

**WOODS CROSS PLANNING COMMISSION MEETING  
JANUARY 24, 2023**

The minutes of the Woods Cross Planning Commission meeting held January 24, 2023, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:**

Joe Rupp, Chairman

**COMMISSION MEMBERS PRESENT:**

Joe Rupp, Chairman  
Jim Grover

**COMMISSIONER MEMBERS JOINING REMOTELY**

LeGrande Blackley  
Melanie Brooks  
Eric Jones

**COMMISSION MEMBERS EXCUSED:**

Mike Doxey  
Brian Bean

**STAFF MEMBERS PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary  
Gary Sharp, City Council Member

**VISITORS:**

Don Schrader

**PLEDGE OF ALLEGIANCE:**

Joe Rupp

**APPROVAL OF MINUTES**

Chairman Rupp then called for the review of the Planning Commission minutes for the meeting held January 10, 2023.

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

**OPEN SESSION**

Chairman Rupp 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.

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

**FRANKEY'S INTERIORS HOME OCCUPATION—1794 SORRENTO DRIVE—FRANCISCO BERNAL**

Mr. Stephens then reviewed this item with Planning Commission. He noted this applicant plans to operate an auto seat cover repair and possibly other vehicle interior maintenance. He said the application states that one room in the basement will be used in addition to garage space. He said it is indicated in the application that customers will come to the home to drop-off or pick-up seats. Mr. Stephens noted that upholstery is an allowed use within this zone. He said if this proposal involves reupholstering seats that are left at the residence it seems reasonable that it would be included under the allowed use of upholstery. He said it did depend on the extent of other services that might be potentially offered in terms of other vehicle equipment repair activities, they may be considered prohibited uses.

Following the information given by Mr. Stephens, Commissioner Grover asked the intent of the ordinance that no bodywork can be done at a home. Mr. Stephens said it is for safety reasons with equipment and paint and to make sure that cars and vehicles do not become a nuisance in the neighborhood.

Mr. Francisco Bernal then addressed the Commission. He explained to the Planning Commission what his business activities would include. He noted that he would not have many cars coming to his home. He said he expected to have items dropped off, such as seats, for repair and then picked up by the customer. He said he is not planning on doing any large projects and plans to keep things small so he can do all work in his garage. He said there would be no painting and the only tools he would have would be a sewing machine in a basement room, a staple gun and scissors for his repairs. He said he did not want junk around his home and wanted to keep this business looking professional.

Commissioner Grover asked Mr. Bernal if he had any questions on the conditions as noted and Mr. Bernal said he did not have any questions regarding the conditions as had been presented.

Commissioner Jones said if Mr. Bernal already had to have his equipment and tools in his garage, he did not have a problem with Mr. Bernal having one car in his garage to work on if needed. Mr. Bernal said if he did keep a car overnight he would keep it in his garage to make sure it was safe and would like to be able to work in the garage if he needed to build something for the repair of the upholstery he was working on.

Chairman Rupp asked if Mr. Bernal had a two or three car garage. Mr. Bernal said he had a two car garage. Chairman Rupp said if Mr. Bernal needed to work on a car in one of the garage bays, Mr. Bernal would have to move one of his personal cars to make room for the customer car in the garage. Commissioner Jones said that the city does not mandate if an owner's car needs to be parked in the garage or carport. Commissioner Grover asked if there were any exclusions that a garage could not be used for a home occupation and Mr. Stephens said he was not aware of any restrictions.

The Commission noted they would like to add a condition that a limit of one vehicle be allowed to be parked in the garage at the home if there was work that needed to be done on a car. Mr. Bernal said he would like to have that option and would not want to have more than one vehicle at a time to work on at his residence.

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Following the information and discussion above, Commissioner Jones made a motion to approve the home occupation for Franky's Interiors and Mr. Francisco Bernal with the following conditions:

1. At no time may the business operation negatively impact the adjacent neighborhood.
2. Applicant's business operation shall be in conformance with any government entity having jurisdiction over the business or subject property.
3. At no time may any materials, equipment, or business activity be stored or done outside the home or garage.
4. Applicant shall obtain a South Davis Metro Fire inspection approval and submit 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.
6. No more than one customer vehicle shall be left at the home and must be stored in the enclosed garage.

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

**DISCUSSION OF PROPOSED ZONING ORDINANCE AMENDMENTS—TIM STEPHENS**

Mr. Stephens then noted that there were a few items that the Commission would need to look at to clean up in the city ordinances. He said the State had come back and is requiring the city to add the ADU to be reviewed by the Administration instead of going through the Planning Commission for approval.

Mr. Stephens also noted that the state is requiring the city to amend the parking requirements for the rail station and to reduce the required parking around the rail station.

He also said there were two things the Commission needed to look at and work on and then send to the City Council for review. He said the CRT Zone needs to be looked at and include a maximum density for that zone. He also said for the General Plan needed to add there are 15 units per acre.

Mr. Stephens said all amendments should be handled at one time and that public hearings will need to be held and then recommendations will need to be sent to the City Council for their recommendation and action.

**GENERAL AND PENDING**

Mr. Stephens noted that the Budget Retreat will be held later this week and they will have a strategic planning session. He said one of the things they would be discussing would be HB 462 which will require the Station Area Plan to be redone to meet the new requirements by the legislature. He said they are still working on getting some sort of relief on that plan because of the proximity of the station to the refinery.

Mr. Stephens also noted the Commission would be addressing future new development of the Northwest Quadrant as it would be coming sometime soon. He said Scratch Development is working on annexation of their property into the city and there could be some possible housing development in that area.

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**ADJOURNMENT**

There being no further business before the Commission, Commissioner Brooks made a motion to adjourn the meeting at 7:09 P.M.

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Joe Rupp, Chairman

Bonnie Craig, Secretary