

**WOODS CROSS PLANNING COMMISSION MEETING
FEBRUARY 28, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Dan Bradford
Brent Page

Curtis Poole
Matt Terry

MEMBERS EXCUSED:

Jennifer Bassarear
Gary Sharp

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Alan Low, City Recorder

VISITORS:

Rick Scherbel
Lois Schrader
Michele Hooper

Karen Scherbel
Pat Blackley
Bruce Orr

Don Schrader
LeGrande Blackley
Robert Despain

PLEDGE OF ALLEGIANCE:

Leo Beecher

SWEARING IN OF NEW PLANNING COMMISSION MEMBER

Chairman Beecher introduced Mr. Dan Bradford to the Planning Commission as the newest member to be appointed to the Commission. Chairman Beecher then turned the time over to the City Recorder for the swearing in of Mr. Bradford to the Planning Commission.

Following the swearing in of Mr. Bradford, the Commission congratulated Commissioner Bradford and welcomed him to the Planning Commission.

MINUTE APPROVAL

The Commission reviewed the minutes of the Planning Commission meeting held January 10, 2012. After their review, Commissioner Page made a motion to approve the minutes as corrected with Commissioner Terry seconding the motion and the motion carried.

CITY COUNCIL REPORT

There was no one representing the City Council at tonight's meeting so there was no report from the City Council.

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OPEN SESSION

Chairman Beecher then opened the meeting for public comments regarding issues that were not on the agenda. There were no comments from the public and Chairman Beecher closed the open session.

CONDITIONAL USE REQUEST—PRECISION AIR POWER—1657 WEST 1940 SOUTH #58—BRUCE ORR

Mr. Stephens then reviewed this item with the Commission. He noted that Precision Air Power has operated for over a decade within the Sky Park Industrial Park at another location. They would like to move the business to a hangar within the Skypark at the very north end of the industrial park. The business would be operated in the same manner as they have at the previous location.

Mr. Bruce Orr appeared before the Commission. The Commission asked Mr. Orr if there would be any difference in the operation of his business from the old location to the new location. Mr. Orr said it would be the same.

The Commission then asked Mr. Orr if he had any problems with the conditions as they were outlined. Mr. Orr replied he had no problems with any of the conditions.

The Commission then asked how many employees Mr. Orr had and he said he had two employees. The Commission asked if there was adequate parking for him and for his employees and Mr. Orr stated there is plenty of parking to accommodate the business and the employees working there.

Commissioner Poole then made a motion to approve the conditional use permit for Precision Air Power and Mr. Bruce Orr with the following conditions:

1. At no time may any repair or business activity occur outside the enclosed building.
2. At no time may any disassembled aircraft, materials or parts be stored outdoors.
3. The business activity shall not negatively impact adjacent properties or the residential area located to the east of the subject property.

Commissioner Page seconded the motion and the motion carried.

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**CONDITIONAL USE REQUEST—ARCHITECTURAL CABINET—1901 WEST 2425
SOUTH #B—RICK SCHERBEL**

Mr. Stephens went on to review this item with the Commission. He noted that the applicant is proposing to operate a cabinet shop from a unit within the Step Saver building. They would be manufacturing residential and commercial cabinets. All operations would take place within the building. Painting and finishing would take place in a booth that would be vented to the building exterior. There would be 9 employees involved in the daily operations.

Mr. Scherbel then appeared before the Commission. The Commission asked if the spray booth was vented to the outside and if there would be offensive odors coming from the booth. Mr. Scherbel stated there are filters in the ceiling of the booth that the spray goes through to help mitigate the odor. He noted there would be some odor coming from the booth but he had never had any complaints of the odor at previous places where he had operated his business. He went on to say that some people have commented the odors smell like candy.

Mr. Stephens then noted there was another cabinet shop located just down the street and there had never been any complaints from adjacent neighbors or businesses regarding any offensive odors.

The Commission then asked what the hours of operation would be for the business. Mr. Scherbel said it would be from 7:00 A.M. to 5:00 P.M. or sometimes possibly later depending on a particular project they are working on.

The Commission then asked about noise. Mr. Scherbel said all operations are done inside the building so there would be no problem with noise coming from the business.

There were no further question from the Commission and Commissioner Bradford made a motion to approve the conditional use request for Architectural Cabinet and Mr. Rick Scherbel with the following conditions:

1. The applicant will provide a copy of a fire inspection report from the South Davis Metro Fire Agency.
2. At no time may equipment, materials or products be stored outside the enclosed building. In addition, all business activities and operations shall take place within the fully enclosed building.
3. At no time may offensive odors or noise emanate from the site which would impact the surrounding residential or light industrial areas.

Commissioner Terry seconded the motion and the motion carried.

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HOME OCCUPATION REQUEST MICHELE'S CHILDCARE—1527 SOUTH 1250 WEST—MICHELE HOOPER

Mr. Stephens then went over this item with the Commission. He noted that the applicant would like to provide daycare for infants and young children with no more than 2 children at any one time. The applicant has reviewed the home occupation regulations and has acknowledged she is aware of the requirements for the operation of a daycare.

Ms. Michele Hooper appeared before the Commission. The Commission asked Ms. Hooper what the state regulations were in regards to the number of children that were allowed in a home at one time. Ms. Hooper said the state allows 2 infants less than 2 years old and up to 6 additional children per one adult. The Commission asked her if she wanted to limit the number of children she would take care of to just 2 as outlined above. Ms. Hooper noted that she would take no more than 3 children altogether as this would be the maximum that she would be able to handle taking care of on a daily basis with the other responsibilities she has.

Mr. Stephens added that the city ordinance allows for up to 8 children so if Ms. Hooper decided to increase the number of children she took care of, she would be allowed up to the 8 children as outlined by the city ordinance.

The Commission asked about fencing in the yard. Ms. Hooper said she did have a fence, but that part of it was damaged in the severe windstorm in December. She said she was planning on repairing it in the spring. She did note that she only had one child that was 7 weeks old that she was planning on taking care of at this time so the fence would not be a factor for a while.

There were no other question from the Commission and Commissioner Page made a motion to approve the conditional use request for Michele's Childcare and Ms. Michele Hooper with the following conditions:

1. A copy of a state child care license be provided to the City prior to issuance of a business license.
2. If any exterior play areas are to be used, they shall be fenced as per the home occupation rules.
3. Applicant's home occupation shall be in compliance at all times with all applicable state and local laws and regulations governing the applicant's business operation.

Commissioner Poole seconded the motion and the motion carried.

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GENERAL AND PENDING

Mr. Stephens reported on upcoming items that would be coming before the Commission for their review. He noted the RDA multi-family project was about ready to come before the Commission for them to review the details of the project.

Mr. Stephens also noted there would be a possibility that an adjustment to the zoning ordinance would be coming before the Commission. He said there is a mobile home park in Woods Cross where some of the owners have made changes, such as additions, to the trailer homes within the park. He said the previous zone in which the trailer park had been located has been eliminated and it would need some adjustment to the zoning to make sure the changes made to the mobile homes were in compliance with setbacks and other regulations that needed to be followed.

Mr. Stephens also updated the Commission on some landscaping changes the new proposed McDonald's would be adding to their project. Mr. Stephens said the staff had reviewed and was pleased with the new changes and additions to the landscaping as it would make it much harder for damage to occur to the retaining walls located around the building with the landscaping changes that would be placed in front of it.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:05 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary