

**WOODS CROSS PLANNING COMMISSION MEETING
OCTOBER 23, 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

VISITORS:

Pat Blackley
LeGrande Blackley
Bryan Turner
Lee Renney
Chris Renney
Kate Schofield
Boyd McAllister
Jeanne Jackson
John Oderda

PLEDGE OF ALLEGIANCE:

Jennifer Bassarear

APPROVAL OF MINUTES

The Commission reviewed the minutes of the meeting held October 9, 2012. After their review, Commissioner Poole made a motion to approve the minutes as written with Commissioner Bassarear seconding the motion and the motion carried.

OPEN SESSION

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

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

HOME OCCUPATION MAGIC TREEHOUSE PRESCHOOL—1434 SOUTH 1100 WEST—KATE SCHOFIELD

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He told the Commission that Ms. Kate Schofield was proposing to operate a preschool within her home. Ms. Schofield said she would be operating the preschool 3 days a week offering two, 2 hour classes each day. The preschool would be held inside the home in a

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designated room. The students would be dropped off and picked up at the home for each preschool session.

Ms. Kate Schofield appeared before the Commission. The Commission asked Ms. Schofield if she understood and was in agreement with the conditions as outlined concerning the operation of the preschool. Ms. Schofield said she did understand the conditions and did not have any problems with them.

The Commission asked Ms. Schofield if she would have insurance covering the preschool and its activities and she noted that she was taking out a separate insurance policy for the preschool.

The Commission then asked Ms. Schofield if she had been in contact with the Fire Marshall to come and inspect her home prior to the operating of the preschool. Ms. Schofield said she had been in contact with the South Davis Metro Fire Agency to come and inspect her home but that they were quite busy at this time of year and she had an appointment for them to come next Tuesday to do her fire inspection.

There were no further questions by the Commission and Commissioner Sharp made a motion to approve the home occupation for the Magic Treehouse Preschool and Ms. Kate Schofield 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 Zoning 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 Terry seconded the motion and the motion carried.

**ELEMENTARY SCHOOL CONDITIONAL USE—2100 SOUTH REDWOOD ROAD—
CHASE ROGERS**

Mr. Stephens then reviewed this item with the Commission. He explained to the Commission that the Davis County School District is proposing to construct a new elementary school west of Redwood Road. They are in the process of purchasing a portion of the UDOT property on Redwood Road and approximately 2100 South. Originally UDOT was going to sell the entire parcel to a residential developer. Presently UDOT has changed its mind and will only sell the acreage needed for the school. This situation has put the school district in the position of constructing streets to access and serve the school. The City has requested the school district construct not only service roads through the two residential neighborhoods that are located near the proposed school property, but to also construct an additional street connection to Redwood Road. This connection or outlet to Redwood Road will be an important access for the school and hopefully will relieve school traffic loads within the adjacent neighborhoods.

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The School District will be using a new 2-story elementary school design. In addition, the site will be developed with separate bus loading/unloading and automobile drop-off areas. This new layout will hopefully avoid some of the traffic congestion issues that have plagued other elementary schools such as Woods Cross Elementary.

Mr. Stephens noted that schools are exempt from most municipal land use regulations and approvals. The Davis County School District has been very good to communicate with the City Staff regarding the proposed school. The School District has submitted a conditional use permit for the school in cooperation with the City Staff and Planning Commission.

Mr. Bryan Turner appeared before the Commission representing the Davis County School District. The Commission thanked Mr. Turner for being at tonight's meeting to help answer any questions the Commission might have and to receive input they might have regarding this project.

The Commission asked Mr. Turner when the school was projected to be finished. Mr. Turner said they were planning to have the school completed in August of 2014. He explained to the Commission that this was the first new 2-story building design the School District has constructed and that because the School District is having trouble finding large enough parcels of land in Davis County to build schools, the new 2-story design would be beneficial.

The Commission asked if there would be another school built east of Redwood Road in the future. Mr. Stephens said there may be a need for a smaller school east of Redwood Road in the future and it would be located near the village green area as outlined in the general plan for Woods Cross City.

The Commission asked Mr. Turner if the elevator located within the school would be limited access or if it would service anyone who would be in the school. Mr. Turner said the elevator would be open access for anyone who was in attendance at the school or visiting at the school.

There were no further questions or input by the Commission and Commissioner Bradford made a motion to approve the conditional use for the Davis School District for the construction of a new elementary school located at approximately 2100 South and Redwood Road with the condition that the school district will provide and construct the necessary street improvements for access to the school site including the Redwood Road connection.

Commissioner Page seconded the motion and the motion carried.

HYDRATEK FLUID POWER CONDITIONAL USE—657 WEST 800 SOUTH—CHRIS RENNEY

Mr. Stephens then went over this item with the Planning Commission. He noted that Mr. Chris Renney currently has a conditional use permit to operate his hydraulic repair business at 601 West 900 South. Mr. Renney has moved his business to a different building at 567 West 800

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South and wishes to obtain a conditional use permit at the new address. Mr. Renney has indicated that much of the repair work they do is off site at the customer's location. As for repairs that are done at the business location on 800 South there may occasionally be a truck or other equipment parked in front of the building awaiting repair.

Mr. Chris Renney appeared before the Commission. The Commission asked Mr. Stephens if there had been any complaints in regards to the operation of this business at its previous location. Mr. Stephens said he had not had any complaints regarding the operation of this business.

The Commission asked Mr. Renney what the hours of operation for the business would be. Mr. Renney said the hours of business are typically about 6:00 A.M. to 7:00 P.M. He said that on rare occasion they may have to work through the night if there were to be an emergency such as a breakdown of a snow plow for UDOT during a snow storm.

The Commission then asked Mr. Renney if they do most of their repairs within the building. Mr. Renney said they do most of the repairs inside but sometimes they have a vehicle that is too large and does not fit inside the building and repairs have to be made outside of the enclosed building.

The Commission then discussed condition #2 which states "At no time may any repair work or activity take place outside of the enclosed building". The Commission felt this condition may not need to be in place as the new location of this business was not in close proximity to any residential neighborhoods and that condition #3 stating that the business will not impact the surrounding areas would take care of any noise problems that might come up because repair work was done outside the enclosed building.

The Commission then asked how long vehicles might be stored outside waiting to be repaired. Mr. Renney said at the very most they might be waiting 24 hours because sometimes they have to wait to receive parts for repairs.

There were no other questions or comments from the Commission. The Commission then discussed whether they needed to remove conditions #2 and #6 as they felt they were not needed. They did decide to strike condition #2 that stated "At no time may any repair work or activity take place outside the enclosed building" and #6 which stated "The applicant's hours of operation shall be restricted to the hours of 8 A.M. and to 6:00 P.M. as they felt the condition that would now be #2 would cover any issues concerning the two conditions that would be removed.

Commissioner Terry then made a motion to approve the conditional use for Hydratek Fluid Power and Mr. Chris Renney with the following amended conditions:

1. At no time may any equipment or materials be stored outside the enclosed building.
2. At no time may any offensive odors, noise, vibration or light emanate from the site which would impact the surrounding commercial or residential areas of the City. Failure to comply with this condition shall result in revocation of this permit.

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3. Applicant shall comply with all applicable laws, rules and regulations of any government entity having jurisdiction over the applicant's operation or the subject property.
4. At no time may any vehicle which is to be repaired be permitted to be parked on the site longer than 14 days.

Commissioner Poole seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens said that the residential project on 440 West is getting closer to proceeding.

Commissioner Bradford expressed some concern about cars being parked on 1900 South west of the speed bump located on the street. He said he felt that is was dangerous for children and drivers using the road because there were cars parked on both sides of the street making it a narrow road for cars.

Mr. Stephens said he would talk to the Public Works Director about the problem to see what might be done.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:05 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary