

WOODS CROSS PLANNING COMMISSION
MAY 9, 2006

MEMBERS PRESENT:

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

Brent Page
Gary Sharp
Ryan Westergard

*Entered the meeting as noted in the minutes

STAFF PRESENT:

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

VISITORS:

Ryan Kunz
Marilee Inman
Jim Brannan
Jim Allred
Carl Bonner
Lynn James

Wendy Cowan
Pete Gall
Richard Huish
Jennifer Child
Irene Bonner

PLEDGE OF ALLEGIANCE:

Anne Blankenship

Commissioner Hill welcomed all of those in attendance at tonight's meeting

APPROVAL OF MINUTES

Chairman Hill called for discussion or corrections for the minutes of the meeting held April 25, 2006. After corrections were noted, Commissioner Beecher made a motion to approve the minutes as corrected with Commissioner Blankenship seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Tamy Dayley was at tonight's meeting to report on the City Council meeting held May 2, 2006. Please see the minutes of that meeting for the details of her report.

BRANNAN SITE PLAN & CONDITIONAL USE REQUEST—JIM BRANNAN

Mr. Tim Stephens, the Community Development Director, reviewed the details of this item with the Commission. He reminded the Planning Commission that they had met several times with Mr. Jim Brannan to discuss possible development of a

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
MAY 9, 2006
PAGE 2**

workshop/storage building on the property he owns on 1250 West Street just north of 2600 South. There has been some question about outside storage on another piece of property that Mr. Brannan owns and his belief that it is grandfathered, but research by City Staff shows no indication of this. There have also been several issues that Mr. Brannan and his engineer need to resolve before this project can move forward, mostly involving storm drainage on the proposed site.

Mr. Jim Brannan appeared before the Commission. Chairman Hill asked Mr. Brannan what his intentions were for the outside storage on his one piece of property. Mr. Brannan said that he was going to use some of it in the building of his proposed workshop and then he would remove everything else. Chairman Hill asked about the trailers on the piece of property as well. Mr. Brannan said that he would also remove the trailers from the property when his workshop is completed.

Mr. Brannan said that he thought it may take him up to 18 months to complete the building, but that he would clean up all areas and that there would be no outside storage upon completion of the project. He noted that the workshop would be used for the storage of his boat and his motor home and there would be no heat, sewer, or water but that it would be used strictly as a storage building.

The Commission expressed some concern over weed control and noted that there needed to be weed barrier placed or landscaping that would help control the weeds on the property.

The Commission also noted that they did not want to see Mr. Brannan move materials from this building site to his other piece of property that already has outside storage on it.

Mr. Brannan said that he had a ranch in Wyoming and would be loading up the materials not used and transporting them to that location.

The Commission directed Staff to document the south property with photographs for future reference.

The Commission discussed with Mr. Stephens the few issues that still needed to be addressed with Mr. Brannan's engineer and asked if he felt like they could go ahead with approval before they were finished. Mr. Stephens noted that he felt like they would be taken care of and the Commission could move ahead if they desired to do so.

Commissioner Blankenship made a motion to approve the conditional use permit for Mr. Jim Brannan and the workshop/storage building, with the following conditions:

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
MAY 9, 2006
PAGE 3**

1. At no time may any portion of the site be used for outside storage of materials, equipment or vehicles. All such items shall be stored in the fully enclosed storage building.
2. The conditional use permit be reviewed throughout the building process and be completed on or before July 2007 at which time Mr. Brannan shall return and report to the Planning Commission.

Commissioner Beecher seconded the motion and the motion carried.

Commissioner Blankenship then made a motion to approve the site plan for Mr. Brannan contingent upon engineering items being completed before the issuance of the building permit, which include:

1. Storm water is required to be detained not retained. The table heading refers to "retention".
2. The volume of detention shown on the newly added table is adequate; however, this information contradicts other information on the drawing and exceeds the amount calculated as available in the pipes. It appears that the volume could be easily retained in the area near the catch basin; however no reference is made to detention at that location.
3. Calculations have been provided for the orifice. The calculations seem adequate. A two inch orifice appears to be a reasonable approach but there is no reference on the drawing as to the location of the orifice, nor is there any detail as to how it will be constructed.

Commissioner Blankenship continued and said that before occupancy can occur the following conditions need to be met:

1. The existing fence shall meet the 20-foot set back requirement.
2. Any materials, vehicles, or trailers left over after the building is completed shall be removed from the site.
3. The driveway shown is to be paved.
4. There shall be some form of weed control on the lot.
5. That the face of the building on the east side shall be 85% decorative brick, stucco, glass or rock with a 5-foot return on the south of the building. Also an addition of 2-3 trees in front as referred to on the plans dated February 2005 as reviewed by the Planning Commission.

Commissioner Sharp seconded the motion and the motion carried.

Commissioner Bassarear entered the meeting at this point.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
MAY 9, 2006
PAGE 4**

GALL PRELIMINARY PLAT—PETER GALL

Mr. Stephens then reviewed this item with the Commission. He noted that the Galls own a home and property on the west side of 800 West, adjacent to the new Morningside Subdivision. They have a large “L”-shaped piece property that was part of a subdivision layout some years back. There was a protection strip approved by the City for the Morningside developers to ensure that they would be reimbursed for half of the street improvements that would benefit the Gall Subdivision.

The Commission reviewed the preliminary plat indicating the creation of 3 lots from the existing parcel. Lot 1 will contain the existing home and lots 2 & 3 will be available for single family home development. The property boundary was configured in this way to meet the setbacks for the existing home and to provide the lot area for lot #3.

The Commission commented on the unusual lot configuration, but noted that it would be workable and that the people purchasing this property would be aware of this unusual configuration.

Mr. Pete Gall appeared before the Commission. He reviewed the plat with the Commission and noted that this was the only way to successfully divide the plats to meet city ordinances. He noted that there was a lot of interest from people wanting to build in this area and that the lot is still very buildable.

Commissioner Beecher then made a motion to approve the preliminary plat for Mr. Pete Gall with Commissioner Westergard seconding the motion and the motion carried.

PUBLIC HEARING FOR JMR REZONE REQUEST—JOHN EGGETT

Mr. Stephens reviewed this item with the Commission. He noted that Mr. Eggett owns property on Redwood Road adjacent to the Verl Thalman farm house and the Mountainview Estates Subdivision. Mountainview’s 1st phase will include a street that will be stubbed to the subject property. The subject property is presently zoned A-1 Agriculture and contains 5.5 acres. Mr. Eggett desires to subdivide the property into 12 single family residential lots. This property is located in an area known in the General Plan as Legacy Estates Neighborhood. This area was envisioned as a high end, executive home, planned unit development.

After the review, Chairman Hill opened the public hearing for this item.

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

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
MAY 9, 2006
PAGE 5**

Mr. John Eggett then appeared before the Commission. They asked Mr. Eggett when he was going to start this project. He said that he would like to start as soon as possible. They also asked him if his intent was to keep this subdivision an upscale housing area as shown in the General Plan. He noted that he would do this. The Commission asked if he was going to hire a developer or develop the property himself. He noted that he was going to develop the property himself using sub-contractors.

There was discussion about Staff working with Mr. Eggett to develop an acceptable development agreement to make sure that it was in line with the General Plan. The Planning Commission noted that they would like to see this agreement before they can recommend a rezone for the subject property.

Commissioner Sharp made a motion to table this item for rezone from A-1 Agriculture to R-1-8 Residential until Staff can resolve the following issues:

1. Staff work with Mr. Eggett to develop an acceptable development agreement ensuring that the proposed development conform with the City's General Plan and complements previously approved development for Legacy Estates Neighborhood.
2. A development agreement shall be created and presented to the City Council for consideration and approval prior to, or concurrently with the City Council's consideration of the Planning Commission's recommendation to rezone the subject property.

Commissioner Bassarear seconded the motion and the motion carried.

DANTE VILLAGE SITE PLAN—RONALD DAW

Tim reviewed the details of this item with the Commission. He noted that the Commission had previously granted a conditional use permit for a retirement living center at this location. The Planning Commission will be reviewing a site plan that is similar to the one that was presented earlier. The Fire Marshall is requiring driveway connection between the Hampton Inn and the proposed development permitting Dante Village access through the parking lot for emergency access. They have received a letter from the hotel saying that they do have permission to do this. There is an easement owned by Weber Basin Water that has a water line along the east portion of the north boundary which specifically prohibits trees within the easement. The developers of Dante Village are proposing shrubs within the easement area and a 6-foot, vinyl fence will be constructed along the north boundary of the project.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
MAY 9, 2006
PAGE 6**

Mr. Jim Allred appeared before the Commission representing Mr. Ronald Daw. Mr. Allred is the architect for the project. Mr. Richard Huish, the project manager, was also present at the meeting to help answer any questions.

Mr. Allred noted that first and foremost they want to be good neighbors through this process. He noted that he wanted to work with the neighbors who will be next to this project to the north, many of whom were at tonight's meeting. He noted that this would be a housing project for people 55 and older and that it will be a great addition to the community. He wants to make it a nice project and wants to address any concerns that the neighbors may have.

The Commission noted some of the concerns that have come up in the past concerning similar projects in the City. Chairman Hill noted that lighting has been a big concern in the past. Mr. Allred noted that there will be no external lighting except for wall packs on the building that have diverted lighting and would not impact the adjacent neighbors. Mr. Allred noted that the clients in this proposed development would probably not drive much at night and would not need a lot of external lighting and car headlights should not be a problem either.

The Commission discussed the emergency access and whether or not a gate should be placed there to discourage thru traffic at this location. Mr. Allred said that he would have further discussion with the Fire Marshall about whether a gate can be placed in the emergency access area.

Neighbors to the north of this project were at tonight's meeting. They voiced concerns that included grading issues, the height of the fence, the placement of the fence and the damaging of existing landscaping, mice being disrupted from the digging process, Weber Water being cut off during the building process, car headlights coming into their windows, the UDOT sound wall can be landscaped and maintained, wall pack lighting, could the guidelines ever change from a 55-or older housing development to apartment living, the parking lot slope, and where visitors would park because of the limited parking spaces available.

Mr. Allred said that he would be happy to work with the neighbors and their concerns to help make this an easier process for them.

The Commission noted that after looking at many proposed projects for this property that they felt like this was a good fit for the city and the neighborhood. They assured the neighbors that they would continue to listen to their concerns and that Mr. Allred

sounded like he was more than willing to work them and to address their concerns as well.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
MAY 9, 2006
PAGE 7**

Commissioner Beecher made a motion to approve the site plan for Dante Village with the following conditions:

1. The applicant secure a recorded easement for the ingress/egress vehicle access on the adjacent Hampton Inn Hotel property to the south.
2. Applicant shall coordinate with adjacent property owners along the north boundary with regard to the installation of a solid, white, vinyl fence.
3. Facility sign shall not be internally lit.
4. The possibility of a gate on the fire access be reviewed with the Fire Marshall.
5. If any lighting, including vehicle lighting, adversely impacts the neighbors to the north it will need to be further reviewed by the Planning Commission.
6. UDOT will be approached about landscaping and up keep at the sound wall.

Commissioner Page seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens updated the Commission on the Legacy Highway.

The Commission also discussed the sign that is being proposed by Mr. Sharman Smoot and decided they would like to have him come back to review the sign again at the next Planning Commission meeting.

ADJOURNMENT

There being no further business before the Commission, Commissioner Beecher made a motion to adjourn the meeting at 9:30 P.M.

David C. Hill, Chairman

Bonnie S. Craig, Secretary

