

**WOODS CROSS PLANNING COMMISSION MEETING
AUGUST 14, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear-entered the meeting as noted in the minutes
Dan Bradford

Brent Page
Curtis Poole
Gary Sharp
Matt Terry

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie S. Craig, Secretary

VISITORS:

Burnie Fuson
Lois Schrader
Marco Mendoza Jr.
LeGrande Blackley

Devona Wilson
Don Schrader
Amber Stringham
Brandon Garcia

Kaylene Cotton
Marco Mendoza
Pat Blackley
Guy Haskell

PLEDGE OF ALLEGIANCE:

Curtis Poole

APPROVAL OF MINUTES

The Commission reviewed the minutes of the meeting held June 12, 2012. After their review, Commissioner Page made a motion to approve the minutes as written with Commissioner Bradford 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 City Council report.

OPEN SESSION

Chairman Beecher then opened the meeting for public comments regarding issues that were not on the agenda.

There were no public comments and Chairman Beecher closed the open session.

HOME OCCUPATION—LANDSCAPING MENDOZA LLC—1528 SOUTH 1600 WEST—MARCO MENDOZA

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted Mr. Mendoza in proposing to operate a landscape and gardening maintenance business from his home within the R-1-8 Single Family Zone. Mr. Mendoza has a Chevy pick-up that will be involved in the business.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
AUGUST 14, 2012
PAGE 2**

Mr. Marco Mendoza and Mr. Marco Mendoza Jr. appeared before the Commission. The Commission asked them if they had any problems with the conditions as outlined and they replied they did not.

The Commission asked if there would be adequate storage and parking for vehicles, trailers and equipment. The Mendoza's said they would have adequate storage and parking for anything involved with the business.

There were no further questions before the Commission and Commissioner Poole made a motion to approve the home occupation for Landscaping Mendoza LLC and Mr. Marco Mendoza with the following two conditions:

1. At no time may the applicant's operation negatively impact the neighborhood.
2. Any equipment trailer shall not be parked or stored on the street.

Commissioner Page seconded the motion and the motion carried.

**HOME OCCUPATION—LITTLE NINJAS—1684 SOUTH SORRENTO DRIVE—
KAYLENE COTTON**

Mr. Stephens then went over this item with the Commission. He said that Ms. Kaylene Cotton is proposing to operate a preschool in conjunction with teaching Karate and dance in her home. A downstairs family room will be utilized as a studio/classroom for the home occupation. Students will be dropped off and picked up at the home.

Ms. Kaylene Cotton appeared before the Commission. The Commission asked Ms. Cotton if she had any problems with the ordinance that outlines no more than 8 students per session. Ms. Cotton said she did not have any problems with keeping the number of students to 8 per session. She did say that she was going to separate the dance and preschool and the preschool would be held at a different location for now and that dance would be the only thing taught at her home at the present time.

The Commission asked Ms. Cotton how much time during the week the dance classes were going to be held. Ms. Cotton replied and said it would only be a few hours a week with no more than 6-8 students per dance class. She said the students were mostly from the adjacent neighborhood with four of the students being from the same family so there would only be 2-3 cars dropping off and picking up children for the classes at a time.

The Commission asked Ms. Cotton what time of day the classes would be held. Ms. Cotton said the classes would be held after school around 4:00 P.M. and some private classes may be held around 8:00 or 9:00 P.M.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
AUGUST 14, 2012
PAGE 3**

There were no further questions from the Commission and Commissioner Terry made a motion to approve the conditional use approval and home occupation for Little Ninjas and Ms. Kaylene Cotton with the following conditions:

1. A copy of the South Davis Metro Fire inspection approval shall be submitted to the City prior to the issuance of a business license.
2. If any exterior yard areas are used in conjunction with the home occupation they shall be fenced as per the standards outlined in the ordinance.
3. A maximum of 8 children will be permitted per session.
4. At no time may the applicant's business operation negatively impact the neighborhood.

Commissioner Sharp seconded the motion and the motion carried.

URBAN CHICKENS CONDITIONAL USE REQUEST—2293 SOUTH MOUNTAIN VIEW BOULEVARD—DEVONA WILSON

Mr. Stephens reported to the Commission that Ms. Devona Wilson is proposing to keep chickens at her home located in a residential zone. The Urban Chickens regulations permit up to 10 hen chickens or chicks on a parcel under ½ acres.

Commissioner Bassarear entered the meeting at this time.

Ms. Devona Wilson appeared before the Commission. The Commission reviewed the property lines and where the chickens might be located near buildings and fences. Ms. Wilson said there would be no problems with the outlined ordinance with where she is planning on locating her chickens.

The Commission had no further questions and Commissioner Page made a motion to approve the conditional use approval for up to 10 urban chickens for Ms. Devona Wilson. Commissioner Poole seconded the motion and the motion carried.

BOUNTIFUL ANALYTICAL LABORATORY—585 WEST 500 SOUTH SUITE 310—BURNIE FUSON

Mr. Stephens reviewed this item with the Commission. He noted that Mr. Burnie Fuson is proposing to operate an analytical laboratory out of a small office space within an office building in the Gateway area. They would be performing instrumental analysis of small amounts of samples, such as pharmaceuticals, gasoline components, melting points of solids, moisture content and PH.

Mr. Burnie Fuson appeared before the Commission. He indicated he would not be handling any biological or medical waste for 2 or 3 years. He said he would be doing pharmaceutical work and testing gasoline samples for some of the refineries in the area.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
AUGUST 14, 2012
PAGE 4**

The Commission asked if he would be picking the samples up or if they would be sent to him. Mr. Fuson said the companies would be sending the samples to him and that they were so small there would be no hazard associated with them.

The Commission asked if Mr. Fuson would have a hood for his business. He said there was a hood already located in the office space and that is why he had chosen that particular space.

Mr. Fuson indicated he had been working in chemistry for the last 30 years and is very familiar with how to handle the samples and tests he would be working on for this type of business.

There were no further questions from the Commission and Commissioner Sharp made a motion to approve the conditional use approval in the C-2 General Commercial Zone with the following conditions:

1. At no time may the applicant's operation negatively impact adjacent businesses or properties.
2. If the applicant's operation involves analyzing biologic or medical samples the applicant shall register with the Davis County Health Department.
3. The applicant's operation shall be in compliance at all times with any local, state or federal regulations governing the applicant's business and operation.

Commissioner Bassarear seconded the motion and the motion carried.

**PUBLIC HEARING: MADISON SQUARE TOWNS PHASE 2 FINAL PLAT—850 WEST
1500 SOUTH—GUY HASKELL**

Mr. Stephens then reviewed this item with the Commission. He noted that the proposed property had previously been approved for a third phase of the cottage and town homes already located on the adjacent property. Proterra, the previous developer, did not succeed in developing the final phase as agreed upon with the Redevelopment Agency and the property eventually went back to the bank. The property has now been purchased by Guy Haskell of Haskell Homes. Mr. Haskell has met with the City Council and discussed the proposed preliminary plat. The Council/RDA has agreed to enter into a new development agreement with Mr. Haskell to construct 22 townhome units. He has also agreed to add extra 14 off-street parking spaces as designated on the preliminary plat.

Mr. Guy Haskell appeared before the Commission. He went over the landscape plan and the plat with the Commission. Mr. Stephens noted there were some changes in the drive approach that were required.

Chairman Beecher then opened the public hearing for public comments.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
AUGUST 14, 2012
PAGE 5**

Ms. Janice Castleton living at 1623 South 925 West appeared before the Commission. She expressed her concerns that coming down 850 West was very difficult because people were parking on the street and there was very little room on the street when cars were parked there.

It was noted that the proposed project would have an extra 14 parking stalls so visitors would have plenty of extra places to park, but Ms. Castleton said she still thought people would park on the street making it even narrower than it is. She said she would like to see the curb painted red so people could not park on the street.

Commissioner Sharp expressed his concerns that there would be another drive approach on 1500 South making it even more difficult to get in and out of adjacent streets and would add increased traffic on an already busy road.

Mr. Don Schroeder asked about the property next to the project and if it could be made into a road because that would help relieve traffic congestion.

Mr. Stephens noted that the property that would have to be developed to connect 1600 South onto 800 West was private property and as of now there were no plans to have the road continue.

Mr. Jerry Castleton said that he thought the best solution would be to bring 1600 South and connect it to 800 West eliminating the need for another drive approach in an area where there are many drive approaches coming from the railroad tracks up to the stop sign on 1500 South.

Chairman Beecher suggested that the Castleton's might want to bring their ideas to the next City Council meeting where the City Council would ultimately be making the decision on the project as well as the decision of connecting the road of 1600 South to 800 West.

There were no further questions and Chairman Beecher closed the public hearing.

Commissioner Page expressed his agreement with Commissioner Sharp saying that there are too many driveways on 1500 South and to add another one for a 22 unit project would just add to the traffic congestion.

The Commission discussed the proposed problems and suggested that some of the Planning Commission members might also want to attend the City Council meeting to voice their concerns.

Commissioner Sharp said he was not opposed to the project itself; he just did not like the site plan as now drafted.

There was no further discussion and Commissioner Bradford made a motion to forward the Planning Commission's recommendation for approval of the Madison Square Townhomes Phase two PUD Final Plat.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION
AUGUST 14, 2012
PAGE 6**

Commissioner's Beecher, Bassarear, Bradford, Terry and Poole voted for the motion, Commissioner's Page and Sharp voted against for the reasons stated above. The motion carried with a vote of 5-2.

Commissioner Bradford then made a motion the Planning Commission recommended to the City Council that they explore the possibility of opening 1600 South to 800 West. Commissioner Poole seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens noted that the last phase of townhomes in Valentine Estates would be put on hold until the owner of the property resolved issues with Weber Basin Water.

McDonald's broke ground and the builders want to be done with the project in the next 90 days.

The City is working with UDOT on the 500 South access management project.

The vinyl fence company occupying the large building on 1500 South has gone out of business and the owners out of California are looking for someone to occupy the space.

This concluded his report.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:30 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary