

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

MEMBERS PRESENT:

Anne Blankenship-Vice Chair
Jennifer Bassarear
Leo Beecher

Brent Page
Gary Sharp
Ryan Westergard

MEMBERS EXCUSED:

David C. Hill

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Kent Parry, Mayor

VISITORS:

Pat Blackley
Hall Blankenship
Ryan Kunz
Sharon Salmon

LeGrande Blackley
Lemuel Sutton
Dean Salmon

PLEDGE OF ALLEGIANCE:

Jennifer Bassarear

APPROVAL OF MINUTES

Vice-Chairman Blankenship called for discussion or corrections for the minutes of the meeting held February 14, 2006. After corrections were noted, Commissioner Beecher made a motion to accept the minutes as corrected with Commissioner Page seconding the motion and the motion carried.

CITY COUNCIL REPORT

Mayor Kent Parry reported on the City Council meeting held March 7, 2006. Please see the minutes of that meeting for the details of his report.

SUTTON CONDITIONAL USE REQUEST-LEMUEL SUTTON

Mr. Tim Stephens, the Community Development Director, reviewed the details of this item with the Commission. He noted that Mr. Lemuel Sutton would like to locate an office for his yard maintenance company at Smoot's shopping center at the corner of 800 West and 1500 South. The shopping center is zoned C-1 restricted commercial. The office will be located inside Body Basic Massage. Sutton Yard Maintenance would use the office for billing, paperwork, and computer work. Only the owner and office staff will occupy the office. Mr. Sutton would like to use the back parking lot for employee cars, and to store two snowplows in the off season on the back dirt parking lot.

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Mr. Lemuel Sutton appeared before the Commission. He noted that he would like to park one of his work vehicles and a snowplow blade behind the shopping center.

Vice-Chair Blankenship explained to Mr. Sutton that because this area is zoned C-1 that it does not allow outside storage of materials or equipment, therefore it would be a problem to store the snowplow blade behind the shopping center.

Mr. Sutton noted that he could probably store his snowplow blade somewhere else if that was a problem, but that he would still like to park one of his work vehicles there.

The Commission also discussed with Mr. Sutton that the C-1 zone does not allow the storage of vehicles and they expressed their concern about the truck being parked more than just overnight. They asked Mr. Sutton how often his truck would be used during the snow fall season. He said that he would plow 30-40 times during this time and that his truck is also used often during the warmer weather on landscaping jobs.

The Commission discussed the situation with the parking of the vehicle and felt that it would be moved often enough that it would not be considered a storage problem.

Commissioner Bassarear then made a motion to approve the conditional use request for Mr. Lemuel Sutton of Sutton Yard Maintenance with the following conditions:

1. Snow plows, materials or other equipment shall not be stored on site in the parking lot or on the adjoining dirt area at anytime.
2. One currently licensed work truck may park overnight in the back parking lot.

Commissioner Sharp seconded the motion and the motion carried.

SALMON CONDITIONAL USE REQUEST—DEAN SALMON

Mr. Stephens reviewed this item with the Commission. He noted that Mr. Chad Salmon would like to locate an office for his electrical contracting company at the Salmon Building, which he built. It is located at 1778 West 1180 South, in an I-1 Industrial Zone.

Mr. Stephens went on to note that the site still has problems that need to be addressed with Mr. Salmon. He said that the north side of the building has not been completely paved. The landscaping along Redwood Road is not finished and the dumpster needs to be in an enclosure with a gate. Another issue that needs to be addressed is the outside

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storage of equipment. There has been a tractor along with other machines that need to be removed from the site.

Mr. Dean Salmon appeared before the Commission to discuss this item. He said that at this time they are currently scheduled to have a dumpster enclosure built. He said that they are just waiting for the weather to improve and that this is also the reason that the landscaping and paving had not been completed on the site.

The Commission discussed that fact that it might be beneficial to have a time line to have these items completed in a timely manner.

The Commission asked Mr. Salmon if he thought he could have these items completed by May 1st. He said that he could and that he was just waiting for the weather to improve.

The Commission also discussed the problem of machines being stored on site. Mr. Salmon explained that sometimes there are machines that need fixing, and that is why they are there for an extended period of time. Mr. Stephens did say that the tractor that had been there for sometime had recently been moved.

The Commission discussed with Mr. Salmon how many work vehicles would be stored at the site. Mr. Salmon noted that the company has about 30 vehicles, 20 of which are out of town a good share of the time. He said that there is a possibility of about a dozen of the work trucks that would be parked at the business overnight. He did note that these work vehicles do come and go on a daily basis and that some are even driven home and parked for the night. He also noted that he does not store equipment outside because of the concern for theft.

The Commission noted that there needed to be enough off street parking stalls for the other businesses in this area with the parking of Mr. Salmon's work vehicles.

Commissioner Beecher then made a motion to approve the conditional use permit for Dean Salmon and Salmon Electric with the following condition:

1. Materials or other equipment, other than service vehicles, shall not be stored outside of the building at any time and contingent for a business license that the landscape on Redwood Road, the dumpster enclosure with a gate, and the required paving is put into place by May 1st, 2006.

Commissioner Bassarear seconded the motion and the motion carried.

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MILLS PARK RESTROOM SITE PLAN—TIM STEPHENS

Mr. Stephens reviewed this item with the Commission. He noted that the City Council had been working in conjunction with the South Davis Baseball Association in regards to the need for additional restrooms and concession area at Mills Park near the ball diamonds. The City Council and the baseball association have agreed to share the cost of constructing a restroom/concession/storage building in the park. He also noted that there had been a challenge with the sewer line and extending it to the area for the new restroom facility. The city engineer along with an engineer from Tom Stewart Construction, who will be building the facility, had reviewed this and found that it would be possible to extend it where it needs to be.

The Commission reviewed the plot plan. They found everything to be in order. They did ask if there was a way that the building could be constructed for expansion at a later date. Mr. Stephens said that he would make that suggestion to the City Council.

Commissioner Sharp then made a motion to approve the restroom/storage/concession facility as presented. Commissioner Page seconded the motion and the motion carried.

RAIL STATION COMMITTEE REPORT—TIM STEPHENS

Mr. Stephens then reviewed with the Commission the discussion and plans of the Rail Station Committee for Woods Cross City. Mr. Stephens presented a Power Point presentation showing the different choices for the canopies, brick, bench areas, lighting and a possible clock tower that the committee has been discussing.

The Commission asked what the status of the closure of 800 West was at this time. Mr. Stephens noted that there are still traffic studies being conducted in the area so that no further information was available at this time.

The Commission was impressed with the possible choices for the rail station and they are anxiously anticipating moving forward with this project.

GENERAL AND PENDING

Mr. Stephens noted that Sem Materials was the new owner of Koch Asphalt and that they would be coming in for a discussion on the possible expansion of this facility.

Mr. Stephens also noted that the empty space at the south end in the Smoot shopping center had been filled and a doctor's office will be occupying the space.

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ADJOURNMENT

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

Anne Blankenship, Vice-Chair

Bonnie S. Craig, Secretary