

**WOODS CROSS PLANNING COMMISSION MEETING
MAY 8, 2012**

MEMBERS PRESENT:

Gary Sharp, Chairman Pro-tem
Jennifer Bassarear
Dan Bradford

Brent Page
Curtis Poole
Matt Terry

MEMBERS EXCUSED:

Leo Beecher

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Ryan Westergard

VISITORS:

John Eggett
John Hill
Phill McKowen
Vicki Flake
Lois Schrader
Charlene Tschaggeny
Wally Cowan

Alene Cook
Cheryl Hill
Dero Gertsch
John Gustafson
Kevin Dzombar
Pat Blackley

Reanon Elmer
Arthur Gray
Leslie Gertsch
Don Schrader
Chase Rogers
LeGrande Blackley

PLEDGE OF ALLEGIANCE:

Matt Terry

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission meeting held April 24, 2012. After their review, Commissioner Poole made a motion to approve the minutes as corrected with Commissioner Bassarear seconding the motion and the motion carried.

CITY COUNCIL REPORT

City Council Member Ryan Westergard was at tonight's meeting representing the City Council. He reported on the City Council meeting held May 1, 2012. Please see the minutes of that meeting for the details of his report.

OPEN SESSION

Chairman Pro-tem Sharp then opened the meeting for public comments regarding issues that were not on the agenda.

There were no public comments and Chairman Pro-tem Sharp closed the public hearing.

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VALENTINE ESTATES TOWNHOME PHASE 6 FINAL PLAT

Mr. Tim Stephens, the Community Development Director, advised the Council that Mr. Nate Shipp had spoken with him and asked that this item be tabled. Mr. Shipp said he was working with the HOA and some of the homeowners in Valentine Estates on some of the issues that were discussed at the last Planning Commission meeting. Mr. Shipp may be coming back to the Planning Commission and submitting a new plat so he wanted some time to revise his plans.

Commissioner Page made a motion to table this item until Mr. Shipp could bring back any changes or revisions at a later time. Commissioner Bradford seconded the motion and the motion carried.

**ENTERPRISE RENTAL CAR SITE PLAN AMENDMENT—1650 WEST 500 SOUTH—
KEVIN DZOMBAR**

Mr. Stephens reviewed this item with the Commission. He noted that Enterprise Car Sales submitted a business license application to operate from a section of the Manheim Auto Auction on 500 South. Enterprise has moved a modular office onto the west portion of the auto auction site requiring a site plan amendment. This business will be staging cars from a portion of this site and operating from the office.

Mr. Kevin Dzombar appeared before the Commission. The Commission asked Mr. Dzombar if he was aware of the three conditions attached to this site plan amendment and if he had any problems with them. Mr. Dzombar said he was aware of them and did not have any problems with them.

The Commission asked Mr. Dzombar what he would be doing at the site. He said it was a remarketing lot and they would be preparing cars to sell them. He said this is a staging and holding lot.

The Commission asked if there is permanent plumbing in the modular building. Mr. Dzombar said there is no permanent plumbing at this time as putting in permanent plumbing and water is expensive. He said they have temporary water and sewer tanks presently at the building and they are serviced on a weekly basis.

There were no further questions from the Commission and Commissioner Page made a motion to approve the site plan amendment for Enterprise Car Rental and Mr. Kevin Dzombar with the following conditions:

1. Applicant will submit to the City a clearance from South Davis Metro Fire Agency.
2. Applicant will submit to the City documentation that the office location is approved by Rocky Mountain Power due to its proximity to their power corridor.
3. Applicant shall secure necessary building permits and inspections for the modular office.

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Commissioner Poole seconded the motion and the motion carried.

PUBLIC HEARING: REZONE FROM A-1 AGRICULTURE & I-1 LIGHT INDUSTRIAL TO LGN LEGACY GATEWAY NEIGHBORHOOD/MIXED USE—APPROXIMATELY 1300 WEST 500 SOUTH—TIM STEPHENS

Mr. Stephens noted that this is a public hearing regarding a proposed rezone from A-1 Agriculture and I-1 Light Industrial to LGN Legacy Gateway Neighborhood/Mixed Use. He went on to remind the Commission that a few years ago the General Plan had been amended for the area of the Legacy Interchange at 500 South and Redwood Road. This amendment changed the City's vision for this area from being one of light industrial in nature to a proposed commercial, office, business and residential use. This area has created a new entrance into the community providing opportunities for 500 South and Redwood Road that did not exist in the past. The portion of Redwood Road and the west end of 500 South have already been rezoned to the Legacy Gateway Core Zone.

The proposed rezone is the second phase of zoning which would put in place the Legacy Gateway Neighborhood/Mixed Use zoning. The General Plan vision would involve neighborhood based commercial business and residential uses that would be developed between 1100 West and approximately 1450 west. The City Council recently instituted a moratorium to permit the city time to complete the rezoning process and bring these particular properties into conformance with the community's General Plan.

Mr. Stephens then proceeded to explain what some of the permitted uses would be in the proposed rezone area. He also explained to the public that was in attendance that the business and residential properties that were already in existence in the proposed rezone area were grandfathered and would not be affected by the rezone. He stated that the zoning on the grandfathered properties run with the property not with the owner so the uses of the properties would not change.

Chairman Pro-tem Sharp then opened the public hearing for public comments.

Mr. Chase Rogers appeared before the Commission. He stated he is the Operational Planner for the Davis County School District and they are looking in the area of the rezone for a lot to possibly build a school.

Ms. Leslie Gertsch, living at 500 South 1300 West then appeared before the Commission. She asked if her property taxes would be affected by the rezone. Mr. Stephens said the rezone would not affect her property taxes.

There were no further questions from the public and Chairman Pro-tem Sharp closed the public hearing.

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The Commission commented on the fact that they felt this rezone would be a good thing for the City and its residents. They also said they were happy to see many of the concerned citizens that live in the area of the proposed rezone at tonight's Planning Commission meeting.

Commissioner Bassarear then made a motion to forward the Planning Commission's recommendation for approval to the City Council for the rezone of the 147 acres located at approximately 1300 West & 500 South from A-1 Agricultural & I-1 Light Industrial to LGN Legacy Gateway Neighborhood/Mixed Use. Commissioner Terry seconded the motion and the motion carried.

PUBLIC HEARING: URBAN CHICKEN AMENDMENT—TIM STEPHENS

Mr. Stephens then reviewed this agenda item with the Commission. He noted the Commission had received a copy of the proposed ordinance amending the urban chicken requirement. The proposed amendment would increase the number of chickens permitted.

The Commission reviewed and discussed the amendment. They felt like there were several things they would like to modify and directed Staff to make the recommended changes.

Chairman Pro-tem Sharp then opened the public hearing on this matter. There were no public comments and Chairman Pro-tem Sharp closed the public hearing.

Commissioner Bradford made a motion to forward the Planning Commission's recommendation for approval to the City Council to amend the urban chicken ordinance with the changes given to the Staff. Commissioner Poole seconded the motion and the motion carried.

PUBLIC HEARING—SIGN ORDINANCE AMENDMENT—OUTFIELD SIGNS FOR BASEBALL FIELDS WITHIN CITY PARKS—TIM STEPHENS

Mr. Stephens then went over this item with the Commission. He told the Commission that the City Council had been asked by the baseball association to consider amending the sign ordinance to permit outfield fence sponsorship signs on the City's ball diamonds. The City Council asked Staff to work with the City Attorney and draft an ordinance amendment permitting the placement of sponsorship advertising signs on outfield fences of ball diamonds. The City Attorney's office believes permitting this type of signage does not erode or weaken the ability for the Commission to control billboards or other off premise signage.

The Commission asked where the signs would be placed. It was noted the signs would be placed on the temporary fence the baseball association puts up in April. It was also pointed out the signs would face inward towards the ball diamond. The Commission asked how long the signs would be up and Mr. Stephens said the ordinance stated they would be up from April to the end of June for the duration of the baseball season. The Commission said they wanted to make sure the signs would not be impacting any of the adjacent homes in the area.

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Chairman Pro-tem Sharp then opened the public hearing.

Mr. Wally Cowan, a representative of the baseball association, appeared before the Commission. He advised the Council that being allowed to put up these signs would be very beneficial to the baseball association, as well as the businesses that chose to participate in purchasing signs to advertise. He did say that their regular season was from April through July, not June, so he would like to see the signs up as long as the season lasted.

The Commission asked Mr. Cowan how large the signs were and how large the fence was. He said the signs would be 4X8 and the fence is 330 feet on one side and 310 feet on the other. The Commission discussed the fact that the ordinance allowed 25 but this did not cover the amount of fence there was. They said they would like to see the baseball association take advantage of the full size of the fence and allow them to put up as many signs on the fence as would fit the size of the fence.

The Commission then went on to discuss this ordinance and the revisions they thought would be beneficial to the ordinance.

Chairman Pro-tem Sharp then closed the public hearing.

Commissioner Poole made a motion to forward the Planning Commission's recommendation for approval to the City Council for the sign ordinance amendment with the changes given to Staff. Council Member Page seconded the motion and the motion carried.

**PUBLIC HEARING: SIGN ORDINANCE AMENDMENT— ZONES IN WHICH
A-FRAME SIGNS MAY BE USED—TIM STEPHENS**

Mr. Stephens introduced this item to the Commission. He said the Commission recently discussed the need to amend the new sign ordinance to specify which zones A-frame signs would be permitted. The Commission would be discussing these zones at tonight's meeting.

The Commission discussed which zones the A-frame signs would be allowed and said they would like to see the agriculture zone added to the list of the other zones allowing A-frame signs.

Commissioner Bassarear was excused from the meeting at this point.

Chairman Pro-tem Sharp then opened the public hearing.

There were no public comments and Chairman Pro-tem Sharp closed the public hearing.

Commissioner Terry then made a motion to forward the Planning Commission's recommendation for approval to the City Council of the A-frame sign ordinance amendment

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with the changes given to Staff. Commissioner Page seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens told the Commission he would be out of town for the next meeting but he thought it would be a short meeting.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 8:00 P.M.

Gary Sharp, Chairman Pro-tem

Bonnie S. Craig, Secretary