

**WOODS CROSS PLANNING COMMISSION MEETING
APRIL 26, 2022**

CONDUCTING:

Joe Rupp, Chairman

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley

Mike Doxey
Eric Jones

COMMISSION MEMBERS EXCUSED:

Brian Bean
Melanie Brooks
Jim Grover

STAFF MEMBERS PRESENT:

Tim Stephens, Community Development Department
Bonnie Craig, Secretary
Gary Sharp, City Council Member

VISITORS:

Glen Girsberger
Walker Wood
Johnny Arbuckle
Don Schrader

Josh Lawrence
Aaron Johnson
Ray Whitchurch

Terry Jenkins
Rich Day
Jennifer Rupp

PLEDGE OF ALLEGIANCE:

Eric Jones

APPROVAL OF MINUTES

Chairman Rupp called for the review of the minutes of the Planning Commission meeting held April 12, 2022.

Following the review of the minutes by the Commission, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Jones seconding the motion and all voted in favor of the motion through a roll call vote.

OPEN SESSION

Chairman Rupp 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 comments for the open session and Chairman Rupp closed the open session.

JENCO GENERATORS CONDITIONAL USE—1991 WEST 2425 SOUTH—TERRY JENKINS

Mr. Tim Stephens, the Community Development Director, reviewed this agenda item with the Commission. He noted this applicant is proposing to operate a business involving generators. He said they will mostly be

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receiving and shipping freight for companies purchasing generators. He said they have indicated they will be storing stand-by generators. Mr. Stephens said the operation will run from 9:00 AM to 4:00 PM five days per week with two trucks. He also noted this location has one large building which houses multiple units for lease. He said the parking tends to be tight on this property.

Mr. Terry Jenkins then addressed the Commission. He said that this business is currently located in North Salt Lake, but needed more space, so he is moving to a larger space in Woods Cross. He said he will be allotted six parking stalls and there will be one or two trucks and one trailer parked at the business. He said most of the business operations are done on site. He said they would be dispatching equipment and supplies from this warehouse. He also noted he had received a fire inspection, but he needed to take care of a few things before he passed the fire inspection.

Commissioner Jones asked if there was going to be any office space planned for the business and Mr. Jenkins said there would be a small office space but that they have an office in Ogden which is where most of the office work will be done for the business.

There were no further questions and Commissioner Jones made a motion to approve the conditional use for Jenco Generators and Mr. Terry Jenkins with the following conditions:

1. At no time may any equipment or materials be stored outside. All materials and equipment must be stored and staged within the enclosed building.
2. At no time may the business operation negatively impact adjacent businesses, properties, or nearby residential areas.
3. Applicant's business operation shall be in compliance at all times with any government entity having jurisdiction over the business or subject property.
4. Applicant shall obtain a South Davis Metro Fire inspection approval and submit a copy to the city prior to issuance of a business license.
5. Applicant shall obtain and maintain a Woods Cross Business License.

Commissioner Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

LUCY AVENUE CONDITIONAL USE—2511 SOUTH REDWOOD ROAD LOT 16—JOSH LAWRENCE

Mr. Stephens then reviewed this agenda item with the Planning Commission. He noted that this applicant is proposing to occupy a suite recently completed in the office/warehouse flex space located on the corner of Redwood Road and 2600 South. He noted this business involves the online retailing of women's and children's wear primarily focused on dresses, shoes, and swimwear. He said the business would operate from 9:00 AM to 5:00 PM employing 5-10 people at any given time. He said there would be no vehicles stored on the site. He said the warehouse space will be used for storage, assembly, and distribution of the retail goods.

Mr. Josh Lawrence then addressed the Commission representing this item. He noted this business sells women's clothing and shoes exclusively online. He said this business is currently operating out of North Salt Lake, but they needed more space because they do some of the manufacturing of the clothes

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themselves. He also said they appreciated the opportunity to move into a new building. He said this is a family owned business which has been operating for seven years. He said has been a resident of Woods Cross for eight years and is excited to operate his business in Woods Cross City.

Mr. Stephens asked Mr. Lawrence if there would be any retail sales from this business location and Mr. Lawrence said they would not be operating a store front from this location at this time, but they may be creating a store front in the future.

There were no further questions, and Commissioner Doxey made a motion to approve for the conditional use for Lucy Avenue and Mr. Josh Lawrence with the following conditions:

1. At no time may the business operation negatively impact adjacent properties or residential areas.
2. Applicant's business operation shall be in conformance at all times with any government agency having jurisdiction over the business or subject property.
3. At no time may any equipment or materials be stored or staged outside the enclosed building.
4. Applicant shall obtain a South Davis Metro Fire Inspection approval and submit a copy to the city prior to the issuance of a business license.
5. Applicant shall obtain and maintain a Woods Cross City Business License.

Commissioner Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

THE AUDREY SITE PLAN—800 SOUTH 1100 WEST—ZACH SWENSON

Mr. Stephens reviewed this agenda item with the Commission. He noted that CW Urban has prepared the final site plan, architectural design, landscaping, storm water, and engineering for this project. He said the final plans and drawings reflect the previously approved development master plan in which 61 townhomes will be developed on the property with both enclosed garage and open parking on the site. He noted the final plan is the same as the master plan in which they not only meet but exceed the city's parking requirement. He also noted the project will be fenced along its north, east, and south sides in addition to having amenities, such as two pickle ball courts, tot-lot, and a small dog park area.

Mr. Stephens told the Commission the city engineer, and public works have reviewed the infrastructure design and construction drawings and have worked with the developer to make the necessary corrections and adjustments to meet city standards. He also noted the applicant has submitted a landscape plan.

Mr. Stephens also noted the city engineer had sent the applicant's soil/geologic report for peer review. He noted that due to subsidence problems in the city in areas near the subject property, the city wants to ensure there has been a thorough review of the developer's soil and geotechnical engineering. He said that any concerns with that geotechnical investigation and report will need to be resolved prior to this project being placed on a City Council agenda for final approval.

Mr. Zach Swenson and Mr. Walker Wood were present to speak on behalf of this agenda item. Mr. Swenson said this was the third time he had spoken with the Commission regarding this project, and he said they had added 8 parking stalls since the last time he had come before the Commission reviewing this

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project. He said that outside of those changes the project was the same as it had been presented the last time they had come for review.

The Commission asked if there was concern about the geotechnical survey coming back showing there would be issues with the soil. Mr. Stephens said there was a low probability there would be any issues with the geotechnical investigation.

Mr. Swenson said he did not have concerns about the geotechnical survey because these are slab on grade buildings so there should not be a need for any changes to the project. He also said he was appreciative of being able to work with city staff on this project.

Commissioner Jones said there were some differences between the civil and architectural plans and they were not the same. Mr. Wood said the civil set of plans was incorrect, but they will make sure the differences are taken care of.

There were no further questions and Commissioner Jones made a motion to forward the Planning Commission's recommendation for approval of the Audrey Townhome Site Plan with the condition that prior to this recommendation being placed on a City Council agenda, the applicant shall address any concerns or items that may result from the peer review of the geotechnical study. Commissioner Doxey seconded the motion, and all voted in favor of the motion through a roll call vote.

THE AUDREY FINAL PLAT—800 SOUTH 1100 WEST—ZACH SWENSON

Mr. Stephens reviewed this agenda item with the Commission. He noted the CW Urban has submitted a final subdivision plat for the Audrey Townhome project. He said the proposed final plat divides the property into 61 townhome lots with the remaining area designated as common area. He also said they have submitted the projects declaration, covenants and restrictions document, and title report for the city attorney's review. He also said the final plat has been reviewed by the city engineer and his surveyor and found to be in order.

Following the information given above, Commissioner Jones made a motion to forward the Planning Commission's recommendation to approve the Audrey final subdivision plat. Commissioner Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

VALLEY MEADOWS AMENDED PLAT PROPOSAL—1451 SOUTH 1400 WEST—RUPP

Mr. Stephens then reviewed this item with the Commission. He noted that the original Valley Meadows plat divided the property into 13 lots. He said the Rupps own lot 13 which is presently a lot slightly larger than one acre in size. He said the Rupps are proposing to amend the plat by dividing lot 13 into four lots depicted in the proposed amended plat. He said the proposed amended plat will divide lot 13 into four lots ranging in size from just over 10,000 square feet to just over 12,000 square feet in area. He also said The Rupps, and their engineer have worked with staff and particularly the city engineer and public works to review the additional infrastructure such as irrigation laterals, etc. that will need to be installed or relocated to serve the four proposed lots.

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It was noted that Chairman Rupp would need to recuse himself from this item and in doing so there would not be a quorum of Commission members to be able to take any action on this item at tonight's meeting. Mr. Stephens said this item could be put on the agenda again for the next Planning Commission meeting.

SCRATCH DEVELOPMENT DISCUSSION—JOHNNY ARBUCKLE

Mr. Stephens told the Commission that Scratch Development has purchased the 80-acre Smith property located north of 500 South in the vicinity of the Legacy Interchange. He noted this property is in the unincorporated area and will need to be annexed to a community for development. He said there has been some previous discussions on whether this property would be annexed into Woods Cross City or West Bountiful. He said Scratch Development has a similar development concept plan as the Smith's, involving the development of apartments, townhomes, cottage homes and small lot, single family dwellings. He noted there had also been discussions with the Kingston family regarding 20 acres they own on the north side of 500 South that separates the Scratch property from 500 South. Mr. Stephens gave a brief history of annexations and city boundaries as they relate to Woods Cross City and West Bountiful and the property purchased by Scratch Development. He said that Scratch Development had asked for some time to introduce them selves and share with the Planning Commission their vision for both their property and the connecting Kingston parcel. He said as part of the discussion the general plan could be reviewed. He also noted a market study is being done and would be completed shortly regarding this area. He went on to say this would be an informal discussion and introduction for this topic for the Planning Commission's benefit.

Mr. Johnny Arbuckle from Scratch Development addressed the Commission and showed the Commissioner some concept plans for the 85 acres that had been recently purchased by Scratch Development from the Smith family. They showed a mixed use plan that included commercial uses, apartments, townhomes, patio homes and single family homes. He showed the Commission where they planned to construct roads through the project and where they would connect into the adjacent areas.

Chairman Rupp expressed his concerns about the amount of traffic this many homes being projected to be built in this area. He said during peak travel times there could be traffic backups that could be impactful to the area. Mr. Arbuckle said he travels that way to his office and is aware of the potential traffic problems and said they would be taking that into consideration as they move forward with their plans.

The Commission thanked Mr. Arbuckle for his presentation and the information he presented to the Commission at tonight's meeting.

Commissioner Jones left the meeting at 7:36 P.M.

REVIEW AND DISCUSSION OF PROPOSED AMENDMENTS TO TITLE 12 CHAPTER 26 ENTITLED WATER EFFICIENT LANDSCAPE IRRIGATION REQUIREMENTS—TIM STEPHENS

Mr. Stephens then reviewed the proposed amendments to Title 12 Chapter 26 Entitled Water Efficient Landscape Irrigation Requirements. He noted that there are Woods Cross residents who want to participate in the Flip the Strip Program through the Weber Basin Conservancy district. He said that city code needed to be amended so it was in line with Weber Basin's requirements for reimbursement for some

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of the materials that would be used by residents when removing grass from park strips and replacing it with rocks and drought resistance landscape.

The Commission reviewed the changes and said they felt like there may be even further changes and requirements from the state legislature that could continue to impact landscaping and water use in the state. Mr. Stephens said there will be a public hearing held on the changes to the chapter at the next meeting and any comments the Planning Commission had this matter would be welcome.

CITY COUNCIL REPORT—GARY SHARP

Council Member Sharp was at tonight's meeting representing the City Council. He noted the last City Council meeting had been cancelled so there was no City Council report. He did say he and the Council had been to a conference where they discussed water issues, transportation, growth of the state, and electricity capacity. He said it was a good conference.

GENERAL AND PENDING BUSINESS

Mr. Stephens reminded the Commission there would be a joint work session with the Commission and City Council on May 31st.

ADJOURNMENT

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

Joe Rupp, Chairman

Bonnie S. Craig, Secretary