

**WOODS CROSS PLANNING COMMISSION MEETING  
JANUARY 12, 2021**

The minutes of the Woods Cross Planning Commission meeting held January 12, 2021 by Zoom Conferencing.

**CONDUCTING:**

Curtis Poole

**COMMISSION MEMBERS PRESENT:**

Curtis Poole, Chairman  
Mike Doxey  
Eric Jones  
Jessica Kelemen

Ryan Larsen  
Joseph Rupp  
Gary Sharp

**STAFF PRESENT:**

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

**VISITORS:**

LeGrande Blackley  
Mark Bell  
Charles Schwarz  
Phil Roth  
Don Schrader

**ELECTION OF CHAIR AND VICE CHAIR**

Mr. Stephens noted with the beginning of a new year, a chair and vice chair needed to be elected for 2021.

Commissioner Rupp made a motion to elect Curtis Poole as Planning Commission Chairman and Gary Sharp as Vice Chairman. Commissioner Kelemen seconded the motion, and all voted for the motion.

**APPROVAL OF MINUTES**

Chairman Poole called for the review of the minutes of the Planning Commission meeting held December 29, 2020.

Following the review of the minutes, Commissioner Sharp made a motion to approve the minutes as written with Commissioner Larsen seconding the motion and all voted for the motion through a roll call vote.

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**OPEN SESSION**

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

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

**MK CHINESE TUTORING HOME OCCUPATION—1858 WEST 2030 SOUTH—  
MONICA KIRKHAM**

There was no one at the meeting representing this item.

Commissioner Rupp made a motion to table this item to a future meeting. Commissioner Larsen seconded the motion, and all voted for the motion through a roll call vote.

**ALL ABOUT MODERN CONDITIONAL USE—1183 SOUTH 1800 WEST—CHARLES  
SCHWARZ**

Mr. Stephens then reviewed this agenda item with the Planning Commission. He noted that Mr. Charles Schwarz is proposing to occupy a suite in the commercial building at the corner of Redwood Road and 1180 South. Mr. Stephens explained that presently this property has been a small strip commercial building with several individual units. Mr. Stephens said that All About Modern, LLC has proposed to utilize a unit for plumbing retail and online sales purposes. He said that All About Modern is a plumbing supply store and portions of the building unit would be used to warehouse products with the remaining space used for showroom and retail space. He also noted the applicant has indicated in the application that all products and equipment will be stored within the confines of the enclosed building.

Mr. Charles Schwarz then joined the discussion. He noted he and his partners will be running this plumbing store. He said that all inventory would be kept inside the building and that the front portion of the unit they will be operating their business from had already been remodeled and is ready for sales. Mr. Schwarz also said there will be minimal impact to the area from the plumbing business as they only have an occasional delivery about once or twice a month.

Commissioner Sharp asked if Mr. Schwarz had any issues with the conditions. Mr. Schwarz said he was fine with the conditions as they had been outlined.

Chairman Poole asked how many employees would be working at the business. Mr. Schwarz said there would be one person right now, but he hopes to have 4 or 5 in the future. He said there are three owners, and they would be taking shifts to work at the business right now but as it gets closer to summer, he hopes business will pick up and they can hire more employees.

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Chairman Poole asked what the hours of operation would be, and Mr. Schwarz said the hours would be from 9:00 A.M. to 5: 00 P.M.

The Commission asked if there were any parking concerns and it was noted there is plenty of parking in this area for this type of business.

There were no further questions and Commissioner Kelemen made a motion to approve the conditional use for All About Modern and Mr. Charles Schwarz with the following conditions:

1. At no time may the business negatively impact adjacent properties or uses.
2. Business operation shall be in compliance at all times with any government agency having jurisdiction over the business or subject property.
3. Applicant shall obtain a South Davis Metro Fire inspection and approval and submit the same to the city prior to the issuance of a business license.
4. Applicant shall obtain a Woods Cross City business license.
5. At no time may any equipment or materials be stored outside the enclosed building.

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

**DISCUSSION OF DRAFT ZONING ORDINANCE CHAPTERS—TIM STEPHENS**

Mr. Stephens then noted Mr. Mark Bell, the city attorney, was at tonight's meeting to go over the draft zoning ordinance regarding Group Homes and Other Facilities and Home Occupations.

Mr. Bell said it was a pleasure to be working with the Planning Commission and it had been his honor to work with the city on this project.

The Commission went over the draft zoning ordinance page by page, discussing any changes or modifications they would like to see made regarding this chapter.

Chairman Poole thanked Mr. Vlastic and Mr. Stephens for their hard work on the zoning changes and said the Commission appreciated the time and effort that had gone into making all of these changes.

**CITY COUNCIL REPORT**

Council Member Terry was at tonight's meeting representing the City Council. He reported on the City Council meeting held January 5, 2021. Please see the minutes of that meeting for the details of his report.

**GENERAL AND PENDING**

Mr. Stephens noted there would be a site plan for a new industrial building near the city shops that would be coming to the Commission for their review.

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**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Doxey made a motion to adjourn the meeting at 9:20 P.M.

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Curtis Poole, Chairman

Bonnie Craig, Secretary