

**WOODS CROSS PLANNING COMMISSION MEETING
FEBRUARY 9, 2021**

The minutes of the Woods Cross Planning Commission meeting held February 9, 2021 by Zoom Conferencing.

CONDUCTING:

Gary Sharp, Vice Chairman

COMMISSION MEMBERS PRESENT:

Curtis Poole, Chairman * joined the meeting as noted in the minutes.

Gary Sharp, Vice Chairman

Mike Doxey

Joseph Rupp

Eric Jones

Gary Sharp

Jessica Kelemen

COMMISSION MEMBERS EXCUSED:

Ryan Larsen

STAFF PRESENT:

Tim Stephens, Community Development Director

Bonnie Craig, Secretary

Matt Terry, City Council Member

VISITORS:

Brad Cherry

Dale Tortorich

LeGrande Blackley

Mark Vlastic

Ricky Medrano

Phillip Eilers

Ashley Thalman

Matthew Peterson

Michael Batt

Don Schrader

APPROVAL OF MINUTES

Vice Chairman Sharp called for the review of the minutes of the Planning Commission meeting held January 26, 2021.

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

OPEN SESSION

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

There was nothing for the open session and Vice Chairman Sharp closed the open session.

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ULTRAVIOLET HOME OCCUPATION—1935 SOUTH 800 WEST—MATTHEW PETERSON AND ASHLEY THALMAN

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that these applicants are proposing to operate a home business involving the design and creation of large-scale paintings for interior installations in addition to photo and videography services. He noted this business will have clients come to the home for local pick-up two to three times a month. He also said the applicants have indicated the business will be conducted in a home office and the garage.

Following the review by Mr. Stephens, Ashley Thalman and Matthew Peterson joined the discussion.

Ms. Thalman explained their business activities. She said they create large scale paintings for photographers and videographers. She said they use their garage to take photographs of the large paintings for documentation. She said they do not have clients come to the home.

The Commission asked how large the paintings typically are. Ms. Thalman said they are from 6-8 feet wide and are on a continuous roll of canvas that can be up to 10-12 feet long.

The Commission asked Ms. Thalman if she was agreeable with the conditions as listed and she said she the conditions were acceptable as listed.

There were no further questions and Commissioner Doxey made a motion to approve the home occupation for Ultraviolet Studios with the following conditions:

1. At no time may the home business operation negatively impact the adjacent properties or neighborhood.
2. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.
3. Applicant shall obtain a South Davis Metro Fire inspection approval and submit the same to the city prior to the issuance of a business license.
4. Applicant shall obtain and maintain a Woods Cross City Business License.

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

PREMIER TECH CONDITIONAL USE—1894 WEST 2425 SOUTH—BRAD CHERRY

Mr. Stephens then introduced this item to the Commission. He noted that this applicant is proposing to utilize a large building on 2425 South street presently occupied by Flexpak. Mr. Stephens said it was his understanding that Flexpak is going to be building a new facility this coming year making the subject property available for sale or lease. Mr. Stephens said that Premier Tech is proposing to use this facility to manufacture industrial packing equipment. He noted the business would manufacture machine parts from raw materials such as steel, stainless

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steel and aluminum and then warehouse them along with associated components of a pneumatic or electrical nature. He said they would also be doing some painting and assembly within this building.

Following the review by Mr. Stephens, Commissioner Kelemen asked where the employee parking would be, and Mr. Stephens said there are a couple of areas where employees could enter the building as well as a loading dock so the applicant could probably answer that question better.

Mr. Brad Cherry and Mr. Dale Tortorich and Mr. Mike Batt of Gardner Batt Development joined the discussion regarding this item.

Mr. Tortorich, the operations director for this business, noted that Premier Tech is a manufacturer of valve packing equipment which is a type of equipment that fills bags like the bags of cement that are sold at the local home improvement store. He said they have been in business for 110 years and they are a global company. He noted they are a growing company, and they needed a larger space to expand their business and this property came available and is a good fit for their type of business. He said the hours of operation would be from 6:00 A.M. to 2:30 P.M. with crews sometimes working until 4:30 P.M. if they work overtime hours. He said they would also work on Saturdays and occasionally on a Sunday depending on how busy they are. He also noted that employees would park on the east side of the building which is not immediately adjacent to the residential neighborhood. He also noted this business does do painting, welding, and assembly work but all activities would be done inside of the building. Mr. Tortorich said they will be a great community support and looking forward to locating their business in Woods Cross.

Mr. Batt also said he was with Premier Tech and asked Mr. Tortorich to explain the delivery schedule for the business and the number of employees that would be working for the business. Mr. Tortorich said there are about 55-60 employees. He also said they do have deliveries made several times a week that could be as early as 6:00 A.M. but they can monitor those and see if there are any issues.

Commissioner Rupp asked if there would be any odors from the business activities. Mr. Tortorich said they have been at their present location for 49 years and they are located near a residential neighborhood right now and have never had any complaints. He said on the back side of the building near the residential neighborhood is the loading dock and a stock room, but he did not think there would be a disturbance to the neighborhood. He also said most of the business operations will be done towards the front of the building which is at the opposite side of the business from the neighborhood.

Commissioner Rupp also asked if all of the business activities would be done inside and Mr. Tortorich said yes, they would be done inside and there would be no outside storage of equipment or supplies.

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Commissioner Rupp asked Mr. Stephens if the city had received any complaints from the community regarding the Flexpak business that is presently located in this building and Mr. Stephens said there had been no complaints as far as he was aware.

Mr. Tortorich explained that the business has steel deliveries a few times a week which is not nearly as many trucks as Flexpak has had coming in and out of their business. He said they have steel deliveries Tuesday and Thursday and less than five deliveries per week. He said the metal deliveries usually come between 7:00 and 9:00 A.M. He did say they have FEDEX and UPS deliveries as well and they usually come at various times during the workday.

There was discussion on what the city's noise ordinance would allow for as far as delivery times were concerned during the early morning or later evening hours. It was noted that the city noise ordinance allows deliveries to be made or dumpsters to be emptied between the hours of 7:00 A.M. and 10:00 P.M. The Commission asked if this would be a problem for Premier Tech's deliveries and they said they would work it out to fit within the city noise ordinance. The Commission noted they felt it was important to comply with the noise ordinances to be sensitive to the residential neighborhood located near the business.

There were no further questions and Commissioner Jones made a motion to approve the conditional use for Premier Tech and Mr. Brad Cherry with the following conditions:

1. At no time may the business operation negatively impact the adjacent properties, particularly the adjacent residential neighborhood.
2. At no time may any equipment or materials be stored outside the enclosed building.
3. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.
4. 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.
5. Applicant shall obtain and maintain a Woods Cross City Business License.
6. Oil, fuel, or any other chemical or product used on the subject property shall not be allowed to enter or discharge to the city's storm drain system.
7. Any degradation to the subject property due to the applicant's operation may result in revocation of this permit.
8. Any material violation of, or failure of the applicant to comply with the foregoing conditions may result in revocation of this permit.

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

**AUTO ENHANCEMENT CONDITIONAL USE—1431 SOUTH REDWOOD ROAD—
RICCARDO MEDRANO**

Mr. Stephens then reviewed this item with the Commission. He noted that this applicant is proposing to operate a used car dealership from a portion of the property occupied by Rockwell on the east side of Redwood Road just north of 1500 South. Mr. Stephens noted the applicant

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will be utilizing the parking lot adjacent to Redwood Road. He also noted they will be utilizing the small building that was previously used by Trax Powersports Equipment Rental. He noted the applicant has indicated the operation will involve 5 to 10 automobiles on the site and one employee. He said that signage for the business will be attached on the exterior of the building.

Following the review, Vice Chairman Sharp asked about the regulations for temporary buildings. Mr. Stephens said as long as they are stick built and are a more permanent structure, they were a permitted use.

Commissioner Jones asked if any site improvements were required for this project. Mr. Stephens said no because they were a grandfathered non-conforming use on an existing site, so no improvements are required.

Commissioner Jones asked if outside storage is allowed here as shown in the photographs the Commission had been given of the site. Mr. Stephens said he did not know who else was sharing the site, so he was not sure who the large rocks and slabs that are on the site belonged to, but because they are a non-conformity there have been various uses on the property.

Mr. Ricky Medrano then joined the discussion. He noted he had worked out an arrangement with the owner of the property to have the large rocks and slabs that were stored on the property removed so he can have his cars in the front of the property.

Commissioner Rupp asked if there would be any signage installed for the business. Mr. Medrano said the state requires him to have a 24 foot square sign on the outside of his building. Commissioner Rupp asked if there would be any car maintenance done on the site and Mr. Medrano said car maintenance would be sub-contracted and the vehicles, he sold would be road ready.

Chairman Poole joined the meeting at this time.

There were no further questions and Commissioner Kelemen made a motion to approve the conditional use for Auto Enhancement and Mr. Riccardo Medrano with the following conditions:

1. At no time may the business operation negatively impact the adjacent properties or nearby residential areas.
2. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.
3. Applicant shall obtain a South Davis Metro Fire inspection approval and submit the same to the city prior to the issuance of a business license.
4. Applicant shall obtain and maintain a Woods Cross City Business License.

Commissioner Doxey seconded the motion, and all voted for the motion through a roll call vote except for Chairman Poole who had not been present for the discussion.

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DISCUSSION OF DRAFT ZONING ORDINANCE CHAPTERS

Mr. Mark Vlastic joined the meeting to discuss more of the draft zoning ordinances. He said they are coming down to the last sections of the northwest quadrant. He said he is hoping these zoning ordinance chapters can be given to the City Council next month to go through and hopefully approve. He also said there would be several public hearings and then final approval will be made by the Council in the future.

The Commission went through the SFRT and CRT Zones for the northwest quadrant, page by page and discussed suggestions and changes they had for this section.

Chairman Poole then took over the meeting at this time.

CITY COUNCIL REPORT

Council Member Terry reported on the City Council meeting held February 2, 2021. Please see the minutes of that meeting for the details of his report.

GENERAL AND PENDING BUSINESS

Mr. Stephens noted there are a few applications that will be coming to the Commission. He said there is someone asking for some changes regarding fence heights and how they affect front yards. He said there will also be a rezone request for a small property and some other developments that are being worked on that will coming to the Commission for review.

Chairman Poole thanked everyone for their hard work and diligence as they have worked through the long meetings with the zoning updates.

ADJOURNMENT

There being no further business before the Commission, Commissioner Doxey made a motion to adjourn the meeting at 8:51 P.M.

Gary Sharp, Vice Chairman

Bonnie Craig, Secretary