

**WOODS CROSS CITY PLANNING COMMISSION MEETING
FEBRUARY 25, 2020**

The minutes of the Woods Cross City Planning Commission meeting held February 25, 2020 in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

CONDUCTING:

Curtis Poole, Chairman

COMMISSION MEMBERS PRESENT:

Curtis Poole, Chairman

Jessica Kelemen

Ryan Larsen

Joseph Rupp

Gary Sharp

COMMISSION MEMBERS EXCUSED:

Jeff Van Hulten

STAFF PRESENT:

Tim Stephens, Community Development Director

Bonnie Craig, Secretary

VISITORS:

Mark Vlasic, Landmark Design

Brandon Gill

LeGrande Blackley

PLEDGE OF ALLEGIANCE:

Curtis Poole

MINUTE APPROVAL

Chairman Poole called for the review of the minutes of the Planning Commission meeting held February 11, 2020.

Following the review of the minutes by the Commission, Commissioner Sharp made a motion to approve the minutes as written with Commissioner Larsen seconding the motion and all voted for the motion through a roll call vote.

OPEN SESSION

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

There were no items for the open session and Commissioner Poole closed the open session.

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**BLUE MOUNTAIN HANGAR/WAREHOUSE CONDITIONAL USE—2441 SOUTH 1560
WEST—BRANDON GILL**

Mr. Stephens, the Community Development Director, introduced this item to the Planning Commission. He noted that Blue Mountain is proposing the construction of an additional building on their site. He noted that one half of the proposed structure will be used as an aircraft hangar and the other half will be used as warehouse/workspace. He explained to the Commission the proposed structure will be located south of the existing building next to the south property line. He noted the front portion, facing 1560 West, will have a large bi-folding hangar door. The north side of the building will have roll up doors. He also noted the existing parking on the site will be modified as per the amended site plan. He also said the parking meets the basic requirements for parking. He said the hangar and the additional warehouse space require a parking space for each employee that might work in the proposed warehouse space and one stall for the hangar.

Mr. Stephens also noted the applicant has indicated they will replace the dead trees in the landscaping in the existing 15-foot buffer along the property line adjacent to the Field Crest subdivision. Mr. Stephens said there was also a photometric plan for the site outlining the foot-candle measurements for the proposed lighting which will be on the north and west face of the building. He noted the foot-candles will be zero at the property line with the adjacent homes. He also noted the architectural elevations of the proposed structure indicate the building will be finished on its north and west sides with stucco and stone wainscot and the south side of the building will be metal siding. The east elevation facing Field Crest subdivision is proposed to have a metal siding exterior.

Following the information given by the Community Development Director, the Planning Commission asked what the exterior of the building was going to look like. Mr. Stephens gave the Commission the specifications of the exterior of building and said it would be similar to the building that is already located on the site. It was noted that two of the sides of the building would be completely metal siding. There was some discussion about that part of the building not meeting the requirement of the 85% brick, stone, stucco glass or decorative block. The Commission discussed the visibility of those sides of the building to the public streets or to the residential neighborhood. It was noted there was not much visibility from the street and there were also some trees in the area to soften the look of the proposed metal siding walls from the residential neighborhood.

The Commission invited Mr. Brandon Gill, who was representing this item, to come forward and answer any questions the Commission might have for him.

The Commission asked if Mr. Gill had someone who might be interested in occupying the office space that is being proposed.

Mr. Gill said no, it is just going to be an aircraft hangar for the personal use of the owner of the building.

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The Commission asked what the businesses are that are in the building currently on the property. Mr. Gill said the businesses are Rockwood Construction and Blue Mountain Real Estate agency.

Mr. Stephens noted there was a business license issue with the current businesses and that would need to be resolved with city staff before moving forward with building the new project.

The Commission also asked Mr. Gill if the owner of the property would be willing to construct the entire proposed building to meet the permitted exterior architectural requirements if he needs to and Mr. Gill said his boss is willing to do whatever is required.

There were no further questions and Commissioner Jones made a motion to approve the conditional use for Blue Mountain Hangar for the west half of the proposed structure in the AP Airport Zone, to be used as an aircraft hangar with the following conditions:

1. At no time may the hangar use negatively impact adjacent properties.
2. The applicant shall obtain an active business license for any current business activities taking place on the site before construction of the new building commences.

Commissioner Kelemen seconded the motion and the motion carried.

**BLUE MOUNTAIN HANGAR/WAREHOUSE SITE PLAN AMENDMENT—2441
SOUTH 1560 WEST—BRANDON GILL**

Commissioner Larsen then made a motion to approve the site plan amendment for Blue Mountain Hangar/ Warehouse with the following conditions:

1. At no time may lighting from the proposed site negatively impact adjacent properties particularly the adjacent residential area.
2. Any use of the property shall comply with the city's off-street parking requirements. At no time may the adjacent street/taxiway be used for parking.

Commissioner Jones seconded the motion and the motion carried.

CITY COUNCIL REPORT

Council Member Terry was not at tonight's meeting so there was no Council report.

GENERAL AND PENDING

Mr. Stephens said he had no general or pending business for the Commission.

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ZONING ORDINANCE WORKSHOP

Mr. Stephens then noted for the Planning Commission Mark Vlasic of Landmark Design would be at the meeting to present a zoning ordinance workshop as part of the regular Planning Commission meeting. He noted Mr. Vlasic would like to discuss and receive input from the Planning Commission for several chapters of the zoning ordinance that are being outlined and drafted. Mr. Stephens said the Commission should plan on having at least one or two more work sessions over the next couple of months.

At 7:50 Commissioner Larsen left the meeting.

Mr. Vlasic discussed some of the items that are being reviewed for the updating of the zoning ordinances such as off-street parking, landscaping, conditional uses, accessory dwelling units, home occupations, beekeeping, short term rentals, and urban chickens. Mr. Vlasic said he would like any suggestions or insights as well as any opinions from the Commission regarding the updating of the zoning ordinances and said he is planning on two or three more workshops for the Commission to give their input.

The Commission thanked Mr. Vlasic for his time in discussing this matter with the Commission.

ADJOURNMENT

There being no further business before the Commission, Commissioner Kelemen made a motion to adjourn the meeting at 8:32 P.M.

Curtis Poole, Chairman

Bonnie S. Craig, Secretary