

**WOODS CROSS REDEVELOPMENT AGENCY
JANUARY 2, 2018**

The minutes of the Woods Cross City Redevelopment Agency meeting held January 2, 2018 at 7:03 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Rick Earnshaw

BOARD MEMBERS PRESENT:

Rick Earnshaw, Chairman
Julie Checketts
Tamra Dayley

Wally Larrabee
Matt Terry
Ryan Westergard

STAFF PRESENT:

Gary Uresk, City Administrator
Tim Stephens, Community Development Director
Jessica Sims, City Recorder

VISITORS:

Michele Wood
Arlene Dayley
Peggy Earnshaw
Lois Schrader
Angie Amundsen

Karen Kriegbaum
Leola Mikkelsen
Dean Earnshaw
Don Schrader

Sydney Wood
Kelly Nielsen
LaJean Earnshaw
Sue Robbins

The Chairman welcomed those in attendance and stated this is a regularly scheduled meeting that notice of time, place and agenda of the meeting was sent to local newspapers and provided to each of the Redevelopment Agency members prior to the meeting.

APPROVAL OF MINUTES

The Board reviewed the RDA minutes of the meeting held November 21, 2017. Following the review by the RDA Board, Ms. Dayley made a motion to approve the minutes as written with Mr. Larrabee seconding the motion and all voted for the motion through a roll call vote.

REVIEW AND APPROVAL OF PROPOSED SITE PLAN AT 2468 SOUTH HIGHWAY 89 IN THE 2600 SOUTH CDA PROJECT AREA

The RDA Director gave the floor to the Community Development Director who went over the following information with the RDA Board:

“As you are aware, the McDonald’s on the old highway has been torn down. The new property owners are proposing to construct a new facility to house a children’s activity center. It is my understanding there are similar businesses elsewhere in the country in which parents can participate with their children in various activities in such centers. Given to the Board is a site plan which shows the development of the building and parking lot for such a facility. The building will consist of two levels, a main level at the elevation of Highway 89 and the proposed

**OFFICIAL MINUTES
WOODS CROSS RDA MEETING
JANUARY 2, 2018
PAGE 2**

parking lot with a basement that daylight on the west side of the building to 525 West street which runs past the future Black Bear Diner and behind the Toyota dealership to the high school. The main level will consist of children's activity center with the associated offices, etc. The lower level will have a roll up door and driveway access from 525 West which will permit the business owners to park their vehicles under the building and use the remaining lower floor for business storage.

"This site is less than an acre which presents challenges meeting the required landscaping and other improvements. As such, the applicant's requested administrative relief from the Planning Commission which is permitted in the landscape chapter of the Zoning Ordinance. It was important for them to design the site with the required parking fire access. In doing so, it narrowed part of the required 20 foot landscape setback from the street. Furthermore, to accommodate fire vehicles and parking stalls they asked for administrative relief from the two required parking lot trees. Section 12-24-116 of the Zoning Ordinance outlines landscape administrative relief and how it can be granted for lots less than an acre which may present unusual difficulty in complying with the current requirements. The Planning Commission reviewed the criteria associated with the ordinance and granted administrative relief from a few of the landscape requirements.

"Also given to the Board are the building architectural elevations which indicate the building will be basically glass and stucco which conforms with the architectural design standards for the C-2 zone. It should also be noted the applicants have met with UDOT which controls Highway 89. Region 1 UDOT required that one of the existing McDonald's driveways be closed. However, to maintain the required fire access, a fire access only access is being created at the location of the soon to be deleted drive approach in the proposed landscaped area. This will be accomplished by under turf support blocks in which turf can grow up between the cells of the vehicle support blocks.

"The Planning Commission has reviewed this project and has granted site plan approval with the following conditions:

1. The business operation shall be in compliance at all times with any government agency having jurisdiction over the property or the business operation.
2. All business activity shall take place within the enclosed building. At no time may any storage of materials or goods take place outside the enclosed building.
3. Applicant shall obtain all required right of way and access permits from Region 1 UDOT prior to construction of this site and submit copies of the same to the City.
4. The driveway on the west side of the building from 2425 South slopes to the street right of way to the building. The applicants design professionals have taken this into account in their design and drainage plans. As such the applicant assumes all responsibility for water drainage and grading at this location.

Following the information given above, Mr. Kelly Nielsen who is the architect for this project, came before the RDA Board. He noted for the board that that there would be play structures and

**OFFICIAL MINUTES
WOODS CROSS RDA MEETING
JANUARY 2, 2018
PAGE 3**

climbing structures for children to come in and play on. The owners of the project were also present said they are in the planning stages for this project and they are still deciding what the design for the interior of the building will be and what they feel will work the best for this business.

Mr. Westergard asked about the fire access and where it is being located and Mr. Stephens said that this was a requirement from UDOT and they did not have any say in where this access was located. Mr. Stephens said that if an opportunity should arise with redevelopment nearby or adjacent to this site, there may be an opportunity to have another drive approach put in depending how any adjacent properties are developed.

Mr. Westergard also asked if the staff felt good about the landscape relief and Mr. Stephens said there was not too much loss of the landscape with this project so staff did feel fine with the landscape relief that is being given.

Mr. Westergard made a motion approve the proposed site plan at 2468 South Highway 89 in the 2600 South CDA Project Area with the conditions as stated above and as approved by the Planning Commission. Mr. Larrabee seconded the motion and all voted for the motion through a roll call vote.

ADJOURNMENT

There being no further business before the RDA, Mr. Terry made a motion to adjourn the meeting at 7:17 P.M. with Ms. Dayley seconding the motion and all voted for the motion through a roll call vote.

Rich Earnshaw, Chairman

Jessica Sims, Recorder