

Woods Cross Planning Commission

Meeting Held at the Woods Cross Municipal Building
1555 South 800 West, Woods Cross, Utah

This meeting will be held in person and via Zoom.

To join using Zoom, click here <https://us02web.zoom.us/j/9358074960> or go to zoom.us and select JOIN A MEETING. Meeting ID: 935 807 4960. Please mute your microphone except during the open comment period. Questions and comments are best made in the CHAT feature.

AGENDA

October 28, 2025

6:30 P.M.

1. PLEDGE OF ALLEGIANCE

(LeGrande Blackley)

2. MINUTE APPROVAL

(Joe Rupp)

3. OPEN SESSION

(Joe Rupp)

4. NGO SHORT-TERM RENTAL CONDITIONAL USE

977 West 1000 South (R-1-8 Single Family Residential Zone)
(Khoá Ngo)

5. SPRING WORKS CONDITIONAL USE

1173-1199 West 2425 South (I-1 Light Industrial/Business Park Zone)
(Eli Mongeon)

6. BLOCK 8 SITE PLAN

1379 South Redwood Road (C2-A Community Commercial Zone)
(Nick Smith)

7. CITY COUNCIL REPORT

(Gary Sharp)

8. GENERAL & PENDING BUSINESS

The Public is invited to participate in all Planning Commission meetings. If you need special accommodation to participate in the Planning Commission meeting, please call the Community Development Director's Office at 801-292-4421.

**WOODS CROSS PLANNING COMMISSION MEETING
SEPTEMBER 23, 2025**

The minutes of the Woods Cross Planning Commission meeting held September 23, 2025, at 6:47 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

Jake Hennessy-online
David Lewis IV-online

COMMISSION MEMBERS EXCUSED:

Mike Doxey
Robin Goodman
Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

CITY COUNCIL MEMBERS EXCUSED:

Gary Sharp

VISITORS:

Seamus
Dan Mickelson

Blake Hart
Jenny Cooper

James Copeland
Marc Croft

PLEDGE OF ALLEGIANCE:

LeGrande Blackley

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held September 9, 2025.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Lewis 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.

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PUBLIC HEARING—LOIGIT COMMERCIAL FLEX MANUFACTURING TEXT AMENDMENT

Mr. Curtis Poole, the Community Development Director, then noted for the Planning Commission that Mr. Marc Croft had come to the Planning Commission to request adding light commercial flex manufacturing as an allowed use to the C-2 (General Commercial) zone. He noted the Commission discussed potential negative impacts such as noise and outdoor storage to other properties in the zone. He noted the Commission was open to a text amendment to allow for light commercial flex manufacturing but would be more comfortable if it were added as a conditional use to provide some safeguards to the approval process.

Mr. Poole said Mr. Croft was proposing the following text amendment to the existing code:

- Adding light commercial flex manufacturing as a conditional use in the C-2 Zone.

Mr. Poole said the applicant is not recommending any changes to the definition of light commercial flex manufacturing.

Mr. Marc Croft addressed the Commission to answer any questions they may have for him. There were no questions from the Commission.

Chairman Rupp then opened the public hearing on this matter.

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

LIGHT COMMERCIAL FLEX MANUFACTURING DISCUSSION/VOTE

Following the information given above, Commissioner Lewis said there have been a lot more of flex space used because of the cost of rent but that has also caused a lot of parking issues. He asked if the change was for the building or the use. Mr. Poole said it is the use being considered and said Mr. Croft would still need to submit a conditional use permit application if the text amendment for the change in use was approved.

Chairman Rupp noted this is not a conditional use request, but a request for a text amendment for the Light Commercial Flex Manufacturing consideration. Chairman Rupp said he would still have to go through the conditional use process if the text amendment was approved.

There were no further comments or questions from the Commission, and Commissioner Blackley made a motion to forward the Planning Commission's recommendation for approval to the City Council for the text amendment adding light commercial flex manufacturing as a conditional use in the C-2 zone as presented. Commissioner Hennessey seconded the motion, and all voted in favor of the motion through a roll call vote.

AUTO BOSS CONDITIONAL USE—2454 SOUTH 1250 WEST—DAN MICKELSON

Mr. Poole reviewed this item with the Planning Commission. He noted the applicant, Dan Mickelson, is requesting approval of a conditional use permit for the purpose of operating an automotive repair business

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from this location. He noted the property is surrounded by other properties within the I-1 zone. Mr. Poole noted that automotive repair is an allowed use within the I-1 zone subject to conditional use review.

Mr. Poole said Mr. Mickelson is proposing to construct a new building, the site plan will be reviewed as a separate agenda item, in connection with this business. He said the applicant's business, Auto Boss, is a used car dealership and this building would provide vehicle service and maintenance for the business. He noted that Auto Boss is located on a separate property to the south. He also noted the vehicle bays will not be open to the public.

Mr. Poole went on to note that the business will operate Monday through Friday from 7:00 A.M. to 6:00 P.M. He also said it is anticipated that there will be two to four employees working from this site and four parking stalls will be provided with the new building. He said code requires three stalls for every vehicle bay, which would require a total of nine stalls. He also noted the applicant will establish and record a cross-parking easement with the property to the south. He also noted the landscape plan meets city code.

Mr. Poole noted that staff does not anticipate any potential negative impacts to surrounding property owners and the use complies with city codes, is consistent with the General Plan, and is compatible with neighboring properties within the zone.

Following the information given by Mr. Poole, Chairman Rupp asked if the business would meet the parking requirements and Mr. Poole said they would need five stalls in excess of what is required for the current property which is already being met. He said the cross-parking easement agreement would need to be recorded with the county and then all parking requirements would be met for both properties.

Commissioner Lewis asked if the applicant will be driving between the properties. Mr. Poole said no they would be going out to the street from the south property and going to the north as that is how it was designed. It was noted there was a building in the way that would not allow driving between properties.

Commissioner Lewis also asked if shrubs behind the property would be necessary if there is going to be a fence put up there. He said he was not sure it was worth them incurring the costs of landscaping and it might help with trying to be water wise. Mr. Poole said there would not be a fence at the back.

Chairman Rupp asked what kind of material would be put on the exterior of the building and Mr. Poole said it would hardy board and meets city code.

Mr. Dan Mickelson, who is contractor for the project, addressed the Commission. He noted there were also representatives from their civil engineering group and the owner of the property at the meeting. Mr. Mickelson noted they were planning to install fencing, but it was not shown on the plan He is that it would be a privacy chain link fence and the rear set back would tie into the back of the building.

Commissioner Lewis asked if removing landscape in the rear of the building would be an issue or if they would rather leave the landscaping as is shown on the plans. The owner of the property said he would be happy to remove landscaping if that is what was recommended by the Planning Commission.

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Chairman Rupp said the plan submitted has already been through staff review and he did not feel like it was appropriate to change it. Mr. Poole said the Commission could still send a recommendation to the City Council with the changes they would like to make.

There was discussion about the placement of the fencing and the landscaping to the rear of the building. Chairman Rupp said he would like to see it stay clean with a fence being added and felt like removing of the shrubs in rear of the building would also be appropriate if the owner chose to do so.

Mr. Poole said the shrubs could be removed if there was going to be a fence put in.

Commissioner Hennessey said he felt like being mindful of water was good, but he did not feel it was necessary to change the plan now.

Commissioner Blackley said he was fine with what had been discussed.

Mr. Copeland addressed the Commission and said he just wanted to clarify the word easement on the parking. He asked if the staff is looking for an easement, or just an agreement. Mr. Poole said just an agreement would need to be recorded with the county. Mr. Poole said there is no description needed such as with an easement.

There were no further questions or comments, and Commissioner Lewis made a motion to approve the conditional use request for an automotive repair use, 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.
5. Establish and record a cross-parking easement (agreement) with the property to the south. A copy of the recorded easement (agreement) needs to be submitted to the city.
6. That the word easement be changed to agreement for the cross-parking.

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

AUTO BOSS SITE PLAN—2454 SOUTH 1250 WEST—DAN MICKELSON

Mr. Poole continued and reviewed this related item with the Commission. He noted that Mr. Mickelson, on behalf of Auto Boss, was also requesting a site plan approval to develop a vacant property. He noted the property is located in the I-1 zone and is surrounded by similar properties within the zone.

Mr. Poole noted the applicant is proposing to build a 4, 200 square foot single story building with three vehicle repair bays. He said the use will be connected to Auto Boss to the south and will provide vehicle maintenance and repair for the business. He said this property is separated from the property to the south.

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Mr. Poole said code does require three parking stalls for every vehicle bay, which would require a total of nine stalls. Mr. Poole noted the applicant is proposing four parking stalls and will provide a recorded cross-parking easement with the property to the south for the additional five parking stalls. He said with the recorded cross-parking easement, the parking will meet code.

Mr. Poole did note the height and side yards meet code, but the applicant is requesting relief from the rear-yard setback as provided in code. He said the applicant is proposing to reduce the minimum rear yard setback from 15 feet to seven feet. He noted the Commission can review the request and judge if the reduction will provide a "more attractive and more efficient use of the property," or create negative impacts to adjacent properties. He said with the nearest residential property over 200 feet away and a storm detention basin behind this property, staff does not anticipate any negative impacts to adjacent property owners or the residential subdivision that would be created by this request.

Following the above discussion. Commissioner Lewis made a motion to approve the proposed site plan with the rear yard setback reduction for Auto Boss with the following conditions:

1. Provide the city with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
2. Obtain a building permit.
3. Establish and record a cross-parking easement (agreement) with the property to the south. A copy of the recorded easement needs to be submitted to the city.
4. That the word easement be changed to agreement for the cross-parking.
5. Remove the vegetation requirement from the west side landscaping and allow the owner to decide if he wants to plant shrubs on the west side of the building if a site obscuring fence is installed.
6. The 7-foot setback in the rear of the building is approved.

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

CITY COUNCIL REPORT—GARY SHARP

Council Member Sharp was not in attendance at the meeting so there was no report.

GENERAL AND PENDING BUSINESS

Mr. Poole noted the first meeting in October would be cancelled but the second meeting in October will be held.

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ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Lewis made a motion to adjourn the meeting at 7:17 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant

STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: October 28, 2025

Re: Conditional Use Request – Short-Term Rental



Location: 977 West 1000 South

Zoning: R-1-8 (Residential) Zone

Background:

The applicant, Khoa Ngo, is requesting approval of a conditional use permit for the purpose of operating a short-term rental at this location. The property is surrounded by other single-family homes in the R-1-8 zone. A short-term rental is a permitted use within the R-1-8 zone subject to a conditional use review.

City code authorizes the Planning Commission to review conditional use requests and sections 12-22-104 and 12-28-123 outlines the standards by which the Commission may impose conditions to mitigate potential adverse impacts to surrounding property owners.

Staff Review:

In the fall of 2023, the applicant received approval for an ADU. The applicant has requested the ADU be considered non-operational and will use the space for the short-term rental. There are two bedrooms, two bathrooms, a living area, and kitchen in the basement that will be used for the short-term rental. The applicant will continue to reside at this address. The applicant has sufficient parking for both the short-term rental and the single-family residence.

The standards and regulations for establishing and permitting short-term rentals are provided to the applicant along with the application. The intent of these standards is to protect the characteristics of the single-family home and minimize any potential negative impacts to the adjacent property owners. The applicant may assign the responsibility to ensure these standards are followed to a responsible third party as permitted in code.

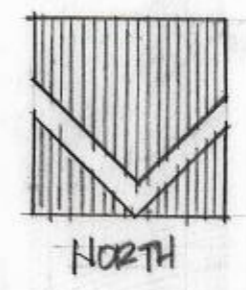
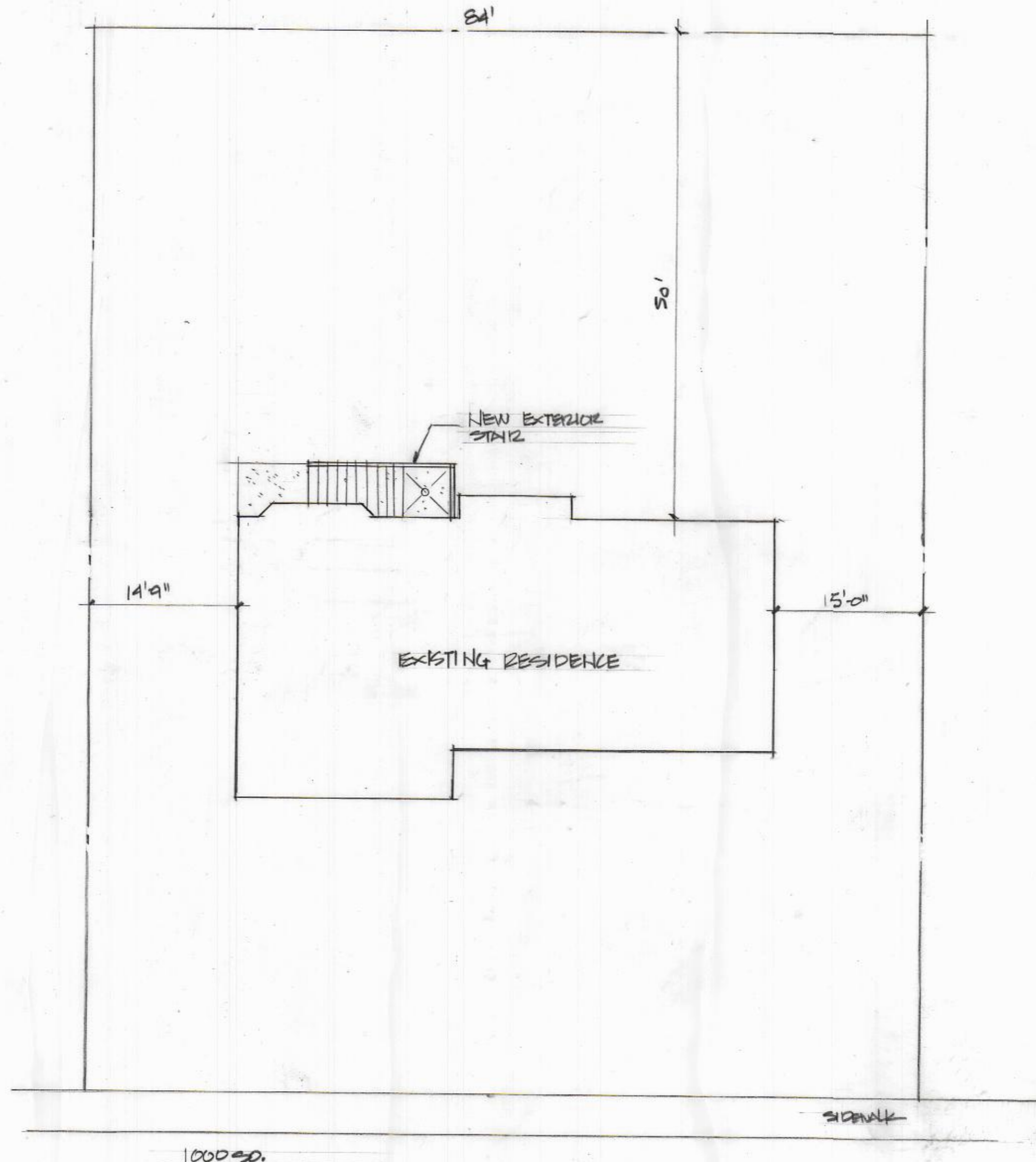
Staff finds that the short-term rental is compliant with City Code.

Staff Recommendation:

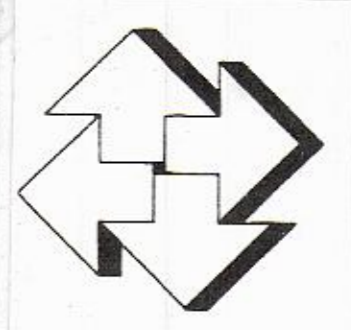
Staff recommends the Planning Commission approve the conditional use request for a short-term rental with the following conditions:

1. The business shall be registered with the State and obtain a State sales tax ID number; proof of which shall be submitted to the City.
2. Obtain all licenses and permits required by the Davis County Health Department and the State.

3. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
4. Provide and prominently display within the dwelling information that includes:
 - a. Contact information for the Responsible Party.
 - b. All local regulations addressing noise, parking, pets, trespassing, illegal activity and conduct.
 - c. Any additional rules or regulations imposed by the responsible party.
5. The short-term rental shall be maintained according to the standards outlined in code, which include landscaping.
6. The operation of the short-term rental shall not negatively impact adjacent property owners.



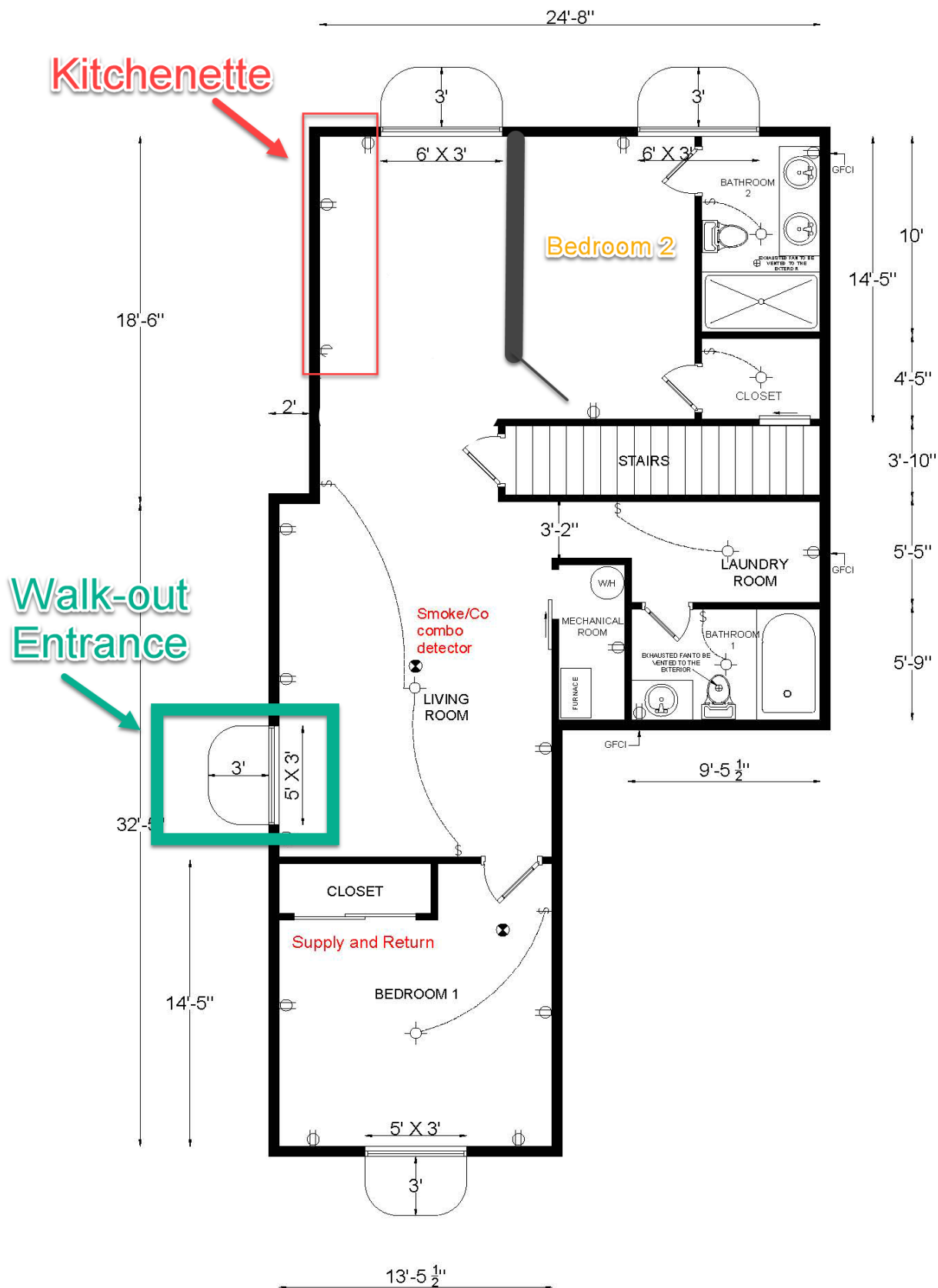
SITE PLAN
1" = 10'



AARON
DRAFTING
WVC, UT (801) 815-8953

KHOA NGO
977 W. 1000 SO.
WOODS CROSS, UTAH

10-6-23
05-23
SITE PLAN



FLOOR PLAN

STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: October 28, 2025

Re: Conditional Use Request – Light manufacturing



Location: 1173 and 1199 West 2425 South

Zoning: I-1 (Light Industrial/Business Park) Zone

Background

The applicant, Eli Mongeon, is requesting approval of a conditional use permit for the purpose of operating a light manufacturing business from this location. The property is surrounded by other properties within the I-1 zone. Light manufacturing is an allowed use within the I-1 zone subject to a conditional use review.

City code authorizes the Planning Commission to review conditional use requests and section 12-22-104 outlines the standards by which the Commission may impose conditions to mitigate potential adverse impacts to surrounding property owners.

Staff Review

The applicant's business, Spring Works, is a custom spring company that manufactures precision spring components that services a broad range of industries. Spring Works has 25 employees and is planning to operate Monday through Friday 7:30 am to 5:00 pm. The business will occupy the building formally used by Level Nine Sports.

There is no new construction or expansion of the site with this application. The site has 58 combined parking stalls for both sides of the building. The parking meets the requirements of code. All business activities and storage will happen inside the building.

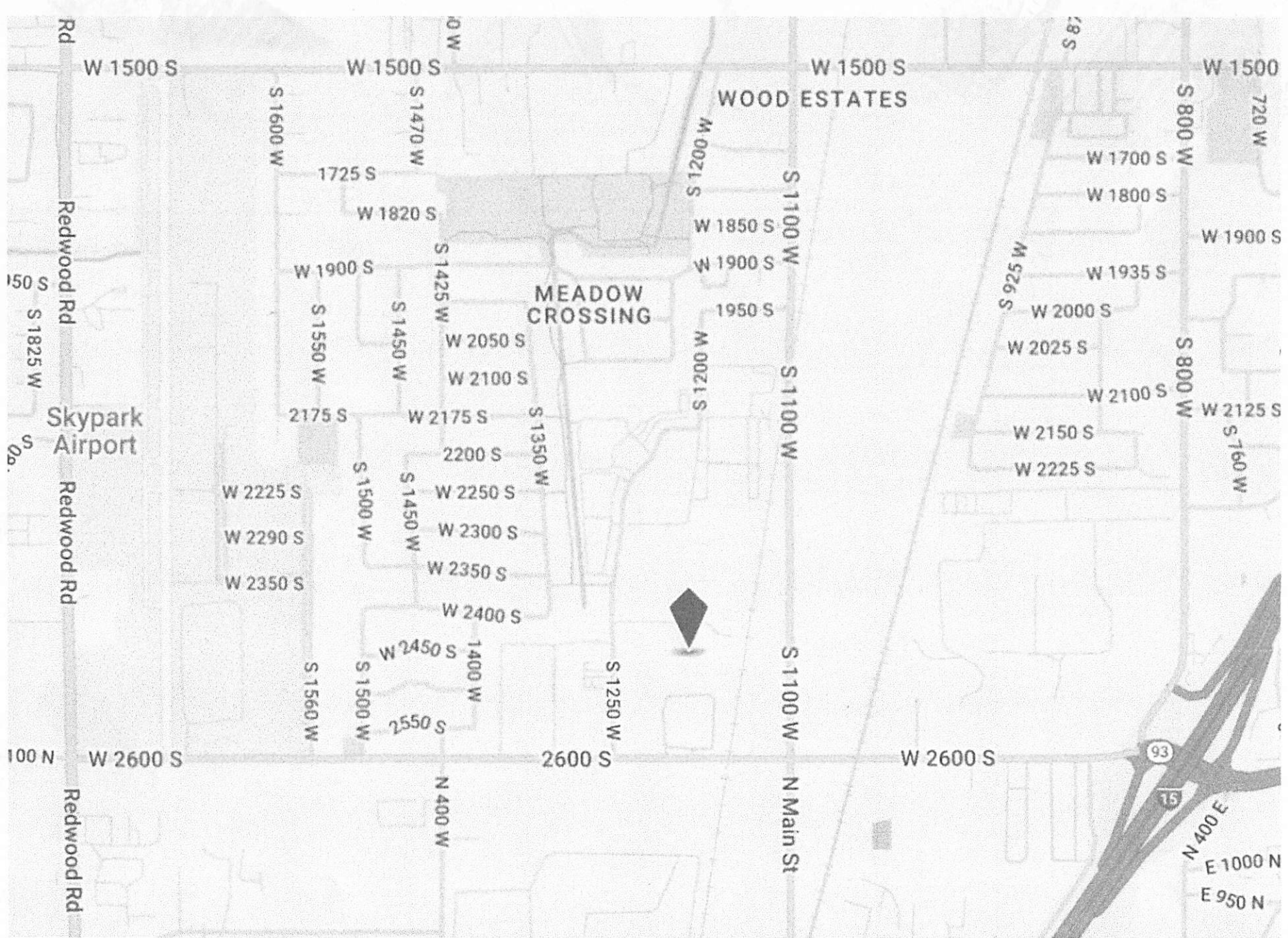
Staff does not anticipate any potential negative impacts to surrounding property owners. Staff finds that the use complies with City codes, is consistent with the General Plan, and is compatible with neighboring properties within the zone.

Recommendation

Staff recommends the Planning Commission approve the conditional use request for a light manufacturing use, 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.



Architectural floor plan of a building with two main sections: a 25,910 SF section on the left and a 40,100 SF section on the right. The plan includes a central 'LOADING DOCK' area with dimensions like ±140', ±125', ±150', and ±175'. Specific rooms include a 'BREAK ROOM/SHOWROOM' and a 'TWO LEVEL OFFICE'. Various glass door (GLD) and overhead door (OH) locations are marked with dimensions such as 14'x16' GLD, 16'x18' GLD, and 14'x14' GLD. The overall dimensions are ±414' wide and ±200' deep.

40,100 SF

TWO LEVEL OFFICE

LOADING DOCK

STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: October 28, 2025

Re: Site Plan Review – Block 8



Location: 1379 South Redwood Road

Zoning: C-2A (Community Commercial) and I-1 (Light Industrial) Zones

Background

The applicant, Nick Smith, on behalf of Salmon Investments, LLC, is requesting site plan approval to develop a vacant property. The property is located in both the C-2A and I-1 zones. It is north of the Rockwell and Maverick Logistics properties and to the south west of the Flexpak development. The property to the west across Redwood Road is a single-family use located in the CRT (Commercial/Residential Transition) zone.

In its review the Planning Commission shall determine if the site is compliant with City Code.

Staff Review

In May of 2024, the applicant held a discussion with the Planning Commission regarding the building architecture and uses that would be allowed in the building. The Commission was supportive of the planned use and design of the building; however, the applicant needed to submit a formal application for review and approval. The applicant is proposing to build an approximately 20,000 square foot building that will be used for offices and warehousing. The office portion of the building would be located within the C-2A zone, while the warehouse portion would be located in the I-1 zone.

The proposed building is a two-story building that will primarily face Redwood Road. Code requires that the building form should be predominately rectangular with “decorative elements and articulations,” to break up the building. The applicant has achieved this by use of color variations, varying the height of the wall plane, and providing canopies over entrances. The applicant has also included a color band that provides a contrast to define and separate floor lines. The façade of the building is a mix of CMU, architectural metal used in the tower caps and primary entrance, and glass with a grayscale color scheme. The building also meets the setback and height standards of the C-2A and I-1 zones.

The applicant is proposing to provide 75 parking stalls. Code requires the office portion of the building to provide one stall for every 300 square feet, and the warehouse space is based upon the number of employees. Staff finds the proposed parking provided would meet the required office space and would be adequate for potential warehouse employee parking.

The landscape plan shows the required street trees along the frontage of Redwood Road and 1350 South, with additional trees bordering the property to the south and within the parking

areas. Landscape beds and minimal use of sod break up the exterior of the property and provide a pleasant visual appearance. The landscape beds are a mix of stone mulch and shrubs. The landscape plan meets standards of code.

All utilities have been reviewed and approved by the Public Works Director and City Engineer. The photometric lighting plan shows there will be a measurement of zero footcandles at property lines. The applicant will be installing a storm drainage system that has been reviewed and approved by the City Engineer. The applicant will be required to obtain UDOT approval for work along Redwood Road and Federal Aviation Administration (FAA) approval as the property lies within the takeoff/landing approach of Skypark Airport.

Recommendation

Staff recommends the Planning Commission approve the proposed site plan for Block 8 with the following conditions:

1. Provide the city with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
2. Obtain a building permit.
3. Obtain right-of-way work permit from UDOT.
4. Obtain site plan approval from the FAA.

LOT AREAS:

	SQ. FT. / ACRES
PROJECT AREA	102,086 SQ. FT. / 2.34 ACRES
BUILDING FOOTPRINT	21,138 SQ. FT. / 0.49 ACRES
ASPHALT	41,501 SQ. FT. / 0.95 ACRES
TOTAL LANDSCAPING	25,226 SQ. FT. / 0.58 ACRES
CONCRETE	15,330 SQ. FT. / 0.35 ACRES

NOTE:

- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

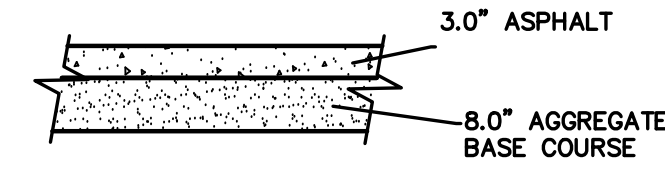
	SQ. FT.	CITY REQ'T
OFFICE	9,078 SQ. FT.	30 (1/300)
WAREHOUSE	11,784 SQ. FT.	— (1/PER EMPLOYEE)
TOTAL REQUIRED:	—	—
TOTAL PROVIDED:	75	—
ACCESSIBLE SPACES	4 (3 REQ'D 51 TO 75)	—
BICYCLE SPACES	6 (6 REQ'D 8% OF 75)	—

NOTES:

- ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

SITE PLAN NOTES:

- EXISTING CURB & GUTTER.
- INSTALL 24" REVERSE PAN CURB & GUTTER PER. SEE DETAIL 2/C4.0.
- PROPOSED 6' WIDE CONCRETE SIDEWALK PER APWA STD. PLAN NO. 231. SIDEWALK TO BE 8" THICK ADJACENT TO OVERHEAD DOORS.
- INSTALL DRIVE APPROACH PER APWA STD. PLAN NO. 215. SEE DETAIL ON SHEET C5.0.
- INSTALL 3' WIDE CONCRETE ROLL GUTTER. SEE DETAIL 3/C4.0.
- ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 10/C4.0.
- INSTALL PEDESTRIAN ACCESS RAMP. RAMP TO MEET ADA STANDARDS. RAMP SLOPE TO BE LESS THAN 8.33%. SEE DETAIL 4/C4.0.
- PROPOSED ADA PARKING SIGN. SEE DETAIL 11/C4.0.
- EXISTING CONCRETE PUBLIC SIDEWALK.
- PROPOSED BIKE RACK. SEE DETAILS 1/C4.0.
- PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS.
- TAPER CURB DOWN TO SIDEWALK. SEE DETAIL 5/C4.0.
- INSTALL 24" REVERSE PAN MOUNTABLE CURB & GUTTER. SEE DETAIL 10/C4.0.
- PROPOSED GAS METERS. SEE MECHANICAL PLANS FOR DETAILS.
- EXISTING SOCCER FIELD BACKSTOP AND FENCING, TO REMAIN.
- EXISTING FENCING WEST OF SOCCER FIELD, TO BE REMOVED.
- INSTALL 6' WIDE CONCRETE SIDEWALK PER WOODS CROSS CITY STANDARDS.
- PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND PROPOSED SIDEWALK.
- PAINT HATCHED AREA FOR SNOW STORAGE.
- PROPOSED TRANSFORMER LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.
- PROPOSED SWITCHGEAR LOCATION. SEE ELECTRICAL PLANS FOR DETAILS.

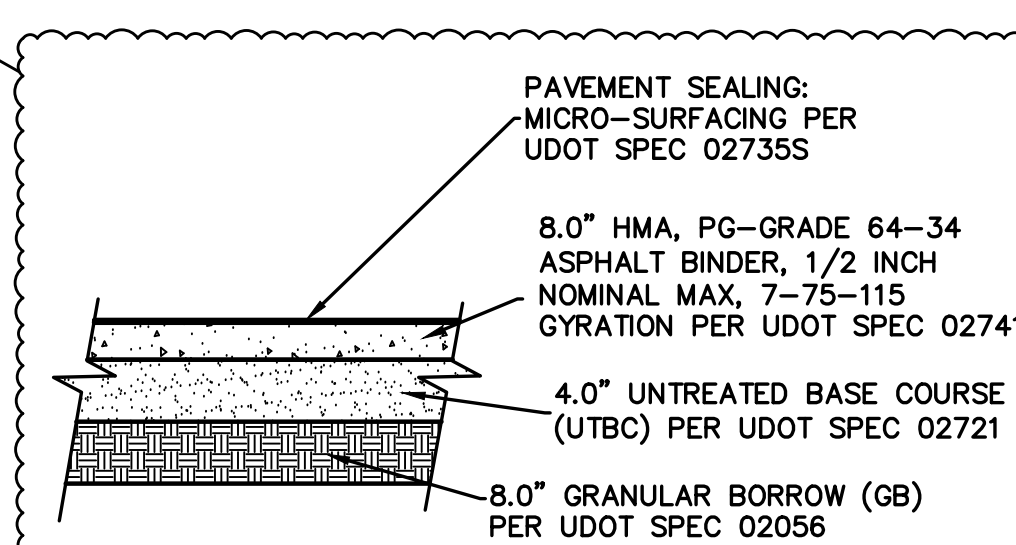


OVER SUITABLE NATURAL SOILS, AND/OR STRUCTURAL SITE GRADING FILL EXTENDING TO SUITABLE NATURAL SOILS. (RIGID PAVEMENTS MUST NOT BE ESTABLISHED OVER NON-ENGINEERED FILLS.)

PAVEMENT SECTION IS PER THE JANUARY 28, 2021 GEOTECHNICAL STUDY BY GSH (JOB NO 0213-074-21). CONTRACTOR TO INSTALL ALL ON-SITE PAVEMENT PER THE GEOTECH REPORT.

SITE ASPHALT PAVEMENT SECTION

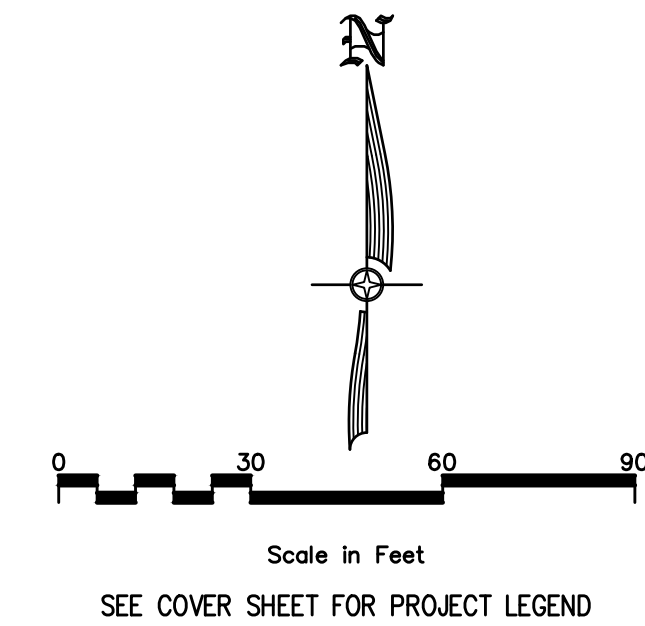
N.T.S.



PAVEMENT SECTION TO BE INSTALLED PER UDOT STANDARDS AND SPECIFICATIONS. PROVIDE DOCUMENTATION OF COMPACTION FROM A UDOT-QUALIFIED LABORATORY.

UDOT ASPHALT PAVEMENT SECTION

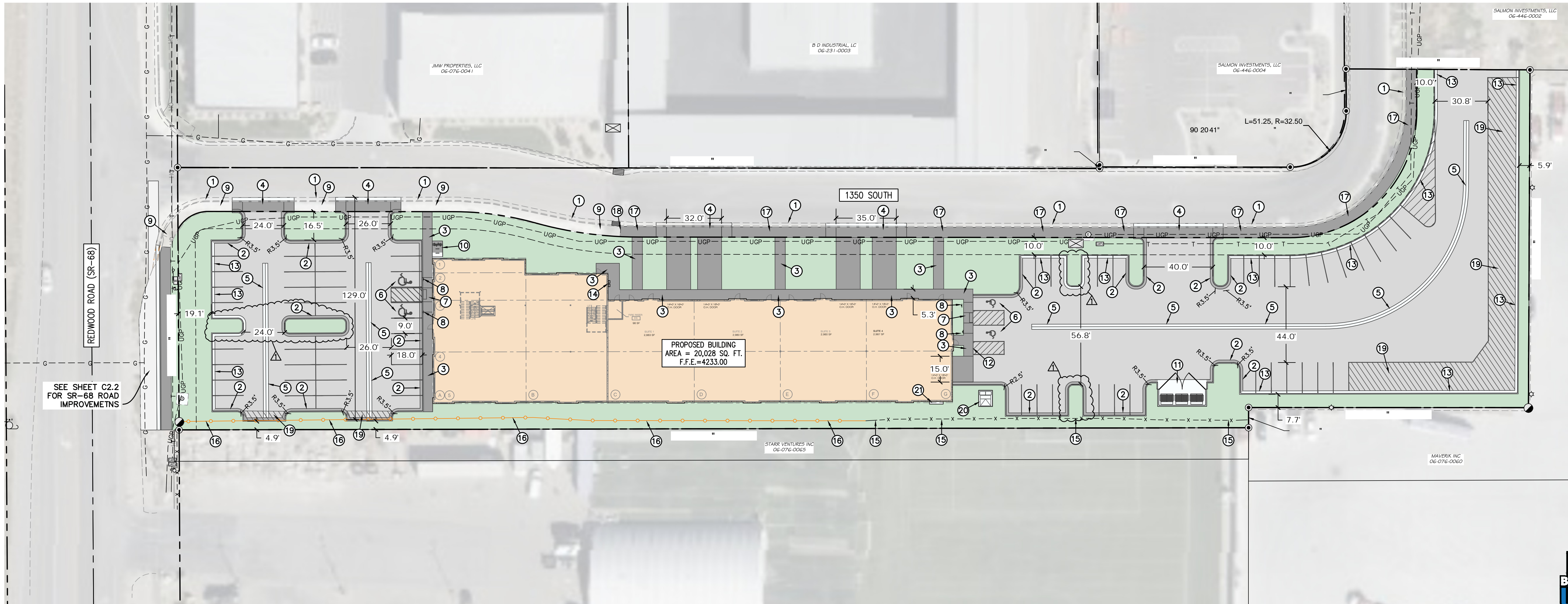
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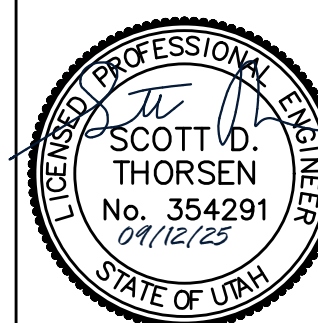
SHEET LEGEND

	PROPOSED LIGHT ASPHALT 41,463 SF
	UDOT ASPHALT 1,110 SF

FIRE RISER NOTE:
THE FIRE SPRINKLER SYSTEM IS PART OF A DEFERRED SUBMITTAL. THE BACKFLOW PREVENTER FOR THE FIRE RISER TO BE DESIGNED AND INSTALLED PER WOODS CROSS CITY STANDARDS.



BLOCK 8
1379 REDWOOD RD, WOODS CROSS, UTAH 84097
SITE PLAN

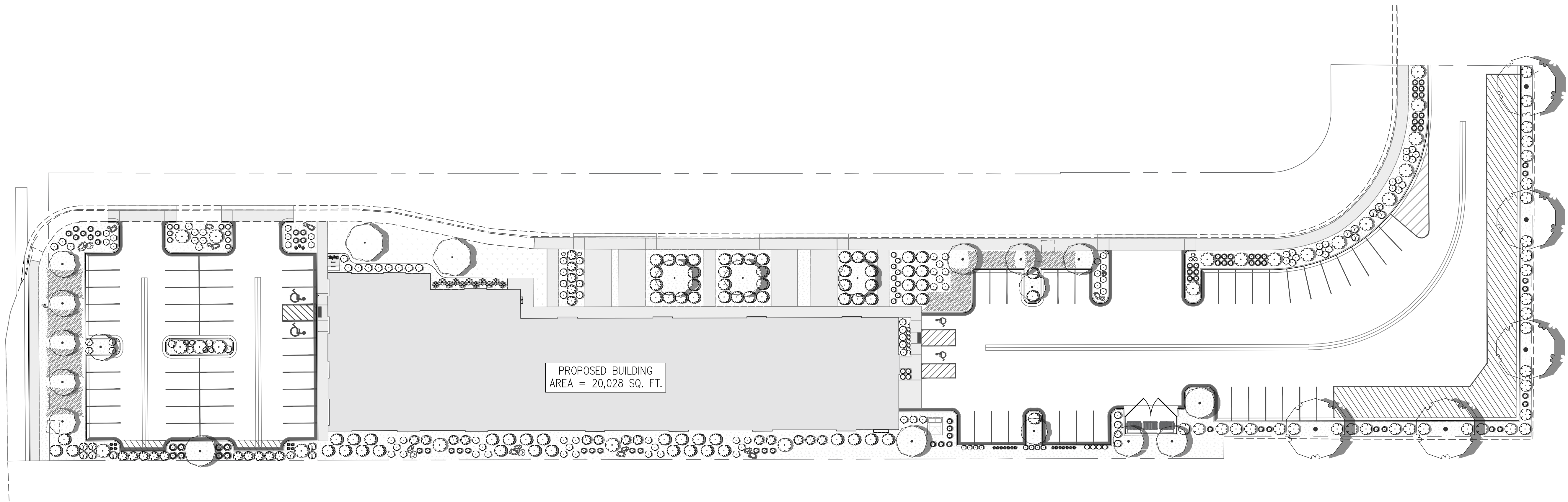


SHEET NO.	C1.0
PROJECT ID	A-1000
DATE	09/12/25
FILE NAME	PRJ-WX8
SCALE	1"=30'



ROW	DATE	BY	REVISIONS	DESIGNER	PROJECT ENGINEER
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2	09/12/25				
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CIVIL ENGINEERING + SURVEYING
10718 S BECKSTEAD LANE, SUITE 102
South Jordan, Utah - 801-949-6296



PLANT SCHEDULE .

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
<u>DECIDUOUS TREES</u>				
	ACE RUS	Acer truncatum x platanoides 'JFS-KW249' / Ruby Sunset® Maple	2" Cal.	5
	ACE ABZ	Acer x freemanii 'Jeffersred' / Autumn Blaze® Maple	2" Cal.	5
	QUE NDL	Quercus x warei 'Nadler' / Kindred Spirit® Oak	2" Cal.	22
	TIL HAL	Tilia cordata 'Halka' / Summer Sprite® Littleleaf Linden	2" Cal.	8
	ZEL CSP	Zelkova serrata 'JFS-KW1' / City Sprite® Japanese Zelkova	2" Cal.	8

PLANT SCHEDULE .

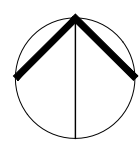
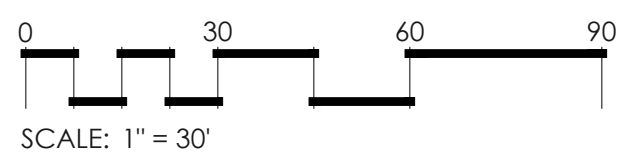
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
<u>SHRUBS</u>				
	BUX GRV	Buxus x 'Green Velvet' / Green Velvet Boxwood	5 gal.	15
	COR HAL	Cornus alba 'Bailehale' / Ivory Halo® Tatarian Dogwood	5 gal.	28
	POT GFN	Potentilla fruticosa 'Goldfinger' / Goldfinger Potentilla	5 gal.	14
	RHU GRO	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	5 gal.	74
	SPI AWT	Spiraea x bumalda 'Anthony Waterer' / Anthony Waterer Spirea	5 gal.	19
	SYR KIM	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	5 gal.	33
<u>GRASSES</u>				
	BOU BLO	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	3 gal.	26
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	3 gal.	74
	MIS MOR	Miscanthus sinensis 'Morning Light' / Morning Light Eulalia Grass	3 gal.	8
<u>PERENNIALS</u>				
	HEM ORO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	25
	HOS FNC	Hosta x 'Francee' / Francee Hosta	1 gal.	11
	NEP WLO	Nepeta x 'Walker's Low' / Walker's Low Catmint	1 gal.	12
	PER ATR	Perovskia atriplicifolia / Russian Sage	1 gal.	60
	SAL CAR	Salvia nemorosa 'Caradonna' / Caradonna Meadow Sage	1 gal.	11
<u>ROSES</u>				
	ROS CSX	Rosa x 'Noa813219' / Flower Carpet® Peach Rose	5 gal.	2
	ROS 361	Rosa x 'Radtko' / Double Knock Out® Red Rose	5 gal.	16

PLANT SCHEDULE .

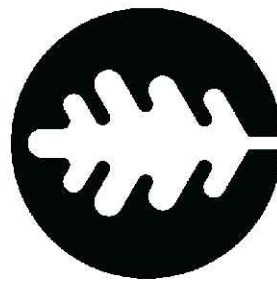
<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
<u>GROUND COVERS</u>				
	VIN COM	Vinca minor 'Bowles' / Bowles Periwinkle	flat	58 flats

01 TAKE-OFF SCHEDULE .

<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	Sod	2,303 sf
	Decorative Rock	10.9 cy



TREES
BY
DESIGN



treesbydesign.com
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john@treesbydesign.com
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Plan is scaled to be printed on 24" x 36"
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DISCLAIMERS

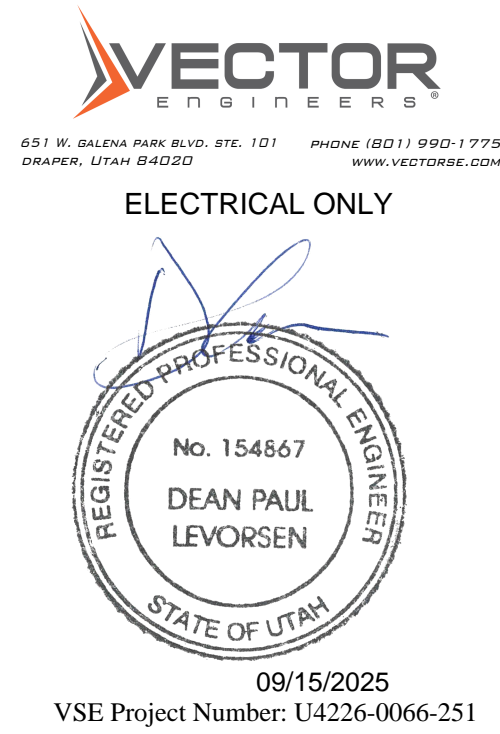
The installation contractor is responsible to discover and abide by any setbacks, easements, and building regulations.
The contractor is also responsible to verify all quantities, measurements, site conditions, grades, and property boundaries.
Property boundaries are derived using county maps and/or provided civil plans. Trees by Design is not responsible for the accuracy of any shown property lines. Trees by Design makes no claim to accuracy of plans.

CUSTOMER INFO

BLOCK 8 PROJECT
1379 S REDWOOD RD
NORTH SALT LAKE, UT

SHEET NAME

LS1.0



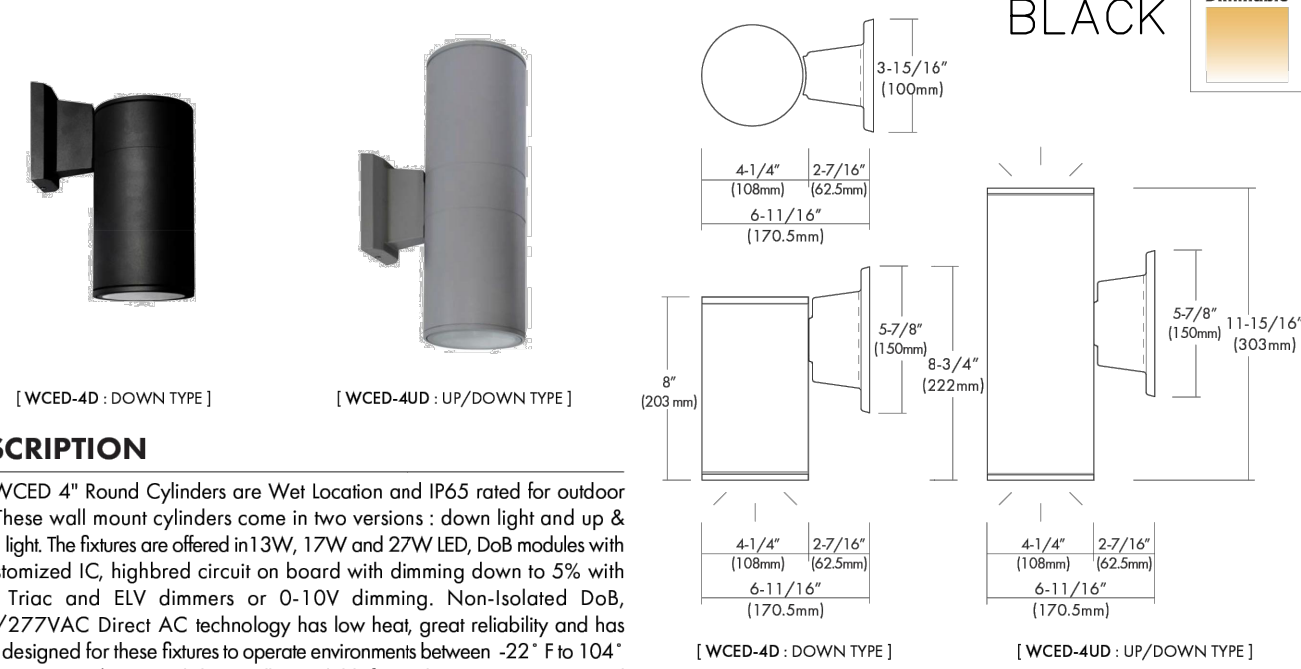
WCED-4D
120/277VAC, 4" Wall Mount Cylinder Down Light
WCED-4UD
120/277VAC, 4" Wall Mount Cylinder Up and Down Light

DoB
Driver on Board
AC Direct Module

Catalog # _____
Project _____
Prepared by _____

Type **W2**
Date _____

4" LED Cylinder
BLACK Dimmable



DESCRIPTION

The WCED 4" Round Cylinders are Wet Location and IP65 rated for outdoor use. These wall mount cylinders come in two versions: down light and up & down light. The fixtures are offered in 13W, 17W and 27W LED, DoB modules with a customized IC, highbired circuit on board with dimming down to 3% with most Triac and ELV dimmers or 0-10V dimming. Non-Isolated DoB, 120/277VAC Direct AC technology has low heat, great reliability and has been designed for these fixtures to operate environments between -22° F to 104° F (-30° C to 40° C). Optional Photo Cell is available for Dusk to Dawn operation and EM drivers for emergency lighting.

DESIGN FEATURES

- Features**
- All aluminum construction, powder coat painted in white, black or silver finish for harsh, weatherproof applications.
 - 120/277VAC Non-Isolated DoB, 120/277VAC Direct AC technology in 13W, 17W or 27W dimmable modules with integrated circuit, customized chips on board.
 - 80 or 90 CRI with color temperatures in 3000K, 3500K or 4000K.
 - Wet location, IP65 Rated.
 - Dimming with most Triac and ELV dimmers or 0-10V dimmers. **Warning:** Non-Isolated DoB fixtures cannot use 0-10V Electronic Relay Systems without incurring damage. For those type of Electronic Dimming Systems, order the Optional Isolation 0-10V Dongle: **DONGLE-IS01.0**. 1 Dongle is used for each fixture dimmed.
 - Optional Photo Cell and Emergency Drivers are available.

Mounting

- Mount completely assembled fixture directly on the wall surface using appropriate anchor bolts or screws (supplied by others).

Limited Warranty

- LED Module: 5 years/50K hours
- Product: 3 years

Listing

- cCSA-US Wet Location

TEL: 856-234-2211 FAX: 856-234-0881 www.lum-tech.com

SPECIFICATION			
120/277VAC			
Wattage (v/50/60)	13W	17W	27W
Lumen (v/50)	1,190lm	1,415lm	2,110lm
Efficacy (l/W)	79.3	70.8	70.3
Beam Angle	42°	42.5°	49°
CRI (Typical)	80, 90		
CCF (Efficacy/50)	3000K, 3500K, 4000K		
Dimming	Triac, ELV or 0-10V**		
LED Module	5 yr/50K hr		
Environment	Wet Location		

* Double wattage for Up/Down Type

0-10V Approved Dimmers	
* Lutron: Skylark S-600	
* MRF2-600N-120	
* MAC1-120M	
* DVLV-600P	
* SELV-300P	
* CTCL-1-133P	
* DWLV-303P	
* DWCL-1-133P	
* Leviton: D600K, Acents Aw06, Tenelon 87050W	
* Cooper Devine incandescent dimmer 600W	
* Photocell/harmony incandescent 600W	
* For 0-10V Driver**	
* Lutron: Nova 0-10V, NITTY	
Direct 0-10V, DMV	
* Leviton: Decore 0-10V, IP7100L	

** Consult tech. service or factory for additional dimmers
*** Consult with factory if you are not using the approved dimmers

WARNING: DO NOT USE 0-10V Electronic Relay Systems like Autly AP116 EFP or Creston CLSP-DIMV8-UP units with Low Tech DoB fixtures. If you want to use a 0-10V Electronic Relay System, order the optional DONGLE-IS01.0 which will prevent damage to the fixture.

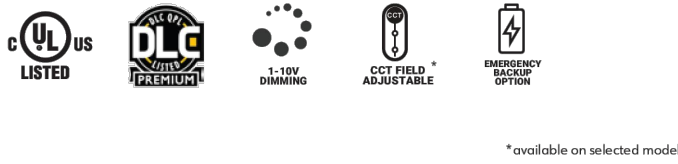
04/08/2021 LUM-TECH LIGHTING

FWPC™



BRONZE

CCT selectable full-cut off LED Wall Mount



* available on selected models

TECHNICAL SPECIFICATIONS

COMPLIANCE

UL Listed
Suitable for wet locations

IESNA LM79 & LM-80 Testing

PacLights LED luminaires have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Qualification

Selected models of this product are on the Design Lights Consortium (DLC) Qualified Products List and are eligible for rebates from DLC Member Utilities. To view our DLC qualified products, please consult the DLC Qualified Products List at www.design-lights.org/gpl

LED CHARACTERISTICS

LEDs

Long-life, high-efficiency, surface-mount LEDs

Lifespan

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Rendering Index

>80

Beam Angle & BUG

100° beam; 82-U0-G1

Field-selectable Color Temperature

On selected models (3CCT), 3000K/4000K/5000K, selectable by a dip switch

Color Uniformity

PacLights' range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSA) Products, ANSI C78.377-2017

ELECTRICAL

Drivers

1-10V Dimmable
Input Voltage: 120-277V, 50-60 Hz
Power Factor > 0.9; THD <20%
Surge Protection dA

Need help? Tech help line: (800) 988-6586 Email: esg@PacLights.com Website: www.PacLights.com
Copyright © 2021 PacLights All Rights Reserved Specifications are subject to change at any time without notice

PacLights

PROJECT:

DATE:

TYPE: W1/W3

PREPARED BY:



KEY FEATURES

- 100,000-Hour LED lifespan
- 1-10V dimming standard on all models
- Selected models: 3000K/4000K/5000K field-selectable
- Optional photocell and motion control
- Emergency backup option provided

CONSTRUCTION

IP Rating

IP 65 Rated

Ambient Temperature

Suitable for up to 50° C (122° F) ambient temperature

Cold Weather Starting

The minimum starting temperature is -40 F/-40° C

Housing

Die-cast aluminum housing

Gaskets

Silicon Gaskets

Finish

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Mounting Methods

Surface mount

Green Technology

Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

Lens

Polycarbonate

OTHER

5-Year Limited Warranty**

The PacLights 5-year, limited warranty covers light output, driver performance and point finish.
* PacLights' warranty is subject to all terms and conditions found at paclights.com/warranty

Page 1 of 3
PL-SPR-2021-01

Optec
LED LIGHTING

Catalog: P1
Project: FULL CUTOFF
Type:

Area Series (Small)

BRONZE

20 FT POLE



WARRANTY

- 10-Year Warranty (parts or replacement)

FEATURES

- LED Brand: Lumileds
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CR: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Universal Square Pole or Round Pole Standard

ELECTRICAL SPECIFICATIONS

- Power Input 120-277V (347-480V optional)
- Drive Current: 100 mA Efficacy: 80W = 120 lm/W; 120W = 120 lm/W; 150W = 120 lm/W
- Power Factor: > .095
- THD: < 15%
- Surge Protection: 10 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)

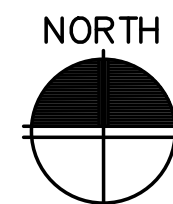
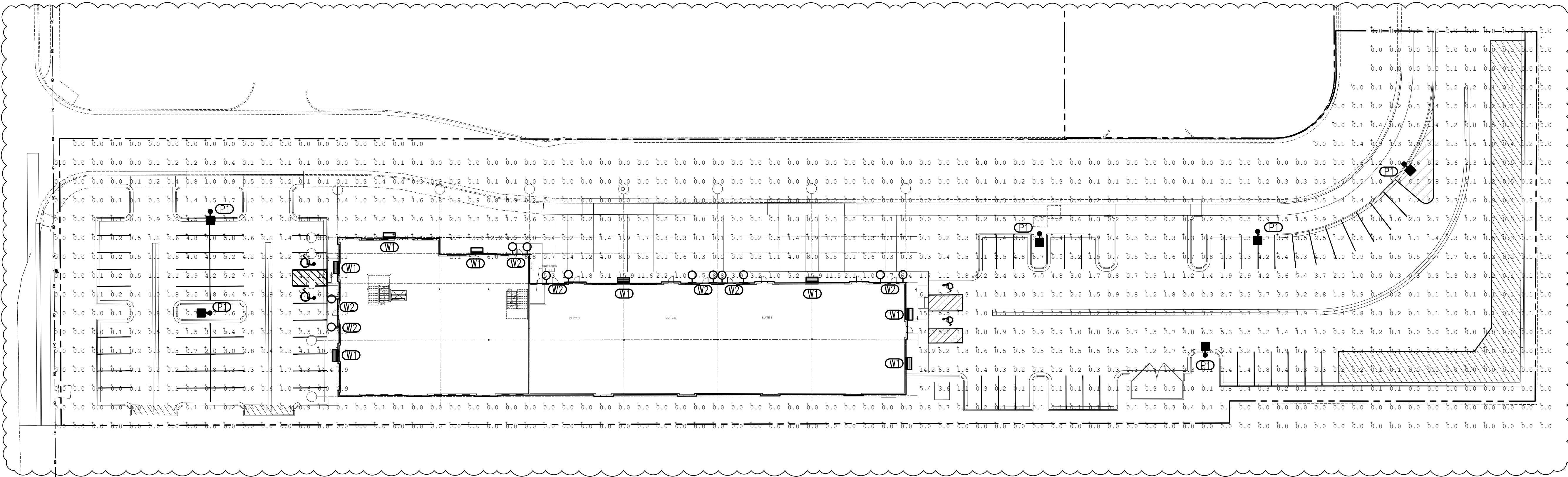
PERFORMANCE SPECIFICATIONS

Lens Type	Model / Wattage	Lumens		Bug Rating		
		4000K	5000K	B	U	G
Type 2 Forward	OLA1-080	10,123	10,123	3	0	1
	OLA1-120	15,514	15,514	3	0	1
	OLA1-150	18,735	18,735	3	0	2
Type 3 Forward	OLA1-080	9,829	9,829	2	0	2
	OLA1-120	14,831	14,831	3	0	2
	OLA1-150	18,412	18,412	3	0	2
Type 3 Left	OLA1-080	9,832	9,832	3	0	3
	OLA1-120	14,747	14,747	3	0	3
	OLA1-150	18,435	18,435	4	0	3
Type 3 Right	OLA1-080	9,831	9,831	3	0	3
	OLA1-120	14,657	14,647	3	0	3
	OLA1-150	18,323	18,323	4	0	3
Type 4 Forward	OLA1-080	10,654	10,654	2	0	2
	OLA1-120	15,312	15,312	2	0	2
	OLA1-150	19,025	19,025	3	0	2
Type 4 Left	OLA1-080	9,902	9,902	3	0	2
	OLA1-120	16,158	16,158	3	0	2
	OLA1-150	18,946	18,946	4	0	4
Type 4 Right	OLA1-080	10,721	10,721	3	0	3
	OLA1-120	14,985	14,985	3	0	3
	OLA1-150	19,765	19,765	4	0	4
Drive Current		Wattage				
100 mA (120 mA-360)		80	120			
Current (A) @ 120V		0.67	1.00			
Current (A) @ 208V		0.36	0.58			
Current (A) @ 240V		0.23	0.50			
Current (A) @ 277V		0.29	0.43			
Current (A) @ 347V		0.23	0.35			
Current (A) @ 480V		0.17	0.25			

Optec LED LIGHTING 1700 De Soto Place, Ontario, CA 91761

P: 888-743-5220

optecledlighting.com



SITE LIGHTING PHOTOMETRIC CALCULATION
SCALE: 1"=30'-0"

SALMON DESIGN GROUP

FELIX ENGINEERING
EDEN - ST. GEORGE, UTAH
PHONE: 801-913-3111
susi@felixeng.com
dave@salmonelectric.com



No.	revision	date	by
9			
8			
7			
6			
5			
4			
3			
2			
1			

BLOCK 8
1379 SOUTH REDWOOD ROAD
NORTH SALT LAKE, UTAH

SITE LIGHTING PHOTOMETRIC CALCULATION

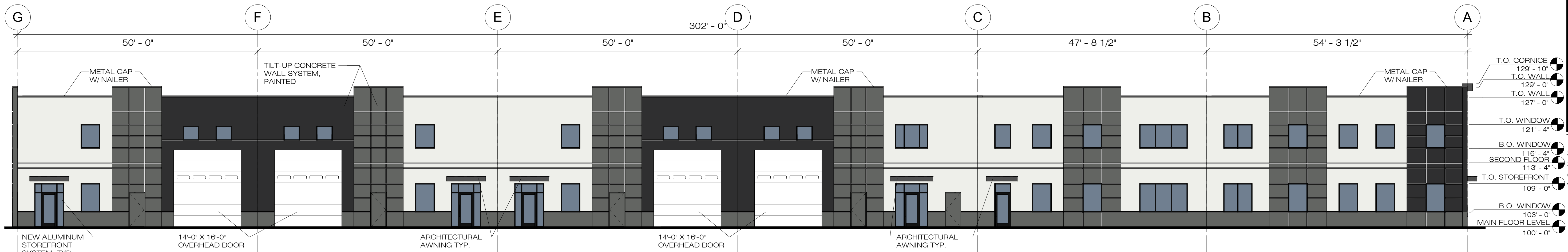
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project #: RH-2501

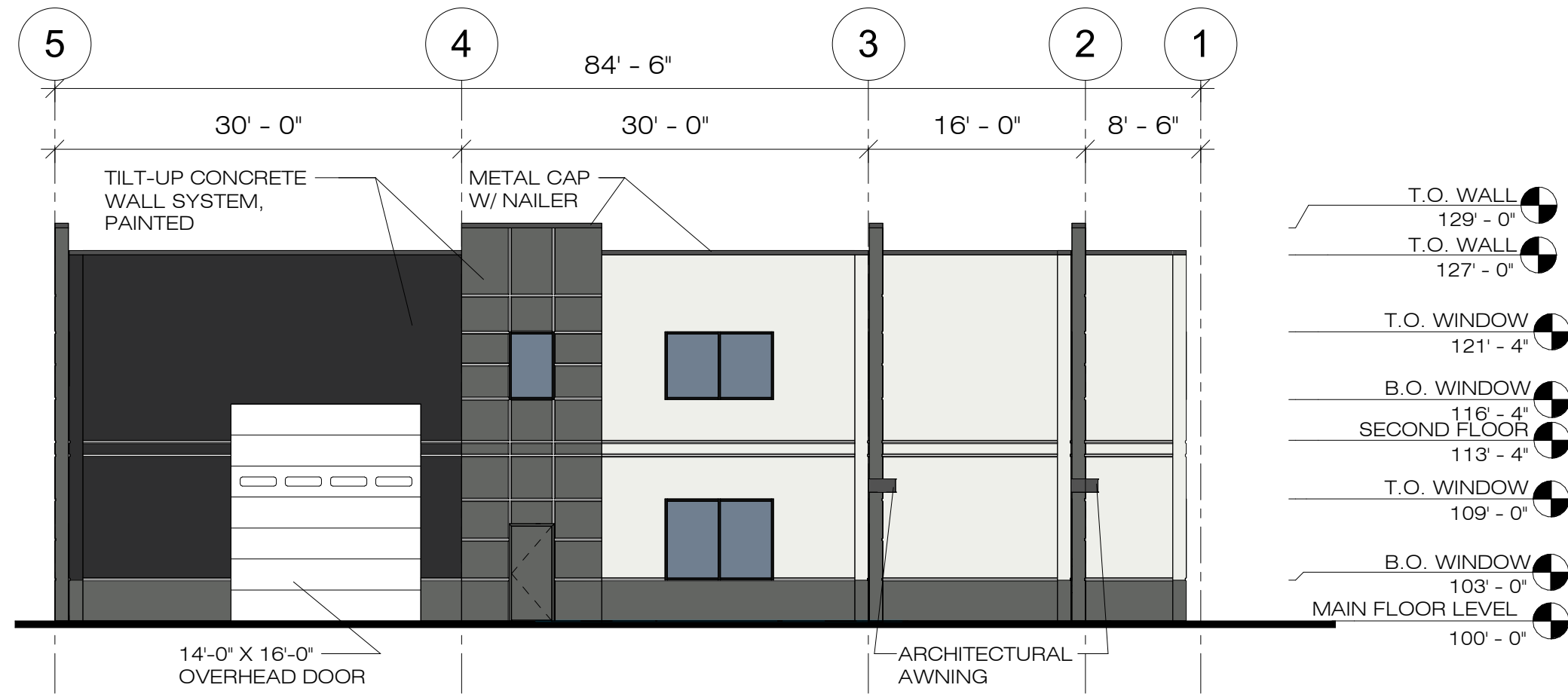
sheet:

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date: 08-04-25



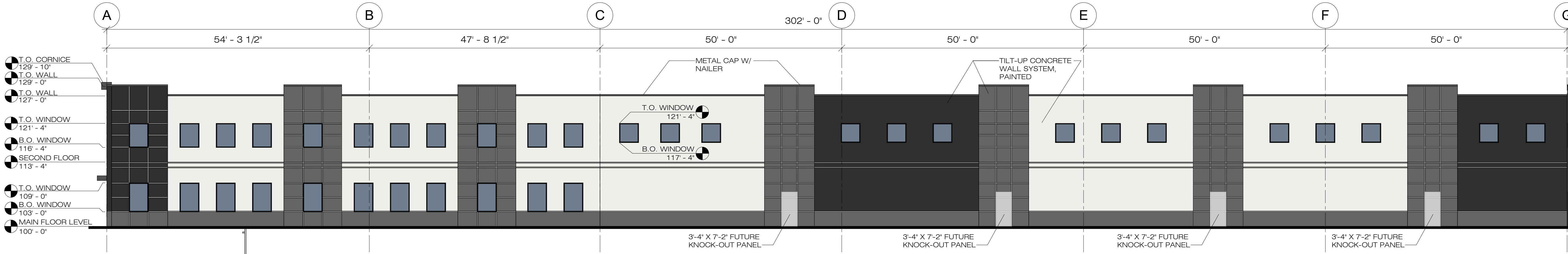
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

FINISH SCHEDULE

MATERIAL	MANUFACTURER	COLOR
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7068 GRIZZLE GRAY
CONCRETE (PAINTED)	SHERWIN WILLIAMS	SW 7006 EXTRA WHITE
METAL CAP/AWNINGS	DREXEL METALS	CHARCOAL GRAY SR.27
ALUMINUM STOREFRONT	KAWNEER	BLACK
EXTERIOR GLASS	GUARDIAN GLASS	SUPERNEUTRAL 68 ON GRAY

NOTE:
PROVIDE ADDRESS SIGNAGE TO MEETS 2021 IBC 502.1 REQ'S. OF MIN. 6" HIGH AND MIN. .5" WIDE AND SHALL BE ARABIC NUMBERS OR ALPHABETIC LETTERS AND SHALL BE CONTRASTING COLOR OF THE BACKGROUND.

EXTERIOR FENESTRATION NOTE

U-FACTOR FOR ALL WINDOWS/FENESTRATION TO BE DETERMINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NFRC 100, CERTIFIED BY AN INDEPENDENT LABORATORY, AND LABELED AS SUCH BY THE MANUFACTURER. THE STICKERS SHOULD BE LEFT ON THE WINDOWS UNTIL AFTER THEY HAVE BEEN INSPECTED, SITE BUILD FENESTRATION SHOULD BE PROVIDED WITH AN ONSITE CERTIFICATION THROUGH NFRC.

REFERENCE PRODUCT LISTING CPD ID: P-CRL-117352

U-FACTOR: .29

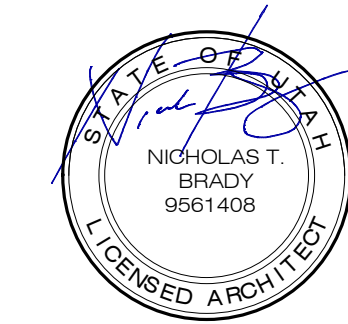
SHGC RATING: .38

(SOLAR HEAT GAIN COEFFICIENT RATING)

G= INSULATED SAFETY GLAZING	.29 U FACTOR .38 SHGC
T= INSULATED SAFETY GLAZING (SIDELIGHTS TYP.)	.29 U FACTOR .38 SHGC
D= INSULATED SAFETY GLAZING (DOORS TYP.)	.29 U FACTOR .38 SHGC



200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



8/25/25

BLOCK 8
1379 S REDWOOD ROAD
WOODS CROSS, UT

EXTERIOR ELEVATIONS

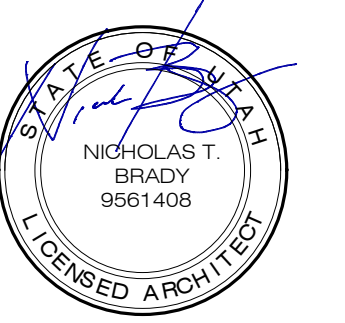
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AUGUST 25, 2025
2269001

A3.1



SAMUEL J.
BRADY
ARCHITECTS

200 E. South Temple
Suite 160
Salt Lake City, Utah 84111
(801) 595-1752
www.sambrady.com



8/25/25

BLOCK 8
1379 S REDWOOD ROAD
WOODS CROSS, UT

RENDERINGS

SCALE:
AUGUST 25, 2025
2269001

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