

**WOODS CROSS PLANNING COMMISSION MEETING
MARCH 28, 2023**

The minutes of the Woods Cross Planning Commission meeting held March 28, 2023, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING: Joe Rupp

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman	Jim Grover
Brian Bean-Left the meeting as noted	Eric Jones
LeGrande Blackley	

COMMISSION MEMBERS EXCUSED:

Melanie Brooks

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary—remotely

STAFF EXCUSED:

Gary Sharp

VISITORS:

Thoms Van Yperen	Carston McCullough	Andrew Noorlander
Alex Lawrence	Michael Handy	Colter Smith
Chris Heliin	Adam Marble	Paul

PLEDGE OF ALLEGIANCE: Eric Jones

APPROVAL OF MINUTES

Chairman Rupp then called for the review of the minutes for the Planning Commission meetings held February 14, 2023, and February 28, 2023.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written for the Planning Commission meeting held February 14, 2023. Commissioner Jones seconded the motion, and all voted in favor of the motion through a roll call vote.

Commissioner Bean then made a motion to approve the minutes as corrected for the meeting held February 28, 2023. Commissioner Grover seconded 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.

COVERSAFE CONDITIONAL USE—2193 S 1200 W SUITE 104 BUILDING B—MICHAEL HANDY

Mr. Stephens, the Community Development Director, reviewed this item with the Commission. He noted that the applicant is proposing to operate a swimming pool cover business from a suite within the newly constructed flex space buildings north of the Woods Cross Public Works facility. He said this business installs and maintains swimming pool covers. He noted the applicant has indicated they have two office employees and six field technicians and their business operates from 7:00 A.M. to 4:00 P.M. with warehouse use from 7:00 A.M. to 8:00 P.M. Monday through Friday. He noted the office space will be used for general business office use to schedule client work, etc. He said the warehouse space would be used for business materials and to load trucks in the morning. He also said the warehouse area would consist of storage racks, pallet storage, fabric, etc.

Following the information given by the Community Development Director, Mr. Michael Handy introduced himself. He said he was the controller of the company and Mr. Adam Marvel who was the president of the company was also present for the meeting if there were any questions for him.

Mr. Handy said they do not manufacture any products. He said Cover Pools in West Valley is their main vendor and they will be buying the equipment that company manufactures and then will distribute it. He said they are a servicing and distributing company.

Mr. Handy did say he had a question about activities outside of the building. Mr. Handy said that while the owner of the building is doing a buildout, he requested they be allowed to place an enclosed trailer where their parking spaces were going to be while they prepare the offices. He said it is a tentative plan right now. He said it would be a temporary thing and might be for about 90 days. He said that was the only question or conflicting point they have in the conditions. He said they would have about 2 office employees one who does the scheduling and one customer service representative. He also noted they would have one warehouse person who would maintain the inventory inside the warehouse. Mr. Handy also said they had four crews that would load the trucks between 7 and 8 in the morning and would be gone most of the day doing field work and servicing the pool covers.

Commissioner Jones asked what kind of allowances are in city ordinances for a temporary office scenario. Mr. Stephens said there could be a trailer for a temporary construction office for construction projects but this is a little different because it is a use for the business. Mr. Stephens said the ordinance does not cover that use.

Mr. Handy said this is a tentative plan and there may be a person in the Connecticut office that would take over that position until the full team could be hired. He said it was just one option they were considering, and if it does not work out, they would figure something else out.

Mr. Stephens said they would need to move in on the approved site when the buildout is finished but the trailer does not work according to city ordinance.

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Mr. Handy said he would take with their Michigan or Connecticut office, and they could take care of coordinating what needed to be done.

Commissioner Jones said the Planning Commission doesn't usually deal with construction trailers. Mr. Stephens said no that is the job of the staff and works with the building department on that. Mr. Stephens said they are just allowed for construction purposes.

Commissioner Jones asked about delivery vehicles and if they would be kept on site.

Mr. Handy said that is up for determination. He said they are expecting to have their deliveries dropped off on site by the vendor. He however they may buy a 20-foot straight truck that might be used and kept on the site. He said they also may be able to leave the truck on the vendors site, but they could work that out. Mr. Stephens asked if that type of truck is under 33,000 pounds and Mr. Hardy said yes it would be under 33,000 pounds. Mr. Stephens said that would be considered a fleet vehicle so it would be allowed to park on the premises.

Chairman Rupp asked Mr. Handy if the conditions as noted were acceptable to him and Mr. Handy said they were acceptable to him.

There were no further questions and Commissioner Grover made a motion approve the conditional use for Coversafe Inc. and Mr. Michael Handy with the following conditions:

1. At no time may the business activity negatively impact adjacent businesses or the residential areas.
2. Applicant's business operation shall be in compliance at all time with any government entity having jurisdiction over the business operation or subject property.
3. At no time may any materials or equipment storage, or business activity take place outside the enclosed building.
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. Failure to comply with the foregoing conditions may result in revocation of the conditional use permit.

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

EV CARS ELECTRIC CHANGEABLE COPY SIGN CONDITIONAL USE—612 W 800 S—CARSTON McCULLOGH

Mr. Stephens, then reviewed this agenda item with the Commission. He noted that a few weeks ago the Planning Commission approved a site plan for EV cars on the corner of 800 South and the 1-15 frontage road. He said the city has now received an application from a sign company to install an LED electronic changeable copy sign. Mr. Stephens noted that electronic changeable copy signs are a conditional use in the C-2 Zone in which the subject property is located. He noted city ordinance limits electronic changeable

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signs to a maximum of 56 square feet. He noted they may be used as a wall, pole, or ground monument sign. He said with the limits to the sign usage the sign should be able to operate with no problems in this area.

Commissioner Jones asked if the maximum area for the sign was 56 square feet and if that was per sign face. Mr. Stephens said yes it was figured for one side of the sign. He said it could be a two faced sign, but it would be measured on one side for the sign. He said our ordinance restricts the actual changeable copy area to 56 square feet.

Mr. Carston McCullough then addressed the Commission. Chairman Rupp asked if the conditions as outlined were acceptable and Mr. McCullough said they were acceptable to him.

Commissioner Jones then made a motion to approve the EV electronic sign with the following three conditions:

1. At no time may the sign's operation negatively impact adjacent properties, roadways, or nearby residential areas.
2. The sign's operation shall be in compliance at all times with the regulations found in the city ordinance for such signs.
3. If any unforeseen negative impacts are created or should the sign be operated in violation of regulations for such signs, the Planning Commission may revoke the conditional use permit.

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

Commissioner Bean left the meeting.

SALT LAKE CITY SENATE FOOTBALL TRAINING FACILITY CONDITIONAL USE—2240 SOUTH 800 WEST—THOMAS J. VAN YPEREN

Tim reviewed this item with the Commission. He noted that this applicant is proposing to use a large metal building located at 2440 South 800 West. He said this property is actually behind the office building that faces 800 South street and is behind the first storage unit section which is behind the office building. Mr. Stephens said the applicant would like to use the building as a training facility for the Salt Lake Senate Football Indoor Team. He noted the applicant would utilize the subject property to provide local football players with training and development opportunities. He noted the building would include a half-size football field along with a wide variety of other amenities. He said that in addition to providing training space for football teams, this facility can also be used for educational activities, such as team meetings, film studies sessions, workshops, etc. Mr. Stephens also noted there is a neighborhood located adjacent to this facility so that should be taken into consideration when looking at this conditional use. He also noted there may need to be some parking stalls painted in conjunction with the use of this building.

Mr. Thomas Van Yperen introduced himself and said football has been a fundamental part of his development growing up and this has been a passion project for him over the past three years when he first started the Salt Lake Senate training program. He said this program helps those kids coming out of high

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school that do not have enough framing to progress where they would like to be because they lacked opportunities to do so growing up. He said the Salt Lake Senate football team was a team he created two years ago that competes in the GFL and it is a team for post high school graduates to get film and to help build a resume to get into college and get experience competing against other teams in Arizona and California.

He said at this time they do not have any plans to change things on the outside of the building. He said there is about 56 parking spots and he felt like this would be sufficient for what he was going to use the building for. He said there should be between 5 and at the most 40 people for a training group. He said he does not plan to change any of the outside lighting. He also said as far as the inside goes, he is just planning on putting in turf.

Commissioner Blackley asked what the hours of operation would be, and Mr. Van Yperen said the busy times would be between 3:00 PM and 9:00 PM. He also said there maybe fitness classes held in the morning but that is up in the air because his fully intended use is to use it for the football training. He said the busy time for the business will be after school when kids can come and practice. Commissioner Blackley asked if there is still a gate located on the property, so no one gets in at night. Mr. Van Yperen said he would have to look into that.

Commissioner Blackley also noted if there is a dumpster outside of the facility, Mr. Van Yperen would need to check with the company and make sure the pickup does not come within the hours of the city's noise ordinance which are between 10:00 PM and 7:00 AM. Mr. Van Yperen said he would also check into this matter and make sure the pickup service does not come during those hours.

Commissioner Jones asked if there were going to be any larger events held at this center and Mr. Van Yperen said no there would not be any big group events held here.

Commissioner Grover said he was very excited to see this building get used again and he hopes there is great success. He said with his experiences at the facility, he thought there would be enough parking spots for what is being proposed.

There were no further questions and Commissioner Blackley made a motion to approve the conditional use for the Salt Lake City Senate Football Training Facility with the following 9 conditions:

1. At no time may the facility or its use negatively impact adjacent properties particularly the adjacent residential neighborhood.
2. At no time may any business or recreation activity take place outside the enclosed building.
3. 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.
4. Applicant shall obtain all necessary building permits for any renovation and sign or lighting installations.
5. Applicant shall provide the city with a parking plan and paint all applicable parking stalls and access isles.

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6. At no time may the use of the facility interfere with access to adjacent properties such as the storage unit complexes on both the east and west sides.
7. Applicant shall obtain and maintain a Woods Cross City Business license.
8. Trash collection is to be done within the city's authorized hours of the noise ordinance limit which is from 10:00 PM to 7:00 AM.

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

DISCUSSION OF PARK MASTER PLANNING AND SURVEY RESULTS—ANDREW NOORLANDER

Mr. Stephens then noted that JUB had just begun working on a park master plan and had recently sent out a survey to get input from the public, but they would also like to have input from the Planning Commission on the parks master plan. He said they would the Planning Commission to review the plan and make recommendations to amend the general plan for the parks. He said a citizen advisory committee has been formed to look at updating park plans as well as what might be done with the city hall in the future. He said things would be looked at following review and input to make suggestions and to implement changes to the master plan.

Mr. Andrew Noorlander from JUB was at the meeting and introduced himself and said he was a landscape architect and was working with the city on their parks plan. Mr. Noorlander gave a brief overview of the park master plan and then went over the park survey data and went over what had been found by the survey with the Commission. Mr. Noorlander said this plan will also update impact fees so parks can be built in the new areas of the city. He said there is a level of service that needs to be determined and this process will help update the impact fees. He noted the overall goal is to develop a guiding document that can guide and influence parks in Woods Cross City. He said they had wrapped up a public survey and they received 135 responses. He said even though that does not seem like a lot of participants, the demographic was good, and the correlation of the data was good reliable data. He gave a brief overview of the results of the survey. He said the survey asked about how the parks are used and what the residents would like to see in their parks in the future. He said they would be having more work sessions with city staff and can use the citizens group to help if needed. He said they are doing a little more analysis at this time.

Commissioner Jones asked about HOA managed parks and if those were taken into consideration when they are not public parks. Mr. Noorlander said he wasn't sure right now, but they are looking regionally with other cities to make sure they are not duplicating services and amenities. He said he will look into that to make sure that is taken into consideration. He said it likely doesn't impact the city maintained parks.

Mr. Stephens said it would be a good idea to take a look at those and how they are being used within the city. Mr. Noorlander said he would try to make sure and capture them all. Mr. Noorlander said they are working on the analysis and then will work on a draft report and then finalize a report to be reviewed and approved.

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Mr. Stephens said there would be a 60% draft completed and then it will be given to the Commission so they can look at the draft to make any comments and suggestions and then a final draft would be given to the Commission to make a final recommendation.

Chairman Rupp asked how the survey was done and asked if only adults were given the survey because there are always children and young people at the parks. He asked how the survey was responded to and Mr. Noorlander said it was by their parents. Chairman Rupp said there might be some things that youth would like to see in the parks like the frisbee golf course. He said some of the youth in the city have said they want a skate park, and he wondered how the parents conveyed what the younger kids and teens would want in the parks.

Mr. Stephens said he heard that parks are designed for the very young with playgrounds and for families with things like park gazebos. Mr. Stephens said there could be a teen park designed where young adults could go and hang out and do things they enjoyed. Mr. Stephens said that idea did not go anywhere because there was concern about a teen park turning into something that could be a negative impact to the area. Mr. Stephens said he thought that having input from teens and children would be an interesting thing to consider. Chairman Rupp said it would affect how the parks would be constructed for that age group. Mr. Noorlander said there would be some opportunities to go and get that information but right now it is through their parents. Mr. Stephens said they would bring it up and see if there was some way to get input and get the missing element from the parks survey.

The Commission thanked the Mr. Noorlander for his time and for the information.

CITY COUNCIL

Council Member Sharp was not at tonight's meeting and Chairman Rupp asked Mr. Stephens what the City Council's feedback was for CW Urban, and the Audrey development proposed changes. Mr. Stephens said they did appear before the City Council, and he said one Council Member had a problem with it and said it should not be changed because there had been a lot of time and money putting together the new zones, including the SFRT Zone.

Mr. Stephens said Council Member Sharp talked about his daughter and where she lived and some of the other things that were in a similar project where she lived such as short driveways and narrow streets. Mr. Stephens said the Council talked about concern over affordable housing. He said it changes the density, but it does not change the price and does not necessarily make it more affordable. He said the less dense units are more expensive with shared walls because it is more expensive to build, and it increases the cost of building the townhomes. He said the Council overall were okay with entertaining some text amendments but there was some concern over parking and driveway depths. He said they would most likely be bringing a text amendment to the Commission for recommendation and then for official approval.

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GENERAL AND PENDING

Mr. Stephens said there is another project with UTA, and they are doing some double tracks in some areas of the corridor and leaving single tracks in other areas. He said there is talk about moving the loading rack for the Holly Refinery and its relocation from 700 South to the north side of the UTA parking lot. He said he wanted the Commission to be aware that it is being worked on and it will be coming up in the future. He said there will be an impact to the city that will need to be addressed.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Blackley made a motion to adjourn the meeting at 8:02 P.M.

Joe Rupp, Chairman

Bonnie Craig, Secretary