

WOODS CROSS PLANNING COMMISSION MEETING
August 11, 2015

MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear
Dan Bradford
Curtis Poole

Brent Page
Gary Sharp
Matt Terry

STAFF PRESENT:

Tim Stephens, Community Development Director
Marcee Meeks, Secretary

VISITORS

Bill DeWaal
Scott Myers
Christine Woodmansee
Jesse Voehl

Jessie Strickland
Scott Evans
Silvina Gutierrez

PLEDGE OF ALLEGIANCE:

Gary Sharp

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission meeting held June 23, 2015. After their review, Commissioner Page moved to approve the minutes as written. The motion was seconded by Commissioner Bassarear and the motion carried. The Commission also reviewed the minutes of the Planning Commission meeting held July 28, 2015. After their review, Commissioner Bassarear moved to accept the minutes as written. The motion was seconded by Commissioner Page and the motion carried.

OPEN SESSION

Chairman Beecher then opened the meeting to public comments regarding items that were not on the agenda.

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

WOODMANSEE URBAN CHICKENS CONDITIONAL USE REQUEST

Community Development Director Tim Stephens reviewed this item with the Commission. He explained that David Woodmansee had applied for a permit to keep 10 chickens at his home located at 1217 South 1200 West. Christine Woodmansee, who was representing the applicant, appeared before the commission and was asked if she understood the regulations governing the keeping of chickens in the R-1-8 Single Family Residential Zone. She indicated she did understand the regulations and was willing to comply with them. Commissioner Curtis moved to

approve the conditional use permit for David Woodmansee to keep up to 10 urban chickens. The motion was seconded by Commissioner Bassarear and the motion carried.

GUTIERREZ URBAN CHICKENS CONDITIONAL USE PERMIT

Community Development Director Tim Stephens reviewed this item with the Commission. He explained that Silvina Gutierrez had applied for a permit to keep 10 chickens at her home located at 1643 Sorrento Drive. He further explained that there had been a complaint from one of the neighbors of roosters and turkeys at this location, but that he had visited with Ms. Gutierrez and she had assured him that the rooster and the turkey were both gone. He also noted that the Gutierrez's had converted a portion of an unused, in-ground swimming pool to a chicken coop.

Ms Gutierrez appeared before the commission and was asked if she understood the regulations governing the keeping of chickens in the R-1-8 Single Family Residential Zone. She indicated she did understand the regulations and was willing to comply with them. Discussion followed regarding the proper way to feed chickens and store their feed so that rodents would not be attracted to the area. Ms. Gutierrez explained how they use a bucket with holes in it to feed the chickens which should not attract rodents. Commissioner Terry moved to approve a conditional use permit to keep up to 10 urban chickens for Silvina Gutierrez. The motion was seconded by Commissioner Sharp and the motion carried.

STOCK N LOCK SITE PLAN AMENDMENT

Community Development Director Tim Stephens reviewed this item with the commission explaining that the commission had approved a non-conforming use extension for this project a few months ago. He presented and discussed a drawing of the site plan showing the placement of an additional storage unit building on the property.

Mr. Scott Meyers, who was representing the applicant, addressed the commission and explained that the neighbors to the west of the property did not want the fence removed because they had vegetation growing on the fence that wanted to keep. Mr. Meyers offered to install another fence next to the existing fence, but said that they would not bother to install a new fence if the city was agreeable to keeping the existing chain link fence. The curb wall required by the city for drainage purposes could be installed inside the existing fence. Mr. Stephens indicated that keeping the existing chain link fence would be acceptable to the city. The commission clarified with Mr. Meyers that the new storage building would eliminate the outside storage of recreational vehicles currently on the property. Mr. Meyers indicated that it would.

Commissioner Page moved to approve the site plan for Stock N Lock located at 1380 South 800 West with the following conditions:

1. At no time shall the project negatively impact the adjacent properties particularly with regard to noise and lighting.
2. As required with the non-conforming use extension approval, no outside storage shall be permitted on the property.

The motion was seconded by Commissioner Curtis and the motion carried.

FRIGID NORTH PERFORMANCE CONDITIONAL USE REQUEST

Community Development Director Tim Stephens reviewed this item with the Commission. He indicated that the business would be located in what was known as the Newport Subdivision which was an industrial park near the north end of the Farm Meadows Subdivision and that the applicant proposed to do automotive repair and product development from that location.

Mr. Jesse Voehl appeared before the Commission. He stated that he had business locations in both Bountiful and Centerville which he would continue to operate. The Woods Cross location would be an expansion of his business which would specialize in automotive repair with a performance edge which would include motor builds and some fabrication of computerized parts. He estimated that about 5 – 10% of the activities at the Woods Cross location would be research and development and the rest would be motor build and repair. He did not feel the business operations would generate any excessive noise. Operation hours would be from 10 a.m. to 7 p.m. He indicated that occasionally customers would drop vehicles off after working hours and park them in the parking lot. These vehicles would be moved inside the building in the morning when the business opened. He asked if that would be acceptable. The Commission indicated it would.

Commissioner Curtis moved to approve the conditional use for Frigid North Performance located at 976 West 850 South with the following conditions:

1. At no time shall any materials or equipment be stored outdoors, in addition, no wrecked inoperable or dismantled vehicles shall be stored or staged outside the enclosed building.
2. At no time shall business activities negatively impact the residential uses or neighborhood in the vicinity.
3. Applicant's business operation shall be in conformance with any government agency having jurisdiction over the property or business activities.

The motion was seconded by Commissioner Sharp and the motion carried.

PUBLIC HEARING - ZONING ORDINANCE AMENDMENT

Community Development Director Tim Stephens reviewed this item with the Commission. He explained that the city had recently received a request from Jessie Strickland to amend the A-1 Agricultural Zone. Specifically, Mr. Strickland had requested that the maximum building height limit of 25 feet be amended to permit a two-story, 35-foot structure within the zone. Mr. Strickland had recently purchased some vacant property within the A-1 Zone along the north side of 1500 South between Redwood Road and 1100 West and planned to build a home on the property. Some years ago, the city amended the R-1-8 Residential Zone to increase the maximum

building height from two stories and 25 feet to two stories with a maximum of 35 feet. Mr. Stephens indicated that it seemed reasonable to amend the A-1 Zone to permit a home to be built to the same maximum height as would be permitted in the R-1-8 Single Family Zone.

Chairman Beecher opened the public hearing for comment. There were no comments from the public and the public hearing was closed.

Commissioner Page moved to forward a recommendation to the City Council to approval the amendment of the zoning ordinance as stated above. The motion was seconded by Commissioner Curtis and the motion carried.

PUBLIC HEARING - SUPPLY LINK FINAL PLAT

Community Development Director Tim Stephens reviewed this item with the Commission. He explained that the Planning Commission had previously approved a site plan for a new Supply Link office/warehouse on the corner of 800 South and I-15 Frontage Road. Since that time, Supply Link had purchased the property east and adjacent to the corner parcel and they desired to expand the previously approved building and site plan to the east on the recently purchased property. He pointed out that Supply Link also owned the corner property located on the south side of 800 South. Because the proposed building would extend on to the adjacent parcel, it would be necessary for them to eliminate the property line between the two properties. To facilitate this process, Mr. Clark had filed a subdivision application to combine the two parcels. Mr. Stephens presented the proposed subdivision plat outlining the creation of one large lot on the north side of the street and showing a second lot that defined Mr. Clark's ownership on the south side of the street. He indicated that the staff had reviewed the plat and found it to be in order but that the city engineer had been out of town and had not submitted his final comments. The city engineer's comments may require minor changes, such as the addition of addresses, which would be made prior to the City Council's final approval of the plat.

Chairman Beecher opened the public hearing. There were no comments from the public and the public hearing was closed. Commissioner Bradford moved to forward a recommendation to the City Council to approve the final plat for Supply Link Subdivision. The motion was seconded by Commissioner Curtis and the motion carried.

SUPPLY LINK SITE PLAN

Community Development Director Tim Stephens reviewed this item with the Commission. He explained that the Planning Commission had approved a site plan for an office/warehouse for Supply Link at the corner of 800 South and I-15 Frontage Road in October, 2014. The applicant had subsequently purchased property to the east and adjacent to the corner parcel and desired approval of a new site plan for a larger building footprint that sat on both the original corner parcel and the recently purchased, adjacent property. The building and site layout would be exactly as previously approved with the exception that the building and parking would be extended on to the newly acquired property. The business would still employ only four people in the warehouse area so the proposed off-street parking would far exceed the requirements. Mr.

Stephens indicated that the staff recommended approval as long as the applicant's resolved an issue with Rocky Mountain Power involving the building's height.

Mr. Scott Evans appeared before the Commission. He indicated that they had been working with Rocky Mountain Power on approving the building height and had come to an agreement to place the power underground with a five-foot easement on the property. Mr. Stephens indicated that that would satisfy the staff's concerns.

Commissioner Sharp moved to approve the site plan for Supply Link Office/Warehouse located at 800 South I-15 Frontage Road. The motion was seconded by Commissioner Page and the motion carried.

GENERAL & PENDING

Mr. Stephens reported that the city is still working with developers on the Kmart property. Issues between the two property owners have delayed the project but he believed the Commission may see a site plan submitted within the next couple of months.

ADJOURNMENT

There being no further business before the Commission, Commissioner _____?_____ moved to adjourn the meeting at 7:12 p.m.

Leo Beecher, Chairman

Marcee Meeks, Secretary