

**WOODS CROSS PLANNING COMMISSION MEETING
MARCH 26, 2024**

This is the meeting of the Woods Cross Planning Commission meeting held March 26, 2024, at 6:30 P.M. in the Woods Cross City Hall located 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley
Melanie Brooks

Jim Grover
Eric Jones

COMMISSION MEMBERS EXCUSED:

Jake Hennesy
Mike Doxey

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary

STAFF EXCUSED:

Gary Sharp, City Council Member

VISITORS:

Linda Peterson
Brian Knowlton
Cole Checketts

Emily Truesdell
Randy Beyer
Julie Checketts

Paul Keddington
Paul Tanner
Don Schrader

PLEDGE OF ALLEGIANCE:

Jim Grover

APPROVAL OF MINUTES

Chairman Rupp called for the review of the minutes of the Planning Commission meeting held March 12, 2024.

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

OPEN SESSION

Chairman Rupp then opened the meeting for comments from the public that were not on the agenda.

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

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NOUVELLE BIRTH HOME OCCUPATION: 2268 SOUTH 2205 WEST—LINDA PETERSON

There was no one at the meeting representing this item so Commissioner Grover made a motion to table this item for a future meeting and Commissioner Blackley seconded the motion and all voted in favor of the motion through a roll call vote.

AUNTIE EM'S DAYCARE HOME OCCUPATION—1058 SOUTH 1100 WEST—EMILY TRUESDELL

Mr. Stephens then reviewed this agenda item with the Commission. He noted that Ms. Emily Truesdell is proposing to operate a daycare from her home. He noted she has indicated in her application the daycare may involve up to 8 children, but regularly will be close to 4 children. He also noted the applicant has further indicated the children will not normally use any of the yard area but are more likely to use the nearby park. He said the yard area is fenced at the residence and has a self-closing, self-latching gated as required in the regulations for outdoor use by the children. Mr. Stephens went on to note parents will drop-off or pick-up children and be able to either park in the driveway or in front of the house. He said this particular daycare and number of children involved does not require a state agency permit or licensure.

Following the information given by Mr. Stephens, Commissioner Jones asked about using the park for activities but wanted to know if there were requirements that the yard still needed to be fenced even if the yard will not be used by the daycare. Mr. Stephens said he was not aware of any requirements that the yard would need to be set up according to the ordinance if the yard will not be used.

Ms. Emily Truesdell then addressed the Commission. She said she did ask her licensure contact at the state about taking the children to the park to play and she said if she takes the kids to park, she will just need to get a signed permission slip from the parents that they approved that activity.

Chairman Rupp asked Ms. Truesdell if she had any questions or concerns with the conditions as they were presented, and she said she did not have any questions or concerns with the conditions.

There were no further comments or questions, and Commissioner Jones made a motion to approve Auntie Em's Daycare with the following conditions:

1. At no time may the business operation negatively impact the neighborhood or adjacent homes and properties.
2. Applicant's business operation shall be in conformance at all times with any government agency having jurisdiction over the business or subject property.
3. At no time may child pick-up and drop-off negatively impact the neighborhood.
4. The daycare shall be limited to 8 children as per city code.
5. Applicant's business operation shall be in conformance specifically with section 12-29-108 of the Woods Cross City Zoning Ordinance entitled "Special Requirements for child daycares, preschools, dance studios, music instruction or other group classes involving minors."
6. Applicant shall obtain a South Davis Metro Fire inspection, if needed, and submit a copy to the city prior to the issuance of a business license.
7. Applicant shall obtain and maintain a Woods Cross City Business License.

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

BLUE WAVE JET SKI RENTALS—1059 SOUTH 1100 WEST—PAUL KEDDINGTON

Mr. Stephens then reviewed this agenda item with the Commission. He noted that last summer, the Planning Commission dealt with this application and business operation. He noted that Mr. Keddington proposed to operate a jet ski rental business from his home. Mr. Stephens noted that at the time it involved up to 7 trailers with wave runners that would be staged and rented directly from the home. He reminded the Commission this is a large piece of property with a home just north and adjacent to the Argyle Acres subdivision on 1100 West Street. He said the Commission struggled with this request and reviewed it over two meetings. He noted the city attorney advised the Commission that recreational vehicles are not specifically listed as a conditional occupation. Mr. Stephens went on to say that Mr. Keddington would need to be able to demonstrate that his use would be substantially similar to those outlined and allowed as home occupations. Mr. Stephens said the city attorney's opinion was that the application should be denied for the following reasons:

- A. The clear intent of chapter 29 is that, with the single exception for horticultural nursery, the home occupation must be conducted entirely within the home or within an approved garage or accessory building. This excludes any storage of merchandise or materials.
- B. Section 104(e) allows small engine repairs but expressly prohibits repairs to vehicles including recreational vehicles. It seems obvious that Mr. Keddington may do repairs on site, and in Mr. Bells opinion, this would prohibit the proposed use.
- C. Mr. Bell noted that the proposed use is somewhat similar to two types of businesses that are specifically prohibited in the ordinance, such as towing, trucking, or delivery operations.
- D. There are references in section 106 to vehicles and equipment. The intent of this language is to cover vehicles used by the occupant, owner, and employees in association with the home occupation. The intent here is to allow businesses, such as a contractor, to handle business affairs and paperwork within the home while allowing a contractor to park a trailer or truck on the home premises.

Mr. Stephens said in the end, the Commission handed this matter to staff for further consideration of a possible text amendment. He noted the city received numerous complaints regarding dust and activity associated with customers picking up and dropping off jet skis from the applicant's home during the time he attempted to obtain a home occupation approval. Mr. Stephens said it became obvious that this business was creating negative impacts to the neighborhood and was not an advisable home occupation and was not advisable to propose text amendments to allow such uses in residential zones and neighborhoods.

Mr. Stephens noted that Mr. Keddington has now reapplied for a home occupation permit for jet ski and paddle board rental. He said the business is similar, as before, with customers picking up and dropping off the recreational items. He noted however that, in this new application, Mr. Keddington is proposing that the pick-up and drop-off be done on property at 901 South Redwood Road. He said it appears from the application that the home will be used as an office for reservations and other office use.

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Mr. Stephens said it should be noted that in item 13 of the home occupation application it asks where any vehicles or other equipment used in the home occupation will be parked or stored, the applicant responded, "pick-up truck/other trailers not in use at the time will be at the home property." Mr. Stephens said it is intended that, in the off-season when the equipment is not in use, it will be stored at the home, or it does involve frequent rotation of trailers and jet-skis between the Redwood Road property and the home. He said the concern is that it may create negative impacts as previously caused by the business operation.

Following the information given by Mr. Stephens, Mr. Paul Keddington addressed the Commission.

Commissioner Grover asked about the storage of the rental vehicles and if they were going to be stored offsite. Mr. Keddington said yes during the operational season they will be stored off site. Mr. Stephens said the previous problems with the rental of the jet skis from the home were created with the constant pickup and drop off of the trailers and with the dust and noise it created as well as the frequent coming and going of vehicles at various times of the day and night.

Mr. Keddington said to cover the dust they have laid down roto mill. He said they covered the whole area that was making dust and they put down road base and gravel on the road and on the side of the house where they will be putting trailers. He said it was a work in progress, but he is working on getting those things taken care of.

Commissioner Jones asked if during the season the jet skis would be located at the 901 Redwood Road address and if they would be moved to the home for the off season. Mr. Keddington said yes, that is what he was planning to do. He said there will be times it will be faster for him to bring a trailer to his garage to fix a tire that might be flat, and then take the trailer back to the Redwood Road property. Commissioner Jones asked if Mr. Keddington would be the only one driving the trailers to the home and Mr. Keddington said he would be the only one driving the trailers to the home.

Commissioner Grover asked if Mr. Keddington had any questions or concerns about the conditions as they have been presented. Mr. Keddington said no he did not have any questions or concerns about the conditions.

There were no further questions or comments, and Commissioner Grover made a motion to approve the conditional use for Blue Wave Jet Ski Rentals with the following conditions:

1. At no time may the business activity negatively impact the neighborhood or adjacent homes and properties. Failure to comply with this condition shall result in revocation of the home occupation permit.
2. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.
3. At no time may customers pick-up or drop-off jet skis or other equipment at the home. All such customer pick-up and drop-off shall be accommodated off-site at 901 South Redwood Road or other appropriate location.

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

THE CROSSING LANDSCAPE AND OPEN SPACE PLAN—525 WEST 1900 SOUTH—ZAC NELSON & RANDY BEYER

Mr. Stephens then reviewed this item with the Commission. He noted that the developers of The Crossing townhome project had submitted a revised landscape plan for their project. He noted during the last Planning Commission meeting there were questions regarding the plan, its percentage of open space, and the possible use of the fire access pad as a basketball court. He said the Commission tabled the matter and asked the developer to revisit those questions and resubmit a revised plan for the Commission's consideration. He noted the revised landscape/open space plan shows more detail of the open space calculations at 21.5% noting 15% is required. He noted the 21.5% appears to include a few small, landscaped areas adjacent to the buildings that may not work for usable open space. He also noted they are proposing a dual-purpose fire access pad/recreational basketball court. Mr. Stephens said he had received an email from the fire marshal stating his review and approval for the proposed dual use.

Following the information given by the Community Development Director, Commissioner Jones asked if there was a revised plan, and Mr. Randy Beyer said it had been sent prior to the meeting. Mr. Stephens showed the revised plan to the Commission.

Mr. Randy Beyer and Mr. Brian Knowlton addressed the Commission. Mr. Stephens presented a drawing that showed 16.6% shown as green space. The Commission said this was the drawing they wanted to see and answered the questions the Commission previously had regarding the landscape plan. Commissioner Jones said he did like the basketball court, and it would be a good use of that property. Mr. Randy Beyer said they were still deciding where to put the standard after having discussions with the fire marshal. The Commission wanted to know if there would be a net put up to catch stray basketballs and it was noted a net would be installed if it was needed depending on where the standard will be located.

Chairman Rupp thanked Mr. Beyer and Mr. Knowlton for the updated plan that had been submitted. The Commission said they appreciated Mr. Beyer and Mr. Knowlton for going back and working on updating those things the Commission had asked them to do.

There were no further questions or comments, and Commissioner Jones made a motion to approve the landscape and open space plan for the The Crossing townhome project. Commissioner Brooks seconded the motion, and all voted in favor of the motion through a roll call vote.

THE CHOICE LEARNING CENTER SITE PLAN—1475 WEST 500 SOUTH—PAUL TURNER

Mr. Stephens said there are a few things still outstanding for this item. He said Mr. Paul Tanner is anxious to get this project going because he would like to have the school built in time for the opening of school this next fall. Mr. Stephens reminded the Commission they are making a recommendation to the City Council on this matter and the Council will be the final approval authority and make the final decision on the site plan. Mr. Stephens said they still need to submit the final landscape plan. Mr. Stephens said some of the plant material was generalized and there needs to be a detailed landscape plan and the landscape materials need to be specific.

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Mr. Stephens also noted the storm water plan is an important part of this plan and there is an agreement that was still needed before approval can be given. He said the storm water for this property will need to be detained and then eventually metered into an approved storm water system. He noted that the storm water plan has been designed to go into an area of historical flow that crosses private property and goes through a culvert through the adjoining property where the owner utilizes it for a small pond and then it discharges into the A-2 drain. Mr. Stephens said there needs to be written permission given to the city showing the owner of the private property will allow the storm water to be introduced into the culvert from the adjacent property as it moves to the A-2 Drian.

Mr. Stephens also said access had been clarified with UDOT and there were concerns about not only the access permit but how UDOT wanted to handle any future needed access from adjoining parcels as far as the access management plan. Mr. Stephens said that Mr. Tanner had given a letter to the city that states the access permit has been issued and UDOT has stated they are going to postpone any requirement for an access easement at this time until other properties potentially develop in the future and there is better understanding of how that will happen. Mr. Stephens noted the city engineer needs to have a copy of the stamped permit and approval from UDOT for the project.

Mr. Stephens also noted there had been some corrections to the civil drawings and in the last review it was noted there still may be a conflict with the proposed water line in the existing storm water culvert on the plan profile. He said the city engineers need to have a correct showing and a proper elevation of the existing culvert and that it will conflict with the water line so they will need to revise the utility plan to get the correct location and elevation of the culvert and propose a system to loop that storm water underneath the water line.

Mr. Stephens said those are the things that are still outstanding for Mr. Tanner at this time. Mr. Stephens said there was not a staff report for recommendation for approval or forward to the City Council because of those outstanding items. He said there were options to consider in trying to approve this project because of the time constraints and in order to get things going the following could be considered by the Planning Commission as part of an approval of this project. He said staff has looked at the matter and has suggested that:

Any recommendation to the City Council at a minimum should include these conditions:

1. The applicant, city attorney, and staff shall draft a development agreement for the City Council's review and approval. The development agreement shall be signed and recorded prior to construction of the project.
2. Project construction shall comply at all times with city ordinances including but not limited to those relating to noise and dust control.
3. Prior to construction, the applicant and his contractor shall participate in a pre-construction meeting with the city engineer and the public works department.

Mr. Stephens went on to say as far as relating to these outstanding items and prior to being placed on a City Council agenda for consideration, the following shall be completed:

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4. The applicant shall submit a signed, notarized document of permission to utilize a private storm drain on adjacent property east of the subject property.
5. A final landscape plan shall be submitted for staff review and approval.
6. The applicant shall submit the actual copy of the UDOT Access Permit to the city.
7. The utility profile of the civil plans shall be corrected showing the existing culvert in the correct location and elevation in addition to looping of the culvert/storm drain at the water line location. This information shall be submitted to the city engineer for his review and approval.
8. Staff will be required to brief the City Council on the incomplete landscape plan and ensure that the Council do a thorough review of the plan.

Mr. Stephens said numbers 4,6, and 7 could easily be checked off by staff but the Commission is accustomed to seeing the final landscape plan. He said it is almost complete but needs more detail on what plants will be used and where they will be placed.

Chairman Rupp thanked Mr. Stephens for his work on this matter and trying to help move this project forward. He said he will see what the applicant's timeline is and maybe consider a paper review of the landscape plan and as long as the technical issues are approved by staff and the engineers for items 4,6, and 7 and as long as there are no other changes, they could possibly move forward if it is submitted and could be sent to the Commission. Mr. Stephens said the revisions could be sent by email for the Planning Commission's review and if there were no problems flagged by the staff, the Commission could review it and give their approval to move forward by email. Mr. Stephens said if the Commission chose to use email as a consideration to approve the above items, there could be no discussion amongst the Commission relating to these items or that would be considered a meeting. It was noted there is an open meeting policy in the city ordinance. Mr. Stephens said the other option the Commission had was to table the matter for two weeks until the next Planning Commission meeting is held.

Commissioner Jones asked if there was a landscape plan to look at for review. Mr. Stephens pulled up the landscape plan for the Commission to look at. Commissioner Jones said that depending on what the landscape plan looked like, he felt like they could move forward. Commissioner Jones said he feels like staff is capable of looking at the landscape plan to make sure they like it, and it is in line with city ordinance and the Council can look at it and see if they like it as well. He said since it is a recommendation by the Commission, he felt comfortable there can be a review by staff for those things.

Commissioner Grover said he would rather make a motion on the item today with conditions as long as staff is receiving information on 4-7 that they can proceed. He said he is a little concerned that it could be perceived as not being transparent if they were to communicate on this matter through email. He said if staff could review and recommend approval for items 4-7 before they were to go to City Council it would not be perceived as doing business over email. He said he would also not mind a 5 minute meeting to approve the outstanding items if that is what needs to happen.

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Council Member Checketts was at the meeting and said the Council has had to do business through email before and felt an email would be an option if the Commission would like to do it that way.

Chairman Rupp said he felt like since they were not the final deciding body, there did not need to be a ratification on an email communication. Chairman Rupp said he felt like if the Commission does recommend moving forward with this item because Mr. Tanner is under a time frame, the staff can look over the items and make sure that everything is taken care of and then have the Council review the detailed landscape plan and make sure that is in order as well. He said he felt like they could do their best to move ahead. He said they are trying to help the applicant and also to make sure everything is done correctly.

There was discussion on what the best way would be to handle the matter and the Commission agreed they did not have to see the detailed landscape plan since this would only be a recommendation to the City Council. They said they felt comfortable with staff reviewing the final details of the landscape plan.

Commissioner Brooks pointed out that the landscape plan does show the plants and shrubs but not all of the details. Commissioner Brooks said she had never recalled the Commission denying a landscape plan when it had come to the Planning Commission for review.

Commissioner Grover said he would prefer to have staff receive the reports and receive the landscape plans and the permits so there is transparency in the matter and ratify the decision at the next meeting.

Mr. Paul Tanner then addressed the Commission regarding this matter. He said his urgency on getting this on the agenda was because he needs approved civil plans to move forward with the his project. He said he cannot get a contractor until he has those plans, which prohibits him from moving forward with the other items that are needed in order for this project to move ahead.

Mr. Stephens said the Council could look at the landscape plans, but all of the elements are needed to be completed that were talked about so it can go out in the City Council packet on Friday for their review. Mr. Stephens said he would need to check with the city engineer and the public works director as well to make sure everything was in order for them before it went to the City Council for review. Mr. Stephens noted there was a lot to get done before this project would be able to be put on the City Council's agenda. Mr. Tanner said he could have everything done by Friday but the development agreement. Mr. Stephens said that agreement was not needed for the project to move forward at this time but was something that would be needed at a later date.

Mr. Stephens talked about making sure Mr. Tanner had the notarized documents that were needed. Mr. Stephens said the city just wants to make sure things are in order and there were no questions later about the storm water crossing over private property, and that is why the document needed to be notarized. Mr. Tanner said he could have that done by Friday.

There were no further questions or comments, and Commissioner Jones made a motion to forward the Planning Commission's recommendation for approval of The Choice Learning Center to the City Council with the following conditions:

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1. The applicant, city attorney, and staff shall draft a development agreement with the City Council's review and approval. The development agreement shall be signed and recorded prior to construction of the project.
2. Project construction shall comply at all times with city ordinance including but not limited to those relating to noise and dust control.
3. Prior to construction, the applicant and his contractor shall participate in a pre-construction meeting with the city engineer and the public works director.
4. The applicant shall submit a signed, notarized document of permission to utilize the private storm drain on adjacent property east of the subject property.
5. A final landscape plan shall be submitted for staff review and approval.
6. The applicant shall submit the actual copy of UDOT Access Permit to the city.
7. The utility profile of the civil plans shall be corrected showing the existing culvert in the correct location and elevation in addition to the looping of the culvert/storm drain at the water line location. This information shall be submitted to the city engineer for his review and approval.
8. Staff will be required to brief the City Council in regard to the incomplete landscape plan, letting the Council know there needs to be a thorough review of the plan.

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

COLE'S AUTO SITE DEVELOPMENT DISCUSSION—COLE CHECKETTS—715 WEST 500 SOUTH

Mr. Stephens then reviewed this item with the Commission, noting that at the last Planning Commission meeting, there was a discussion with Mr. Checketts about a proposed site plan amendment regarding an addition to a building on the corner of 500 South and 700 West. He said that during that meeting, there was a lot of discussion about not only the proposed modifications of Mr. Checketts' but also what processes the Commission and City should follow in the ordinance relating to a site plan amendment. He said this is an old site and building with several non-conformities to the site. He said at the end of the discussion he was asked to follow up with the city attorney to clarify how the Planning Commission should process this site plan amendment.

Mr. Stephens went on to say the city attorney recommended that section 12-23-109 be used to process and review this amended site plan. He also noted there is a need for Mr. Checketts to comply with the architectural design standards in the zone, particularly for the street views of both the existing building and the addition. Mr. Stephens said there had also been discussion on the whole site plan amendment being handled through the non-conforming use process. Mr. Stephens did say that the city attorney concurred with the conclusion during the last Planning Commission meeting that the use is not non-conforming and is a permitted conforming use in the C-2 Zone so any site plan issues should be handled as mentioned in the site plan chapter above. He noted that in the footnote of the ordinance it states if it is an existing site, that only substantial compliance shall be required. Mr. Stephens said the City Attorney mentioned that "substantial compliance" would be for items where it is shown to be "prohibitively expensive or impossible" to comply fully. He said the burden to show that the requirements are prohibitively expensive or impossible lays with Mr. Checketts. He said Mr. Checketts would be responsible to either comply fully with those items listed or show why they should be only substantially complied with.

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Mr. Stephens also noted he had discussed the addition to the building with the City Attorney regarding the architectural design standards of the C-2 Commercial Zone. He said it was noted that Mr. Checketts would need to comply with the architectural design standards in the zone particularly for the street views of both the existing building and addition. He said they did have a discussion regarding the possibility of Mr. Checketts using the non-conforming use chapter for this issue. He said it was suggested that perhaps the whole site plan amendment could be handled through the non-conforming use process. The City Attorney did concur with the conclusion the Commission had during the last discussion that the use is not non-conforming and is a permitted conforming use in the C-2 Zone. He said as with any site plan, issues should be handled as mentioned above in the site plan chapter. He did say there was a section in the non-conforming use chapter under section 12-35-104 (b) entitled Non-Conforming Structures that could be referred to. He said this section mentions that alterations or expansions or additions to a non-complying structure such as height, lot coverage, setback, area requirements, architectural design, or similar considerations can be handled through that process as long as they meet the requirements listed in the ordinance.

Mr. Stephens noted there is amendment needed because there is going to be an addition on the building.

Mr. Stephens said there are several issues that need to be addressed with this property including landscaping, storage, storm water, parking, and vehicular access. He said the landscaping seems to be the biggest problem.

Mr. Stephens said the burden of proof is for Mr. Checketts so if there are constraints where he can only substantially comply, he can provide the information to the Commission where it is prohibitively expensive or impossible.

Mr. Stephens said the purpose tonight was to see what path Mr. Checketts can use to proceed and if he might be able to proceed on one of or both of those paths.

The Commission discussed what some of the issues were with this property and how Mr. Checketts might move forward with this project. There was discussion on the non-conforming use and how it might be required to comply with the different elements of the project.

Mr. Cole Checketts addressed the Commission. He said he submitted a new architectural design for the Commission to review and Mr. Checketts said he showed a 10 foot setback on the east side. There was also discussion regarding more landscaping, parking, and trying to make the property look much nicer. He said he wanted feedback from the Commission on what needs to be considered before moving forward with this project.

Mr. Checketts said he also is moving forward with creating one parcel out of the two parcels that he owns. Mr. Checketts also noted that in the future development area shown on his plan, he is working with another business where he might build another building and then lease it out.

Mr. Checketts asked if artificial palm trees would be allowed to be placed in the project. It was noted that they did not believe artificial trees are allowed in the landscape ordinance. Commissioner Brooks said the

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benefit of real trees is they help to make the city cooler. Mr. Checketts asked the Commission if they liked his other ideas for the proposed landscaping plan.

Mr. Stephens said Mr. Checketts would need to come back to the Commission and be able to explain why he is unable to comply with all the requirements of the ordinance for this project if he decides to take that path.

Chairman Rupp said he felt Mr. Checketts was moving in a good direction. He recommended looking at the two sections of the code noted above and see if they can comply or cannot comply and how they are substantially complying and why they cannot comply entirely. Chairman Rupp said this was important so that when Mr. Checketts comes back to the Commission, he can explain how they are substantially complying and the reasons why they cannot completely comply with the ordinance.

Commissioner Jones recommended the designer of the building look at the design ordinance very carefully so that the design of the building is compliant with the ordinance. Commissioner Jones suggested going through each bullet point on the list in the ordinance and make sure it complies with city ordinance.

Chairman Rupp also mentioned looking at the landscape plan to make sure the plan is in compliance with the ordinance and that all details are included so items will not be missed.

Mr. Checketts thanked the Commission for the time and input.

CITY COUNCIL REPORT

Council Member Sharp was not at tonight's meeting. Council Member Checketts was in attendance at the meeting and said she gave a brief City Council report to the Council. She said the final interviews for the police chief were taking place and they are also in the process of hiring a new HR director. She also mentioned there has been applications turned in for the Community Development Director position that will be open after Mr. Stephens retires in May.

GENERAL AND PENDING BUSINESS

Mr. Stephens noted that UTA Wasatch Front are finalizing an RFP for the rail station area study. He said as part of that RFP's process, they would like a member of the Commission to help review those RFP's for that project and they could also participate in the selection process.

Commissioner Grover volunteered and said that was in his wheelhouse and he would be willing to serve on that committee.

Mr. Stephens said there was Planning Commission training coming up next month and invited everyone to attend if you would like to do so.

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Mr. Stephens said the Mayor is working on a replacement for Commissioner Brooks who was moving. He also noted that in July Commissioner Grover and Commissioner Rupp's terms will expire so the mayor will be reaching out to them to talk with them about that.

Mr. Stephens's mentioned he was retiring and said his last day is May 15. He said he has enjoyed working with all of the Planning Commission members and he said hopefully in May there will be a new person to replace him. He said he has worked for the city for 38 years. The Commission thanked him for his many years of dedication to the city and they said they would miss working with him.

Commissioner Brooks said this would be her last meeting since she would be moving. The Commission also thanked her for her service and wished her good luck with her new move.

ADJOURNMENT

There being no further business before the Commission, Commissioner Brooks made a motion to adjourn the meeting at 8:15 P.M.

Joe Rupp, Chairman

Bonnie Craig, Secretary