

**WOODS CROSS PLANNING COMMISSION MEETING  
MARCH 26, 2019**

The minutes of the Woods Cross Planning Commission meeting held March 26, 2019 at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:**

Curtis Poole, Chairman

**PLANNING COMMISSION MEMBERS PRESENT:**

Curtis Poole, Chairman  
Dan Bradford  
Eric Jones

Ryan Larsen  
Joseph Rupp  
Gary Sharp

**PLANNING COMMISSION MEMBERS EXCUSED:**

Jennifer Bassarear

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary  
Matt Terry, City Council Member  
Greg Seegmiller, City Engineer

**VISITORS:**

LeGrande Blackley  
Dennis Hooper

Lois Schrader  
Larry Baker

Don Schrader  
Craig North

**APPROVAL OF MINUTES**

Chairman Poole then reviewed the minutes of the Planning Commission meeting held March 12, 2019 with the Commission. Following the review, Commissioner Larsen made a motion to approve the minutes as written with Commissioner Sharp seconding the motion and the motion carried.

**OPEN SESSION**

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

There were no comments for the open session and Chairman Poole closed the open session.

**SHAMROCK PHASE 4 FINAL PLAT RECOMMENDATION—JIM GILES**

Mr. Tim Stephens, the Community Development Director, reviewed this agenda item with the Planning Commission. He noted that during the last Planning Commission meeting, the Commission had several questions and concerns regarding the proposed grading elevations for Shamrock 4 adjacent to Valentines Estates. He reminded the Commission they had tabled the

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item so that Mr. Greg Seegmiller, the city engineer from JUB Engineers could attend the next Planning Commission meeting to address any concerns or questions regarding this matter. Mr. Stephens noted Mr. Seegmiller would be in attendance at tonight's meeting to discuss in detail the issues and challenges of developing phase 4 of the Shamrock subdivision. Mr. Stephens also said that the development review committee, which includes Mr. Seegmiller, met this week with Development Associates and their engineer to discuss the issues in more detail.

Mr. Greg Seegmiller of JUB Engineers was then called forward to discuss the details of the sewer and storm water drainage issues and elevations with the Planning Commission.

The Commission asked Mr. Seegmiller if there were any other options to reduce the slope of the lots that were being discussed, specifically lot 410. Mr. Seegmiller said they had discussed other options for the sewer and storm water elevations and grading, but this was the best solution.

The Commission continued to discuss with Mr. Seegmiller where the storm water would likely go and how the slope and elevation would work for the storm water drainage. There was also some question whether the 8-inch pipe would be an adequate size for the storm water drainage and Mr. Seegmiller said he would look into it and see if a 10-inch or 12-inch pipe would be a better option for the area. There was also some concerns that the 8-inch pipe that is planned may be too small to accommodate landscape debris or other possible construction sediment that could collect in the pipe and clog it. Mr. Seegmiller said he would go back and look at the pipe and do some further calculations and see if a larger pipe might be a good option for the area in question.

The Commission asked Mr. Seegmiller who would be responsible for the maintenance of the pipe once the subdivision was completed. Mr. Seegmiller noted it would be the responsibility of the HOA to maintain the pipe on the property once the subdivision was completed.

It was also noted this information regarding this surface drain pipe would need to be made clear on the plat as there was no development agreement attached to this issue.

Following the above discussion, Commissioner Jones made a motion to forward the Planning Commission's recommendation for approval of Shamrock Phase 4 to the City Council with the conditions that all engineering red lines be review and approved by the City Engineer and that the surface drain capacity be reviewed and finalized. In addition, if the surface drainpipe in the backyard is found to be insufficient, it should be made clear to homeowners that downspouts should be draining toward the street. Commissioner Rupp seconded the motion and the motion carried.

Commissioner Rupp recused himself at this point in the meeting as he said he is part of the development that was the next item on the Planning Commission's agenda . Mr. Rupp left the room at 7:07 P.M.

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**PUBLIC HEARING: REZONE FROM A-1 AGRICULTURE TO R-1-8 SINGLE FAMILY RESIDENTIAL—APPROXIMATELY 1400 WEST 1500 SOUTH—CRAIG NORTH**

Mr. Stephens then reviewed this item with the Commission. He noted that Mr. Craig North is working with a couple of property owners to develop a residential subdivision on the north side of 1500 South at approximately 1400 West. The property is presently zoned A-1 Agriculture. Mr. North is requesting that the properties be rezoned to R-1-8 Single Family Residential. This zoning exists adjacent to the subject property on its north and west sides and also across the street. Mr. Stephens noted these properties are part of a larger agriculturally zoned area that runs from approximately the west boundary of the subject properties eastward almost to 1100 West Street. This area was involved in a more detailed discussion between the Planning Commission and City Council during the recent General Plan update. In the final approval of the General Plan, the City Council designated this area exclusively for single family development. The rezone does conform with the General Plan objectives for the subject properties and the surrounding area.

Mr. Stephens went on to say that Mr. North has also made application for a preliminary plat review and approval. Mr. North and the Development Review Committee are in the midst of reviewing the preliminary plat and are waiting for final information. The preliminary plat will most likely be ready for the Planning Commission's review in April.

The Commission invited Mr. Craig North, who is the developer, to step forward to answer any questions the Planning Commission might have regarding this development.

The Commission asked Mr. North how many homes would be constructed in the proposed development. Mr. North said there would be 13 lots on one single street. Mr. North then showed the Commission a concept drawing for the development.

There were no further questions from the Commission, and Chairman Poole then opened the public hearing.

Mr. Dennis Hooper living at 1250 West just off 1500 South said he was very excited to see homes go into this area instead of having animals on the property.

Mr. Larry Baker living at 1440 West and the corner of 1500 South said he was also in favor of this development but was concerned about a piece of drainage pipe he said was located on the subject property. He said the previous owner of his property said there was a pipe that helped with drainage and he was afraid if the pipe were to be removed or disturbed, it could cause flooding on his property and possibly some of the adjacent properties.

Mr. Stephens said he would mention this to the public works director and the city engineer and see if they can gather information regarding this pipe so the matter can be taken into consideration before the subdivision is started.

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Mr. LeGrande Blackley, the Code Enforcement Officer, said he knew of some piping that was in the area and in the past, there had been some puddling of water in the agricultural area and that is why the pipe had been placed in the area.

Mr. Stephens said they will look into the drainage pipes in the area and see where they are located so the information can be given to the developer.

There were no further comments for the public hearing and Chairman Poole closed the public hearing.

**CONSIDERATION TO RECOMMEND REZONE FROM A-1 AGRICULTURE TO R-1-8 SINGLE FAMILY RESIDENTIAL—CURTIS POOLE**

Following the above discussion, Commissioner Larsen made a motion to forward to the City Council the Planning Commission's recommendation for approval of the rezone of the property located at approximately 1400 West 1500 South from A-1 Agriculture to R-1-8 Single Family Residential. Commissioner Bradford seconded the motion and the motion carried.

Commissioner Rupp then re-entered the meeting at 7:22 P.M.

**CITY COUNCIL REPORT**

Council Member Terry was at tonight's meeting to report on the City Council meeting held March 19, 2019. Please see the minutes of that meeting for the details of his report.

**GENERAL AND PENDING**

Mr. Stephens noted that there will be another rail station workshop meeting on April 17<sup>th</sup> at 6:30 P.M. and invited anyone from the Planning Commission to come to that meeting if they were available. He said the consultant for this project would be at the meeting to present ideas and concept plans for the area.

The Commission also asked Mr. Stephens if there was going to be any further work done at the railroad crossing on 1500 South. Several of the Commissioners commented on how bad the transition was over these tracks. Mr. Stephens said he would look into the matter.

Commissioner Sharp noted he would not be able to attend the next meeting.

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**ADJOURNMENT**

There being no further business before the Commission, Commissioner Rupp made a motion to adjourn the meeting at 7:25 P.M.

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Curtis Poole, Chairman

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Bonnie S. Craig, Secretary