

**WOODS CROSS PLANNING COMMISSION MEETING
MAY 22, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear
Dan Bradford

Brent Page
Curtis Poole
Gary Sharp
Matt Terry

STAFF PRESENT:

Bonnie Craig, Secretary
Tamy Dayley, City Council Member

STAFF EXCUSED:

Tim Stephens, Community Development Director

VISITORS:

Brandi Perry
Pat Blackley
LeGrande Blackley
Brandon Wicknick

PLEDGE OF ALLEGIANCE:

Jennifer Bassarear

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission meeting held May 8, 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

City Council Member Tamy Dayley was at tonight's meeting representing the City Council. She reported on the City Council meeting held May 15, 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.

Commissioner Sharp noted he had seen weeds growing behind the fence at the Peak Profile property. He wanted to know what could be done about getting rid of the weeds. Mr. LeGrande Blackley, the City's Code Enforcement Officer said that since the fence is up, there is not much that can be done because the fence is supposed to hide the weeds growing on the property.

There were no more public comments and Chairman Beecher closed the public hearing.

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**HOME OCCUPATION—PROPOSED MASSAGE THERAPIST BUSINESS—1951
SOUTH 1450 WEST—BRANDI PERRY**

Chairman Beecher reviewed this item with the Commission. He said that Ms. Brandi Perry is proposing to operate a massage therapy business from her home. Clients would be coming to her home, one person at a time by appointment only. The applicant would also be selling a few products to her customers.

Ms. Brandi Perry appeared before the Commission.

The Commission discussed among themselves whether this item was required to have a South Davis Fire Inspection done. It was noted that for this type of business they did not think an inspection was required and it was most likely one of the questions that had been asked on the home occupation permit that Ms. Perry had previously filled out.

The Commission then asked if there might be any parking issues or if anyone else would be employed at the business. Ms. Perry said she could only do one massage at a time so there would only be one car at her home at a time so there would be no parking issues. She also said there would be no other employees operating at this business.

There were no further questions before the Commission and Commissioner Poole made a motion to approve the home occupation for Sanare Spa and Ms. Brandi Perry. Commissioner Terry seconded the motion and the motion carried.

**CNG TECHNOLOGIES CONDITIONAL USE REQUEST—PROPOSED
COMPRESSED NATURAL GAS INSTALLATION BUSINESS—2532 SOUTH 1560
WEST—BRANDON WICKNICK**

Chairman Beecher went over this item with the Commission. He noted the applicant proposes to operate a compressed natural gas kit installation business from a building housing aircraft hangars. The subject building is located on the west side of 1560 West as you enter the Skypark Industrial Park from 2600 South. There is some question on whether a compressed natural gas installation or conversion business can operate under the fire codes within this structure. This issue will need to be decided by the South Davis Metro Fire Marshall.

Mr. Brandon Wicknick appeared before the Commission. The Commission asked him to explain the process of what he did. He said he took gas vehicles and added a compressed natural gas tank and associated electronics to the vehicle so it can operate on either regular gas or natural gas.

The Commission asked if the business would have compressed natural gas onsite. Mr. Wicknick said they did not keep any compressed gas onsite, that when the vehicle was finished they took it to the RB's gas station located in Woods Cross to fill the tank before returning it to the owner.

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The Commission asked if there were adequate parking spaces for the business. Mr. Wicknick noted there were 4-6 parking stalls at the business and he usually has about 2 cars he is working on at a time. He said it takes about 2 days to do the installation of the gas tank. The Commission asked how many employees would be working for the business. Mr. Wicknick said it would be himself and one other employee.

The Commission asked what the demand is for this process and what the fee is to have it done. Mr. Wicknick said there is a high demand for this process and it costs about \$5000.00.

There were no further questions from the Commission and Commissioner Page made a motion to approve the conditional use for CNG Technologies and Mr. Brandon Wicknick with the following conditions:

1. At no time may the business operation negatively impact adjacent hangars within the structure or the surrounding persons or properties.
2. All Business operations must be contained within the enclosed building.
3. At no time may materials or vehicles be stored outside the enclosed hangar.
4. Applicant shall obtain an inspection and approval from the South Davis Metro Fire District and a copy shall be submitted to the city prior to the issuance of a business license.
5. Applicant's business operation shall be in conformance with all city, state and federal laws or regulations governing the business operation.

Commissioner Bradford seconded the motion and the motion carried.

GENERAL AND PENDING

Chairman Beecher reminded the Commission of the upcoming water quality open house that would be held on the same night as the next Planning Commission meeting and told the Commission to plan accordingly if they wanted to attend the open house.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 6:50 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary