

**WOODS CROSS PLANNING COMMISSION
MARCH 11, 2014**

MEMBERS PRESENT:

Leo Beecher, Chairman
Jennifer Bassarear

Brent Page
Gary Sharp
Matt Terry

MEMBERS EXCUSED:

Dan Bradford

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary

VISITORS:

LeGrande Blackley
Lois Schrader
Garhett Colton
Analee McDonald
John Cushing
Kevin Seely
Hayden Gregersen
Anthony Pratt
Gar Phelps

Neil Varner
Lois Schrader
Garett Stephenson
Blake Hills
Zach McBride
Ella Seely
Julio Adams
Terrell Bird

Sarah Varner
Don Schrader
Linzy Boulter
Thomas Hills
Amman Peterson
Niko Kawa
Ben Preston
Travis Davis

PLEDGE OF ALLEGIANCE:

Garett Stephenson

APPROVAL OF MINUTES

The Commission reviewed the minutes of the Planning Commission meeting held February 11, 2014. After their review, Commissioner Poole made a motion to approve the minutes as written with Commissioner Page 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 for the open session and Chairman Beecher closed the open session.

HOME OCCUPATION REQUEST—BRUSH, BATH AND BEYOND—1427 WEST 2200 SOUTH—LINZY BOULTER

Mr. Tim Stephens, the Community Development Director, reviewed this agenda item with the Commission. He said that Ms. Linzy Boulter presently has a business license and home

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occupation for this use located at 561 West 1000 South. Ms. Boulter will be moving shortly to 1427 West 2200 South and will require a conditional use permit for a home occupation at the new location. The applicant has indicated she will be using one room in the home that will have a tub, cages, grooming table, blow dryer and associated shampoos and supplies for the grooming of pets.

Ms. Linzy Boulter appeared before the Commission. The Commission asked Ms. Boulter how many pets she would have at one time at her home. She said she would have no more than 4 at a time. The Commission then asked where the animals would be kenneled at the home. Ms. Boulter said she has a large room in her basement that could either be used as a bedroom or family room that she would be utilizing to hold the animals. She also said she has been operating her present business for about 8 years and has not had any complaints or problems. The Commission asked if she would have any employees. Ms. Boulter said she would be the only person involved in the business.

There were no further questions from the Commission, but there were several people present at the meeting that wanted to address this agenda item. Mr. Neil Varner appeared before the Commission. He stated that he owned the home that is directly behind the home where the proposed grooming business will be located. He said he had some concerns about noise or barking coming from the proposed business, as he has family members that would be sleeping around the clock. He said he has a newborn and a two year old that would be sleeping as well as his wife works the graveyard shift and also sleeps during the day. He said he did not want to have dogs barking disturbing his family as they tried to rest. He said there was some barking of dogs currently and he was worried it would disturb him and his family.

Ms. Boulter said she did not live in the home at the present time so it was not the dogs she was taking care of that were causing the noise. She said she had not had any complaints from her current business from neighbors being disturbed by noise. She also said that she did not own a dog herself so that would not be a concern. She went on to say she is very easy to talk to and if there were any problems or further concerns that he could talk to her anytime about them.

Mr. Varner thanked Ms. Boulter and the Commission for the information and said his questions and concerns had been addressed to his satisfaction.

Ms. Kimberly Pinkston addressed the Commission. She stated that she lives directly across from the home that will house the proposed business. She said she is concerned about the pets getting loose and coming over to her home to use her lawn to go the bathroom. She said she presently had problems with dogs leaving undesirable waste on her property and she was concerned that it might get worse with the other dogs that would be coming to Ms. Boulter's home.

Ms. Boulter said she requires her clients to leash their dogs and she has bags available to pick up any waste left behind by any of the animals she takes care of. She also said she checks regularly to make sure everything is clean and taken care of. Chairman Beecher pointed out that in the conditions of the conditional use permit it is stated that the home occupation cannot negatively

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impact the neighborhood so if there are any problems with noise or waste left behind, the neighbors can come to the city and let them know.

There were no further questions or comments and Commissioner Bassarear made a motion to approve the home occupation request for Brush, Bath and Beyond and Ms. Linzy Boulter with the following conditions:

1. At no time may the applicant's home occupation negatively impact the residential neighborhood.
2. At no time may boarding or kenneling of pets be permitted.

Commissioner Page seconded the motion and the motion carried.

PHELPS/WORRALL AIRCRAFT HANGAR CONDITIONAL USE AND SITE PLAN REQUEST—1586 WEST 2290 SOUTH—GAR PHELPS

Mr. Stephens then reviewed this item with the Commission. He noted that Mr. Gar Phelps is proposing to construct a metal aircraft hangar within the Skypark Industrial Park. Mr. Phelps has developed similar properties previously within the industrial park. The building will be constructed with two individual aircraft hangar units with bi-folding lift doors. This site development is similar to many other box hangars within the Skypark Industrial Park.

Mr. Gar Phelps appeared before the Commission. The Commission asked Mr. Phelps if he would be using this hangar exclusively for an aircraft hangar. Mr. Phelps said there is no business associated with this hangar and it would solely be used for aircraft use.

There were no further questions or comments and Commissioner Sharp made a motion to approve the site plan for Mr. Gar Phelps and the aircraft hangar. Commissioner Poole seconded the motion and the motion carried.

Commissioner Sharp then made a motion to approve the conditional use permit for Mr. Gar Phelps and the aircraft hanger with the following conditions:

1. The hangar will be used exclusively for storage, maintenance, and repair of aircraft for similar aviation use.
2. At no time may any equipment or materials be stored outside the enclosed building.
3. At no time may the hangar use negatively impact adjacent properties.

Commissioner Terry seconded the motion and the motion carried.

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**PUBLIC HEARING: A-1 EXECUTIVE HANGARS FINAL PLAT—1933 SOUTH 1640
WEST—CAL BRUBAKER**

Mr. Stephens then reviewed this item on the agenda with the Commission. He noted that the Planning Commission had recently approved a conditional use permit and site plan for the A-1 Executive Hangars for Mr. Cal Brubaker. Mr. Brubaker has now followed up and submitted a plat to divide the hangar units into individual ownership.

The proposed building will be divided into six individual hangars. Unit E is the largest hangar; however, it will have a smaller bi-folding exterior door. The staff has expressed concern that the hangar may not be accessible by standard aircraft using the Skypark. Mr. Brubaker has indicated that the door is narrower however; this unit will have to be sold to a user utilizing helicopters or folding wing aircraft.

Chairman Beecher then opened the public hearing for public comments.

Mr. Terrell Bird, a city resident, appeared before the Commission. He asked if all of the safety and fire safety permits had been issued for this business.

Mr. Stephens said that all applications are forwarded to the fire marshal and that the city staff also reviews the applications to make sure everything is in order for safety.

There were no further questions and Chairman Beecher closed the public hearing.

Mr. Brubaker appeared before the Commission. The Commission asked Mr. Brubaker how big the corner unit was. Mr. Brubaker said the ramp is 25 feet but the actual total footage is 75 square feet. He explained the size of the unit to the Commission by using the example of a corner cabinet that might be found in the kitchen and how it is a little harder access. He said it would not have been as beneficial to him if he were not able to utilize all of the space in the building. He also noted that this building would be used primarily for aircrafts.

There were no further questions or comments and Commissioner Poole made a motion to forward the Planning Commission's recommendation for approval of the A-1 Executive Hangar Final Plat and Mr. Cal Brubaker to the City Council. Commissioner Page seconded the motion and the motion carried.

**MAKING BELIEVE CONDITIONAL USE & SITE PLAN REQUEST—1609 WEST 2225
SOUTH—GARHETT COLTON**

Mr. Stephens noted that Hughes General Contractors will be constructing a new office/warehouse building within the Skypark Industrial Park for a company named Making Believe. Making Believe designs, manufactures, imports, and distributes costumes and similar precuts. The front part of the building will house offices for the operation with the remaining building area dedicated to warehousing products. The site plan indicates that a concrete ramp

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dock will be installed along the east side of the building. Products will be moved from the outside dock area in and out of the rear of the building.

Mr. Travis Davis was present at tonight's meeting representing Hughes Contractors. He explained to the Commission the Making Believe business was presently located in Orem and the owner lives here in Davis County and did not want to make the commute to Orem anymore and wanted to relocate the business closer to home. Mr. Davis showed drawings of the proposed building to the Commission and explained to the Commission that if the proposed business were not to work out in the building it could be converted to a hangar and office building.

The Commission asked how many employees the business would have. Mr. Davis said there would be 2-3 employees. He also said that deliveries were made once or twice a week as this is a smaller type of business.

There were no further questions or comments and Commissioner Page made a motion to approve the site plan for Making Believe with Commissioner Sharp seconding the motion and the motion carried.

Commissioner Page then made a motion to approve the conditional use for Making Believe and Mr. Garhett Colton with the following conditions:

1. At no time may any equipment or materials be stored outside the enclosed building.
2. At no time may the business operation negatively impact surrounding properties.
3. Applicant's business operation shall be in conformance at all times with any government agency having jurisdiction over the business operation.
4. At no time may the employee count exceed the available on-site parking.

Commissioner Poole seconded the motion and the motion carried.

GENERAL AND PENDING

Mr. Stephens told the Commission about several projects that were in the works.

He said there is someone coming in that would like convert 3 residential lots into 2.

Silver Eagle is still working on the site plan for their rail spur.

The staff is getting more phone calls and questions regarding building projects which could be a positive sign that the economy is improving.

Club V says they have a cross parking agreement with Flex Pak which will hopefully alleviate the parking issues which have been a problem in the past.

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ADJOURNMENT

There being no further business before the Commission, Commissioner Bassarear made a motion to adjourn the meeting at 7:10 P.M.

Leo Beecher, Chairman

Bonnie S. Craig, Secretary