

**WOODS CROSS PLANNING COMMISSION MEETING
MARCH 13, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear
Dan Bradford

Brent Page
Curtis Poole
Gary Sharp
Matt Terry

STAFF PRESENT:

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

VISITORS:

Troy Sanders
LeGrande Blackley
Pat Blackley
Peter Lutz
Alan Low

PLEDGE OF ALLEGIANCE:

Curtis Poole

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission meeting held February 28th, 2012. After their review, Commissioner Bradford made a motion to approve the minutes as written with Commissioner Poole seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Tamra Dayley was at tonight's meeting representing the City Council. She reported on the City Council Meeting held March 6th, 2012. Please see the minutes of that meeting for the details of her report.

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.

THE HILLS APARTMENTS SITE PLAN—1875 SOUTH 500 WEST—JED MILBURN

Mr. Stephens reviewed this item with the Commission. He noted that the applicant has been working on a multifamily, residential project for this area. The RDA has spent several years acquiring older 4-plexes that once stood on the property. The RDA has

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entered into an agreement with Jed Milburn to build the proposed residential units. The final site plan is very much the same as the conceptual site plan the Commission reviewed last year. The project will consist of 5 buildings with parking on the interior of the site. Some of the parking will be covered, some open, and there will be a few garages available. The project will be 4 stories in height and very nicely designed and articulated to establish a new, positive identity for this location. There is also a landscape plan for the project as well as a pool area and a tot lot.

Mr. Jed Milburn appeared before the Commission. The Commission asked Mr. Milburn to review the retaining walls located throughout the project. Mr. Milburn, with the help of his engineer Mr. Troy Sanders, pointed out where the retaining walls were located and what height, slope, grade they would be as well as pointing out some of the retaining boulders and landscaping that would also be part of the project.

Mr. Milburn also told the Commission these are high end units which will include many condo type amenities and there would be no subsidized apartments in these units. He went on to explain there would be 106 units consisting of one, two and three bedroom units that would range from approximately \$875 to \$1200.

There was also some discussion on the number and location of parking stalls. Mr. Milburn stated there are about 1.5 parking stalls per unit which would be sufficient for the number of units in the project. He said there are more one and two bedroom units which he felt would be the tenants that would use the majority of the parking for the project. He also discussed off-site parking as well. He noted it would take about 8-10 months to fill the units and the project would be very successful once it is completed.

There were no more questions at this time and Commissioner Poole made a motion to approve The Hills Apartment Project as presented by Mr. Jed Milburn as outlined. Commissioner Page seconded the motion and the motion carried.

CONDITIONAL USE REQUEST-OAKRIDGE MARKETING—1189 SOUTH REDWOOD ROAD—PETER LUTZ

Mr. Stephens went over this item with the Commission. He noted the applicant has operated a marketing and electronics company for several years in Woods Cross at 1403 South 600 West within the C-2 Commercial Zone. He has recently purchased a space in the new building on Redwood Road in front of the AA Summit storage units. There are currently 3 employees and their primary work is sales support with a small amount of electronic inventory.

Mr. Peter Lutz appeared before the Commission. The Commission asked Mr. Lutz if he had any problems with the conditions as outlined in the conditional use permit. Mr. Lutz said he did not have any problems with the conditions as outlined. He told the

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Commission that this location is really only a sales office and they work with other companies in marketing and selling electronic equipment.

There were no other questions from the Commission and Commissioner Terry made a motion to approve the conditional use request for Oakridge Marketing and Mr. Peter Lutz with the following conditions:

1. At no time may any business activity, including storage or staging of materials or supplies, take place outside the enclosed building. All such activities and materials shall be housed in the fully enclosed structure.
2. Applicant shall submit a South Davis Metro Fire inspection report prior to the issuance of a business license.

Commissioner Poole seconded the motion and the motion carried.

URBAN CHICKEN REGULATIONS DISCUSSION

Chairman Beecher then reviewed the following email he received from Mr. Rob Carr concerning his thoughts concerning the urban chicken regulations as currently outlined for Woods Cross City:

To Leo Beecher:

"On May 24th2011 in the planning commission discussed the Centerville chicken ordinance and compared it with our ordinance. Centerville has a cap of 10 chickens for lots under ½ acres. It was proposed that we might do the same in Woods Cross. I will stay within whatever direction the planning commission decides. With that in mind; has it been decided to increase the number of chickens/ ½ acre and under lots? My coop has enough space for three more chickens (not that they use the coop). Chicks are primarily sold March through June. It might be wise to address the issue before the baby chick rush.

Thoughts to consider

- No rooster is the most important aspect of a good city chicken ordinance. If I were out in the country I would get a rooster, but I would not find it considerate to neighbors where I live.
- Increased number of hens will not make a difference in sound or smell.
- Smell is greatly decreased with increased outside running space due to rain and grass.
- Having an additional outside perch open to rain helps loads (I put up an outside perch and have no smell at the coop at all).
- In two years I will want to trade out my four oldest hens for some chicks, in the transition period what would my total allow bird count be between laying hens and chicks? Just thinking ahead just in case you have not written the new chicken ordinance yet.
- Four is a good amount of birds to start with. Not all people are as excited about chickens as they are about baby chicks from the store. If a family is on a whim with chickens it is better that they only have a few to take care of rather than many.
- If the urban chicken limit is to be raised I would suggest making it a gradual increase. For example; 4 chickens the first year, up to 8 the second year, maxing out at 12 on the third year.

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I share this information with you not because I think the cities ordinances should be all about me, but because I believe that my position is not unique. I also hope that my insight will be of benefit to the planning commission.

Let me know if I can add more birds to my flock.”

Thank you

Rob Carr

The Commission then asked Commissioner Terry his thoughts on the matter as he is currently raising chickens at his home. Commissioner Terry said he thought Mr. Carr had some good points and that it is not necessarily how many chickens you have but how you take care of them that should be the most important consideration. Commissioner Terry said that if you take care of your chickens they do not cause an odor problem and if you do not own any roosters, you do not have a noise problem.

Mr. Stephens added that the Commission went into urban chickens conditional use with some trepidation. He pointed out there had been several urban chicken permits issued but there had been no complaints regarding the raising of chickens in the City to date.

The Commission said they did not really like the idea of the graduated chicken idea but they did discuss the pros and cons of allowing more chickens. The Commission discussed the fact that it is harder to have only four chickens as they would not produce quite enough eggs to feed a larger family, as well as the need to restock the chickens after they had stopped laying eggs. It was noted that a person might need to have up to four baby chicks to replace laying hens after they no longer were laying eggs. Commissioner Terry said it can take 6 or 8 months for a baby chick to mature and start producing eggs. The Commission then had a discussion on the number of chickens they felt were reasonable. They felt that increasing the number of chickens to 10 would allow a chicken owner to have a few baby chicks in addition to their laying hens. This would allow them to get ready to replace the hens that are no longer laying eggs with the baby chicks as they mature, raising the number of allowable chickens to better meet the needs of a family.

Commissioner Page then made a motion to direct Staff to have the City Attorney review the proposed changes to the urban chicken ordinance and bring back the proposed changes for the Planning Commission’s review. Commissioner Poole seconded the motion and the motion carried.

SWEARING-IN OF PLANNING COMMISSION MEMBER GARY SHARP

Chairman Beecher then turned the time over to Mr. Alan Low, the City Recorder. He then administered the Oath of Office to Mr. Gary Sharp for his next term of office with the Planning Commission.

The Commission then offered their congratulations to Commissioner Sharp.

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GENERAL AND PENDING

Mr. Stephens then noted there would be a public hearing coming before the Commission regarding the proposed setback changes for the Westwood Mobile Home Park in the City.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:35 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary