

**JOINT MEETING
WOODS CROSS CITY COUNCIL & PLANNING COMMISSION
MARCH 12, 2019**

The minutes of the Joint Woods Cross City Council & Planning Commission meeting held at 6:00 P.M. March 12, 2019 in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CITY COUNCIL MEMBERS PRESENT:

Rick Earnshaw, Mayor
Julie Checketts
Tamra Dayley

Wally Larrabee
Matt Terry
Ryan Westergard

PLANNING COMMISSION MEMBERS PRESENT:

Curtis Poole, Chairman
Jennifer Bassarear * Joined the meeting at 6:28 P.M.
Dan Bradford
Eric Jones *Joined the meeting at 6:21 P.M.
Ryan Larsen
Gary Sharp
Joseph Rupp *Joined the meeting at 6:21 P.M.

STAFF MEMBERS PRESENT:

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

VISITORS:

LeGrande Blackley
Lois Schrader
Anne Blankenship

Spencer McBride
Don Schrader

Daniel Herzog
Hall Blankenship

**JOINT CITY COUNCIL/PLANNING COMMISSION WORK SESSION TO DISCUSS
PROPOSED AMENDMENTS TO THE S-1 SPECIAL USE ZONE**

The Mayor gave the floor to the Community Development Director who noted the following for the City Council and Planning Commission members:

“During the last City Council meeting, the Council discussed several issues and concerns with the proposed S-1 Special Use Zone Chapter. The City Attorney, the City Administrator and I have tried to address those issues and concerns in the draft given to both the Council and the Commission. Specifically, language was added to Section 106, entitled Single Family Dwellings, and Section 107, entitled Duplex, Triplex, and Fourplex, to better clarify that these types of dwellings are permitted on one lot only. Furthermore, parking requirements were more

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specifically defined within the S-1 Zone. Previously, reference was only made to complying with the standards of 12-20 entitled Off Street Parking. The proposed draft lists specific parking standards for each of the residential types. In fact, a modification was made to the one-bedroom apartments. Presently 12-20, entitled Off Street Parking, requires 1.5 parking spaces for a one-bedroom unit. You will note in the proposed draft that one- and two-bedroom units now require a minimum of two parking stalls within the S-1 Zone. Furthermore, in Section 108 entitled Planned Dwelling Groups, the staff has given the City Council two alternatives as it related to enclosed garages versus carports. The alternative number one reflects the language submitted by the Planning Commission to the Council which states that garages are preferred, however, would require that at least two parking stalls be covered by a carport. You will find alternative number two requires two-car garage parking for each unit. The Staff feels this is a policy decision that will need to be discussed with the Planning Commission but decided by the City Council. Lastly, on page 14 in Section 118, we have added a requirement for any condominium or planned dwelling group to establish rules and CC&R's that would prohibit outside storage of garbage, trash, debris, used derelict vehicles that could be viewed from the street or any dwelling unit. It would be due to the fact that these would be in the CC&R's, the homeowners association or owners of the development would need to enforce such rules.

“The City Council and Planning Commission can discuss any modifications they would like to make before formally adopting amendments to the S-1 Zone.”

Following the information given by the Community Development Director, the City Council and the Planning Commission discussed parking issues as well as the benefits of garages opposed to carports.

Following the discussion, the opinion was they would like to see two-car garages implemented for this zone.

**CONSIDERATION TO ADOPT ORDINANCE AMENDING S-1 SPECIAL USE ZONE
BY THE CITY COUNCIL**

Following the above discussion, Council Member Larrabee made a motion to adopt ordinance 590, amending the S-1 Special Use Zone with the changes as discussed requiring two car garages. Council Member Checketts seconded the motion and all voted for the motion through a roll call vote.

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ADJOURNMENT

There being no further business before the joint meeting of the City Council and Planning Commission, Council Member Westergard made a motion to adjourn the joint meeting at 7:00 P.M. with Council Member Checketts seconding the motion and all voted for the motion through a roll call vote.

Rick Earnshaw, Mayor

Jessica Sims, Assistant City Administrator

Curtis Poole, Planning Commission Chairman