

**WOODS CROSS PLANNING COMMISSION MEETING
APRIL 10, 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
David Hill, City Council Member

VISITORS:

Don Schrader
Lois Schrader
Pat Blackley
LeGrande Blackley
George Jorgansen
Thacharya Murray
Pam Nichols

PLEDGE OF ALLEGIANCE:

Gary Sharp

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission held March 27, 2012. After their review, Commissioner Page made a motion to approve the minutes as corrected with Commissioner Poole seconding the motion and the motion carried.

CITY COUNCIL REPORT

Council Member David Hill was at tonight's meeting representing the City Council. He reported on the City Council meeting held April 3, 2012. Please see the minutes of that meeting for the details of his 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.

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**HOME OCCUPATION CONDITIONAL USE— JUST PEACHY BEAUTY--697 WEST
1500 SOUTH—THACHARYA MURRAY**

Mr. Stephens, the Community Development Director, reviewed this item with the Commission. He noted the applicant is proposing to provide esthetic services performing facials, waxing, pedicures, manicures, body wraps, chemical peels, microdermabrasion, body treatments, eyelash extensions, and makeup application. She will utilize one bedroom and bathroom in the home for the home occupation.

The Commission inquired about the machine that would be used for the microdermabrasion. Ms. Murray said it was a small portable home unit. The Commission asked if there would be any chemicals mixed for these types of services. Ms. Murray said she did not mix any of the chemicals and they are natural products that she purchases that are ready for use.

The Commission mentioned they did not see a copy of the application for this item. Mr. Stephens said there was an application that had been submitted and he would make sure the application would be on file with the City. The Commission then asked Ms. Murray if she had questions on any of the conditions as they were outlined and she said she did not. The Commission asked how often she would be working and she said this is a part time business as she already has another full time job. She said she would most likely be working on friends and family on the one or two days she has off from her other job.

There were no further questions by the Commission and Commissioner Bassarear made a motion to approve this home occupation and conditional use permit with the following conditions:

1. At no time may the applicant's operation negatively impact the adjacent residential properties.
2. Home occupation may only be operated by persons that reside in the home.
3. Applicant shall provide a copy of her Utah State Professional License before being issued a business license.
4. Applicant shall submit a South Davis Metro Fire Agency Inspection approval.
5. A signed copy of the business application is to be kept on file with the City.

Commissioner Bradford seconded the motion and the motion carried.

**UTAH DOG PARK SITE PLAN AMENDMENT—596 WEST 1500 SOUTH—PAM
NICHOLS**

Mr. Stephens then reviewed this item with the Commission. He noted the Dr. Pam Nichols is proposing an addition of a metal awning attached to the north side of her present building. The subject area is presently fenced for a dog run in association with her business. The awning would create shade for the dog run area. An awning added to the rear of the north side of the building would comply with the required rear yard setback. However, any awning placed in the

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side yard, or the east side of the building, would need to comply with the 15 foot setback due to the side yard being located adjacent to a residential zone.

The applicant has also provided a former site plan showing a carport and a new awning in the side yard. The applicant believes the Planning Commission had previously approved this site plan; however our records show no such site plan amendment was granted.

Mr. George Jorgansen appeared before the Commission representing this item because Dr. Nichols would be a little late. He is the builder that will be constructing the new awning for the building. Mr. Jorgansen said they would like to construct a 10 foot awning on the north side of the property and possibly wrap the awning around to the east side of the building. It was noted that if the awning did wrap around to the east side of the building, it would have to comply with the setback regulations outlined in the City ordinances regarding setbacks located next to a residential neighborhood.

Mr. Jorgansen went on to say that this new awning would make the building look better since it would soften the look of the building in relationship to its height. He said the awning would be built structurally so it would be able to withstand wind and weather and that they are also planning to redo the asphalt under where the awning would be located.

There was some discussion that if the residential property to the east were to become available Dr. Nichols would possibly be interested in purchasing the property and she might pursue rezoning it to commercial to expand the existing business. Mr. Stephens said this would be something that would have to be explored in the future were it to happen, as the property to the east is part of an existing residential neighborhood.

The Commission asked Mr. Jorgansen how big the awning would be. Mr. Jorgansen said the awning would be about 11 feet wide when it was completed.

Dr. Pam Nichols entered the meeting at this time. There was some discussion on the possibility of placing a smaller awning on the east side of the property with Dr. Nichols. She said she is mainly interested in the awning for the north side of the property but would like the option to put an awning on the east side if it was possible. The Commission explained that as long as the awning met the conditions of setbacks on that side of the property in relation to the residential neighborhood, an awning could be placed there.

There were no further question from the Commission and Commissioner Page made a motion to approve the site plan amendment for the Utah Dog Park and Dr. Pam Nichols to place an awning on the north side of the property as well as an awning could be placed on the east side of the property as long as it complies with setbacks as outlined by City ordinance. Commissioner Sharp seconded the motion and the motion carried.

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**SELF SERVICE STORAGE FACILITY & OFFICIAL/RETAIL CONDITIONAL USE—
1450 WEST 500 SOUTH—CHAD SALMON**

Mr. Stephens discussed this item with the Commission. He noted that after some review of the recorded property lines, it did not appear that Mr. Chad Salmon had the required 2 acre minimum of property required for this type of building facility. He said Mr. Salmon was trying to acquire a small piece of property to reach that minimum requirement. Since Mr. Salmon was trying to resolve this issue, he would not be appearing at tonight's meeting.

The Commission reviewed some of the details of this item with its attached issues. It was the Commission's opinion that they would like to see a moratorium placed in this project area in the near future until the City Attorney's Office could also review and make recommendations for amendments or changes regarding uses that would be considered for this area.

After the discussion, Commissioner Page made a motion to table this agenda item for a future Planning Commission meeting. Commissioner Terry seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens noted some of the upcoming items for the Commission.

He said the City Attorney had once again reviewed the urban chicken ordinance and would be sending an amended ordinance to the Planning Commission for their review and adoption.

He also noted there would be a rezone to the Legacy Gateway project and there would be a public hearing at a future meeting for this item.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:20 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary