

**WOODS CROSS PLANNING COMMISSION MEETING
APRIL 23, 2019**

The minutes of the Woods Cross Planning Commission meeting held April 23, 2019 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING: Curtis Poole, Chairman

PLANNING COMMISSION MEMBERS PRESENT:
Curtis Poole, Chairman
Jennifer Bassarear
Eric Jones
Ryan Larsen
Gary Sharp

PLANNING COMMISSION MEMBERS EXCUSED:
Dan Bradford
Joseph Rupp

STAFF PRESENT:
Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Matt Terry, City Council Member

VISITORS:
Tom Philiben
Don Schrader
Taylor Spendlove
Lois Schrader
Breeann Wright
LeGrande Blackley

PLEDGE OF ALLEGIANCE: Gary Sharp

APPROVAL OF MINUTES

Chairman Poole then reviewed the minutes of the Planning Commission meeting held April 9, 2019. Following the review, Commissioner Bassarear made a motion to approve the minutes as written with Commissioner Larsen seconding the motion and the motion carried.

OPEN SESSION

Chairman Poole then opened the meeting to items from those present that they would like to bring before the Planning Commission that were not on the agenda.

There were no comments for the open session and Chairman Poole closed the open session.

**WRIGHT URBAN CHICKENS CONDITIONAL USE—1394 WEST 2200 SOUTH—
BREEANN WRIGHT**

Mr. Stephens, the Community Development Director, reviewed this agenda item with the Commission.

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He noted that Ms. Breeann Wright was proposing to keep chickens at her home in a residential zone. He reminded the Commission that the urban chicken regulations permit the keeping of up to 10 chickens on a single lot.

The Commission invited Ms. Wright to step forward and answer any questions they might have for her.

The Commission asked Ms. Wright if she was comfortable with all of the conditions as outlined and she said she was fine with the conditions. The Commission also reminded Ms. Wright that city ordinance does not allow roosters in the residential zone.

There were no further questions and Commissioner Bassarear made a motion to approve the conditional use for up to 10 chickens for Ms. Breeann Wright. Commissioner Sharp seconded the motion and the motion carried.

COMBINED SALES CONDITIONAL USE –1448 WEST 2425 SOUTH, SUITE #3—TOM PHILIBEN

Mr. Stephens then reviewed this item with the Commission. He noted that Combined Sales Company distributes about 3,500 household items such as mops, brooms, kitchen gadgets, hair accessories, rubber gloves, small appliances, pet toys, and similar items. He also noted that this is a distribution center and would have low traffic and parking demand.

The Planning Commission then asked Mr. Tom Philiben to step forward and answer any questions the Commission might have regarding the operation of this business.

The Commission asked Mr. Philiben what his hours of operation would be. Mr. Philiben said they would be from 7:00 A.M. to 5:00 P.M. The Commission asked if deliveries would be made during these hours. Mr. Philiben said he has deliveries that are made Monday-Friday and they are typically made between the hours of 8:00 A.M. and 3:00 P.M. The Commission also asked Mr. Philiben if there would be any retail business at this location. Mr. Philiben said he was just a distributor and there would be no retail at this location. He said he had been in business for 36 years and he was just moving his operation from North Salt Lake to Woods Cross at this time.

The Commission asked if there would be any noise coming from the business that might impact the adjacent residential neighborhood. Mr. Philiben said he does have forklifts, but they are all located inside his building. The Commission asked if there was enough employee parking and Mr. Philiben said there was plenty of parking for his employees.

There were no further questions from the Commission and Commissioner Sharp made a motion to approve the conditional use for Combined Sales and Mr. Tom Philiben with the following conditions:

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1. At no time may the business operation negatively impact adjacent properties particularly the nearby residential area.
2. At no time may any goods, materials, or equipment be stored outside the enclosed building.
3. Applicant shall obtain South Dais Metro Fire Inspection approval and submit a copy to the city prior to the issuance of a business license.
4. The business operation shall be in compliance at all times with any government agency having jurisdiction over the business operation or subject property.

Commissioner Larsen seconded the motion, and all voted for the motion through a roll call vote.

OLDE TOWNE CENTRE SITE PLAN AMENDMENT—1492 SOUTH 800 WEST—
TAYLOR SPENDLOVE

Mr. Stephens then noted for the Commission that Mr. Taylor Spendlove of Brighton Homes had recently contacted him regarding the plaza for the Olde Towne Centre project. Mr. Stephens reminded the Commission that the site plan for this project had been approved with a plaza that consisted of a play area, picnic table/arbor, and a small splash pad. Mr. Spendlove indicated that splash pads, pools, and similar features require health department review and approval. Mr. Stephens noted that during the health department review it was noted that a splash pad with a circulating water system would require restrooms. The only exception to the restroom facilities requirement would be to install a splash pad with a non-circulating system. A non-circulating system would pull in culinary water, use it, and dispose of it into the sewer. Mr. Stephens said not only would this be expensive, but it would also be a waste of water resources. Mr. Stephens noted that due to the health department requirements for a restroom, which would be difficult to provide for this facility, Mr. Spendlove is proposing to modify the plaza with another feature to replace the splash pad.

Mr. Stephens showed the Commission there were three options the Planning Commission could review and consider. Mr. Stephens said the Commission could then recommend their preference to the City Council of which option they liked the best. Mr. Stephens noted that Option A would still have the playground and picnic table/arbor but would include raised garden planters. Option B would replace the splash pad with a fountain and raised planter and Option C would replace the splash pad with a half-court basketball area.

The Commission looked over the different options. The Commission said they felt like the maintenance to the raised garden area would be too extensive, so they did not care much for that option. They debated over the pros and cons of both Option B and Option C and said they would actually prefer a different option, which would be a modification to Option B by removing the fountain and adding more grass and benches making the area a larger green space to be enjoyed by the families of the complex. It was also noted this would also allow for an area where pets could be taken outside.

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Mr. Taylor Spendlove then addressed the Commission. He said he was sorry for the changes and would be happy to make the changes the Planning Commission was suggesting. He said he would have a modification drawn up showing Option D with more green space and added benches and show them on the amended plaza exhibits and the development agreement.

Following the above discussion, Commissioner Jones made a motion to recommend to the City Council approval of the Olde Towne Centre plaza site plan amendment with the recommendation by the Planning Commission to consider Option D which is a modification to Option B by removing the fountain feature and the pavers and adding additional benches and grass to the plaza and that these changes also be added to the development agreement. Commissioner Bassarear seconded the motion and all voted for the motion through a roll vote.

RAIL STATION AREA PLAN UPDATE—MR. TIM STEPHENS

Mr. Stephens noted the rail station area plan is continuing to move forward. He noted there had been several meetings where this area had been discussed. He showed the Commission the different ideas that had been reviewed and some of the innovative ideas that could be considered for this area in the future.

The Commission asked a few questions and thanked Mr. Stephens for his presentation and said they liked many of the ideas that he had shown them, and they are interested to see how this project will proceed as it continues to move forward.

CITY COUNCIL REPORT

Council Member Terry was at tonight's meeting to report on the City Council meeting held April 16, 2019. Please see the minutes of that meeting for the details of his report.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Jones made a motion to adjourn the meeting at 7:50 P.M.

Curtis Poole, Chairman

Bonnie S. Craig, Secretary