

**WOODS CROSS PLANNING COMMISSION MEETING
SEPTEMBER 13, 2016**

The minutes of the Woods Cross Planning Commission meeting held September 13, 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	
Jennifer Bassarear	Cutis Poole
Dan Bradford	Gary Sharp
Brent Page	Matt Terry

STAFF PRESENT:

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

VISITORS:

Nick Webster	LeGrande Blackley	David Burnell
Don Schrader	Lois Schrader	Spencer Jensen
D.L. Weeks	Brian Knowlton	

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: Curtis Poole

MINUTE APPROVAL

The Planning Commission reviewed the minutes of the Planning Commission meeting held August 23, 2016. After their review, Commissioner Page made a motion to approve the minutes as written with Commissioner Poole seconded the motion and the motion carried.

OPEN SESSION

Chairman Beecher then opened the meeting to items from those present that they would like to bring before the Commission.

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

**JENSEN SERVICE & REPAIRS HOME OCCUPATION-901 WEST 2100 SOUTH—
SPENCER JENSEN**

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Mr. Tim Stephens, the Community Development Director, then reviewed this item with the Planning Commission. He said that Mr. Spencer Jensen is proposing to operate a business cleaning, servicing, and repairing vacuums and small appliances. The business will consist of the tools in the garage for repairing such items. Customers will drop off and pick up small appliance items.

Mr. Spencer Jensen came before the Commission to answer any questions regarding this business. The Commission asked if there would be loud noises in connection with the business. Mr. Jensen said there would not be any loud noises that would bother anyone regarding the business. He said he does not expect to do a lot of business as he has a full time teaching position and won't have a lot of time to spend on doing the repairs. He said he was just hoping to make a little bit of extra income by doing occasional repairs as he has time to do the repairs of the vacuums and appliances.

The Commission asked if Mr. Jensen was aware there were no signs allowed at the home to advertise the business and he said he was aware he could not put up signs to advertise the business at his home.

The Commission also asked if Mr. Jensen had any concerns regarding the conditions. Mr. Jensen said he did wonder if a fire inspection was required and the Commission noted a fire inspection would be required for the home business.

There were no further questions and Commissioner Bassarear made a motion to approve the conditional use for Mr. Spencer Jensen and Jensen Services & Repair located at 901 West 2100 South with the following conditions:

1. Applicant shall obtain a South Davis Fire inspection approval and submit a copy to the city prior to issuance of a business license.
2. At no time shall the applicant's business operation negatively impact adjacent properties or the neighborhood.
3. Applicant's business operation shall be in compliance at all times with any government agency having jurisdiction over the property of business operation.

Commissioner Sharp seconded the motion and the motion carried.

OPS GEAR INC. CONDITIONAL USE-DAVID BURNELL—1185 SOUTH REDWOOD ROAD

The Community Development Director then noted this applicant is proposing to operate a retail business from the small strip commercial building on the corner of 1180 South Redwood Road specializing in tactical gear, clothing, preparedness items, footwear, etc. He will be occupying a suite in the center part of the building. This location will be used for warehousing and retail

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sales. The applicant has stated the business will not include the sale of firearms or ammunition and no training will be held at the location.

Mr. David Burnell then came before the Commission. Mr. Burnell noted that he has been running this business for the past 15 years in North Salt Lake. He said he had recently moved into the Ivory Homes neighborhood located nearby the proposed business location. Mr. Burnell said it would be very convenient for him to have his business located so closely to his home. He also said he has been doing business online and will continue to do that as well as having a store where customers can come and purchase gear.

There were no further questions or discussion and Council Member Poole made a motion to approve the OPS Gear Inc. conditional use for Mr. David Burnell with the following conditions:

1. At no time shall the business activity negatively impact adjacent properties or businesses.
2. The business operation shall be in compliance at all times with any government agency having jurisdiction over the property or business operation.
3. Applicant shall obtain a South Davis Metro Fire Agency approval and submit a copy to the city prior to the issuance of a business license.

Commissioner Page 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 then noted that during the last Planning Commission meeting the Commission tabled the Holly site plan amendment to allow Holly to consider a more substantial screen wall similar to the concrete panel walls used at the refinery. As a follow-up to that action, the city engineer, public works director, and Mr. Stephens, met with Mr. Nick Webster at the loading facility and reviewed with him the northwest corner perimeter of the site and existing chain link fencing. Based on safety concerns viewed by the city engineer, it was determined that a solid fence could be constructed along the west side of the facility and also from the west corner to the first gate along 500 South Street. Mr. Webster was then going to look into the types of concrete, paneled walls and their expense.

Mr. Stephens went on to say the earlier in the week Mr. Webster had called him and indicated he did not believe it was feasible from a cost perspective to construct a concrete fence at the location discussed above. He mentioned that the cost of such a wall would be upwards of \$20,000 which was not the budget the company had appropriated for this project. Mr. Webster stated that the project would probably need to be postponed and a request made in next year's company budget cycle for the project which may or may not be funded. Mr. Webster will be at the Planning Commission meeting to discuss this issue and possibly other fencing/screening options.

Mr. Nick Webster came before the Commission and said that the concrete block type of wall that had been discussed at the last meeting was not financially feasible for this project at the present

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time. He did say that he did have enough funds appropriated to be able to put in vinyl slats in the existing chain link fencing.

The Commission looked at and discussed the different fencing options and said they would be fine with the vinyl slats if they were properly installed and maintained since the block wall was not in the budget for the project.

The Commission asked if the slats were installed would the line of sight still be safe for the truck drivers proceeding out of the site. It was noted the city engineer and public works director reviewed the site and said if the screening was put into place it would not impede the sight of the trucks going in and out of the facility. It was also noted that signs had been installed instructing the trucks not block the drives so pedestrians could still use the sidewalk.

The Commission then said they would just like to make sure the area looks nice and can be the best that it can be with adding fencing that would be pleasing to look at as well as would not be financially prohibitive.

Commissioner Sharp then made a motion to approve the site plan amendment for Holly Energy Partners loading rack office building with the condition that the fence is properly installed and maintained. Commissioner Terry seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens updated the Commission and some of the upcoming items that they would be reviewing at the next few meetings.

He said that the problem with One Solar and the neighbor Summer Derrick was still on going and Mr. Stephens and the Code Enforcement Officer would be making a visit to One Solar and explaining the difference between the conditional use and city ordinances so that they can be informed of what they still need to do to be in compliance with both the conditional use and city ordinance. It was also noted that One Solar did change garbage companies and they have asked the garbage to be picked up no later than 10:00 A.M. so some of what was being asked of One Solar has been complied with. He said he would keep the Commission updated on his findings.

Mr. Stephens also noted that in the past the Commission had allowed Interstate Trucking to install a metal building to a non-conforming use as to help clean up and store some of the many items they have on the site. Mr. Stephens said there had been some complaints from a neighbor about the metal building and issues with the storm drain detention design and he would be coming in to discuss the issues. There was no public hearing held regarding this matter and the city engineer, the public works director, and Interstate trucking will all be in attendance to discuss the matter.

ADJOURNMENT

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There being no further business before the Planning Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:11 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary