

**WOODS CROSS CITY PLANNING COMMISSION MEETING
DECEMBER 11, 2018**

The minutes of the Woods Cross City Planning Commission meeting held December 11, 2018 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Leo Beecher, Chairman

PLANNING COMMISSION MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear
Dan Bradford
Erick Jones

Ryan Larsen
Curtis Poole

PLANNING COMMISSION MEMBERS EXCUSED:

Gary Sharp

STAFF MEMBERS PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Matt Terry, City Council Member

VISITORS:

LeGrande Blackley
Jennifer Hale
Jubal Fuentes
Bret Meyer

PLEDGE OF ALLEGIANCE:

Ryan Larsen

MINUTE APPROVAL

The Planning Commission reviewed the minutes of the meeting held November 27, 2018. Following the review, Commissioner Poole made a motion to approve the minutes as written with Commissioner Bassarear seconding the motion and all voted for the motion.

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.

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**PHOENIX HANDYMAN, LLC HOME OCCUPATION—1251 WEST 1300 SOUTH-
BRET JOSEPH MEYER**

The Community Development Director reviewed this item with Planning Commission. He explained to the Commission that this applicant is proposing to operate a handyman business from his home. Mr. Stephens noted the business will involve home repair, small electrical/plumbing repairs, sheetrock, flooring installation, and landscape sprinkler repairs. He also said tools will be stored in an area in the garage in addition to an office desk, computer, and filing cabinet inside the home.

Following the information given by the Community Development Director, Chairman Beecher invited Mr. Bret Meyer to come forward.

The Planning Commission asked if Mr. Meyer had any questions regarding the conditions outlined for his business. Mr. Meyer said no he was fine with the conditions as they had been outlined. The Commission also asked if Mr. Meyer would have anyone else working with him. Mr. Meyer said no it would just be him. He said that as a handyman he is legally only allowed to work by himself. The Commission asked him what the nature of his work would be, and Mr. Meyer said he would be using a computer at his home to bid jobs and send out emails. He said he had converted a bedroom into an office space. He also said that all of his tools would be stored in his garage.

There were no further questions from the Commission and Commissioner Poole made a motion to approve the home occupation for Phoenix Handyman and Mr. Bret Meyer with the following conditions:

1. At no time may the business operation negatively impact the adjacent homes or the neighborhood.
2. Applicant's business operation shall be in compliance with any government agency having jurisdiction over the business operation or subject property.
3. At no time may any equipment, building materials, or any other items associated with the home occupation be stored outside the garage or home.

Commissioner Bassarear seconded the motion and all voted for the motion through a roll call vote.

**ALL YOU NEED SERVICES HOME OCCUPATION—1724 SOUTH 800 WEST—
JUBAL FUENTES**

Mr. Stephens also reviewed this item with the Commission. He said that Mr. Jubal Fuentes is also proposing to operate a handyman business from his home. He noted the business would involve office work at the home and all tools involved in this business would be kept in a van parked in the driveway of the home.

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Mr. Jubal Fuentes then stepped forward to answer any questions the Commission might have.

The Commission asked Mr. Fuentes what type of work he was going to do, and Mr. Fuentes said he would be doing some painting and the cleaning up of yards. The Commission asked Mr. Fuentes if he was going to keep all of his tools and equipment in his van and Mr. Fuentes said yes that is where he stores his equipment and tools.

There were no further questions and Commissioner Bassarear made a motion to approve the All You Need Services home occupation for Mr. Jubal Fuentes with the following conditions:

1. At no time may the business operation negatively impact the adjacent homes or the neighborhood.
2. Applicant's business operation shall be in compliance with any government agency having jurisdiction over the business operation or subject property.
3. At no time may any equipment, building materials, or any other items associated with the home occupation be stored outside the garage or home.

Commissioner Bradford seconded the motion, and the motion carried.

**PROPOSED GENERAL PLAN UPDATE DISCUSSION AND RECOMMENDATION—
LEO BEECHER**

Mr. Stephens reminded the Planning Commission that at their last meeting the Commission asked for further information regarding affordable housing and police response, particularly in terms of housing. Given to the Planning Commission is information provided by the sub consultant who did the housing analysis and prepared the housing element of the General Plan update. Also given to the Commission is a map and information provided by Adam Osoro of the police department which outlines and identifies the locations of the top 11 areas for non-traffic related police calls. These areas identified are motels/hotels – four; Springwood and The Park apartments; the trailer park on West 500 South; commercial – 7-11 and Smith's business complex; Beehive Storage; and Frontrunner Station.

Chairman Beecher asked the Commission if this further information answered the questions, they had regarding these two items. The Commission said yes that the new information gave them a better understanding to what they had discussed at the last meeting.

There was more discussion between the Planning Commission regarding moderate housing requirements and what millennials are looking for in housing in the upcoming years. There was discussion on how this younger generation views home ownership and what their lifestyles might be like in regard to what their living expectations might be.

There was also discussion on the pocket density that had been talked about previously by the Commission and how it might work into the General Plan.

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The Commission also noted as they looked at the new information regarding the police activity within the city, it did not show that smaller pockets of multi-family dwellings had any higher rates of police activity so that would not be a concern in considering adding infill pockets of multi-family into the General Plan.

The Commission had some concerns about how some of the wording of the current General Plan draft was described. They asked the consultant, Ms. Jennifer Hale if she could take a look at the chapter in the General Plan where it describes the multi-family and reword it to be more in line with what the Commission had discussed. Ms. Hale read a previous version of that part of the General Plan regarding in-fill and lot acreage and the Commission said they liked that version better with a few changes. Ms. Hale said she would take it back and make the changes as requested and get it back to the Planning Commission for their review in the next few days.

Following the discussion, Commissioner Jones made a motion to send the Planning Commission's recommendation for approval of the General Plan update including recommendations for revisions to the City Council. Commissioner Poole seconded the motion, and all voted for the motion through a roll call vote.

CITY COUNCIL REPORT

Council Member Terry was at tonight's meeting to report on the City Council meeting held December 4, 2018. Please see the minutes of that meeting for the details of his report.

GENERAL AND PENDING

Mr. Stephens noted there would be an upcoming public hearing on the General Plan recommendations and invited the Planning Commission to attend.

ADJOURNMENT

There being no further business before the Commission, Commissioner Jones made a motion to adjourn the meeting at 8:00 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary