

**WOODS CROSS PLANNING COMMISSION MEETING  
APRIL 26, 2016**

The minutes of the Woods Cross Planning Commission meeting held 6:30 P.M. on April 26, 2016 in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:** Leo Beecher, Chairman

**COMMISSION MEMBERS PRESENT:**

Leo Beecher, Chairman  
Jennifer Bassarear  
Dan Bradford

Brent Page  
Curtis Poole  
Gary Sharp  
Matt Terry

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary  
James Sheldon, City Council Member

**VISITORS:**

Nick Webster  
Crawford Adams  
Mamadou Traore

**PLEDGE OF ALLEGIANCE:** Curtis Poole

**APPROVAL OF MINUTES**

The Planning Commission reviewed the minutes of the meeting held April 12, 2016. After their review, Council Member Page made a motion to approve the minutes as corrected with Council Member Poole seconding the motion and the motion carried.

The Commission then reviewed the minutes of the special Planning Commission meeting held April 15, 2016. After their review, Council Member Bassarear made a motion to approve the minutes as corrected with Council Member Page seconding the motion and the motion carried.

**OPEN SESSION**

Chairman Beecher then opened the meeting to times from those present that they would like to bring before the Commission that were not on the agenda.

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

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**HOME OCCUPATION—FUNAKOSHI KARATE CLUB—703 WEST 1900 SOUTH—  
MAMADOU TRAORE**

Mr. Tim Stephens, the Community Development Director, outlined this agenda item for the Planning Commission. He said that Mr. Mamadou Traore is proposing to operate karate classes and teach children self-defense from his garage located at his home. The garage is 700 square feet and will have mats on the floor. He is planning on enrolling approximately 10-15 students per session. The applicant will need to have a South Davis Fire inspection and approval.

Mr. Stephens noted for the Commission that as outlined in city ordinances that it allows 35 square feet for each student in a group class and cannot exceed 30% of living space and have no more than 300 square feet which would allow 8-9 students for a group class such as the classes being considered.

The Commission then asked Mr. Traore to outline his plans for the karate club. He said he was planning on using his extended garage which is 725 square feet and is planning on holding classes 3 times a week from either 5:00-7:00 P.M. or 6:00 to 8:00 P.M. and would like to have 10-15 students per class.

The Commission noted for Mr. Traore that per the outlined ordinances only 8-9 students could be accommodated for the classes and Mr. Traore said that would be workable for him and his plans for the karate classes.

The Commission also asked Mr. Traore if he had reviewed the conditions relating to this business use and if was agreeable with them. Mr. Traore said he had looked at them and was agreeable with them.

There were no further questions and Commissioner Bassarear made a motion to approve the conditional use for a home occupation for Funakoshi Karate Club and Mr. Mamadou Traore with the following conditions:

1. At no time may the home occupation negatively impact the neighborhood particularly with regard to student pick up/drop off and traffic volume.
2. Applicant shall have a South Davis Metro Fire inspection and approval and submit a copy to the city prior to the issuance of a business license.
3. Applicant shall be in conformance at all times with any government agency having jurisdiction over the subject property or the business activity.

Commissioner Poole seconded the motion and the motion carried.

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**T.J. CHAPMAN AUTO CONDITIONAL USE--1753 SOUTH REDWOOD ROAD--T.J. CHAPMAN**

There was no one present at tonight's meeting representing this agenda item so Commissioner Page made a motion to table this item for a future meeting. Commissioner Bassarear seconded the motion and the motion carried.

**HOLLY NON-CONFORMING USE ENLARGEMENT--753 WEST 500 SOUTH- NICK WEBSTER**

Mr. Stephens then went over this agenda item with the Commission. He said that Holly Energy Partners operate the refinery loading rack on the south side of 500 South just east and adjacent to the UP rail line. The site consists of a large, metal structure housing several loading bays for petroleum tanker trucks in addition to some small tanks, piping, and a few small buildings including a small, metal building for office use. They are seeking approval for a 24' X 34' building to house their office and administrative needs on the loading rack site.

The loading rack site is presently zoned C-2 General Commercial which no longer permits petroleum uses or related activities, thus making this operation and property a non-conforming use. The criteria for consideration for possible expansion or alteration of a non-conforming use is outlined in the city ordinance and the applicant has submitted a written case for each of the criteria as follows:

1. *That the expansion, alteration, or change of use would not adversely impact the surrounding properties more than the existing use.* The applicant stated that the proposed structure would not affect visibility to the neighboring businesses.
2. *The proposed expansion, alteration, or change will make the building, structure, or site more compatible with the surroundings and existing zoning.* The applicant states that the proposed structure will meet the architectural design standards for brick or stucco exterior and would obscure the view of the current, non-conforming structure from the street. The applicant also offers to add some additional landscaping to the site that would make it more compatible with the existing zoning and area.
3. *That the site of the proposed expansion, alteration, or change of use conforms to all site development requirements where physically possible.* This would include the proposed building's exterior materials in addition to landscaping. Due to the site's configuration and previous development, in addition to numerous petroleum lines, it will be difficult or impossible for it to comply with the present landscape standards other than near the northeast corner of the property.
4. *That the proposed use alteration, or change does not create any new nonconformities.* It appears that the new building should meet the required setbacks and design standards. It should also be noted that, should the City Council approve this request, it will be necessary for the applicant to prepare an engineered site plan and architectural drawings for submittal with a site plan amendment application to the Planning Commission.

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Mr. Nick Webster then appeared before the Commission to answer any questions they might have regarding this item. The Commission asked if Mr. Webster was planning on upgrading the landscape areas and improve the fencing as long as it was safe for the trucks and the visibility required when exiting the facility. Mr. Webster said he was planning to improve and upgrade the site. He said there was a need to add another building to the site as they needed one building to house equipment and one to house employees. He said by upgrading this site it would make it safer, it would operate better and would just be a good overall upgrade to the area.

The Commission expressed concern over traffic safety with making sure that with any fencing upgrade, safety when turning out onto the busy street would need to be considered. Mr. Webster said safety was definitely a priority for this upgrade. The Commission said they would like to see this area screened as much as possible with fencing and landscaping but taking safety into consideration. They also said the new proposed building would need to conform to standards outlined in the city ordinances with the materials used to construct the building.

The Commission also talked to Mr. Webster about upgrading the landscaping on the site as much as possible also taking into consideration visual safety for vehicles when placing trees or bushes on the site.

The Commission asked if there would be any employees added which would impact parking on the site. Mr. Webster said there would be one employee added but that would not impact parking stalls with adding just one worker.

Mr. Webster said they were interested in upgrading this site to make it better for the company as well as for the community.

There were no further questions and Commissioner Sharp made a motion to recommend to the City Council the approval of the Holly non-conforming use enlargement with the consideration that the current city ordinance be followed for the architectural standards for the new building, fencing options be considered with safety standards being discussed and landscaping improvements be made where possible. Commissioner Terry seconded the motion and the motion carried.

**GENERAL AND PENDING**

Mr. Stephens noted that the Hills at Renaissance would be coming before the Commission for an amendment to have more covered parking considered.

He said there would meeting this Thursday with the city's attorney and Mr. Smoot and his attorney for the process for consideration that would be followed for the proposed apartment complex that has been discussed the last few months.

Commissioner's Page and Sharp said they would not be able to attend the next Planning Commission meeting.

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He also noted staff would be meeting with the Hepworth representatives and Mr. Thackeray to discuss the multi-family project that is being proposed to be built north of the high school.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:25 P.M.

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Leo Beecher, Chairman

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Bonnie S. Craig, Secretary