

**WOODS CROSS PLANNING COMMISSION MEETING  
AUGUST 23, 2016**

The minutes of the Woods Cross Planning Commission meeting held August 23, 2016 at 6:30 P.M. 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	Cutis Poole
Dan Bradford	Gary Sharp
Brent Page	Matt Terry

**COMMISSION MEMBERS EXCUSED:**

Jennifer Bassarear

**STAFF PRESENT:**

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

**VISITORS:**

Nick Webster	LeGrande Blackley	Phil Holland
Don Schrader	Lois Schrader	Bryan Boam
N. Taylor	John Sawyer	Nate Shipp
Joe Salisbury		

The Chairman welcomed those in attendance and stated this was the Woods Cross Planning Commission meeting and they would be discussing items that were listed on the Planning Commission agenda.

**PLEDGE OF ALLEGIANCE:** Leo Beecher

**SWEARING-IN OF PLANNING COMMISSION MEMBERS**

Chairman Beecher turned the time over to the City Recorder who noted for those in attendance that Mr. Leo Beecher and Mr. Curtis Poole had re-appointed to the Planning Commission and she was at tonight's meeting to administer the Oath of Office to Mr. Beecher and Mr. Poole.

Following the swearing-in of Mr. Beecher and Mr. Poole those in attendance offered congratulations to them for their re-appointments to the Planning Commission.

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**APPROVAL OF MINUTES**

The Planning Commission reviewed the minutes of the Planning Commission meeting held August 9, 2016. After their review, Commissioner Poole made a motion to approve the minutes as corrected with Commissioner Terry seconding the motion and all voted for the motion through a roll call vote.

**OPEN SESSION**

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

There were no comments from those present and Chairman Beecher closed the open session.

**PUBLIC HEARING: PROPOSED AMENDMENTS TO SIGN ORDINANCE  
REGARDING ELECTRONIC CHANGEABLE COPY SIGNS—TITLE 12 CHAPTER  
32—TIM STEPHENS**

Chairman Beecher turned the time over to Mr. Tim Stephens, the Community Development Director, who reviewed the following information with the Planning Commission.

“As you may recall, last month the Commission recommended to the City Council approval of free-standing signs at the new Woods Crossing Shopping Center. As part of the discussions in Planning Commission and City Council, the Thackary Garn Company and Salt Lake Regional Medical Center asked that the ordinance be amended to accommodate a larger LED electronic sign. Presently, the ordinance restricts the size of such signs to 56 square feet. Thackary Garn Company and Salt Lake Medical stated they believed a sign closer to 100 square feet was more appropriate and readable for freeway purposes.

“The staff has worked with the city attorney to draft proposed language for both the Planning Commission and the City Council’s consideration. One of the concerns the city has with LED signs is the impact of larger signs, such as the Murdock Chevrolet sign, had on residential areas west of the interstate. I have spoken with one homeowner in that area who was opposed to any amendments that would enlarge such signs due to his experience with the Murdock Chevrolet sign. It is hoped by applying restrictions to such sign operations we can avoid problems such as the problems associated with Murdock’s electronic sign.”

The Community Development Director also noted some of the neighbors affected by the Murdock sign had submitted a letter to the staff regarding the change in the sign ordinance and were not in favor of it. (Please see Attachment A)

Commissioner Page entered the meeting at this point.

Following the outline of the information from the Community Development Director

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the Commission asked why the sign could not have scrolling messages on the electronic signs. Mr. Stephens said that it can be distracting for drivers because they want to wait and see the rest of the message as it scrolls across the screen, so scrolling signs can be a safety concern. The Commission also asked if the signs could display video type images. Mr. Stephens said that after hours, only messages with dark backgrounds would be allowed to be displayed which would not include video type displays.

The Commission asked how the new sign would compare to the Murdock sign. Mr. Stephens said the Murdock sign is double the size of the proposed sign and when the Murdock sign was first put in, they did not know how to operate the sign but as time went along they learned how to operate the sign which helped minimize some problems from the sign.

The Commission continued to discuss how many signs would be allowed at the Woods Crossing shopping center and it was noted they would have three signs which were allowed by ordinance, and this LED sign would be one of the three signs. It was noted that there would be one pole sign and two ground monuments that would advertise the businesses within the shopping center.

Mr. John Sawyer from Thackery Garn who is the project manager, came before the Commission to answer any questions they might have.

The Commission asked where the sign would be located and which direction the sign would face. Mr. Sawyer said it would be located in the northwest corner of the project and would face so that people coming from the north and the south could see it.

The Commission asked if this type of sign would just be used for the medical building and Mr. Sawyer said yes it would only be used for this particular building. The Commission asked how they would keep other businesses from wanting this type of sign. Mr. Sawyer said that as they lease the buildings they have rules and restrictions the business owners have to comply with and the signage is one of the things that will have certain restrictions the business owners will have to follow.

The Commission asked Mr. Sawyer if he was aware of the issues that the Murdock sign had presented and he said he was fully aware of the problems and they would be very sensitive to making sure they comply with all ordinance restrictions regarding the operation of the LED sign.

Chairman Beecher then opened the public hearing.

Mr. Brain Boam came before the Commission and said he was in favor of the proposed amendments to the sign ordinance as he was a business owner and would like to replace and old, outdated sign on his business property and this size and type of sign was exactly what he was looking at to replace his sign. He did say he thought it may be worthwhile to look into one of the restrictions to set the sign at 10% during afterhours and instead make it 20% or 25% because it would have a better resolution for this size of sign and the messages could still be seen.

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Mr. Stephens said the staff could look into the matter and communicate with some of the sign companies and get their input to see what their professional opinions were on the best percentage to operate the sign afterhours.

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

Commissioner Terry then made a motion to forward the Planning Commission's recommendation for approval of the amendment to the sign ordinance regarding electronic changeable copy signs to the City Council as outlined with the recommendation that staff look into the 10% afterhours lighting. Commissioner Poole seconded the motion and the motion carried.

**WRIGHT DEVELOPMENT GROUP—WOODS CROSS TOWNHOMES  
CONDITIONAL USE & SITE PLAN—2309 SOUTH 800 WEST—PHIL HOLLAND**

Mr. Stephens said that the Wright Development Group has been working on a proposed 57-unit rental townhome project within the city. He noted the Wright Group had held an open house and one of the neighboring property owners attended and discussed the buffering and other aspects of the proposed project. Mr. Stephens also noted that one of the previous housing proposals for this property had an approved condominium plat which will need to be vacated prior to the approval and recordation of the new condominium plat. He went on to explain that the project will have the required parking as outlined in the parking regulations but all parking will not be accommodated on the site. Wright Development Group has been working with the Hampton Inn who has excess parking and Wright Development is working on entering into a cross-parking easement and agreement once the site plan and conditional use permit have been approved.

Mr. Stephens then went on to say that in the last few weeks the developer has discovered there is a 13-foot wide easement on the north boundary line near the east end of the property that accommodates an old Weber Basin line that provides secondary water service to three of the adjacent homes north of the project. This creates a problem for developing the 15-foot tree buffer separation between the multi-family project and the existing single-family neighborhood. Weber Basin has said according to the Bureau of Reclamation, trees cannot be planted in this area because if the line needs to be replaced the trees will hinder access to mobilize the proper equipment. In light of this information other possibilities have been discussed for buffering in this location which will help provide some visual separation for the adjacent neighbors. These include:

- Extending the fence height to eight feet
- Wright Development providing purchase certificates for trees to the adjacent land owners and allowing the adjacent property owners to install additional trees or screening plants in their rear yards
- Minimizing the number of windows on the north ends of the townhomes

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- Planting some very narrow, columnar types of trees adjacent to the townhomes in the few feet not encumbered by the easement

The developer was advised he should talk with the three adjacent homeowners to discuss this issue so they can come to an agreement of what would be best to do in the current situation. The developer has also submitted a written request for administrative relief for the landscape standards regarding buffering along this easement.

The Commission asked if the Fire Marshall had reviewed this development and Mr. Stephens said the Fire Marshall had reviewed the project and there was enough space to get the emergency vehicles into the project through a gated area that is also a shared emergency access with the Hampton Inn.

The Commission also asked how long the cross easement agreement would be in force. Mr. Stephens said it would run with the property, which is also the same with the emergency access, so it would be in place as long as the two buildings were located there.

The Commission also asked what information on the garbage disposal was available with where the garbage cans would be located for pick up. Mr. Stephens said they would be contracting with a private garbage firm and the garbage cans should fit along the drive to be picked up.

Mr. Phil Holland appeared before the Commission to answer any questions they might have regarding this project. Mr. Holland said he was at the meeting to clarify any questions the Commission might have. The Commission asked how many units there would be and he said he was planning on 57 units. He also said the easement would perpetuate as long as both his project and the Hampton Inn were there. He also said the private garbage firm they would be using services many other communities like this one and they have had no problems with the garbage pick up.

Mr. Holland also went on to say that Weber Basin not allowing trees to be planted in the easement is a bit of a problem but he is willing to work with the home owners and come to a solution that works for both him and the home owners, whether that be the 8 foot fence, providing trees for the neighbors yards or planting the columnar trees. He also said that he is putting limited windows on the ends of the buildings to help with the visual separation.

The Commission asked Mr. Holland when he would like to break ground for the project and he said he would like to start by October 1<sup>st</sup> if at all possible.

The Commission was also informed about density, the size of the units and the possible pricing of the units. The Commission also asked if there would be any ownership of the units and he said no there would be no ownership but they would be rental units.

The Commission also expressed some concern over the possibility of too many cars wanting to park at the complex at the same time and if there was a contingency plan if there were more cars

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than parking stalls at any given time. Mr. Holland said he was fairly certain he would be able to obtain more cross-parking access from the Hampton Inn if parking were to become a problem.

Commissioner Poole was excused from the meeting at this time.

Commissioner Page then made a motion to approve the conditional use for Woods Crossing Townhomes with the following conditions:

1. This approval is only valid if the existing residential plat on the property is properly vacated and a condominium plat for the project is submitted to and approved by the city and is recorded.
2. At no time shall lighting from the property negatively impact any adjacent properties, particularly the single-family residential neighborhood to the north.
3. Wright development shall secure a cross-parking agreement and easement has been entered into by the project owner and Hampton Inn and recorded at the Davis County Recorder's Office. A copy of the recorded agreement and parking easement shall be submitted to the City.
4. A development agreement shall be finalized between the City and the Developer and approved by the City Council.

Commissioner Terry then made a motion to approve the site plan for the Woods Crossing Development and Mr. Phil Holland with Wright Development Group with the following conditions:

1. Any site plan approval is only valid with approval and recordation of both a condominium plat and revocation of the existing plat on the subject property.
2. Applicant shall enter into a cross-parking agreement with the adjacent Hampton Inn and the same shall be recorded and a copy submitted to the city.
3. A development agreement shall be drafted, reviewed, and approved for the project.
4. Additional design shall be given to the south end of building number 13 which faces directly on to 800 West. Architectural features, windows, etc. shall be added to this face of the building to improve the street and public view from 800 West.
5. Relief is granted on the buffering because of the Weber Basin easement and Wright Development will work with the adjacent property owners to come to a mutual landscaping agreement which will be outlined in the development agreement.

Commissioner Sharp seconded the motion and the motion carried.

**HOLLY ENERGY PARTNERS LOADING RACK OFFICE BUILDING SITE PLAN  
AMENDMENT—753 WEST 500 SOUTH—NICK WEBSTER**

Mr. Stephens reminded the Planning Commission that Holly Energy Partners had applied for a non-conforming use enlargement for their grandfathered loading rack on 500 South near the UP and Frontrunner rail line. This project involved the construction of a new office building

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adjacent to the existing terminal building. The City Council approved the non-conforming use extension with a few conditions including “no truck parking” and “do not block sidewalk” signs near the sidewalk due to comments during the public hearing. The applicant is now submitting the proposal for the site plan. The site plan requirements include landscape upgrades adjacent to and in the area surrounding the proposed building as well as privacy slats in the fence along the perimeter of the loading rack facility in addition to mesh, privacy screening near and along a section of 500 South.

The Commission then discussed the fencing suggestions with the slats in the chain link and the mesh that is also suggested as part of the fencing. Commissioner Terry said he did not particularly like the idea of the mesh fencing because it does not look as nice and may not hold up as well long term, as maybe some other options. Commissioner Terry suggested looking into possibly doing some block or rock wall work near the west end of the facility where it would not affect the line of sight for the trucks pulling out but that it would fit with what the refinery had already put up on their property across the street. He said he would like to see some of the piping hidden from view so that the site would be closer to conforming with city ordinance.

Mr. Nick Webster was at tonight’s meeting representing this item. He said he would take back the suggestions given by the Commission to Holly so they can look at evaluating what can be done in regards to the fencing. He asked what the next step would be. Mr. Stephens said that he could work with the city engineer and discuss what options might work for the fencing in the area.

Commissioner Sharp made a motion to table this item until Holly Refining can come back and discuss the fencing. Commissioner Bradford seconded the motion and the motion carried.

Commissioner Page was excused from the meeting at this point.

**DISCUSSION OF PROPOSED RESIDENTIAL DEVELOPMENT OF PROPERTY  
SURROUNDING ODYSSEY ELEMENTARY SCHOOL LOCATED AT  
APPROXIMATELY 1950 SOUTH REDWOOD ROAD—JIM GILES**

Mr. Stephens said it appears that UDOT and the school district are close to resolving the property purchase for the Odyssey Elementary School. This should allow UDOT to sell the remaining property to Development Associates. The property is zoned A-1 Agriculture and was planned to eventually be rezoned to R-1-8 Single Family, the same zoning which exists both north and south of the subject property.

Recently, Nate Shipp and Jim Giles of Development Associates approached the staff with a development concept for the property involving single family homes. Their proposal includes a variety of lot sizes ranging from rather small lots up to quite large lots. In doing so, they would modify several of the street cross sections to provide for wide, linear walkways adjacent to the streets.

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Development Associates would like to present to the Planning Commission their concept plan and housing types that would require the creation of a new residential zone or residential overlay. They would like input from the Planning Commission regarding this project. They will also be making a presentation to the City Council in September. Based on the reception they receive from their presentations they will follow up with a formal development submittal and proposal for the property.

Mr. Nate Shipp and Mr. Jim Giles gave the Commission a power point presentation and introduced their product and concept plan to the Commission. The Commission asked questions regarding the lot sizes and home sizes. They said they liked the idea of the diversity in the area and they felt like this could be a good possibility for the property in question and they encouraged Mr. Shipp and Mr. Giles to present their information to the City Council.

Mr. Shipp thanked the Commission for their time and their input.

**GENERAL AND PENDING**

Mr. Stephens told the Commission he had received word from Ms. Summer Derrick that things had not changed as she had been promised regarding the garbage pick-up for One Solar which had been discussed in a previous meeting. He said the Code Enforcement Office had gone to talk with One Solar and they said they would just have to change garbage services to solve the problem. Mr. Stephens said they would continue to monitor the problem.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Bradford made a motion to adjourn the meeting at 8:35 P.M.

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Leo Beecher, Chairman

Bonnie S. Craig, Secretary