

**WOODS CROSS PLANNING COMMISSION
SEPTEMBER 23, 2003**

MEMBERS PRESENT:

Don Moore, Chairman
Lane Antry
Anne Blankenship
David Hill

Brent Page
Bob Peters
Ryan Westergard

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary

VISITORS:

Charles Brown
Rodney Ford
Pat Blackley
Joycelyn Haley
Wilford Cannon

Marcia Ford
LeGrande Blackley
Mark Haley
Mark Antry
Kelly Christensen

PLEDGE OF ALLEGIANCE:

Don Moore

MINUTE APPROVAL

Chairman Moore called for discussion or corrections for the minutes of September 9, 2003. After corrections were noted, Commissioner Antry made a motion to approve the minutes as corrected with Commissioner Page seconding the motion and the motion carried.

CITY COUNCIL REPORT

There was no City Council Report at tonight's meeting.

HOME OCCUPATION—JOYCELYN HALEY

Mr. Tim Stephens, the Community Development Director, reviewed the details of this item with the Commission. The Commission asked Mr. Stephens if this item needed Fire Marshall approval. Mr. Stephens noted that it did not, as it did not deal with children in relation to this business.

Ms. Joycelyn Haley addressed the Commission. The Commission asked Ms. Haley if there was a separate outside entrance. Ms. Haley noted that there was a separate outside entrance and that there would be one client at a time because she only had a single chair salon. She said that there may be a slight overlap of clients on occasion.

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Commissioner Peters made a motion to approve the Conditional Use for a Home Occupation for the hair salon for Ms. Joycelyn Haley. Commissioner Blankenship seconded the motion and the motion carried.

CLOUD NINE CONDITIONAL USE—RODNEY FORD

Mr. Stephens reviewed the details of this item with the Commission. He noted that this business has already been operating in Woods Cross City, but would like to expand their operation.

The Commission expressed their concern about the area in the back of the facility that is showing no landscaping at the present time. Mr. Rodney Ford addressed the Commission and said that he was going to leave it Salt Grass because he was concerned about the drought situation and did not want to have to water a heavily landscaped area. The Commission agreed that this was a good idea, but said that they would like to see it maintained in a pleasing manner.

Mr. Ford showed the Commission what his company manufactured. It was a gel type of material that they make aircraft seats out of as well as the Intelli-bed mattress. He also noted that they make pads for wheelchairs out of this type of material. He noted that the materials that were used were “green” materials so that it was an environmentally friendly business as well as odor free and the product did not cause allergies.

Commissioner Hill made a motion to approve the Conditional Use for Cloud Nine with the following conditions:

1. At no time may any materials or equipment be stored outdoors. All such materials shall be kept inside the enclosed building.
2. No noxious odors shall emanate from the site.

Commissioner Page seconded the motion and the motion carried.

**CANNONWOOD INDUSTRIAL PARK “B” FINAL PLAT—WILFORD
CANNON**

Mr. Stephens reviewed this item with the Commission. He noted that Mr. Wilford Cannon is proposing to subdivide another 2 acres of his property on the south side of the road that leads to the salvage yard. He noted that it is a simple 2 acre split which meets the area and width requirements for the I-1 zone.

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Mr. Cannon addressed the Commission. The Commission asked Mr. Cannon if he had anything to add to the discussion. He noted that he did not.

Commissioner Antry recommended that the Planning Commission forward this item to the City Council for Cannonwood Industrial Park Plat "B". Commissioner Blankenship seconded the motion the motion carried.

CHARLIE BROWN MOTORS SITE PLAN AMENDMENT—CHARLES BROWN

Mr. Stephens noted that the City received a business license application from Charles Brown to operate a used car sales lot at the former Pizza Hut on 2600 South. He said that in chapter 19 of the City Code that it states that "no element of an approved site plan shall be changed or modified without first obtaining an approval of an amended site plan as follows." It further states that an amended site plan shall be submitted to the Planning Commission for review and approval whenever any of the changes are proposed for a site located in a non-residential zone. Mr. Stephens noted that Mr. Brown would not be making many changes other than re-striping the area. Mr. Brown will be creating outdoor display areas for his inventory of used cars, thus requiring a site plan approval by the Planning Commission.

Mr. Brown has also sent a letter to the City requesting Administrative Relief for only a 6 foot strip of grass in front of his leased area. He is also requesting a delay of 6 months in the installation. This site, which is similar to the used car lot located next to Mr. Brown's property, also had consideration for waivers to the landscape ordinance due to the fact that it was already a former parking lot area and had unusual difficulties in complying with the current requirements for landscaping, as is the case with Mr. Brown's property. Mr. Stephens also said that he had discussed with Mr. Brown that the lighting and parking still needed to be in compliance with the City ordinance.

Mr. Brown addressed the Commission and noted that the owner's of the property that he was leasing, were requiring a 40 foot drive through requirement from the back of Mr. Brown's cars, to the front of his building, making it difficult to comply with the 20 foot set back requirement.

The Commission discussed the fact that they felt it was important to make Mr. Brown's property consistent with the business next door to the east of his property. The other business has a 10 foot setback because of the small area that they own.

Mr. Brown did say that when he puts in his landscaping, he would like to add posts for lighting, but would like to wait 6 months to put the poles and fixtures in. The Commission did say that they would allow Mr. Brown to wait to put in the final lighting,

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but that he would have to appear before the Planning Commission again to have the lighting approved.

Commissioner Blankenship made a motion to approve the Site Plan Amendment for Mr. Charles Brown with the following conditions:

1. The landscaping strip along the south side shall be 9 feet in depth.
2. Any lighting will have to be approved by the Planning Commission.
3. Landscaping would not have to be installed until June 1st, 2004.
4. A more detailed landscape plan be approved by Staff before installation.

Commissioner Antry seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens told the Commission that Kingsbury Farms, a business in Woods Cross City, may be considering appearing before the Commission with a site plan amendment to build an indoor horse arena. The Commission discussed the fact that if Legacy Highway does go in, it may impact this business. There was discussion on parking problems that may occur at Kingsbury Farms if the arena was put in as it was being discussed at this time.

Mr. Stephens also informed the Commission that the City Council did adopt the change from 6 feet to 3 feet for accessory buildings and that it would be updated in the books.

Mr. Stephens noted that there were two developers wanting to build west of Redwood Road.

Mr. Stephens also reminded the Commission that there would be a Public Hearing on the Annexation Policy Plan on October 14, 2003.

ADJOURNMENT

There being no further business, Commissioner Antry made a motion to adjourn the meeting at 9:10 P.M.

Don Moore, Chairman

Bonnie S. Craig, Secretary