

**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—LIGIT 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.

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