

**WOODS CROSS PLANNING COMMISSION MEETING
NOVEMBER 27, 2012**

MEMBERS PRESENT:

Leo Beecher, Chairman
Dan Bradford
Brent Page

Curtis Poole
Gary Sharp
Matt Terry

MEMBERS EXCUSED:

Jennifer Bassarear

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary

VISITORS:

Aaron Mongeon
Eli Mongeon
Lois Schrader
Don Schrader
Mike Krause
LeGrande Blackley
Pat Blackley
Kirk Randall

PLEDGE OF ALLEGIANCE:

Leo Beecher

APPROVAL OF MINUTES

The Commission reviewed the minutes of the meeting held October 23, 2012. After their review Commissioner Poole made a motion to approve the minutes as written with Commissioner Bradford 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.

**PUBLIC HEARING: VALENTINE ESTATES TOWNHOMES PHASE 7 FINAL PLAT
AND PHASE 8 FINAL PLAT—1840 WEST 2290 SOUTH—KIRK RANDALL**

Mr. Tim Stephens, the Community Development Director, reviewed this agenda item with the Commission. He told the Commission that there were two plats which would now complete the Valentine Estates Townhomes. He said these two phases were previously sold by Nate Shipp to

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a developer that went bankrupt. The property was then sold to Mr. Jim Fantin who wishes to complete the final two phases. The last two phases will involve 10 units each and will have the same engineer as the previous phases as well as the same layout that will mirror and match the existing townhome development. These two phases will also be part of the existing HOA operating in Valentine Estates.

Mr. Kirk Randall, the engineer for the project from Great Basin Engineering, appeared before the Commission representing Mr. Fantin. He said he would be happy to answer any questions the Commission had regarding this project.

There was some discussion on a piece of property that will be used for an emergency access. It was determined that there may be a walking path put in at the location. There were also comments about the new school that will be going in just north of Valentine Estates and that it will have 3 more ingress/egress points that would be useful for this subdivision.

Chairman Beecher then opened the public hearing on this matter.

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

Commissioner Sharp then made a motion to forward the Planning Commission's recommendation for approval of the Valentine Estates Final Plat Phase 7. Commissioner Page seconded the motion and the motion carried.

Commissioner Page then made a motion to forward the Planning Commission's recommendation for approval of the Valentine Estates Final Plat Phase 8. Commissioner Bradford seconded the motion and the motion carried.

**SPRING WORKS UTAH CONDITIONAL USE REQUEST—2261 SOUTH 1560 WEST—
ELI MONGEON**

Mr. Stephens went over this item with the Commission. He noted that Spring Works is presently operating in the City of Woods Cross and they would like to move to a larger building located within the City. Spring Works manufactures springs and wire forms of all types and sizes and have been located within the City for many years.

Mr. Eli Mongeon appeared before the Commission. The Commission asked Mr. Mongeon what his hours of operation would be. He said they would be from 7:30 A.M. to 5:00 P.M. The Commission asked Mr. Mongeon if there was excessive noise associated with his business. Mr. Mongeon said there are machines that cut wires that do make some noise but that you cannot here the noise outside of the enclosed building.

The Commission asked Mr. Mongeon if he had reviewed the conditions and if he had any questions regarding the conditions associated with the conditional use of the business. Mr.

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Mongeon said he had reviewed the conditions and did not have any problems with the conditions. He did say he had a question about keeping a 5 yard recycling container and a 5 yard garbage container and a small shipping container on the property.

The Commission told Mr. Mongeon that the recycling container and the garbage container were allowed on the property as long as they were properly screened. The Commission had a discussion on whether the shipping container would be allowed to stay on the property. They concluded that with the City ordinance requiring certain architectural standards that apply to accessory buildings in this zone, the container could not be allowed to stay permanently on the business property.

There were no further questions from the Commission and Commissioner Terry made a motion to approve the conditional use request for Spring Works and Mr. Eli Mongeon with the following conditions:

1. All storage of materials, products and goods shall occur within the fully enclosed building. At no time shall any outside storage of equipment or materials be permitted.
2. At no time may any offensive odors, light, noise or vibration emanate from the site or subject property which would impact surrounding industrial or residential areas of the City. Failure to comply with this condition shall result in revocation of this permit.
3. Applicant shall comply with all applicable laws, rules or regulations of any government entity having jurisdiction over the applicant's operation or subject property.
4. Any material violation of or failure of the applicant to comply with the foregoing conditions shall entitle the City to revoke this permit, provided the City gives the applicant written notice of such failure or violation and that the applicant has failed to remedy such failure or violations within 30 days from the date the applicant received such notice.

Commissioner Poole seconded the motion and the motion carried.

CITY COUNCIL REPORT—BRENT PAGE

Commissioner Page reviewed his report to the City Council with the Commission.

GENERAL AND PENDING

Mr. Stephens said that a business called Alpha Power would be appearing before the Commission in the near future.

It was also determined there would only be one Planning Commission meeting held in December which would be held December 11th.

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ADJOURNMENT

There were no further items before the Commission and Commissioner Bradford made a motion to adjourn the meeting at 7:05 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary