

**WOODS CROSS PLANNING COMMISSION MEETING
JUNE 8, 2021**

The minutes of the Woods Cross Planning Commission meeting held June 8, 2021, at 6:30 P.M. in the Woods Cross Public Works Building located at 2287 South 1200 West, Woods Cross, Utah.

CONDUCTING:

Gary Sharp, Vice Chairman

COMMISSION MEMBERS PRESENT:

Gary Sharp, Vice Chairman
Mike Doxey
Jessica Kelemen
Joseph Rupp

COMMISSION MEMBERS EXCUSED:

Curtis Poole
Eric Jones
Ryan Larsen

STAFF PRESENT:

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

VISITORS:

LeGrande Blackley
Randall Marshall

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES

Vice Chairman Sharp called for the review of the minutes of the Planning Commission meeting held May 25, 2021.

Following the review of the minutes by the Commission, Commissioner Rupp made a motion to approve the minutes as corrected with Commissioner Kelemen seconding the motion and all voted in favor of the motion.

Upon further review of the minutes, it was determined there were no corrections that were required to be made and Commissioner Rupp made a motion to approve the minutes as written with Commissioner Kelemen seconding the motion and all voted in favor of the motion.

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OPEN SESSION

Commissioner Kelemen said she had recently noticed there was significantly more outside storage at the Rusco building and said she would like to have someone look into the matter. Mr. Stephens said he would contact the Code Enforcement Officer and have him visit the Rusco site and look into the matter.

There were no further items for the open session and Vice Chairman Sharp closed the open session.

UNITED ELECTRIC CONDITIONAL USE—1901 WEST 2425 SOUTH—JEREMIAH WAYMAN

Mr. Stephens asked if there was anyone present representing this agenda item. It was noted there was no one present at the meeting representing this agenda item.

Commissioner Rupp then made a motion to table this item for a future time until someone could be in attendance to represent this item. Commissioner Kelemen seconded the motion, and all voted in favor of the motion.

SAM TAEGEUK DOJANG CONDITIONAL USE—1273 SOUTH REDWOOD ROAD, SUITE 6—JOHN SOUTH

Mr. Stephens then asked if there was anyone present representing this agenda item. It was noted there was no one present at the meeting representing this agenda item.

Commissioner Rupp also made a motion to table this item for a future time until someone could be in attendance to represent this item. Commissioner Kelemen seconded the motion, and all voted in favor of the motion.

CENTENEX INC CONDITIONAL USE—1273 SOUTH REDWOOD ROAD, SUITE 6—ZACH OLSEN

Mr. Stephens also asked if there was anyone present representing this agenda item. It was noted there was no one present at the meeting representing this agenda item.

Commissioner Rupp made a motion to table this item for a future time until someone could be in attendance to represent this item. Commissioner Kelemen seconded the motion, and all voted in favor of the motion.

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**JUNE GOLD LLC CONDITIONAL USE—1273 SOUTH REDWOOD ROAD, SUITE 3—
RANDALL MARSHALL**

Mr. Stephens then reviewed this agenda item with the Commission. He noted the applicant, Mr. Randal Marshall, is proposing to operate a business by the name of June Gold and will be using the proposed suite for product storage. Mr. Stephens said the applicant has noted he and his wife will be the only employees and they will have typical hours of operation but have stated they will prepare and ship goods once or twice a week generally during the hours of 8:00 AM to 5:00 PM. Mr. Stephens also noted there will be no motor vehicles stored at the business and this business sells office and school supplies. He noted the products are sold entirely online and shipped to customers from third-party warehouses. He said the products that would be stored at this proposed location will be received in bulk and shipped in bulk to third-party warehouses. He also said there would be no retail or public access to the business at this location. He told the Commission the office space within the suite will be used for clerical use and printing shipping labels.

Following the information given by Mr. Stephens, Mr. Randall Marshall joined the meeting. He said he did not have anything further to add to what had been outlined by Mr. Stephens.

The Commission asked Mr. Marshall if the conditions were acceptable to him. Mr. Marshall said he felt the conditions were reasonable.

There were no further questions and Commissioner Kelemen made a motion to approve the June Gold, LLC conditional use with the following the conditions:

1. At no time may the business activity negatively impact adjacent properties.
2. The business operation shall be in conformance at all times with any government agency having jurisdiction over the applicant's property or business operation.
3. All parking for the business shall be accommodated on the subject property. At no time may parking be permitted on adjacent streets, driveways, or adjacent properties.
4. Applicant shall obtain a South Davis Metro Fire Agency inspection approval and provide a copy to the city prior to issuance of a business license.
5. Applicant shall obtain and maintain a Woods Cross City Business License.

Commissioner Rupp seconded the motion, and all voted in favor of the motion.

REVIEW OF DRAFT ZONING ORDINANCE CHAPTERS—TIM STEPHENS

Mr. Stephens then told the Commission that he had been continuing to work on the legal review of the zoning chapters with the City Attorney, Mr. Mark Bell, on the draft zoning ordinance chapters. Mr. Stephens noted he had sent the Commission two more chapters for their review, and they would be going over those chapters during tonight's meeting.

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The Commission reviewed the Off Street Parking chapter, and the Signs chapter of the draft zoning chapters. They asked questions and gave input they had regarding these two chapters.

CITY COUNCIL REPORT

Council Member Terry reported on the City Council meeting held June 1, 2021. Please see the minutes of that meeting for the details of his report.

GENERAL AND PENDING

Mr. Stephens told the Commission there was online training available to them for Open Meetings training.

ADJOURNMENT

There being no further business before the meeting, Commissioner Doxey made a motion to adjourn the meeting at 7:47 P.M.

Gary Sharp, Vice Chairman

Bonnie Craig, Secretary