

**WOODS CROSS PLANNING COMMISSION MEETING  
SEPTEMBER 24, 2013**

**MEMBERS PRESENT:**

Leo Beecher, Chairman  
Dan Bradford  
Laurel McRae

Brent Page  
Curtis Poole  
Gary Sharp  
Matt Terry

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary

**VISITORS:**

Greg Seegmiller  
Dragen Kljucevc  
Scott Anderson  
Michelle Garner

LeGrande Blackley  
Lois Schrader  
Brian Steffensen  
Cal Brubaker

Pat Blackley  
Don Schrader  
Curt Garner

**PLEDGE OF ALLEGIANCE:**

Leo Beecher

Chairman Beecher welcomed Ms. Laurel Mcrae to the Planning Commission as its newest member.

He thanked Ms. Jennifer Bassarear for her years of service to the community of Woods Cross and for her service on the Planning Commissioner.

**APPROVAL OF MINUTES**

The Commission reviewed the minutes of the Planning Commission meeting held August 13, 2013. After their review Commissioner Page made a motion to approve the minutes as written with Commissioner Terry seconding the motion and the motion carried.

**OPEN SESSION**

Chairman Beecher then opened the meeting for public comments regarding items that were not on the agenda.

There were no public comments and Chairman Beecher closed the open session.

**WOODS CROSS WATER TREATMENT FACILITY SITE PLAN—GREG SEEGMILLER**

Mr. Stephens, the Community Development Director, reviewed this item with the Commission. He reminded the Commission that the City has been working to resolve the PCE contamination issue that began to impact the City wells some years ago. The City Council has had several open

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houses regarding this matter and has chosen to build a water treatment facility to resolve this matter.

The Planning Commission then reviewed where the water treatment facility would be located within the City and also looked at the site plan and support drawings outlining this project. It was also noted that a new public works shop would be located near the new water treatment facility when funding was available to do so.

Mr. Greg Seegmiller, the City's Engineer then appeared before the Commission. He noted that he and the City Staff had been working on this project to make sure everything fit together properly for the project as a whole. He also mentioned there had been some issues with easements, but they had been resolved.

The Commission reviewed the drawings and the site plan and found all was in order.

There were no further questions and Commission Sharp made a motion to approve the site plan for the water treatment plant. Commissioner Bradford seconded the motion and the motion carried.

**PUBLIC HEARING—WOODS CROSS INDUSTRIAL PARK AMENDMENT PLAT—  
GREG SEEGMILLER**

The Commission continued discussing the water treatment facility project and Mr. Stephens advised the Council that a few years ago the City purchased 2 lots within the Woods Cross Industrial Park for the purpose of building a new Public Works office and shops. To facilitate the construction of the future shops and the present construction of the water treatment facility, it would be necessary for the City to combine lots 8, 9 and 10 into twos lot and eliminate a property line and unused utility easement.

Chairman Beecher then opened the public hearing for public input. There were no public comments and Chairman Beecher closed the public hearing.

The Commission continued with the review of the plat and finding all in order, Commissioner Page made a motion that the Planning Commission forwards their recommendation to the City Council to approve the Woods Cross Park Amended Plat from lots 8, 9, and 10 into lots 13 & 14. Commissioner Poole seconded the motion and the motion carried.

**USE SPORTS HOUSE CONDITIONAL USE AMENDMENT—1199 WEST 2425  
SOUTH—BRIAN STEFFENSEN**

Mr. Stephens went over this agenda item with the Commission. He noted that several weeks ago Mr. Brian Steffensen approached the City requesting a special events permit to hold a very large

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party in connection with Salt Lake Comic Con at the USA Sport House facility. At that time, he was informed the City has no regulations in place to issue special event permits. It was discussed that perhaps the conditional use permit could be amended but with the size and scope of concerts and other large events Mr. Steffensen had in mind, parking could not be accomplished on site and did not seem to be appropriate under a conditional use permit. The City Attorneys' Office is looking into possibly drafting regulations for a special events permit process for such activities, but in the meantime Mr. Steffensen would like to hold smaller events such as weddings, wedding receptions and parties at the facility on a regular basis. If the off-street parking requirement can be met and they can be held in such a manner as to not disrupt the residential subdivision located to the west, these types of events are a possibility.

The biggest challenge for holding large events for this facility is the parking. The parking plan previously approved by the Planning Commission provides 90 off-street parking stalls which translates into the ability to use only 9000 square feet of this large facility for gatherings as proposed by Mr. Steffensen.

Another concern could be the hours such events would be held which could create noise and traffic outside the building into late hours of the night which might disrupt the neighborhood just a few hundred yards west of the property.

It was also noted that there is an off-premise directional sign for the facility that has been placed at the intersection of 2600 South and 1250 West which is a violation of the sign ordinance and should be resolved before the issuance of an amended business license.

The Commission discussed some of the issues that might complicate this matter. They said it would be hard to enforce parking that might spill onto adjacent streets and properties in the area. The Commission wondered if there would be no parking signs installed in the area to let people know there was restricted parking in the area.

Mr. Stephens noted that if the events were kept to the proper size for the building that parking spilling into other areas should not be an issue.

It was also noted that Mr. Steffensen needed to remove the off-premise sign before the amended business license could be issued if the Planning Commission were to approve it at tonight's meeting.

The Commission also discussed concern over alcohol being served at the events. It was suggested that the police might be notified if there was alcohol being served at the events. Mr. Stephens said that the police do not typically monitor day to day use of alcohol if it is being used at a private event unless the event is very large. Large events would not be allowed at the facility at this time. The Commission also mentioned that at larger events or even smaller weddings they usually hire licensed bar tenders who are trained in serving and monitoring alcohol consumption and they could be helpful in keeping things under control.

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The Commission asked if they planned on regulating the bringing and consumption of alcohol and Mr. Steffensen said if it is a private party the parties can serve beer but he wouldn't be regulating that because it is not required by the state.

The Commission also asked about what security would be in place. Mr. Steffensen said they have their own people and that someone is always present during an event at the facility. It was mentioned hosting parties or a wedding at the facility was not that different from the sports events being held other than the fact that people are bringing in their own food and drinks.

Mr. Steffensen told the Commission he was seeking an amendment to his business license noting that he had been approached by someone during the Comic Con event that was recently held in Salt Lake and they wanted to find a facility that would accommodate a large amount of people to hold a party. He said there were not many spaces of the proper size were available because they were either too small or too large. He said he was not sure whether they were planning on serving alcohol at the event but that usually people holding larger events have security staff and bar tenders that are trained to monitor the people at the events and the event holders would be held accountable for any activities that would take place at the events.

Mr. Stephens pointed out that the biggest problem to date was parking and that this would limit the size of the parties or gatherings because of the limited parking space.

Mr. Dragen Kljuccevc then addressed the Commission. He is a business partner of Mr. Steffensen who owns a similar facility in Murray. He said he has been having these types of gatherings at his facility and in his experience he usually has about 300-600 people for weddings or birthday parties and they have been very orderly.

Mr. Steffensen said this was not what they had set out to do with this facility, which they had only planned on having it as a sports facility, but there is a need for this size of facility for other events.

The Commission asked Mr. Steffensen if there was adequate parking for 600 people at the facility. Mr. Steffensen said yes there was because when people attend weddings and parties they usually carpool which reduces the number of cars coming to the event.

The Commission asked how many tables they would be using at these events. It was noted that the maximum number of tables would be 50 tables with 10 chairs at each table. Mr. Steffensen said they were asking for the ability to serve 800 people or less at any given event.

The Commission then asked how late the events would be held. It was noted the events should be done at 12:30 A.M. and out by 1:00 A.M. The Commission asked how often the events would take place and Mr. Steffensen said he anticipated they would be held about once or twice a month.

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The Commission asked if the Fire Marshall had inspected the facility. Mr. Steffensen said the Fire Marshall had been to the building and had told them to modify a few things and they had done what the Fire Marshall had requested of them to get the building up to code.

The Commission did say that if they had any complaints associated with these events Mr. Steffensen would have to come back to the Planning Commission to discuss the issues and problems and there was a possibility of revocation of the permit if the problems cannot be mitigated.

There were no further questions or discussion and Commissioner Sharp made a motion to approve the amended conditional use permit for USA Sport House and Mr. Brain Steffensen with the following conditions:

1. At no time may the applicant's operation or activities negatively impact any adjacent properties particularly the nearby residential neighborhood.
2. The applicant's parties or small events shall be accommodated in an area no greater than 9,000 square feet to comply with all off-street parking regulations.
3. All parking areas and parking stalls shall be properly painted and striped prior to the issuance of an amended conditional use permit and business license.
4. The off-premise directional sign shall be removed prior to the issuance of an amended business license.
5. At no time may any parking spill on to adjacent streets or properties.
6. Activities permitted under this approval are as follows: Parties, Weddings & Receptions.

Commissioner Page seconded the motion and the motion carried.

**A-1 EXECUTIVE HANGARS SITE PLAN & CONDITIONAL USE—1933 SOUTH 1640 WEST—CAL BRUBAKER**

Mr. Stephens went over this item with the Commission. He noted that the subject property is adjacent to the Field Crest Subdivision. Mr. Brubaker has installed the 15-foot tree buffer along the east side as noted in the landscape plan. The north end of the property slopes into the A-1 drain. Mr. Brubaker has also stated he would take care of weed control on the property. The site will service aircrafts and has adequate parking for the hangar.

The Commission had a brief discussion on lighting in the area. Mr. Brubaker appeared before the Commission and noted that the only lighting was located on the south and west but no lighting would be facing the residential area.

The Commission reviewed the plans and asked if there was adequate space to fit the planes in and out of the hanger with the configuration of the property. Mr. Brubaker said there was enough room to accommodate the aircraft.

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There were no further questions from the Commission and Commissioner Terry made a motion to approve the site plan for A-1 Executive Hangars conditional use with the following conditions:

1. The building hangar shall be used only for storage, maintenance and construction of aircraft or other related aviation use.
2. At no time shall the hangar use negatively impact the neighboring residential area.

Commissioner Poole seconded the motion and the motion carried.

Commissioner Bradford then made a motion to approve the site plan for A-1 Executive Hangars with the following conditions:

1. The A-1 drain portion of the property shall be continually maintained for weed and trash control.
2. All lighting shall be fully shielded and shall not negatively impact the adjacent residential area.

Commissioner Poole seconded the motion and the motion carried.

**GARNER STREET DEDICATION PLAT---1450 WEST STREET—KURT AND MICHELLE GARNER**

Mr. Stephens reviewed this item with the Commission. He noted that several years ago the Hidden Park Subdivision was developed as a single street south of 1500 South which turned east and stubbed in to property owned by Serge Liston. A few years ago Mr. Liston sold off the back portion of his property at the stub street by metes and bounds to a builder who eventually sold to the Garners. The Garners live here in Woods Cross and plan on building a new home on the property. They would like to create a hammerhead cul de sac at the end of the street to permit the construction of their new home.

The Commission reviewed the plans for the hammerhead cul de sac. It was noted that each home built in Woods Cross needed to have frontage on a street and because of the challenge of this property, the hammerhead cul de sac would be the best solution to allow the building of the home on the property.

There were no further questions from the Commission and Chairman Beecher opened the public hearing for public comments.

There were no public comments and Chairman Beecher closed the public hearing.

Commissioner Poole then made a motion that the Planning Commission recommends to the City Council that they approve the Garner Street Dedication Plat. Commissioner Page seconded the motion and the motion carried.

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**GENERAL AND PENDING**

Mr. Stephens said that at the next meeting there would be a public hearing regarding minor adjustments to the General Plan in regards to the Silver Eagle rail spur request.

It was noted that Commissioners Sharp, Page and McRae would be absent from the next Planning Commission Meeting.

The Commission also asked if there had been any interest in the vinyl fencing building on 1500 South. Mr. Stephens said there had been no interest so far that he was aware of.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Mcrae made a motion to adjourn the meeting at 7:50 P.M.

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Leo Beecher, Chairman

Bonnie S. Craig, Secretary