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approximately 1,300 square feet and there will be a total of two bedrooms used for the short-term rental. He said that although the applicant is providing a total of six parking spaces, two of which will be in the garage; the total number of occupants' vehicles is limited to the number of bedrooms available in the short-term rental.

Following the information given by the Community Development Director, Michele Wood addressed the Commission. She said she had lived at this home for 25 years and is now moving to a different location and would like to use the current home as a short term rental. She said she had submitted her application to staff and had spoken with staff to make sure everything was in order, and she was compliant with what was required.

Commissioner Doxey asked if the whole house would be rented. Ms. Wood said no, the whole house would not be rented as her nephew currently lives in the basement of the home. She said the rental would just be the two bedrooms upstairs. She said there is no access between the two living spaces.

Commissioner Jones asked if there would be any access to the garage and Ms. Wood said no one but her would be able to get into the garage.

Commissioner Grover asked if Ms. Wood would be using platforms to advertise the rental and administer those rentals. Ms. Wood said she would be using advertising platforms and had submitted all the things she needed for taxes and fees that would need to be collected.

Chairman Rupp asked about parking and Ms. Wood said her driveway is three cars wide and the renters would have parking for the front door access.

There were no further questions and Commissioner Blackley made a motion to approve the conditional use permit for a short-term rental for Michele Wood with the following conditions:

1. The business shall be registered with the State and obtain a State sales tax ID number; proof of which shall be submitted to the city.
2. Obtain all licenses and permits required by the Davis County Health Department and the State.
3. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
4. Provide and prominently display within the dwelling information that includes:
 - a. Contact information for the Responsible Party.
 - b. All local regulations addressing noise, parking, pets, trespassing, illegal activity, and conduct.
 - c. Any additional rules or regulations imposed by the responsible party.
5. The short-term rental shall be maintained according to the standards outlined in code, which include landscaping.
6. The operation of the short-term rental shall not negatively impact adjacent property owners.

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

REVOLUTIONARY RIDES CONDITIONAL USE—KC HASLAM—1901 WEST 2425 SOUTH

Mr. Poole then reviewed this agenda item with the Commission. He noted that Mr. KC Haslam, on behalf of Revolutionary Rides, is requesting approval of a conditional use permit for the purpose of establishing a window tinting service at this location. He noted this property is surrounded by other uses within the I-1 zone, except for a North Salt Lake residential subdivision and South Davis Metro Fire Station located to the south. He noted that a window tinting service is an allowed use within the I-1 zone subject to a conditional use and review.

Mr. Poole noted the applicant is proposing to occupy suites B and D within the existing building, which is approximately 4,000 square feet. He said all of the work for the business would be done indoors. He noted the applicant anticipates some customers waiting for their vehicles to be tinted and indicated that rarely will there be any vehicles parked overnight waiting for service. He noted there would be three employees and there are six parking stalls assigned to the business for parking. He noted this would be compliant with city code and in line with the General Plan.

Following the information given by Mr. Poole, Mr. KC Haslam, the owner of Revolutionary Rides, addressed the Commission. He said they do window tinting, PPF and vinyl which is paint protection. Mr. Haslam said they do a lot of dealer work, so they try to get the job done quickly and get it back to the customer. He said there may be an occasional car left over night. He also said they are working on building up their retail sales and that occasionally customers will come in and wait for a few hours while their car is being worked on, but they are usually quick at getting the jobs done.

Commissioner Jones asked what the business hours would be and Mr. Haslam said the hours of operation are from 9:00 AM to 6:00 PM Monday-Friday and from 10:00 AM to 4:00 PM on Saturdays.

Commissioner Hennessy asked how many cars at a time do they work on from the dealerships. Mr. Haslam said three to five at a time and the warehouse space is big enough to have the cars inside.

There were no further questions and Commissioner Jones made a motion to approve the Revolutionary Rides conditional use with the following conditions:

1. Obtain and maintain a business license.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.

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

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J-2 SYSTEMS CONDITIONAL USE—2262 SOUTH 1200 WEST SUITE 201

The Community Development Director noted this applicant was not available to be at tonight's meeting.

Commissioner Grover made a motion to table this item. Commissioner Jones seconded the motion, and all voted in favor of the motion through a roll call vote.

LAND USE TABLE DISCUSSION

Mr. Poole noted that currently city code provides land uses listed as permitted and conditional uses within the individual zone chapters. He said this can be difficult for residents, developers, and staff to navigate. Mr. Poole said this is complicated when the same uses are referred to differently. He said there are also subjective and confusing standards for approving certain uses. He noted that staff had prepared a table based upon the current uses outlined in each of the individual zoning chapters and the intent is for the staff to provide a brief overview and allow the Commission to review and discuss the list of land uses and land use table at a future meeting.

Following the information given, Commissioner Grover asked about what the letter N represented.

Mr. Poole said it stands for NOT PERMITTED, or expressly not permitted in the code. He also said there were some things that could be looked at as subjective that he would like to have the Commission look over for any suggestions or changes they would like to see made. He also mentioned there would need to be definitions given to make things clearer.

Commissioner Jones said he would like to see things, so they are referenced and organized correctly in the ordinance, so things are easier to access when they are needed.

Commissioner Grover asked if this would be like a key word search. He wondered if they would be able to find a certain item in the different ordinances. Mr. Poole said yes, that is how he hoped to have it organized.

Chairman Rupp said he had recently tried to look up the short term rentals section and he wished it were easier to navigate and find on the website. He said he would like to see things change to make things easier to search.

Mr. Poole said the city is hoping to have a searchable code on the website sometime soon.

Mr. Poole said he would be putting this on a future agenda so the suggestions and changes the Commission had could be added.

STANDARDS & SPECIFICATIONS DISCUSSION—SAM CHRISTIANSEN

Mr. Poole noted that the Public Works Director, Mr. Sam Christiansen, was at tonight's meeting to discuss updating the Woods Cross City Development Standards: Specifications and Standard Drawings. He noted

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that in the efforts to keep the City Standards and Specifications up to date, city staff has worked with JUB engineering to make suggested changes to the current approved Standards for City Infrastructure (roads, water system, parks sprinklers, storm drain system, streetlighting and more) that development and repair and replacement must follow. He said the last update that was approved by Ordinance by the City Council was in September of 2021.

The Public Works Director went on to note that the updates are related to the city infrastructure and utility construction, but there are some items that the city staff would like input on in the standards for street name signs, streetlighting, tree planting, etc. He noted the finalized updated Standards and drawings will need to be adopted by Ordinance (City Code 11-18-010) and follow the Land Development Ordinance update process with public notice and hearing in Planning Commission, prior to the City Council adoption with public notice and hearing. The changes are made through the plan and land development ordinance through the Planning Commission and then sent off to the City Council. He said he wanted feedback and to get it back so they can be changed and updated. He said the ADA requirements had changed and they are updating that as well.

Following the information given by the Public Works Director, the Commission asked if all the changes were in red and Mr. Christiansen said yes, they were in red. He also mentioned there are some things that are required by UDOT on their roads. He said the changes would apply to new development for the new design standards.

Mr. Poole said there are some areas that would be of interest to the Commission such as streetlights and street signs design. The Public Works Director said the street signs could be changed to reflect city owned streets which would be green signs and private roads which would be blue signs so you could distinguish between the two of them.

The Public Works Director also mentioned the street lighting and what the changes might look like for those in the future.

The Public Works Director also mentioned park strip trees and that some species will no longer be allowed because their roots lift concrete on the sidewalk.

The Public Works Director asked the Commission to review the document and email and let him know if they had any thoughts or ideas. He said he would then bring back a complete document for review and then a public hearing would be held by the Planning Commission to recommend the changes to the City Council for their review and approval.

CITY COUNCIL REPORT

Council Member Sharp reported on the City Council meeting held June 4, 2024. Please see the minutes of that meeting for the details of his report.

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GENERAL AND PENDING BUSINESS

Mr. Poole noted that there will be a couple of conditional uses coming up for review by the Commission and he would also be bringing back the bylaws with corrections to discuss in more detail.

ADJOURNMENT

There being no further business before the Commission, Commissioner Hennessy made a motion to adjourn the meeting at 7:17 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant