

**WOODS CROSS PLANNING COMMISSION MEETING
JULY 8, 2025**

The minutes of the Woods Cross Planning Commission meeting held July 8, 2025, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley
Mike Doxey-online

Robin Goodman
Jake Hennessey
Mariah Wall

COMMISSION MEMBERS EXCUSED:

David Lewis IV

STAFF PRESENT:

Curtis Poole, Community Development Director

STAFF EXCUSED:

Bonnie Craig, Administrative Assistant.

CITY COUNCIL MEMBERS PRESENT:

Gary Sharp

VISITORS:

Chris Liddle
Jordan Swain
Ray Whitchurch
Byron Head

PLEDGE OF ALLEGIANCE:

Jake Hennessey

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held June 10, 2025.

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

OPEN SESSION

Chairman Rupp then opened the meeting for comments from the public on items that were not on the agenda.

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

WALKING COMFORT CONDITIONAL USE—1376 WEST 2600 SOUTH—BRYCE ANDERSON

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The Community Development Director, Mr. Curtis Poole, reviewed this item with the Commission. He noted that the applicant is requesting approval of a conditional use permit for the purpose of operating an office warehouse from this location. He said the property is surrounded by other properties in the I-1 zone and an office/warehouse is allowed within this zone. Mr. Poole said the applicant is proposing to use the northern unit of the building as a warehouse to store and distribute footwear. He said improvements to the unit include adding an office area, lobby, bathrooms, in addition to adding a racking system for the warehouse. He said the business hours would be from 8:00 AM to 5:00 PM and there would be 10 employees. He said the applicant anticipates a small number of customers to come to this location. Mr. Poole also noted the unit has 20 parking stalls allocated for its use, which meets the requirements for the applicant. He also noted that deliveries will occur during business hours, and all business activities would occur inside of the building.

Following the information given by Mr. Poole, Mr. Chris Liddle representing Phelan who developed the building, said this is a very clean use and is a palletized storage of shoes for this site. He said he felt like this would be a good fit for them as well as for the city. He said there is mostly just going to be a distribution site.

Following the information given, Commissioner Hennessey made a motion to approve the conditional use for Walking Comfort with the following conditions:

1. Obtain and maintain a business license.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.

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

PUBLIC HEARING: STATION AREA PLAN GENERAL PLAN AMENDMENT—CURTIS POOLE

Mr. Poole then reviewed this item with the Commission. He noted that in the 2022 General Session, the legislature passed H.B. 462, Utah Housing Affordability Amendments. He said this bill required cities to adopt a certain number of moderate-income housing strategies, develop, and adopt a station area plan, and other requirements aimed at increasing the number of affordable housing units.

Mr. Poole noted that last year the city and Wasatch Front Regional Council contracted with Arcadis as a consultant to update the Station Area Plan (SAP). He said over the last year, Arcadis has held regular meetings with the city, WFRC, and Utah Transit Authority (UTA), in addition to contacting various property owners within the plan area. He said Arcadis held an open house and conducted an online survey to gather feedback from residents and people who utilize the UTA FrontRunner Station.

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Mr. Poole noted that the state requirement is for cities to develop an SAP within a half-mile radius of the station platform. He said because of the challenges in this radius of single-family residential, industrial subdivision in both Woods Cross and West Bountiful, the Holly Refinery, and commercial areas on the east side of the freeway that were primarily built out, the decision was made to include the undeveloped area along 500 West.

Mr. Poole continued and said the SAP shows constraints, the major property owners, existing conditions, and the vision and plan for development. The SAP also indicates how the plan meets the requirements of H.B. 462. Survey and open house feedback has also been provided. The plan shows potential zoning, street layout, and opportunities for open space. The framework shown in the SAP is intended to provide guidance for future development and not an exact design or layout. The SAP differs slightly from the General Plan by adding additional multi-family zoning in the area along 500 West and Redwood Road and near the FrontRunner Station. The plan also addresses the difficulty of accessing the FrontRunner Station without a vehicle and provides some guidance for future development along 500 West, 1100 West, 800 West, and 1500 South. Some of these recommendations will require collaboration with UDOT and UTA.

Mr. Ray Whitchurch, who is a principal at Arcadis, addressed the Commission and said there were some challenges in putting this plan together, but he felt like they had a good plan in place. He said the vision statement is as follows:

“The vision for the Woods Cross Station Area seeks to strike a careful balance between the environmental constraints posed by the Holly Refinery, the community’s agricultural heritage, and the potential for transit-oriented growth. This plan identifies opportunities for future development within the designated properties, including areas located within the refinery’s blast radius.

“The types of development proposed in this plan are designed to comply with existing constraints, align with the values and priorities of the Woods Cross community, and foster the growth necessary to establish a critical mass that can serve as a catalyst for future transit-oriented development. By blending environmental stewardship with thoughtful development, this vision aims to create a sustainable and connected station area that honors the community’s character while embracing strategic growth.”

Mr. Jordan Swain, also with Arcadis, addressed the Commission and went over the details of the station area plan with the Commission. He went over the four main objectives for House Bill 462. Those objectives are Housing Availability and Affordability, Sustainable Environmental Conditions, Access to Opportunities, and Transportation Choices and Connections.

Mr. Swain also went over the comments for the open house that was held regarding this area, safety in the area, and higher density impact concerns.

Chairman Rupp then opened the public hearing so the public could ask questions as they go through the station area plan.

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The Commission asked questions regarding the specifics of the general plan and made suggestions on some of the changes they would like to see added to the Station Area Plan. There was also some discussion on wetlands designated on the plan and if those were still in effect. Arcadis said they would look into that matter and see what information they could find regarding the wetlands. Arcadis said the TRAX station is a well-functioning station, but it is mostly the different ways that people arrive at the station that may make it easier to use. There was also concern about the potential to mitigate the danger around the blast zone of the refinery that may need to be considered. The Commission said this consideration may need to be brought up with the state and this issue raised to make sure that constraints are voiced to make the state aware of the challenges of high-density housing around a refinery. It was also mentioned that increased building standards can be implemented for this plan because of the proximity of the refinery. There was also discussion about the movement of traffic and the importance of that consideration for this area as well.

There were no public comments at this time and Chairman Rupp closed the public hearing.

STATION AREA PLAN DISCUSSION/VOTE

Council Member Sharp suggested that when this presentation comes to the Council for the final vote that Representative Melissa Ballard and Senator Todd Weiler be invited to listen to the presentation to be able to see where the station area for Woods Cross is at and the careful planning that has gone in to putting together this plan while doing their best to meet the criteria set by the state.

Mr. Swain said he would take those comments and suggestions that were given by the Planning Commission and implement them into the Station Area Plan.

Following the Planning Commission's discussion, Commissioner Blackley made a motion to forward the Planning Commission's recommendation to approve the Area Station Plan with the suggested changes as noted above to the City Council. Commissioner Doxey seconded the motion, and all voted in favor of the motion through a roll call vote.

CROFT LIGHT COMMERCIAL FLEX DISCUSSION—MARC CROFT

Chairman Rupp then noted he is a close friend of Marc Croft and wanted to make the Commission aware so if they had any concerns with having him join in this discussion, they could let him know. The Commission said they had no concerns. Mr. Poole noted that unless there is a financial benefit to a Commission Member in relation to an item being brought before the Commission, there was not a need to recuse yourself from a discussion.

Mr. Poole noted Marc Croft had recently contacted the Community Development Department to discuss the possibility of amending city code to allow light commercial flex manufacturing within the C-2 Zone. He said current code allows light commercial flex manufacturing uses in all industrial zones and the AP Zone as a conditional use. He said Mr. Croft would like to discuss the proposed amendment with the Commission and present what he is currently manufacturing.

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Mr. Poole said existing code defines light commercial manufacturing as an “indoor manufacturing process that may utilize electronic or automated machines (such as 3D printers, laser cutters, copiers/printers, engraver or embroidery machines) and hand-powered machines and instruments (such as presses, rolling machines, bending machines) to assemble, alter, convert, fabricate, finish process or treat products or components for wholesale direct sale. An accessory retail storefront area may be included to sell manufactured goods to the general public.”

Mr. Poole said he had visited this business and as far as the noise level was concerned, that he and Mr. Croft were able to have a regular conversation without having to raise their voices over the machine noise. He said when they went outside, they could not hear noise from the machines at all.

Mr. Poole did point out that the Commission does need to consider that making this change will affect the whole zone which is mostly along 500 West to 2600 South. He said it is currently a conditional use in the industrial zone. He said this change would also need to have conditional approval to mitigate anything that would not work in the use within the zone. Mr. Poole said Mr. Croft wanted to introduce what his business is doing and see what the possibilities of making changes to the zone might be.

Mr. Marc Croft addressed the Commission and said he had lived in Woods Cross for many years as well as operating a business in the City for 27 years. He said for 27 years they have been selling and servicing lawn and gardening equipment in the city. He said power equipment is changing, especially this past year. He said in 2023, their main brand, which was Honda, decided to get out of the industry, which was a main part of their lawn mower repair business. He also said the market share has not changed since 1985. He said there are a lot of manufacturers that are producing battery powered products now. He said their business took a big hit because of these changes, so they were looking for other opportunities for themselves and their employees. He said they were looking to expand, and they looked for business opportunities and invested in a motorcycle company in Texas as part of this expansion. He said right after they purchased the business, they were notified by the EPA they had to modify how they imported their motorcycles into the country. He said they were looking for ways to solve their problem since they had invested a lot of money in the new business. He said they were able to learn how to manufacture carburetors that would meet the EPA standards for the motorcycles, so they started to build them at their facility. He said they have trained their lawn and garden technicians to build these motorcycle carburetors as part of this new business.

He said as far as noise goes, he used a noise meter and checked to see how loud this operation was and the high decibels were 85 which does not exceed the high decibels that happen during the fixing and running of the lawn and garden equipment. He said his current operation for repairing lawn mowers and power tools is much louder than what these new machines create. He said it works well as a machine shop and manufacturing shop. He said because they have been so successful with this new manufacturing, they have been able to bring manufacturing from overseas into the country and they have now gotten the contract to be able to make all the parts for these carburetors worldwide.

Chairman Rupp asked what the size of the area is they are using for this manufacturing business. Mr. Croft said it is about 900 square feet.

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Mr. Croft showed the Commission the small parts he is using to manufacture the motorcycle carburetors. He said the carburetor is very small and meets and exceeds the EPA requirements for the motorcycles they import. He said they do not have a large footprint. He said they are changing the dynamics of motorcycle manufacturing.

The Commission looked at how the changes to this zone may impact businesses such as outside storage, deliveries and semi-trucks coming in and out. Mr. Croft said the deliveries they are receiving are not going to increase more than what they already have coming in and out of the businesses located in the area.

Mr. Poole also said that manufacturing has changed over the years with the improvement of technology and the larger manufacturing buildings are becoming quieter and more efficient and the building footprint is becoming smaller for these manufacturing businesses. Mr. Poole said that offering a way to start out in a small area and expand is a good thing for these types of businesses but was not anticipated 10 or 15 years ago when the codes were put into place.

Commissioner Hennessey asked about how the change in the code would affect the general commercial zone. Mr. Poole said there would just be one more use added to the uses already in operation.

It was noted that the tire business that is operating in the same area is louder than what this business was going to be.

There was discussion about possibly adding a decibel level requirement, but Chairman Rupp said he felt like that it would be too limiting, and the conditional use would be the vehicle to be able to regulate the noise. He said people could come in and remediate an issue.

Chairman Rupp said tonight Mr. Croft just wanted to check to see how the Commission might feel about making a change. Council Member Sharp said he would support the change. The Commission said they did not have any problems with doing this, especially since it is a conditional use, and thought it would be good to move forward. Commissioner Doxey asked what the worst-case scenario would be and what businesses might come in and push the envelope. He said that was his only concern. Chairman Rupp said he agreed that the larger scale would be good to look at. He said he thought there could be some limitations in language that could help with the scope of it, but make sure it is a conditional use and not a permitted use. He said this is a natural progression with where technology has gone and this type of manufacturing is cleaner and quieter.

Mr. Poole noted that Mr. Croft would need to submit an application for a text amendment as a next step and then the Commission would review it and hold a public hearing, and then it could be advanced to the City Council with another public hearing and then it had the possibility of being approved.

CITY COUNCIL REPORT

Council Member Sharp reported on the City Council meeting held July 1, 2025. Please see the minutes of that meeting for the details of his report.

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GENERAL AND PENDING BUSINESS

Mr. Poole said he had nothing for general and pending. He said he was not sure if there would be a meeting held on July 22, but he would let the Commission know.

Mr. Poole said they are getting ready to send out the RFPs for bids for the new city hall.

ADJOURNMENT

There being no further business before the Commission, Commissioner Goodman made a motion to adjourn the meeting at 8:31 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant