

**WOODS CROSS PLANNING COMMISSION MEETING
JULY 9, 2024**

The minutes of the Woods Cross Planning Commission meeting held July 9, 2024, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley
Mike Doxey-remote
Jim Grover

Jake Hennessy
Eric Jones
David Lewis IV

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant
Sam Christiansen, Public Works Director

CITY COUNCIL MEMBERS PRESENT:

Gary Sharp, City Council Member

VISITORS:

Natalie Jonsson
Andrew Noorlander—JUB Engineering
Greg Seegmiller—JUB Engineering

PLEDGE OF ALLEGIANCE:

LeGrande Blackley

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes of the Planning Commission meeting held 6/25/24.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Hennessy seconding the motion and all voted in favor of the motion through a roll call vote.

OPEN SESSION

Chairman Rupp then asked if there was anyone present who would like to address the Commission during the open session for items that were not on the agenda.

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

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HAINSWORTH LAUNDRY CONDITIONAL USE—2119 SOUTH 1200 WEST—NATHAN HAINSWORTH

Mr. Curtis Poole, the Community Development Director, reviewed this agenda item with the Commission. He noted that Mr. Nathan Hainsworth is requesting approval for an office warehouse conditional use permit for the purpose of operating a new business from this location. He noted that Legacy Preparatory Academy is located to the west of the property and is surrounded by other uses within the I-1 zone, except for a single-family residential zone located to the northwest of the site. He noted that an office warehouse is an allowed use within the I-1 zone subject to a conditional use review.

Mr. Poole said the applicant is proposing to finish an approximately 8,000 square foot unit within the Woods Cross Industrial Park. He said the building would be used for an office for the business and warehouse to store washers, dryers, and parts to repair units. He also said employees would restock and load units onto trucks to be installed offsite. He said the applicant had indicated there would be five employees that would use this space on a regular basis. He said the business park has sufficient parking spaces for the required office warehouse parking.

Following the information given by Mr. Poole, Ms. Natalie Jonsson who is the real estate broker for this item, said she was at the meeting representing this item. Ms. Jonsson addressed the Commission and noted that this is a super clean use. She said there is a wash station that would be used for the business, but it is to wash the outside of the appliances only so there is nothing else that will be taking place other than removing the money from the coined laundry appliances coming from apartments and colleges and other places, and then repairing them and cleaning them up before moving them back into operation.

Chairman Rupp asked Ms. Jonsson if she was familiar with the conditions for this item. She said she was not, so Mr. Poole went over those conditions and asked Ms. Jonsson if she felt these conditions would be acceptable to the owner. Ms. Jonsson said they were acceptable. Chairman Rupp also asked about any outside storage and Ms. Jonsson said they have no need for outside storage of appliances or vehicles.

Commissioner Jones asked if it would be standard business hours. Ms. Jonsson, the hours of operation would be a standard Monday through Friday from 9:00-5:00.

There were no further questions and Commissioner Lewis made a motion to approve the conditional use request for an office warehouse use for Hainsworth Laundry 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 prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.

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

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**PUBLIC HEARING PARKS MASTER PLAN GENERAL PLAN AMENDMENT—CURTIS POOLE/SAM
CHRISTIANSEN**

Mr. Poole briefed the Planning Commission on this agenda item. He noted the city had contracted with J-U-B Engineers to provide consultation services as they have developed a Parks Master Plan. He said the consultant conducted an inventory of existing parks and recreation facilities within the city and surveyed residents to help understand the preferences of the residents for parks, amenities, and trails. He said the consultant used this information to create a needs inventory and to rank the needs identified by residents. He said the consultant had worked with the City Council, Planning Commission, and City staff over the last year to help develop and refine the final plan. He said in addition, the consultant has provided an estimated capital improvement cost breakdown of various projects. He said the consultant had prepared a final draft of the Parks Master Plan and would be presenting it to the Commission for their review and recommendation for approval to the City Council if they liked the plan as it was presented to them.

Following the information given by the Community Development Director, he introduced Mr. Andrew Noorlander, landscape architect with J-U-B Engineering. Mr. Noorlander addressed the Planning Commission and said he would give the Planning Commission a brief update the Parks Master General Plan with some of the changes that were made from the 2010 Master Plan. He said the intent was that the changes would be made and would be adopted by the City Council as part of the city's General Plan.

Mr. Noorlander said he wanted to go over the following items with the Commission as part of his update:

- Survey Recap- Highlights/Plan Priorities
- Active Transportation
- Parks Matrix
- Level of Service updates and efficiency
- Recommendations

Mr. Noorlander said there had been a survey previously taken where residents of the city had been asked questions on what they would like to see in the parks in the city. He said some of the major requests were for more variety of types of parks and more variety of amenities in the parks. He said they would also be addressing the maintenance and improvements of the parks to make sure they would be taken care of in the future. He also mentioned that one of the bigger priorities would be the acquisition and development of a larger city park, most likely that would be in the northwest quadrant of the city when it develops. He said the intent of the Parks and Recreation document is that it will work with the General Transportation Master Plan.

Mr. Noorlander also spoke about impact fees and how they may increase. He also noted there would be the opportunity for state and federal grants that could help fund some of the needs for the parks.

Following the information given, Chairman Rupp then opened the public hearing.

Mr. Steffan Olsen, a city resident, addressed the Commission and asked about the 16.4% tax increase he had heard the City Council was considering. He said he wanted to know how much of this plan was

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contributing to the tax increase and if there would be property set aside to create the extra parks outlined in the plan, or if the plan was just improving the existing projects the city already has. He said he wanted to know if the tax increase was going to be for capital projects or public safety. He said he did not have a problem with parks or fixing the parks but does not want a 16.4% increase in his taxes. Chairman Rupp said this was a plan that would help to make decisions regarding future parks and how those parks will be funded and that is what was being presented at tonight's meeting. He said this is an overall plan to see what might be considered at a future time. It was noted none of what was being considered tonight would impact the current tax increase that may be proposed by the City Council. Council Member Sharp said the final amount for the tax increase had not yet been decided on. Mr. Olsen asked about what amenities would be considered in the future parks such as a splash pad. Mr. Olsen said we live in a desert, and he did not think we should be considering something like a splash pad and using extra water. Chairman Rupp said there are things that may be considered but may not be put in and a General Plan is a concept plan with ideas to give a start to the process. Chairman Rupp said some things are based on what the community of Woods Cross might want to have, and the city will have to decide what will work best for the community in the future. Council Member Sharp said there is a citizen advisory board looking at the park updates and Mr. Olsen could be included on the board if he would be interested in weighing in and helping with future plans. Mr. Olsen said he would be interested in being involved.

Chairman Rupp explained how maintenance is funded, and that the City Council will need to decide how to spend the impact funds the receive from future development. He also noted there will be a Truth-in-Taxation meeting held before there is a decision on raising taxes. Chairman Rupp said there needs to be a plan on how projects will be funded and that is what the strategic plan is to help plan for future funding. He said there is no funding assigned to any projects at this time, they are just putting a plan in place to make sure they have a good direction to go. He said there does need a plan in place to help make these decisions moving forward.

There were no further comments for the public hearing and Chairman Rupp closed the public hearing.

CONSIDERATION AND RECOMMENDATION TO THE COUNCIL OF THE PARKS MASTER PLAN AND GENERAL PLAN AMENDMENT

Following the information given above, Commissioner Lewis said he had a few things he would like to add to the discussion. He noted that some of the names needed to be updated in the document. He also said Council Member Checketts mentioned the city is paying quite a bit of money to the South Davis Recreation District and the city might look towards keeping some of those funds in the city and doing some programs within our own city and reduce costs. He said taxes were just raised for the recreation district and it is already expensive to go there. He said he would like to see the city take the money they are paying to the recreation district and do some of their own things within the city. It was noted there was an agreement with the city and the recreation district and the city may not be able to move away from the recreation district because of agreements that are in place.

The Public Works Director said participation in the recreation district was voted on by the citizens of Woods Cross and they voted to participate in the district. It was noted the Mayor would be the best person to look into the matter of moving away from the recreation district and he could review the obligations and legalities

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of that possibility, as he serves on the board of directors of the recreation district and would have better information regarding any agreements the city has with the recreation district. It was also noted that the only recreation teams that are hosted currently in the city are baseball. The Public Works Director said there is a gym, ice rink, and pool at the recreation district for people to use and the city would lose the benefits of these amenities if they were not able to use the recreation center. He said operating a swimming pool is quite expensive and is also labor intensive. He said there could be a study done if the Council decided they would like to go in that direction. The Public Works Director also noted that the funds that maintain the recreation district all come from property taxes from cities participating in the recreation district.

Chairman Rupp asked if the cost was a fixed amount. The Public Works Director noted it is property tax based where the funds are given to the recreation district. The Public Works Director said there would need to be a proper study done to look at the feasibility of doing our own recreation center or programs if the City Council decided they would like to go that direction. He said there is more than the recreation programs to consider but there is already money going to the recreation center for programs. If the Planning Commission recommends that possibility be looked at, there would need to be a study done. Chairman Rupp wondered if it is a fixed cost, and as the city grows, could some money be kept for the city's programs, and some go to the recreation district for future growth. Chairman Rupp said there may be benefit to look into the matter. The Public Works Director said sometimes it is easy to forget how expensive it is to maintain and replace things like a splash pad or a swimming pool as they wear out. He said commercial properties also help fund the recreation center with property taxes.

Commissioner Lewis said he did not feel like taxes should increase to cover the costs of the recreation district. He said he felt like those programs should come to our city and should be able to fund themselves and government should not help fund these types of programs. He said he felt like the programs should be looked at to make sure they are self-sufficient.

The Public Works Director mentioned that North Salt Lake and Centerville both pay into the recreation district, and they do a lot of their own programs such as baseball and soccer, but it does not reduce the amount of money they have to pay into the recreation district. He said he is not sure if there could be a reduction in the amount of money the city pays into the recreation district so a feasibility study may need to be done to determine that possibility. He says he hates doing studies because they cost money, but it may help determine options and see if keeping things in the city could help save money.

Chairman Rupp said he felt like the impact fees should cover the costs of future growth and development of these types of programs.

Commissioner Grover said he said he feels like the current recreation center possibly serves more of the North Davis area and he had heard that North Salt Lake was willing to give up part of one of their parks for a second recreation center to serve more of the South Davis area. He said he is interested to see if that idea continues. He said his family enjoys using the current facility, but it is just a bit farther away to make it convenient to go there.

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The Public Works Director said North Salt Lake has decided to not move forward with a plan for a second recreation facility until they can work through some of the financial things. He said Hatch Park is being rebuilt and will offer amenities so they can have them in their own city boundaries, but that might be in competition with the recreation center. He said there is still some conversations happening, but residents still want things taken care of at the recreation center. The Public Works Director suggested again to reach out to the Mayor because he is on the board of the recreation district, and he knows much more about the recreation center issues.

Council Member Sharp said this issue might become an ballot initiative in the future to see what the public wants.

Commissioner Lewis also said he did not agree with having an amphitheater in the Parks Master Plan because it is not a wise use of space and they do not get used very often. The Public Works Director said there is a lot of push and pull on the amphitheater with what the residents might want within the city and the park space that is available.

Commissioner Lewis also asked if the level of service in the Parks Master Plan includes HOA parks, he said the HOA should not be included in the level of service.

There was discussion on how the level of service works and how it is outlined in the Parks Master Plan and how it should be taken into consideration. There was discussion that HOA parks should not be included in the level of service, just the city owned parks. Commissioner Lewis asked about the 2010 plan being used for the level of service calculations and maybe better to use the 2020 numbers to get to the level of service correct. Mr. Noorlander said the 2010 level of service is a starting point, but the 2020 is showing the level of service based on the population. The Public Works Director explained how the fees for the parks will be calculated when the impact fees are assessed at the time of development. It was noted that HOA parks are not part of the calculations for the level of service in the plan because they are private parks.

Commissioner Lewis also asked about a future park showing on the Parks Master Plan on the north side of 500 South. He said he felt it should be shown on the south side of 500 South so it is a more central location to the city boundaries where it will be used. The Public Works Director suggested there be a note on the plan saying that the location will be determined at time of development.

City Engineer Mr. Greg Seemiller said the park location is still to be determined and it can be moved to the south side of 500 south to match the general plan. He said the location will be determined at time of development.

Commissioner Lewis noted other budget items and future cost concerns, he said there is a high number of pickleball courts and high expenses associated with them as well as other high expenses for some of the other suggested projects. The Public Works Director said there are other costs calculated into that number as acquisition of property and supporting facilities go into that number for things such as parking, lighting, and restrooms. Commissioner Lewis said the baseball user fees should cover the costs of the program. The Public Works Director said there is no city that charges enough to cover the costs of athletic fees because they are just too high. He said the expense would not allow for participation in leagues if they

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charged the correct amount. He said there are expenses to maintain the fields as well as to set funds aside to take care of them in the future. The Public Works Director noted that the fees that were shown in the plan were for planning purposes and may not reflect the exact costs that would be realized but there needs to be a budget plan in place for future maintenance and rebuilding of facilities. He also noted cost estimates in the plan are coming from past J-U-B projects they have worked on in various states. Mr. Noorlander said he has detailed cost breakdowns if the Commission would like to look at them. The Public Works Director said they are only able to charge an IFP for the next five years which is state code.

Following the discussion and the public hearing, Commissioner Jones made a motion to recommend approval of the Parks Master Plan and General Plan Amendment to the City Council with an amendment to the map relocating the potential future park south of 500 South and amending certain references to staff and Planning Commissioners as appropriate. Commissioner Grover seconded the motion.

Commissioner Lewis asked if the reason Commissioner Jones did not want to add the feasibility study for withdrawing from the South Davis Recreation partnership to his motion was because it was a separate issue, or if he did not want to include it at all. Commissioner Jones said he did not feel like it was necessary to do a feasibility study and did not want to include that in his motion.

Commissioner Grover withdrew his second for the motion pending any further discussion by the Commission.

Commissioner Lewis said he would be in favor of the motion by Commissioner Jones if it were to include the recommendation of the feasibility study as noted.

Commissioner Grover seconded the motion with the encouragement of adding the recommendation of the feasibility study be done to the motion. He said he would recommend two motions, each standing on their own.

Commissioners Lewis, Hennessy, Blackley, Rupp, and Grover voted in favor of the motion; Commissioner Jones voted opposed to the motion. The motion carried with a vote of five votes to one.

Chairman Rupp asked if they could add second motion for a feasibility study to be done because it was not listed on the agenda. Mr. Poole said that it was only a recommendation to the Council so it would not need a separate motion.

Commissioner Grover made a motion to reconsider the previous motion based on adding the recommendation of the feasibility study to the motion. Commissioner Lewis seconded the motion and Commissioner's Lewis, Hennessy, Blackley, Rupp, and Grover voted in favor of the motion and Commissioner Jones voted opposed to the motion.

Commissioner Lewis then made a amendment to the previous motion to recommend approval of the Parks Master Plan and General Plan Amendment to the City Council with an amendment to the map relocating the potential future park south of 500 South and amending certain references to staff and Planning Commissioners as appropriate with the addition there is a recommendation from the Planning Commission

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to the City Council that there be a cost benefit analysis done for the South Davis Recreation Center versus the city doing their own programs. Commissioner Blackley seconded the motion and Commissioners Lewis, Hennessy, Blackley, Rupp, and Grover voted in favor of the motion with Commissioner Jones voting opposed to the motion because he does not feel like it is necessary to do the analysis. The motion carried with a vote of five to one.

Commissioner Grover left the meeting at this time.

CITY COUNCIL REPORT

Council Member Sharp reported there was no City Council meeting held last week. He did say the Council would be holding a Truth in Taxation meeting coming up.

GENERAL AND PENDING BUSINESS

Mr. Poole said there are quite a few home occupations that would be coming to the Commission for review.

Mr. Poole also noted the Land Use Table would be coming back to the Commission for review at their next meeting.

ADJOURNMENT

There being no further business before the Commission, Commissioner Lewis made a motion to adjourn the meeting 8:09 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant