Commission. He noted that the applicant is proposing to operate a hair salon in her home. The applicant is the only employee of the business. The business activities include scheduling appointments and cutting and coloring hair. The salon will be located in a room in the basement of the home. All supplies will be stored in the salon room in cabinets.

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Ms. Annalaurie Hoffman appeared before the Commission. She noted that she was mainly putting a salon in her home to accommodate doing hair for her family. There was some discussion on whether she needed a state tax ID number to sell products to her family. She noted that she had called the state and that they did not require an ID number if she was purchasing products for her family and then being reimbursed by family members for the purchase price. She noted that if she had a regular clientele that would be purchasing products from her, she would then need the state tax ID number.

Commissioner Beecher made a motion to approve the home occupation request for Hoffman Investments home occupation for Ms. Annalaurie Hoffman located at 1263 West 2050 South with the following conditions:

1. At no time may any equipment, materials, or products be stored or business activities take place outside the enclosed building. All such activities or storage shall be accommodated within the fully enclosed building.
2. The home occupation shall be carried on entirely by persons residing in the dwelling unit wherein the occupation is conducted. Persons who are not bona fide residents of the premises shall not be employed on said premises.
3. Fire inspection certificate be on file with the City.

Commissioner Blankenship seconded the motion and the motion carried.

HOME OCCUPATION REQUEST—KATHY BROWN—1207 WEST 1300 SOUTH

It was noted that Ms. Kathy Brown was not in attendance at the meeting at this time. The Commission decided to move ahead with the next item on the agenda and wait to see if Ms. Brown came in at a later time.

HOME OCCUPATION REQUEST—JOYCELYN HALEY—1878 WEST 2185 SOUTH

Mr. Stephens reviewed this item with the Commission. He noted that the applicant was proposing to operate a hair salon in her new home and the conditions as previously discussed in the similar home occupation above would be the same.

Ms. Joycelyn Haley appeared before the Commission. She noted that she would have a clientele and has already had a salon in her present home, but that she would be moving into a new home in the near future and would like to continue with her business. She noted that the Fire Marshall had come to her home and said she needed to install a battery operated fire detector in her home, but that this would be the only requirement that was not met by the Fire Marshall. The Commission noted that Ms. Haley needed to get ahold of the Fire Marshall and receive from him the certificate stating that she had met the requirements to be on file with the City. Ms. Haley said she would do so.

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Commissioner Beecher then made a motion to approve the home occupation request for Changes Salon and Ms. Joycelyn Haley located at 1878 West 2185 South with the following conditions:

1. If clients purchase any materials from applicant the applicant must obtain a state tax ID number.
2. At no time may any equipment, materials, or products be stored or business activities take place outside the enclosed building. All such activities or storage shall be accommodated within the fully enclosed building.
3. The home occupation shall be carried on entirely by persons residing in the dwelling unit wherein the occupation is conducted. Persons who are not bona fide residents of the premises shall not be employed on said premises.
4. A Fire inspection certificate is on file with the City.

Commissioner Westergard seconded the motion and the motion carried.

PUBLIC HEARING—VACATION OF LOTS 81, 82, 83 OF THE SKYPARK INDUSTRIAL PARK—JASON SMITH—2561 SOUTH 1560 WEST

Mr. Stephens reviewed this item with the Commission.

He noted that the property owner was requesting that lots 81, 82, & 83 of the Skypark Industrial Park be vacated to permit the recordation of a new subdivision plat combining the 3 lots into 2 larger lots. The owner would like to divide the middle of the three lots which is paved, creating 2 lots.

The Commission asked Mr. Stephens if the lot was grandfathered and Mr. Stephens noted that it was.

Chairman Hill then opened the public hearing.

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 to the City Council that lots 81-83 of Skypark Industrial Park be vacated. Commissioner Bassarear seconded the motion and the motion carried.

PUBLIC HEARING—SKYPARK INDUSTRIAL PARK PHASE 3—JASON SMITH 2561 SOUTH 1560 WEST

As a continuation of the above item, the Commission asked Mr. Smith if he had any further comment. He said that he did not.

Chairman Hill then opened the public hearing for this item.

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

Commissioner Westergard then made a motion to forward the Planning Commission's recommendation to approve the Skypark Industrial Park Phase 3 Final Plat with Commissioner Beecher seconding the motion and the motion carried.

MINUTE APPROVAL

The Commission then returned to the minute approval and discussed some of the questions they had concerning certain items. After the discussion, Commissioner Beecher made a motion to approve the minutes as amended with Commissioner Bassarear seconding the motion and the motion carried.

Commissioner Beecher then made a motion to table the home occupation request for Ms. Kathy Brown and a proposed daycare until she could be present. Commissioner Blankenship seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens discussed several of the issues that would be coming before the Commission in the future months.

ADJOURNMENT

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

David C. Hill, Chairman

Bonnie S. Craig, Secretary