

**WOODS CROSS PLANNING COMMISSION MEETING
JULY 31, 2007**

MEMBERS PRESENT:

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

Brent Page
Gary Sharp
Ryan Westergard

VISITORS:

LeGrande Blackley
Pat Blackley
Brian Knowlton
LeGrande Woolstenhulme

Marty Furmanski
Randy Martinson

STAFF PRESENT:

Tim Stephens, Community Development Director
Sean Lewis, Planning Intern
Marcee Morris, Secretary
Tamra Dayley, Council Member

PLEDGE OF ALLEGIANCE:

Anne Blankenship

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections of the minutes of the Planning Commission meeting held July 10, 2007. Commissioner Beecher made a motion to approve the minutes as written with Commissioner Page seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Dayley was at tonight's meeting to report on the City Council meeting held July 17, 2007. Please see the minutes of that meeting for the details of her report.

OPEN SESSION

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

There were no public comments and Chairman Hill continued with the meeting.

LIVING STONE OFFICE WAREHOUSE SITE PLAN

Mr. Stephens reviewed this item with the Commission. He reported that Mr. Knowlton was proposing to construct an office/warehouse building and an accessory building within the I-1 Light Industrial zone. He drew the Commission's attention to the drawings in their packets and

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noted that the exterior of the proposed building would be attractive and the property appropriately landscaped. He also noted that the site would comply with the required number of off street parking stalls for the proposed use.

Discussion followed regarding parking and it was pointed out that if any of the units within the building were occupied by a business requiring more parking, it may be necessary to enter into a shared parking agreement with adjacent property owners. Mr. Stephens indicated that staff recommended approval of the site plan. He pointed out that the approval would be for a site plan only and any tenants of the proposed building would be required to come before the Commission with Conditional Use Permit requests.

Mr. Brian Knowlton, contractor for the project, addressed the Commission. The Commission asked Mr. Knowlton if he was aware of the outside storage regulations in the City. He indicated that staff had made him well aware of the outside storage regulations and the site plan proposed an accessory building to ensure no outside storage would be necessary for future tenants of the building. He indicated that they anticipated mainly service businesses would occupy the building units. He said they had spoken with a fencing company who was interested in taking some of the space in the building and he believed they would probably utilize the accessory building to store some of their materials. Mr. Knowlton stated that parking around the building should be adequate; however, if a business requiring more parking should move into the building, additional parking within the storage unit complex could possibly be utilized.

The Commission asked what kind of lighting was proposed for the project and if a lighting plan should be required. Mr. Stephens indicated that there were no residential areas near the project and the drawings indicated the same type of lighting that had been approved at other, similar projects. Because of this, staff did not see the need to require a lighting plan from the applicant.

Commissioner Beecher moved to approve the site plan for Living Stone, located at the corner of 1180 South, Redwood Road, with the following conditions:

1. This is a site plan approval only. Conditional use permits may be required for each individually occupied unit within the building.
2. Off street parking, as presently proposed on the site plan, is adequate for an office/warehouse. However retail or other intensive uses of the building may not be permitted without additional parking or modification of the existing parking plan.
3. At no time shall any equipment or materials be stored outside the enclosed building.
4. At no time shall outside lighting negatively impact the adjacent property owners.

The motion was seconded and the motion carried.

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VALENTINE ESTATES TOWN HOMES PHASES 2 & 3

Mr. Stephens indicated to the Commission that the two final plats they would be considering were a continuation of the previously approved phases of the Valentine Town Home element of Valentine Estates. He pointed out that the landscaping plan included in the proposal was typical and adequate and the staff recommended that the Commission recommend to the City Council approval of the final plats for Valentine Estates Town Homes Phases 2 and 3.

The Commission asked Mr. LeGrande Woolstenhulme, the project developer, how the town homes were selling and what demographics they were seeing in the town homes. Mr. Woolstenhulme indicated that they were selling well and the demographics were mixed. There were a lot of first time home buyers, but also, because the units were bigger than the typical town home and had attached garages, they were seeing a lot of young professionals buying them. The rambler units, of which there would be only a few in the Valentine Estates development, were selling well to retired folks. Mr. Woolstenhulme also said that they would probably not record the plats until after the first of the year, but they wanted to get approval on them now so they could begin on the infrastructure before winter.

Commissioner Sharp moved to recommend to the City Council approval of the Valentine Estates Town Home Phase 2 Final Plat. The motion was seconded by Commissioner Page and the motion carried.

Commissioner Blankenship moved to recommend to the City Council approval of the Valentine Estates Town Home Phase 3 Final Plat. The motion was seconded by Commissioner Westergard and the motion carried.

MATCO HANGAR

Mr. Stephens reviewed this item with the Commission. He explained that the applicant was seeking conditional use approval to construct an aircraft hangar as an addition to an existing industrial building within the Skypark Industrial Park. The hangar would be constructed on the back (east) side of the existing building and would have a metal exterior with bifold doors on the south side. He further explained that the hangar would be adjacent to homes in the Field Crest Subdivision, but that this was not a unique situation as there were other large hangars adjacent to the rear yards of homes within the same neighborhood, and in fact, other hangars have only 15' between the buildings and the property boundary where this project would have 30'. He indicated that he was not aware of any complaints from homeowners in the area about other hangars, but the Commission may want to entertain imposing restrictions on the hours of operation or use of the aircraft hangar because of its close proximity to homes. He stated that the applicant would come back to the Commission seeking approval of a site plan for the project if the conditional use was approved.

Discussion followed regarding the operation of the hangar. It was pointed out that the city's noise ordinance would prohibit the operation of aircraft engines between the hours of 10:00 p.m.

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and 6:00 a.m., but that the applicant could, if necessary, tow aircraft from the hangar to the runway and vice versa during the prohibited time period. Commissioner Westergard asked if a future site plan amendment would require a 15' landscape buffer between the hangar and the adjacent residential area. Mr. Stephens indicated it would and discussion followed regarding that issue.

Commissioner Blankenship moved to approve the conditional use permit for the MATCO Hangar at 2361 South 1560 West with the following conditions:

1. At no time may aircraft engines be operated from the aircraft hangar between the hours of 10:00 p.m. and 6:00 a.m.
2. The hangar shall be used for aircraft and related uses only.
3. Applicant must return to the Commission for approval of a site plan which will require a 15' landscape buffer. If the issue of the landscape buffer is not resolved in the site plan approval, the conditional use permit will be void.

The motion was seconded by Commissioner Basserear and the motion carried.

SALT CITY SALES SITE PLAN MENDMENT

Planning Intern Sean Lewis reviewed this item with the Commission. He reported that the applicant was requesting a site plan amendment to allow for a 24' by 36' storage building to be built along the west side of his existing building. The storage building would feature a painted wood product exterior. Only the north side of the storage building would be visible from the road. Mr. Lewis indicated that the staff would recommend approval of the site plan amendment with discussion concerning the exterior of the building conforming to current standards of the C-1 zone.

Mr. Stephens explained that the C-1 zone standards require that building exterior materials visible from the public road to be 85% brick, stone, stucco, etc., but that the Commission has allowed other buildings with sides that are less visible from the road to meet the standard with a 20' return. He further explained that the existing building meets the current standard on its north side which extends more than 20' back.

The applicant, Mr. Randy Martinson, addressed the Commission and explained that the storage building would be an A-Shed and would be painted to match the existing building with white trim. He presented examples of the paint colors he was proposing for the storage building. He further explained that the purpose for the storage building would be to provide additional space to store seasonal products.

The Commission asked Mr. Stephens if this site plan amendment would trigger a requirement for a dumpster enclosure and landscaping to meet current site plan standards. Mr. Stephens indicated it would; however, in previous site plan amendments for this site the landscaping requirement was waived because of age of the building and the difference in elevation between

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the building and the sidewalk. The dumpster enclosure was discussed and the Commission indicated to the applicant that the dumpster would need to be enclosed with a site obscuring fence.

Commissioner Beecher moved to approve the site plan amendment with the condition that the dumpster be enclosed with a site obscuring fence and the landscaping requirement would be waived due to the age of the building and the difference in elevation between the sidewalk and the building. Commissioner Sharp seconded the motion and the motion carried.

WOODS CROSS SHOPPING CENTER AMENDMENT

Mr. Stephens reviewed this item with the Commission. He explained that a dialysis facility had proposed to occupy the west side of the Office Max building at the Woods Cross Shopping Center. Consequently, the applicant was seeking a site plan amendment to build a small addition on the north side of the existing building. The addition would be finished in block with a roof cornice to match the existing structure. The project would also involve the construction of a garbage dumpster enclosure at the northwest corner of the building. The proposed dumpster would occupy 2 current parking stalls, however, the shopping center had abundant parking much of which was not presently being used. Staff had reviewed the proposal and recommended approval with the condition that the existing gas line be relocated outside the proposed building envelope.

Richard Forsyth, a representative of the property owners, addressed the Commission and reported that the architect has met with Questar regarding the gas line.

Commissioner Bassarear moved to approve the site plan amendment for the Woods Cross Shopping Center at 562 West 750 South as presented with the condition that the existing gas line be relocated outside the proposed building envelope. The motion was seconded by Commissioner Beecher and the motion carried.

GENERAL AND PENDING

Mr. Stephens reviewed the following issues with the Commission:

- Peak Profile has appealed the Commission's latest decision and submitted several GRAMA Requests for records which put everything on hold as far as deadlines for action that were set by the Commission. All of the GRAMA Requests have now been fulfilled and Mr. Stephens indicated that he would be meeting with City Attorney, Mike Mazuran to discuss how to proceed.
- Mr. Stephens indicated that City Manager, Gary Uresk was following up with Kleinfelder on the Sinclair and Silver Eagle expansions.

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- A Conditional Use Permit for a flag lot would probably be on the next Commission Agenda. Dave England has sold the vacant lot south of his home to the Smoots who would like to develop it into two building lots.
- A conditional use permit for the Hepworth office building would probably be on the next agenda. The Hepworths like the architecture of the Centerville Library and have hired the same architect. This is also the same architect that designed the Living Stone building that was approved earlier this evening. If the conditional use permit is approved the Hepworths will pursue a site plan approval.
- A meeting is being planned to get everyone who is involved in UDOT's 5th South project together to discuss what can and can not be done there.

ADJOURNMENT

Commissioner Bassarear then made a motion to adjourn the meeting at 8:20 P.M. with Commissioner Beecher seconding the motion and the motion carried.

David C. Hill, Chairman

Marcee Morris, Secretary