WOODS CROSS PLANNING COMMISSION MEETING
APRIL 9, 2019

The minutes of the Woods Cross Planning Commission meeting held April 9, 2019 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING: Curtis Poole, Chairman

PLANNING COMMISSION MEMBERS PRESENT:
Curtis Poole, Chairman  Eric Jones
Jennifer Bassarear  Ryan Larsen
Dan Bradford  Joseph Rupp

PLANNING COMMISSION MEMBERS EXCUSED:
Gary Sharp

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

VISITORS:
Lois Schrader  Don Schrader  LeGrande Blackley
Nick Brady  Kevin Colaber

PLEDGE OF ALLEGIANCE: Ryan Larsen

APPROVAL OF MINUTES
Chairman Poole then reviewed the minutes of the Planning Commission meeting held March 26, 2019. Following the review, Commissioner Bradford made a motion to approve the minutes as written with Commissioner Rupp seconding the motion and the motion carried.

OPEN SESSION
Chairman Poole then 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 for the open session and Chairman Poole closed the open session.

AYERS APIARY PERMIT CONDITIONAL USE—1258 WEST 1300 SOUTH—MARK AYERS

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that this applicant is proposing to keep bees at his residence in the R-1-8
Single Family Residential Zone. Apiaries are a conditional use within this zone and permit 2 colonies of bees on a parcel ¼ acre or less.

Mr. Stephens said that Mr. Mark Ayers was the applicant for this item, but he did not appear to be at tonight’s meeting.

The Planning Commission said they felt like they could still go ahead and take action on this item even if the applicant was not present.

Commissioner Bassarear then made a motion to approve the apiary permit conditional use for Mr. Mark Ayers for up to 2 colonies of bees. Commissioner Larsen seconded the motion and the motion carried.

PUBLIC HEARING: WESTSIDE INDUSTRIAL PARK NO. 3 AMENDED PLAT—1972 WEST 2425 SOUTH—ROY SWALBERG

Mr. Stephens noted that Tom Stuart Construction has built several tilt-up concrete industrial buildings for clients along 2425 South Street just west of Redwood Road. Mr. Stuart is now making application to put an addition on one of these structures located on the north side of 2425 South Street. Mr. Stuart has purchased the last remaining lot that the city owned on 2425 South Street which is adjacent to the subject property. The purpose of this purchase was to put an addition on the west side of an existing building utilizing the space of the newly acquired lot.

Mr. Stephens explained that to facilitate the building addition, it is necessary to adjust the existing lot line between the two lots. He noted the applicant has proposed to move the lot line to the same location as the west wall of the existing building. He said they will then construct a building addition at this location on the new lot. Mr. Stephens also noted the fire marshal and building official have commented on the proposed lot line adjustment and have no issue with placing it at the wall separating the existing building from the proposed addition.

Mr. Stephens also said the city engineer noted there would need to be cross parking access including drainage, utilities, and common wall between the existing building lot and the expansion lot.

Following the review by Mr. Stephens, the Planning Commission invited Mr. Mark Brady forward to speak to this item. Mr. Brady stated he was the architect for this project.

The Commission asked Mr. Brady if there were any openings on the side of the building that would be sharing the wall. Mr. Brady said there were a few window openings and a man door that would be filled in with concrete so there would not be any openings in the shared wall.

The Commission asked if there would be any problems with space and the opening of the man doors. Mr. Stephens said a 24-foot drive aisle is required and this plan meets that requirement.
There were no other questions from the Planning Commission, so Chairman Poole opened the public hearing.

There were no comments from the public present and Chairman Poole closed the public hearing.

Commissioner Rupp then made a motion to forward to the City Council the Planning Commission’s recommendation to approve the Westside Industrial Park No. 3 amended plat with the following conditions:

1. The cross-parking access, utility, drainage, and common wall agreement/note be placed on the plat and reviewed by staff.
2. Any deficiencies that the city engineer’s surveyor might find with the plat be corrected.

Commissioner Jones seconded the motion and the motion carried.

OCI BUILDING SITE PLAN AMENDMENT—1972 WEST 2425 SOUTH-ROY SWALBERG

Mr. Stephens then noted for the Commission that in addition to the above discussion, the required landscaping including a tree buffer adjacent to the existing neighborhood, will be installed by the applicant. He noted the city engineer and public works have reviewed the utility plans and found them to be in order.

The Commission asked what lighting would be used for the new building and Mr. Stephens said they would be using the same lighting as is on the current building and the current lighting has not negatively impacted the adjacent neighborhood. Mr. Stephens also noted whoever will be leasing the building will have to come in for a conditional use permit so lighting can be addressed again at that time as well.

Following the information given above, Commissioner Jones made a motion to approve the OCI building site plan amendment with the following conditions:

1. Site plan approval does not become valid until the Westside Industrial Park No. 3 Amended Plat is approved by the Council and recorded with Davis County.
2. The existing site has several missing trees. As part of the proposed improvements, all missing trees from the original site shall be replaced.

Commissioner Bassarear seconded the motion and the motion carried.

CITY COUNCIL REPORT—MATT TERRY

Council Member Terry was at tonight’s meeting to report on the City Council meeting held April 2, 2019. Please see the minutes of that meeting for the details of his report.
GENERAL AND PENDING

Mr. Stephens reminded the Commission that there would be another rail station area plan workshop on April 17th at 6:30 P.M. in the multi-purpose room. He invited everyone to attend.

ADJOURNMENT

There being no further business before the Commission, Commissioner Rupp made a motion to adjourn the meeting at 6:49 P.M.

_________________________________________________________________________

Curtis Poole, Chairman                                             Bonnie S. Craig, Secretary