

**WOODS CROSS PLANNING COMMISSION MEETING
SEPTEMBER 28, 2021**

CONDUCTING:

Gary Sharp, Vice Chairman

COMMISSION MEMBERS PRESENT:

Gary Sharp, Vice Chairman
Mike Doxey
Brian Bean (newly appointed Commissioner)

Jessica Kelemen
Joe Rupp

COMMISSION MEMBERS EXCUSED:

Eric Jones

STAFF PRESENT:

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

VISITORS:

LeGrande Blackley	Parker Barnes	Tyler Bodrero
Don Schrader		

PLEDGE OF ALLEGIANCE:

Mike Doxey

SWEARING IN OF NEW PLANNING COMMISSION MEMBER-BRIAN BEAN

Mr. Tim Stephens, the Community Development Director, explained to the Commission that the Mayor and City Council had appointed Mr. Brian Bean to the Planning Commission.

The City Recorder then administered the Oath of Office to Mr. Bean. The Commission welcomed Mr. Bean to the Planning Commission and said they were looking forward to working with him and were appreciative of his willingness to serve the community.

ELECTION OF CHAIR FOR THE PLANNING COMMISSION

Mr. Stephens noted that since Chairman Curtis Poole had resigned from the Planning Commission, a new Chairman would need to be appointed.

Commissioner Rupp made a motion to appoint Mr. Gary Sharp to act as Chairman for the Planning Commission for the remainder of the year. Commissioner Kelemen seconded the motion, and all voted in favor of the motion through a roll call vote.

Commissioner Rupp made a motion to appoint Eric Jones as Vice Chairman and Commissioner Kelemen made a motion to appoint Commissioner Rupp as Vice Chairman. The Commission noted either candidate would be a good choice for the Vice Chairman position.

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Following the nominations, Commissioner Doxey seconded the motion to appoint Commissioner Rupp as Vice Chairman, and all voted in favor of the motion through a roll call vote except for Commissioner Rupp who abstained.

MINUTE APPROVAL

The Chairman then called for the review of the minutes for the Planning Commission meeting held September 14, 2021.

Following the review by the Planning Commission, Commissioner Doxey made a motion to approve the minutes as written with Commissioner Rupp seconding the motion and all voted in favor of the motion through a roll call vote.

OPEN SESSION

Chairman Sharp then opened the meeting to items from those present that they would like to bring before the Planning Commission.

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

OTW SHIPPING CONDITIONAL USE—2262 SOUTH 1200 WEST—SHELDON BARNES

Mr. Stephens reviewed this agenda item with the Commission. He noted that Mr. Sheldon Barnes is proposing to operate a business from a suite in one of Mark Garza's buildings that are presently under construction. Mr. Stephens noted this project is across the street from the Woods Cross Public Works Facility in the "island area" of the Woods Cross Industrial Park. Mr. Stephens noted this business will be doing third party logistics which involves storage and shipping of consumer commodities. He said they would employ 3 people and operate from 7:30 A.M. to 4:30 P.M. five days a week. Mr. Stephens also noted that the applicant has said as the business grows, they may have up to 10 employees. He said this business will handle an assortment of items, such as socks, candles, maps, hairbrushes, phone cases, fake eyelashes etc. Mr. Stephens said they have multiple clients that they provide product storage and shipping for as the clients have need. He also said they would keep a single forklift type of vehicle onsite. He also noted there would be daily pick-ups and deliveries of goods.

Following the review by Mr. Stephens, Mr. Parker Barnes, addressed the Commission. He was at tonight's meeting representing this item. Mr. Barnes said he was happy to answer any questions the Commission might have regarding this item. He noted that Mr. Stephens had done a good job in reviewing this item. He said they were preparing right now to get their business started. He said he did not feel like their business operation would cause any problems to the surrounding businesses.

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Commissioner Kelemen asked Mr. Barnes if he was agreeable with the conditions as they had been presented and Mr. Barnes said he was agreeable to the conditions. He said they did not have any intentions of operating during early hours and he also said he plans to comply with the plan for any trash or debris.

There were no further questions and Commissioner Kelemen made a motion to approve the conditional use for OTW Shipping with the following conditions:

1. At no time may the business negatively impact adjacent properties particularly residential areas of the city.
2. Applicant's business operation shall be in compliance at all times with any government agency having jurisdiction over the business or subject property.
3. At no time may any equipment materials, or debris be stored or staged outside the enclosed building. All business activities and storage shall take place within the fully enclosed building.
4. Applicant shall obtain a South Davis Metro Fire Agency approval and provide a copy to the city prior to the 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 through a roll call vote.

LEGACY PREP SCHOOL SITE PLAN—1228 WESTS 2185 SOUTH—TYLER BODRERO

Mr. Stephens reviewed this agenda item with the Commission. He noted that Legacy Preparatory Academy is proposing an additional building to their facility for the purpose of expanding their student body from K through 9th grade. He noted the building would sit north and east of the existing school building. Mr. Stephens said it will house not only classrooms but also a gymnasium and auditorium. He also noted that state law exempts schools and school districts from many of our zoning regulations with the exception of a few things such as parking and access. Given to the Planning Commission is site plans, building elevations, and architectural perspectives of the proposed building. He said the style and colors will complement the existing school building.

Mr. Stephens also noted staff had been working with the school regarding not only on-site traffic circulation but also ingress and egress from the public street during pick-up and drop-off times. He said the applicants had prepared an on-site traffic circulation plan that helps provide a more efficient flow of traffic through the site during high-volume traffic pick-up and drop-off times. Mr. Stephens also said they had worked with the applicants and had suggested proposed signage and striping improvements which will improve peak flows of traffic to and from the school site. Mr. Stephens also noted the city had initiated a second access for this area that will connect the subdivision to 1100 West street. He went on to say that the new traffic plan, in addition to the

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completion of the second access, should mitigate the worst of the high peak traffic issues during the pick-up and drop-off times.

Mr. Stephens also addressed landscaping saying the city does not have direct authority over the school district but that the applicants have agreed to replace and plant additional buffer trees along the north boundary of the proposed site that separates the school from the adjacent homes and neighborhood.

Commissioner Rupp said he appreciated the applicant looking at the traffic issues as they could be a problem with the new addition to the school. Commissioner Rupp said with the addition of the school building the traffic load would increase. He asked Mr. Stephens if the staff had looked at the rest of the industrial area and the trucks and industrial traffic and how it may affect the school traffic. Commissioner Rupp said he liked the condition that had been noted by staff and how it had been phrased for the school to mitigate any possible traffic issues should there be any issues or problems with traffic due to the school's operations.

Mr. Stephens said yes, they did look at the possible effect of the industrial trucks and traffic and how they may affect the school traffic. He said that as of right now it had not caused any specific problems with the school other than right now there are quite a few construction workers parking on the streets as the new buildings are going in. He said traffic congestion seems to be worse right now because of the new construction. Mr. Stephens went on to say that with the current approved uses there will probably not be a problem. Mr. Stephens did say that there had been parents from the school that had called North Salt Lake City and complained about traffic on 2600 South which is located within North Salt Lake, and how it is hard during school drop off and pick up to get back out onto 2600 South Street. Mr. Stephens noted the parents said they would like a traffic light to go in, but North Salt Lake said that area did not meet warrants for a traffic light. Mr. Stephens said the new road that is going in off of 1100 West is a better solution to help mitigate school traffic. He also said the city would need to take careful consideration to other businesses that might go into the area to consider further traffic impacts. He said there would be some truck traffic in the area but so far it did not seem to be an issue.

Commissioner Bean asked about the current zoning and Mr. Stephens said it is I-1 Light Industrial/Business Park. He said there were also some areas on the north and south border of this area that were R-1-8 Residential zones. Mr. Bean said he felt this was an interesting choice of location for a school within the zone. Mr. Stephens said that schools are exempt by the state from zoning and where the schools choose to locate are not always compatible with the zoning. Mr. Stephens said he expressed concerns about the school use in the industrial zone, but the architect said he felt like the school would work in that area.

Commissioner Bean asked what unforeseeable traffic issues might come up. Mr. Stephens said they cannot always take every possible problem into consideration when approving a use so they just wanted to make sure that any traffic issues can be mitigated. Mr. Stephens said he did not foresee any problems, but this seemed to be the best solution to make sure possible peak traffic issues are taken into consideration.

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Following the review by Mr. Stephens, Mr. Tyler Bodrero addressed the Commission regarding this item. He said he felt like Mr. Stephens did a good job at outlining this project. He said they had been working on this project since June and that traffic considerations had been foremost on their list. He said that traffic was a key part, so they had talked to the school engineers and design team making sure traffic was a consideration. He also said they had taken safety and on-site and off-site parking into consideration as well as placing the “No Parking” signs along the road in front of the school. He said they had tripled the room for pick-up and drop-off with this new addition and parking plan. He said they had looked at what was not working and came up with this parking plan as a good solution. He also said he liked the condition that if there were unforeseeable traffic issues, they will be mitigated by the school just in case there is a problem that needs to be addressed. He said it would be a nice looking campus and building and the number of parking spots exceeds what is expected by city ordinance. He also noted the school plans to add some landscaping to the property following what the city ordinance requires in other areas of the city. He said they want to make sure this project looks nice.

Mr. Stephens also pointed out that it has worked out well with the “island” piece of property located adjacent to the school by not having any accesses on the west side of the property. He noted all accesses are located on the south and east sides of the property so that would help the traffic flow as well.

Commissioner Rupp asked if all of the school grade levels start at the same time of day. Mr. Bodrero said they did all start at the same time but there could be an option to stagger the start times if that needs to happen in the future.

Commissioner Bean asked what the increase in the number of students would be with this new addition. Mr. Bodrero said there would be an additional 350-400 students because they would be consolidating students from the campus in North Salt Lake.

Chairman Sharp asked when the school construction would be started and when it would tentatively be finished. Mr. Bodrero said they would start within the next month and they are hoping to be finished by the summer of 2022 so students could start going to the new school next fall.

There was also some discussion about evening activities and having enough parking for those events at the school. Mr. Bodrero said they had put in extra parking, and it should be adequate for the nighttime activities that might be held by the school. He said during the day, parking should not be an issue.

There were no further questions and Commissioner Doxey made a motion to approve the Legacy Prep building addition with the following condition:

1. Should there be any issues or problems with traffic due to the school’s operation, either on-site or off-site, the applicant shall be required to mitigate such issues and have such

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mitigation or modifications reviewed by the staff and approved by the Planning Commission.

Commissioner Kelemen seconded the motion, and all voted in favor of the motion through a roll call vote.

ZONING DRAFT REVIEW

Mr. Stephens noted that he and Mr. Bell have been finalizing chapters of the zoning ordinance draft that the Planning Commission had previously reviewed. He noted that as part of this review, they have made minor edits. He went on to say that there were a few chapters where changes were made that the Planning Commission needed to be aware of and that they needed to review.

The Planning Commission reviewed the substantive changes in the zoning ordinance draft given to them by Mr. Stephens.

Mr. Stephens said they are planning to hold a public hearing next month during one of the Planning Commission's meetings so they can take any public input regarding the zoning rewrite and then make any further changes that might be needed after public comment is taken. He said the Commission would then make a recommendation to the City Council for approval of the zoning ordinance rewrite. He also noted the City Council could make any adjustments they might want to make and then send it back to the Planning Commission for their review. He said he is hoping the process will be completed by November.

CITY COUNCIL REPORT

Chairman Sharp gave the floor to Council Member Terry who reported on the City Council meeting held September 21, 2021. Please see the minutes of that meeting for the details of his report.

GENERAL AND PENDING

Mr. Stephens noted there would be an SFRT on the north end of 1100 West that will coming to the Commission for their review. He said this would be a project where they are proposing to construct 61 townhomes in that area.

ADJOURNMENT

There being no further business before the Commission, Commissioner Bean made a motion to adjourn the meeting at 7:55 P.M.

Gary Sharp, Chairman

Bonnie Craig, Secretary