

# 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.

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## AGENDA

November 25, 2025 6:30 P.M.

1. PLEDGE OF ALLEGIANCE  
(Robin Goodman)
2. MINUTE APPROVAL  
(Joe Rupp)
3. OPEN SESSION  
(Joe Rupp)
4. LIGHT COMMERCIAL FLEX MANUFACTURING DISCUSSION/VOTE  
(Marc Croft)
5. PUBLIC HEARING ARCHITECTURAL METAL PANELS TEXT AMENDMENT  
(Joe Rupp)
6. ARCHITECTURAL METAL PANELS DISCUSSION/VOTE  
(Shivam Shah)
7. AUTO SAVVY AMENDED SITE PLAN  
2023 South 625 West (S-1 Special Use Zone)  
(Rich Jackson)
8. CITY COUNCIL REPORT  
(Gary Sharp)
9. 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

## OCTOBER 28, 2025

The minutes of the Woods Cross Planning Commission meeting held October 28, 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

Robin Goodman  
Jake Hennessy-online  
Mariah Wall

## **COMMISSION MEMBERS EXCUSED:**

David Lewis IV

**STAFF PRESENT:**

Curtis Poole, Community Development Director  
Bonnie Craig, Administrative Assistant

**CITY COUNCIL MEMBERS PRESENT:**

Gary Sharp

## VISITORS:

Nick Smith      Larry Barnedt      Chad Salmon      Khoa Nao

## 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 23, 2025.

Following the review of the minutes, Commissioner Goodman made a motion to approve the minutes as corrected with Commissioner Wall 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.

Mr. Chad Salmon addressed the Commission and handed out a packet for the Planning Commission's review proposing redevelopment of the property located at 1368 West 500 South in Woods Cross. Mr. Salmon said the site is currently zoned C-2A and contains an existing nonconforming use, an older wooden storage structure and associated outdoor storage area. He said he would appreciate the Commission looking over the summarization of the request to redevelop this property. He said he would like the Commission to have information on the property and to see what he is proposing so when he comes back to talk about the project at a future time, they have had a chance to review it and take it under advisement.

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Chairman Rupp said he had previously spoken with Mr. Salmon and felt that this is challenging because the Commission cannot give recommendations until something is officially submitted. Chairman Rupp said Mr. Salmon would like recommendations from the Commission before he spends a large amount of money getting architectural drawings done. Chairman Rupp said they have given some recommendations for projects previously, but in those cases an application had already been submitted, or the property is already owned in the previous cases. Chairman Rupp said the Commission could take a look at the project generally speaking and say whether they like the progress that is happening. He said they cannot say affirmatively yes to anything or give formal approval until the project goes through the application process. Mr. Poole, the Community Development Director, said the city cannot give any formal approval unless there is an application before the Commission. He said there can be liability to the city if there is an affirmative given for a project and then something does not work out for that project or the project is denied as it moves forward. He said there needs to be an application made before any formal recommendations are given.

Mr. Salmon said it is very expensive to get drawings done, but an application can be submitted. He said he has first right of refusal on the property but there are other people interested in buying the property. He said he feels like there should be an avenue to go through with submitting a rendering according to code but submitting a full set of engineered drawings is very expensive.

Chairman Rupp asked Mr. Poole if a full set of drawings is required with to submit an application or can a concept drawing be filed with an application.

Mr. Poole said there are two types of applications. One is a site plan application and there is also a non-conforming application that is a separate application and that can be approved for a non-conforming use.

Chairman Rupp said the Commission would recommend working with staff and submit an application for the non-conforming use which would not require the renderings and drawings. He said after that application is reviewed and approved for the land use; Mr. Salmon could come back with the application for the site plan if he decided he would like to move forward with the project. Chairman Rupp said the Commission would look at the packet in the meantime to get an idea of what Mr. Salmon is planning on doing on the property.

Mr. Salmon said he does not have a problem with supplying renderings which are included in the packet, but the problem comes when it is not approved, and he has had to spend large amounts of money on drawings. Chairman Rupp said there can be an application submitted for the non-conforming use and that it can be approved or denied and then Mr. Salmon can then decide whether or not he wants to move forward with the project.

Chairman Rupp said he feels like the Commission does have a fairly good idea what they might lean towards when they have the chance to review things, but the application would need to be started. Mr. Salmon said he would work with Mr. Poole in getting that application submitted.

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

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**NGO SHORT-TERM RENTAL CONDITIONAL USE 977 WEST 1000 SOUTH—KHOA NGO**

Mr. Curtis Poole, the Community Development Director, noted the applicant Khoa Ngo, is requesting approval of a conditional use permit for the purpose of operating a short-term rental at this location. He noted this property is surrounded by other single-family homes in the R-1-8 zone. He said a short-term rental is a permitted use within the R-1-8 zone subject to a conditional use review.

Mr. Poole noted that in the fall of 2023, the applicant received approval for an ADU. He said the applicant has requested the ADU be considered non-operational and will use the space for the short-term rental. He said there are two bedrooms, two bathrooms, a living area, and a kitchen in the basement that will be used for the short-term rental. He noted the applicant will continue to reside at this address. He said the applicant has sufficient parking for both the short-term rental and the single-family residence. Mr. Poole noted the standards and regulations for establishing and permitting short-term rentals were provided to the applicant along with the application.

Following the information given by the Community Development Director, Commissioner Blackley asked what the definition of short-term would be considered. Mr. Poole said it was less than 30 days.

Mr. Khoa Ngo appeared before the Commission, but they had no questions regarding this matter.

There being no further questions or comments Commissioner Doxey made a motion to approve the conditional use request for a short-term rental for Mr. Khoa Ngo 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 includes landscaping.
6. The operation of the short-term rental shall not negatively impact adjacent property owners.

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

**SPRING WORKS CONDITIONAL USE 1173-1199 WEST 2425 SOUTH—ELI MONGEON**

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The Community Development Director reviewed this item with the Commission. He noted the applicant, Eli Mongeon, is requesting approval of a conditional use permit for the purpose of operating a light manufacturing business from this location. He noted that the property is surrounded by other properties within the I-1 zone and light manufacturing is allowed in this zone subject to a conditional use review. Mr. Poole said the proposed business, Spring Works, is a custom spring company that manufactures precision spring components that services a broad range of industries. He said Spring Works has 25 employees and is planning to operate Monday through Friday 7:30 A.M. to 5:00 P.M. He said the business would occupy the building formally used by Level Nine Sports.

Mr. Poole said there is no new construction or expansion of the site with this application. He noted the site has 58 combined parking stalls for both sides of the building and parking meets the requirements of the code. He also noted all business activities and storage would happen inside the building.

Following the information given by Mr. Poole, Mr. Eli Mongeon, President of Spring Works, appeared before the Commission. Mr. Mongeon said they are currently operating this business in WX and have been for the last 25 years but are now looking at moving their facility to a larger location.

Commissioner Doxey asked if there would be any noise or odors during the manufacturing process. Mr. Mongeon said there were no concerns with either noise or odors when the products are manufactured. Mr. Mongeon said it is a pretty simple process, and they ship their products to people all over the world.

There were no further comments and Commissioner Blackley made a motion to approve the conditional use request for a light manufacturing use for Spring Works, 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 Wall seconded the motion, and all voted in favor of the motion through a roll call vote.

**BLOCK 8 SITE PLAN 1379 SOUTH REDWOOD ROAD—NICK SMITH**

Mr. Poole then reviewed this item with the Commission and said the applicant, Mr. Nick Smith, on behalf of Salmon Investments LLC, is requesting site plan approval to develop vacant property. He said the property is located in both the C-2A and I-1 zones. He went on to note that this property is north of the Rockwell and Maverik Logistics properties and to the southwest of the Flexpak development. He also said the property to the west across Redwood Road is a single-family use located in the CRT zone.

Mr. Poole said the proposed building is a two-story building that will primarily face Redwood Road. He said that code requires that the building form should be predominantly rectangular with “decorative elements and articulations,” to break up the building. Mr. Poole said the applicant has achieved this by using color

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variations, varying the height of the wall plane, and providing canopies over entrances. He said the building also meets the setback and height standards of the C-2A and I-1 zones.

Mr. Poole went on to note the applicant is proposing to provide 75 parking stalls. He also said 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. He said staff finds the proposed parking provided would meet the required office space and would be adequate for potential warehouse employee parking. He also noted the landscape plan is in order and meets standards of code.

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

Following the information given by Mr. Poole, Commissioner Doxey asked if the office building is in the C-2A zone. Mr. Poole said all of the building in question is located in the C-2A zone.

Mr. Chad Salmon addressed the Commission and said they have been working on this project for quite a while. He said as far as UDOT goes; they have gotten approval for the right-of-way but are waiting for approval to finish the curb and gutter. Mr. Salmon said they have also received formal approval from the FAA.

There were no further questions and Commissioner Doxey made a motion to 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.

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

**CITY COUNCIL REPORT—GARY SHARP**

Council Member Sharp reported on the City Council meeting held October 21, 2025. Please see the minutes of that meeting for the details of his report.

**GENERAL & PENDING BUSINESS**

Mr. Poole said the next meeting falls on Veterans Day and the city offices are closed so there will not be a meeting held.

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Mr. Poole said the code amendments coming back for the Planning Commission's review will probably not be considered until late November or December.

Chairman Rupp said it was a good learning experience to go to the American Planning Association Conference, and he had learned a lot of good things. Commissioner Goodman also said she felt it was a worthwhile conference, and they both thanked staff for the opportunity to go.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Goodman made a motion to adjourn the meeting at 7:22 P.M.

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Joe Rupp, Chairman

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Bonnie Craig, Administrative Assistant

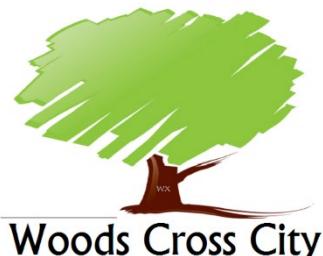
# STAFF REPORT

**To:** Planning Commission

**From:** Curtis Poole, Community Development Director

**Date:** November 25, 2025

**Re:** Code Text Amendment – Light Commercial Flex Manufacturing



## Background

Marc Croft submitted an application requesting a text amendment to allow light commercial flex manufacturing as a conditional use in the C-2 (General Commercial) zone. The Planning Commission previously reviewed the request and forwarded a positive recommendation to the City Council.

When reviewing the recommendation, the City Council expressed concern about permitting this use in a commercial zone without requiring a retail component. The Council directed staff to work with the City Attorney to determine whether requiring a retail component for light commercial flex manufacturing in commercial zones would present any issues and further directed the Commission to review any revisions recommended by the City Attorney.

## Staff Review

Following discussions with staff and the City Attorney, the following approach is recommended:

- Add light commercial flex manufacturing as a conditional use in the C-2 zone with an accompanying footnote stating: *“Uses located in a commercial zone shall require a retail component as part of the business.”*
- No changes are proposed to the existing definition of light commercial flex manufacturing, as industrial zones that currently permit this use do not require a retail component.

## Recommendation

Staff recommends that the Planning Commission review the proposed text amendment and forward a positive recommendation to the City Council to approve the amendment allowing light commercial flex manufacturing as a conditional use in the C-2 zone.

## CHAPTER 12-28 LAND USE AND SUPPLEMENTARY REGULATIONS

- 12-28-101. **Land Use Table**
- 12-28-102. **Supplementary Regulations.**
- 12-28-103. **Administrative Review and Approval – Appeals.**
- 12-28-104. **Projections Into Yards.**
- 12-28-105. **Additional Height Regulations.**
- 12-28-106. **Annexation.**
- 12-28-107. **Clear View of Intersecting Streets.**
- 12-28-108. **Culinary Water and Sewage Disposal.**
- 12-28-109. **Fencing Regulations.**
- 12-28-110. **Yard, Landscaping, Maintenance and Storage.**
- 12-28-111. **Temporary Uses.**
- 12-28-112. **Self-Service Storage Facilities.**
- 12-28-113. **Flag Lots.**
- 12-28-114. **Noise Abatement Requirements.**
- 12-28-115. **Sexually Oriented Businesses.**
- 12-28-116. **Single-Family Dwelling Regulations.**
- 12-28-117. **Urban Chickens.**
- 12-28-118. **Apiaries (Beekeeping).**
- 12-28-119. **Westwood Mobile Home Subdivision.**
- 12-28-120. **Rail Spurs as a Conditional Use.**
- 12-28-121. **Development Agreements.**
- 12-28-122. **Public Utility Facilities.**
- 12-28-123. **Accessory Dwelling Units (ADU's).**
- 12-28-124. **Short-term Rentals.**
- 12-28-125. **Revocation Proceedings.**
- 12-28-126. **Shipping Containers**

### 12-28-101 Land Use Table

**P = PERMITTED      C = CONDITIONAL      BLANK = NOT PERMITTED**

	A-1	R-1-8	R-1-15/20	SFRT	R-2	R-4	C-1	C-2	C-2A	C-3	CRT	S-1	AP	I-1	I-1A	I-2
<b>Residential Uses</b>																
Accessory Dwelling Unit	P	P	P	P							C <sup>1</sup>					
Flag Lots		C	C													
General Residential Use					P								C <sup>2</sup>			
Green Court Home				P							P	C				
Group Homes	P	P			P							C				
Home Occupations	P	C	P		C	C										
Multiple Family					P						P	P				
Patio Home				P							P	C				
Planned Dwelling Group						C						C				
Residential Facility for Persons with a Disability	P	P	P	P	P	P										

	A-1	R-1-8	R-1-15/20	SFR/T	R-2	R-4	C-1	C-2	C-2A	C-3	CRT	S-1	AP	I-1	I-1A	I-2
Residential Facility for Elderly Persons	C	C	C	C	C	C	C	C	C	C	C	C				
Short-term Rentals		C	C	C	C	C										
Single-Family Dwelling	P	P	P	P	P	P										
Townhome				P							P	C				
Two-Family Dwelling					P											
<b>Institutional/Public/Utility</b>																
Public Use	C	C	C	C	C	C	C	P	P	P	P	P		P	P	P
Quasi-Public Use	C	C	C	C	C	C	C	P	P		P	P				
<b>Agriculture</b>																
Agriculture	P													C	C	C
Apiaries	C	C	C		C								C	P	P	P
Grazing and Pasturing	C												C	C	C	
Urban Chickens	C	C	C		C											
<b>Recreational</b>																
Gymnasium, Fitness Center								P	P	P	P	P	C			
Indoor Recreational Facilities							C	C	C	P	P	C	C	C	C	C
Outdoor Recreational Facilities							C	C	C	C	C	C	C	C	C	C
Movie Theatre							P	P	P	P	P					
<b>Commercial/Retail</b>																
Appliance and Furniture Sales and Repair							C	C					C	C		
Bakeries, Pastries, Donut Shops							P	P	P	P	P	P				
Banking, Credit Unions							P	P	P	P	P	P	P	C		
Beverage Shops with Drive Up Window							C	C	C	C						
Big Box Retail									C							
Convenience Store with Gasoline Sales							C	C	C	C		C				
Day Care, Nurseries and Similar							C	C	C		C	C				
Electric Charging Station							C	C	C	C	C					
Fast Food							C	C	C	C						
Funeral Establishments, Mortuaries, Wedding Chapels							C	C								
Garden and Nursery Supplies - Indoor							P	P	P		P					
Garden and Nursery Supplies - Outdoor							C				C	C	C	C		
Grocery Store							P	P	P		P					
Hardware/Home Improvement							P	P	P							
Hospitals									P							
Hotels, Motels							C	C	P	C	C			C	C	C
Kennels							C					C	C	C	C	

	A-1	R-1-8	R-1-15/20	SFRT	R-2	R-4	C-1	C-2	C-2A	C-3	CRT	S-1	AP	I-1	I-1A	I-2
Medical Cannabis Facility							P	P	P	P		P	P	P	P	P
Medical/Dental Clinic							P	P	P	P	P	P				
Nonresidential Treatment Facility							C	C	C	C		C		C		
Office, General and Professional							P	P	P	P	P	P				
Personal Services							P	P	P		P	P				
Pet Services							C	C	C	C	C	C		C		
Pharmacy							P	P		P	P	P				
Restaurants							P	P	P	P	P	C				
Retail Sales							P	P	P	P	P	C		C	C	
Sexually Oriented Business							C					C	C	C	C	
Veterinary Clinic							C	C			C	C	C	C		
<b>Automotive and Related Uses</b>																
Automotive Oil Change Specialty Store								C	C				C			
Automotive Repair, major								C					C	C	C	
Automotive Repair, minor							P						C	C	C	
Automotive, Motor Vehicle, Truck, Recreational Vehicle Sales and Service							P	P				C	C	C		
Car Washes, Self-Serve and Automatic							C	C					C			
Salvage Yards														C		
<b>Industrial and Related Uses</b>																
Business Parks and Light Industrial Parks												C	C	C	C	
Cannabis Cultivation and Production	C											C	C			C
Canning, Processing, and Preserving Food Products												C	C	C	C	
Commercial Printing												C	C	C	C	
Coating, Plating and Engraving												C	C	C	C	
Light Commercial Flex Manufacturing									C <sup>3</sup>			C	C	C	C	
Light Manufacturing, Compounding, Processing, Milling, or Packaging of Products												C	C	C	C	
Industrial Hemp Production, Retailing, and Laboratories	C											C	C			C
Lumber, Building Products												C	C	C	C	
Manufacturing												C	C	C	C	
Office, Warehouse												C	C	C	C	
Paint, Glass and Wallpaper Manufacture and Wholesale and Retail Sales of such products												C	C	C	C	
Petroleum refining or storage, and gas manufacturing or storage																C
Processing, Packaging, Assembling of Products - Indoor												C	C	C	C	

	A-1	R-1-8	R-1-15/20	SFRT	R-2	R-4	C-1	C-2	C-2A	C-3	CRT	S-1	AP	I-1	I-1A	I-2
Rail Spurs														C	C	C
Research and Development Activities													C	C	C	C
Self-Service Storage Facilities													C	C	C	C
Warehousing of goods stored in an enclosed building													C	C	C	C
<b>Airport</b>																
Airport													P			
Airport-related businesses, Aviation Related Uses													C			
Hangars and Shade Hangars													C			

1. *Permitted in Green Court or Patio Home Developments only.*
2. *Residential uses and overnight accommodations shall be prohibited in any structure in this zone unless clear and convincing evidence is provided by the developer that demonstrates that the residential/overnight use is directly related to an airport or aviation purpose, that reasonable alternative residential/overnight accommodations are not available, and the adverse effects thereof may be mitigated by imposition of reasonable conditions.*
3. *Light commercial flex manufacturing uses located in a commercial zone shall require a retail component as part of the business.*

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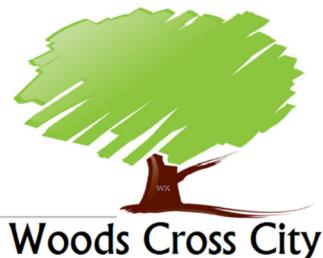
# STAFF REPORT

**To:** Planning Commission

**From:** Curtis Poole, Community Development Director

**Date:** November 25, 2025

**Re:** Code Text Amendment – Architectural Metal Building Materials



## Background

Shivam Shah, representing Salt Canyon, has submitted a text amendment application requesting that metal architectural panels be added to the list of allowed building materials in the I-1 (Light Industrial) zone. Salt Canyon has an active site plan application under staff review for a vacant property along 1100 West, which will be presented at a future Commission meeting.

## Staff Review

The existing code outlines building design standards and permitted materials intended to maintain an “attractive appearance.” Currently, allowed materials include brick, stone, stucco, glass, colored decorative block, stone aggregate, or other materials that maintain a similar appearance. Under this language, metal materials do not qualify toward the required minimum 85 percent coverage.

This section of code has been in place for more than a decade. The likely intent behind excluding metal was to prevent the use of corrugated warehouse-style metal siding, which does not meet the desired aesthetic for the district.

However, modern architectural metal panels are significantly different in quality and appearance. Today’s architectural metal products offer improved color options, profiles, and textures, allowing them to contribute positively to building aesthetics.

The applicant proposes adding the following language to allow these improved materials:

*“In addition, architectural metal panels, including concealed-fastener board-and-batten, architectural box rib, or similar high-quality metal cladding with intentional color, texture, and profile variation may also be utilized in the eighty-five percent (85%) requirement. Corrugated “warehouse” style metal siding is not permitted.”*

In addition, staff is proposing to strike confusing language regarding metal buildings and their use in the zone.

Staff finds this amendment reasonable, as it broadens the available building materials while maintaining the intent of the design standards. Allowing architectural metal paneling provides additional flexibility for designers and encourages a higher-quality appearance without opening the door to undesirable, low-quality metal siding.

### **Staff Recommendation**

Staff recommends that the Planning Commission review the proposed text amendment and forward a positive recommendation to the City Council approving architectural metal paneling as an allowed building material in the I-1 zone.

## **CHAPTER 12-19      LIGHT INDUSTRIAL/BUSINESS PARK ZONE I-1**

- 12-19-101.      Purpose and Objectives.**
- 12-19-102.      Accessory Uses.**
- 12-19-103.      Area and Density Requirements.**
- 12-19-104.      Lot Frontage.**
- 12-19-105.      Yard Requirements – Setbacks.**
- 12-19-106.      Development Standards – Architectural Design.**
- 12-19-107.      Building Height.**
- 12-19-108.      Uses Within Buildings.**
- 12-19-109.      Distance Between Buildings.**
- 12-19-110.      Business Activities Within Enclosed Buildings – Outside Storage Requirements.**
- 12-19-112.      Permissible Lot Coverage.**
- 12-19-113.      Storage – Trash, Garbage, Etc.**
- 12-19-114.      Parking, Loading and Access.**
- 12-19-115.      Clear Vision and Intersections.**
- 12-19-116.      Bonds.**
- 12-19-117.      Signs.**
- 12-19-118.      Site Plan Review.**
- 12-19-119.      Development Requirements – Industrial and Business Subdivisions.**
- 12-19-120.      Restrictive Covenants – Ownership Association.**
- 12-19-121.      Outside Retail Displays and Outdoor Storage of Retail Products.**

### **12-19-101.      Purpose and Objectives.**

The light Industrial/Business Park (I-1) is a zoning district provided to allow light manufacturing, warehousing, business and office parks, professional offices, and research and development uses within the City that are compatible with adjacent or nearby residential or other non-industrial uses. Approved uses within this zone should encourage a productive operating environment for light industry and businesses and to protect the various allowed uses within the district from the adverse effects of incompatible uses. The regulations in this Chapter are intended to lessen traffic congestion, and to protect the health, safety and welfare of residents and workers in the area and within the City in general.

This zoning district is established to:

- (1)      Allow light manufacturing, business parks, professional offices, and research and development businesses in those areas specified in the General Plan of the City.
- (2)      Promote aesthetically pleasing light industrial and business park areas.
- (3)      Encourage creation of planned light manufacturing businesses, offices, research and development parks and complexes exhibiting the qualities of good design and efficient function to serve the needs of the public.
- (4)      Regulate the development of the light industrial areas and uses to provide for improved appearance, protection of adjacent properties and uses, preservation of street functions including minimizing the impacts of additional traffic on existing streets, provision of off-street parking and efficient use of municipal services,

- (5) Provide areas in the City where light manufacturing firms and other approved businesses can engage in assembling, distribution, office or warehousing activities which are performed entirely within a building designed and constructed in a manner which does not cause or produce a nuisance to adjacent properties and uses.
- (6) Provide adequate and accessible employment opportunities and light industrial, light manufacturing and business services to City residents and other area residents.
- (7) Prohibited Uses. Any use that creates a risk of objectionable influences such as fire, explosion, radiation, and other hazards incidental an industrial use is prohibited.

**12-19-102. Accessory Uses.**

Accessory uses and buildings customarily incidental to the permitted and conditional uses provided herein may be approved by the City in accordance with the provisions of this Title.

**12-19-103. Area and Density Requirements.**

Each single lot or parcel of land in an I-1 Zoning District shall contain a minimum of 1 acre.

**12-19-104. Lot Frontage.**

The initial lot or parcel of land in the I-1 Zone shall have a minimum frontage of 100 feet abutting a public street.

**12-19-105. Yard Requirements – Setbacks.**

The following minimum yard requirements shall apply to the I-1 Zone:

- (a) Front Yard: Each lot or parcel of land in the I-1 Zone shall have a front yard depth of not less than 30 feet except the Planning Commission may reduce the front yard to 20 feet if it finds the yard reduction provides a more attractive and efficient use of the property and the negative effects thereof may be mitigated by the imposition of reasonable conditions.
- (b) Side Yard: Each lot or parcel of land in the I-1 Zone shall have a side yard of at least 30 feet on land located adjacent to a zoning district where residential uses are allowed. There shall be no minimum side yard requirement in those instances where the side property line abuts another property located within the I-1 Zone or another non-residential zone; provided, however, that when required to mitigate the adverse impacts of the proposed use, the

planning commission may impose a side yard setback sufficient to mitigate adverse impacts.

(c) Side Yard-Corner Lots: On corner lots, the side yard that is not the front yard and is contiguous to a street shall be not less than 30 feet; provided however that the Planning Commission may reduce the side yard to a distance of not less than 15 feet if it finds the reduction provides a more attractive and efficient use of the property and the negative effects, if any, thereof may be mitigated by the imposition of reasonable conditions.

(d) Side Yard-Driveways: When used for access to any garage, carport or parking area having less than five parking spaces, the side yard shall be wide enough to accommodate an unobstructed 12-foot paved driveway. When used for access to a garage, carport or parking areas having 6 or more parking spaces, the side yard shall be wide enough to provide an unobstructed 12-foot paved driveway for a one-way traffic, or a 20-foot paved driveway for two-way traffic. All driveways shall meet any conditions or requirements of the South Davis Metro Fire Service Area.

(e) Rear Yard: Each lot or parcel in the I-1 Zone shall have a rear yard of at least 30 feet where located adjacent to a zoning district where residential uses are allowed. Where adjacent to other uses, the rear yard setback shall be at least 15 feet; provided however that if the rear of a building faces an arterial or collector street, the minimum rear yard setback shall be 30 feet. The Planning Commission may reduce the rear yard, if in its judgment the yard reduction provides a more attractive and more efficient use of the property and conditions may be imposed that will mitigate the adverse and negative effects of reducing the setback.

#### **12-19-106. Development Standards – Architectural Design.**

The following design standards shall be implemented throughout the I-1 Zone in order to create a cohesive, attractive appearance that is inviting and unified, provide an attractive appearance to the industrial and business areas of the City.

(a) Building Design.

(1) All buildings within this zone shall be designed by a licensed, professional architect and all drawings submitted for approvals and/or permits shall bear the architect's stamp for the State of Utah.

(2) Building exterior materials visible from the public road shall be eighty-five percent (85%) brick, stone, stucco, glass, colored decorative block, or stone aggregate, or other material designed and produced in a manner that maintains these appearances. In addition, architectural metal panels, including concealed-fastener board-and-batten, architectural box rib, or similar high-quality metal cladding with intentional color, texture, and profile variation may also be utilized in the eighty-five percent (85%) requirement. Corrugated "warehouse" style metal siding is not permitted. Subject to the other provisions in this section, building exterior materials not visible from the public street shall, at minimum, be painted or covered with a brick veneer or stone aggregate. ~~Metal buildings may be permitted if the exterior building materials and appearance standards and other requirements set forth herein are complied with and the building materials are approved by the Planning Commission. In determining whether or not a particular metal building is acceptable, the Planning Commission shall consider the following factors:~~

(A) ~~the visibility of the site from neighboring residential uses and adjacent streets;~~

(B) ~~the degree to which the proposed finished materials are compatible with the appearance of neighboring industrial structures and uses;~~

(C) ~~the location of the proposed finishing materials on the building;~~

(D) ~~the degree to which a particular metal material may be shielded by landscaping or some other feature; and~~

(E) ~~the purpose of the zone in promoting well designed aesthetically pleasing industrial businesses and uses which reduce the impact of light industries and business parks on surrounding non-industrial land uses.~~

(3) Buildings shall provide a clear visual distinction showing the division between all floors. The top floor of any building shall contain a distinctive finish, consisting of a roof, cornice or other architectural termination.

(4) All buildings within a development shall possess a similar architectural theme. Building styles and colors shall be compatible with existing buildings in the area.

(5) Design of building facade facing any public street must be at least equal to the quality of the front or main entrance to the building.

(6) Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls.

(7) Mechanical equipment shall be located or screened so as not to be visible from public and private rights of way. Screens shall be aesthetically incorporated into the design of the building whether located

on the ground or on the roof. Roof tops of buildings shall be free of any mechanical equipment unless completely screened from all points of view along all public rights of way by an architectural parapet. Screening materials shall be compatible with those of the building.

(b) Building Entry.

- (1) Main building entrances shall be easily identifiable and form a transition between inside and outside areas. Building entries shall be provided with adequate lighting for security.
- (2) Buildings that are open to the public and are within thirty feet (30') of the street shall have an entrance for pedestrians from the street to the building interior. This entrance shall be designed to be attractive, functional and be a distinctive and prominent element of the architectural design.
- (3) Wherever practical, buildings shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the rain and sun. In plazas and courtyards lighting shall incorporate fixtures and standards designed for pedestrian areas.

(c) Exterior Materials.

- (1) Exterior materials shall be durable, require low maintenance, and be of the equivalent or higher quality as surrounding developments.
- (2) The color of exterior building materials shall be consistent with the environment.
- (3) Details of proposed colors and materials, including color chips, samples and colored building elevations, shall be shown on building plans when a development project application is submitted.
- (4) Reflective surfaces shall not be used in locations which may produce excessive reflections or glare that may create a potential safety problem or create any other adverse effect on nearby properties.
- (5) Tile, architectural grade asphalt shingles, standing seam metal or similar quality roofing materials shall be used on all visible pitched roofs.
- (6) All buildings on pads in a commercial development, including service stations, convenience stores, restaurants, auto maintenance facilities and similar uses, shall be designed in a compatible architectural style, and should incorporate the same materials, colors and landscaping as the primary development.

(d) Landscaping and Irrigation. The requirements of Chapters 25 and 26 of this Title shall apply to this Zone.

(e) Grading and Drainage. All drainage of water from any lot must comply with applicable City requirements. Drainage shall not be allowed to flow upon adjacent

lots unless a recordable easement for such purpose has been granted by the owner of the lot upon which the water flows.

- (f) A site plan with grading and drainage plans and showing the relationship of all proposed improvements on the site must be approved by the Planning Commission before such activities may begin. Lot grading shall be kept to a minimum. Roads and development shall be designed for preservation of natural grade.
- (g) Ditches and Canals.

Open ditches and canals such as the A1 and A2 drains shall not be allowed to remain open. The developer shall comply with the requirements of the City, the Weber Basin Water Conservancy District and other canal/irrigation companies or agencies to:

- (1) Create a linear parkway with trails located within the A1, A2 drains and any future canal corridors;
- (2) Design and construct landscaping in the corridor in park-like fashion acceptable to the City;
- (3) Provide safe and effective methods of covering, realigning, or eliminating ditches or canals within or adjoining the development;
- (4) Construct pipe and culverts as required;
- (5) Provide for periodic inspection, cleaning and maintenance of such ditches, pipes and culverts; and
- (6) If required, dedicate such facilities to the City.

- (h) Utilities.

All utility distribution lines shall be built underground in designated and dedicated easements. No pipe, conduit, cable, line for water, gas, sewer, drainage, steam, electricity or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except hoses, movable pipes used for irrigation or other purpose during construction.

Transformers shall be grouped with other utility meters where possible and screened with vegetation and other appropriate methods.

- (i) Lighting.

All development shall provide decorative light poles/fixtures.

- (1) Light output shall not exceed zero (0) foot candles at residential property lines. Pedestrian light fixtures shall be less than fourteen (14) feet tall.
- (2) All parking lot lighting shall be twenty (20) feet or less in height.

- (3) All light fixtures shall be shielded in a manner that is dark-sky friendly, full cutoff.
- (4) Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares.
- (5) A Photometrics plan shall be provided documenting that this requirement is met.
- (6) Street and Parking Lot Lighting - Parking lots with less than three aisles of parking may alternatively light the parking lot with lighting attached to the building. Lighting shall be directed to avoid intrusion on adjacent residential properties and away from adjacent thoroughfares dark-sky friendly, with fixtures that are full cutoff fixtures.

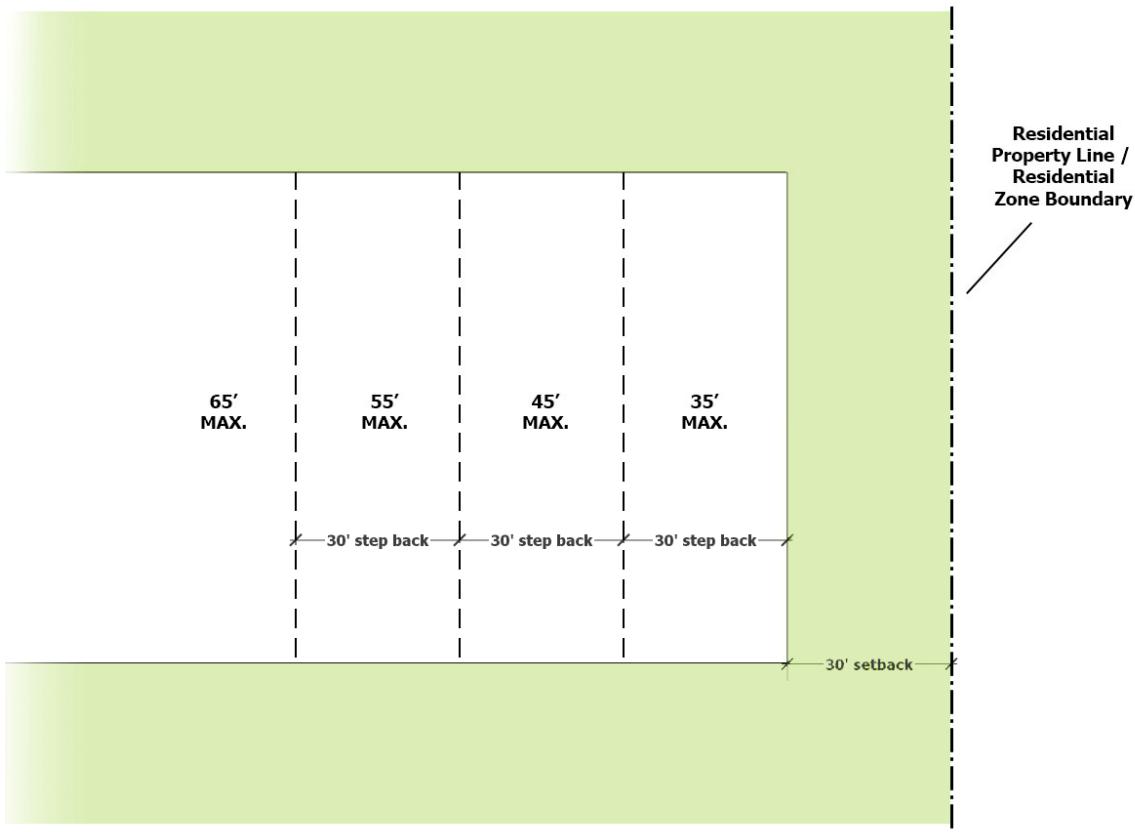


*Examples of high-quality shielded lighting and downlighting techniques*

#### **12-19-107. Building Height.**

In the I-1 Zone the height of every building or structure hereinafter designed, erected or structurally altered or enlarged shall conform to the requirements of the most recent edition of the International Building Code as adopted by the City and to the requirements of the Airport Protective area provisions of Chapter 31 of this Title. The maximum height of any structure within the Zone shall be the lesser of six (6) stories or 65 feet. Provided however, where a structure is located adjacent to a zone where a residential use is allowed, the height of said structure shall not exceed the limit imposed by the adjacent zone. The height of such structures may be increased by ten (10) feet for each additional thirty (30) feet of distance from the zone boundary. (See Figure 1)

Figure 1  
Building Height Stepbacks in Proximity to Residential uses



**12-19-108. Uses Within Buildings.**

Except as otherwise expressly provided in this Chapter, all uses established in the I-1 Zone shall be conducted entirely within a fully enclosed building.

**12-19-109. Distance Between Buildings.**

The distance between buildings shall be as dictated by the latest edition of the International Building Code as adopted by the City of Woods Cross and other standard building codes as adopted by the State of Utah and the City; distance between buildings shall also be subject to the requirements of the South Davis Metro Fire Service Agency.

**12-19-110. Business Activities Within Enclosed Buildings – Outside Storage Requirements.**

- (a) Except as otherwise provided in this Chapter for authorized outdoor storage, and with the exception of vehicular traffic upon the premises incident to an authorized use, all business activities within the I-1 Zone shall be conducted entirely within an approved fully enclosed building.

(b) Subject to the requirements of this section, outside storage is allowed within the I-1 Zone only when the type and quantity of stored items are incidental to an authorized use on the premises, and incidental to the specific business activity(ies) described by an applicant and approved by the City in the site plan and planning commission review processes.

(1) The purposes and objectives of these regulations governing outside storage are to minimize and mitigate visual and other impacts of outside storage within the I-1 Zone upon adjacent properties, public rights-of-way, residential uses, and publicly accessible spaces of any public or quasi-public use, and to otherwise promote the health, safety and welfare of residents of the City.

(2) These regulations are not intended to govern outdoor retail displays or outdoor storage of retail products.

(3) As used herein, the term "outside storage" shall mean the keeping or storage of any inventory, goods, material, equipment or merchandise, including raw, semi-finished, and finished materials for any period of time, and incidental to the primary approved use of the premises.

(4) Planning Commission review and site plan approval shall be required of any outside storage area. The site plan shall demonstrate that every purpose and requirement of this Section will be met.

(c) Outside storage of authorized material and equipment shall comply with and be conditioned upon the following:

(1) Outside storage shall be prohibited on any lot or parcel that abuts a current or planned residential use as shown on the City's zoning map and general plan, as revised.

(2) The area in which outside storage may be conducted shall be behind the rear line of the primary structure on the premises. Outside storage shall be prohibited in front or side yard areas.

(3) In order to ensure that the objectives and requirements of this section are met, the view of material or equipment located in the outside storage area shall effectively be screened as follows:

(A) The entire perimeter of the outside storage area shall be screened by a solid wall, built of aesthetically pleasing durable materials that are architecturally consistent and compatible with the exterior surface of the primary structure on the premises, such as decorative concrete, split-face block or masonry surfaces and similar materials; provided, however, that where the parcel is encumbered by pipeline or other easements that prohibit the use of materials that require a concrete footing, the fence may be constructed of 100% opaque sight obscuring lighter-weight materials that will meet the purposes and intent of this Chapter. Where lighter-weight fencing materials are proposed, the applicant

shall demonstrate the need for such materials by written confirmation from, and approval of proposed materials by, the holder of the easement; the use of the same shall be subject to the review and approval processes of the planning commission.

- (B) The height of the solid wall shall be not less than eight (8) feet, and shall not exceed ten (10) feet; and
- (C) The authorized material and equipment kept within the perimeter of the outside storage area shall be maintained at a height that is below the height of the solid wall.

(4) A landscaping area shall be constructed and maintained on the exterior of any solid wall that faces a street or public right of way, or that faces any publicly accessible space of a public or quasi-public use. The landscape area shall be designed and maintained in a manner that will soften the view of the solid wall. The landscape area shall be at least five (5) feet in depth and extend the entire length of the wall that faces a street.

(5) All outside storage areas shall be designed, constructed and maintained in a manner that will at all times ensure that dust and debris is not blown from the premises, that appropriate noise mitigation measures are taken, and to otherwise ensure that the outside storage does not have a negative impact upon nearby property. The methods for controlling dust and debris and mitigating other impacts on nearby property shall require hard surfaces such as concrete or asphalt, shall require surface drainage systems, and shall otherwise be consistent with requirements imposed as part of the site plan approval process, which may be based on relevant factors such as operating hours, soils or other conditions.

(6) Any lighting used to illuminate an outside storage area shall be designed, directed and shielded to ensure that adjacent residential areas are not illuminated, and shall meet all other lighting requirements of this Chapter.

(7) The outside storage area shall otherwise meet the Development Standards of this Chapter.

(8) An outside storage area shall not be used in a manner that violates Section 114 of this Chapter, entitled "Storage – Trash, Garbage, etc."

(9) Outside storage areas shall be configured and maintained in a way that does not obstruct ingress or egress of any building or parking lot, and does not obstruct any fire or emergency lane, vehicular or pedestrian access, or sight distance required under this Title.

(d) An occupant's violation of the requirements hereof shall be a Class B misdemeanor. An occupant's violation of the requirements hereof two (2) or more times within any 12-month period, shall be cause for revocation of the occupant's business license.

(e) If any provision of this Section conflicts with any other provision of this Title, this Section shall be construed and enforced in the manner that best meets the purposes of this Section as set forth herein.

**12-19-111. Permissible Lot Coverage.**

Lot coverage by buildings, out-buildings or accessory buildings shall not exceed 70%. Coverage for both buildings and paved areas (parking, loading and circulation) shall not exceed 90%, thereby reserving a minimum of 10% for landscaped areas after completion of any future expansion. Existing developments may expand only to the extent of the coverage limits described in this section. If such existing developments currently exceed the above coverage limits, expansion shall not be permitted.

**12-19-112. Storage – Trash, Garbage, Etc.**

No trash, garbage, used materials or wrecked, inoperable or abandoned vehicles or equipment shall be stored in an open area. All such materials shall be kept in fully enclosed buildings constructed using a design compatible with the primary structure and meeting all of the architectural design standards outlined in Section 12-19-108. All structures built solely to accommodate dumpsters and receptacles for the storage of trash and garbage shall require frequent commercial trash removal, shall not require a roof, shall be fully enclosed with a locking gate, and shall be constructed using a design compatible with the primary structure and meeting all of the architectural design standards outlined in Section 12-19-108. The frequency of trash removal shall be at least weekly unless the developer demonstrates to the satisfaction of the planning commission that based on the nature and volume of materials in trash receptacles requires less frequent removal; in any event trash removal shall never be less frequent than monthly.

**12-19-113. Parking, Loading and Access.**

Each lot or parcel in the I-1 Zone shall comply with the off-street parking and loading requirements of Chapter 24 of this Title.

**12-19-114. Clear Vision and Intersections.**

No landscape, wall, fence, sign or other structure that would obstruct the clear vision of intersecting streets shall be placed on any corner lot within a triangular area formed by the street property lines and a line connecting them at points 30 feet from the intersection of the street lines.

**12-19-115. Bonds.**

Completion assurances and bonds shall be provided as required in other provisions of the Woods Cross City Code, including without limitation Title 11, Subdivisions.

**12-19-116. Signs.**

The requirements of the Sign Ordinance of the City shall apply to this zone.

**12-19-117. Site Plan Review.**

The requirements of Chapter 23 of this Title shall be enforced for any proposed uses requiring site plan review.

## **12-19-118. Development Requirements – Industrial and Business Subdivisions.**

The following requirements shall apply to Industrial Park or Business Park Subdivisions within the I-1 Zone:

- (a) Subdivision – Minimum Land Area. Any business or industrial park that proposes more than one lot shall meet the subdivision requirements of the City. The minimum land area required for development of an industrial park or business park subdivision is 2 acres; with minimum individual lot size as required by this Chapter.
- (b) Single ownership. Industrial and business park site shall be owned by one person or entity at the time of application or the subject of an application filed jointly by all owners of the property; where there are multiple owners of properties, appropriate cross access easements, development agreements, etc. shall be required to ensure sufficient parking space and to ensure the safe flow of vehicular and pedestrian traffic within the development.
- (c) Lots. Main buildings may be located on individual lots, the design of which shall be subject to review by the Planning Commission during site plan review. Lots shall be of sufficient size to allow for required off-street parking, loading, adequate side yards and landscaping. The vehicular access to any lot within an industrial/business park subdivision shall be upon streets within the subdivision and shall not provide access directly onto a public street or highway that abuts the industrial park or business park site along an exterior boundary of the subdivision.
- (d) Off-street Parking and Loading. All off-street parking and loading shall comply with the requirements of Chapter 24 of this Title.
- (e) Improvements. Improvements including, but not limited to curb, gutter, storm drainage, water lines, sewers, sidewalks, landscapes, etc. shall be installed in accordance with this Title and the other development standards of the City.

## **12-19-120. Restrictive Covenants – Ownership Association.**

Where required as part of the site plan approval or conditional use process, the developer of a subdivision within this Zone shall develop, impose and record restrictive covenants running with the land to carry out the conditions of the proposed development or the proposed use. Where required as part of a site plan approval or conditional use permit, the developer of a subdivision within this Zone shall create a property owner's association for the purpose of assuring that common area improvements are provided and maintained or that the requirements of the conditional use permit or site plan approval are met.

## **12-19-121. Outside Retail Displays and Outdoor Storage of Retail Products.**

The display, sale and storage of merchandise, goods, materials, vehicles or equipment for sale at retail as a conditional use under this Chapter may be conducted outside of enclosed buildings when approved by the Planning Commission with the following conditions and considerations:

- (a) The merchandise, goods, material, vehicles offered for sale in an outdoor area shall be incidental to the specific use approved by the City.

- (b) All outdoor display, sales and storage areas and pads shall be designated on site plans submitted to and approved by the City.
- (c) Outdoor displays in front of buildings and within parking lots, e.g., lawn mowers, trailers, tires, garden supplies, plants, sheds, fencing, building materials, and general merchandise, shall only be displayed in front of buildings and within parking lots as shown on the approved site plan for the development, and shall be placed only upon concrete or asphalt surfaces.
- (d) Outdoor displays shall not obstruct ingress or egress of any building or parking lot, nor shall they obstruct any fire lane, nor otherwise impede vehicular or pedestrian circulation or sight distances. Said displays shall maintain all required parking, access, and circulation requirements as established in this title and maintain a minimum setback of thirty feet (30') from driveways.
- (e) Display areas to be located within the required front landscape setbacks, shall be constructed using concrete or asphalt pads and shall meet the following minimum requirements:
  - (1) No more than two (2) display pads are allowed within the required front landscape area; and each pad shall be separated by a distance not less than fifty (50') feet measured from the closest edge of each pad;
  - (2) Display pads shall not be allowed within any side landscape areas; and
  - (3) Display pads may cover no more than twenty five percent (25%) of the required front landscape area; and the height of the pad shall not be more than two feet (2') above the sidewalk grade;
- (f) Retail or storage areas to be located within a non-covered structure subject to the following minimum requirements:
  - (1) All outside retail and storage areas shall be paved with concrete or asphalt surfaces.
  - (2) Outside retail-storage areas shall be fully enclosed with a sight-obscuring fence or wall that is 100% opaque.
  - (3) The enclosure shall be constructed using a design compatible with the primary structure and meeting all of the architectural design standards outlined in Section 12-14-108; or shall be constructed of ornamental metal fencing materials. Chain link, wood, vinyl or similar fencing materials are prohibited.
  - (4) All screen fencing shall have a minimum height of 8 feet and a maximum of 12 feet.
  - (5) No material, equipment or other items stored within an outside screened area shall be stacked or piled to exceed the height of the screening fence.

- (6) All screening walls, fences and landscaping shall be maintained by owner at all times.

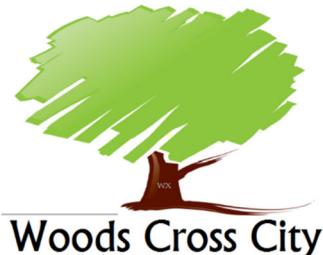
# STAFF REPORT

**To:** Planning Commission

**From:** Curtis Poole, Community Development Director

**Date:** November 25, 2025

**Re:** Amended Site Plan Review – Auto Savvy



**Location:** 2323 South 625 West

**Zoning:** C-2 (General Commercial) Zone

## Background

The applicant, Rich Jackson, on behalf of Auto Savvy, is requesting approval of a site plan amendment for the existing car dealership. The property is located in the C-2 zone and is north of Woods Cross High School with vacant parcels to the east in the S-1 (Special Use) zone and a detention basin that also functions as a city park to the north.

In its review the Planning Commission must determine whether the proposed amendment is compliant with City Code.

## Staff Review

The applicant is proposing to expand the existing Auto Savvy site. The expansion includes a vehicle staging area for cars to be sold, additional employee parking, and new landscaping along 2000 South. There are no plans to expand the building footprint at this time.

The submitted plans show an expanded vehicle parking and staging area to the east of the existing building, as well as additional staging and parking to the south, adjacent to the Woods Cross High School Seminary building. The proposed parking layout meets City parking standards.

A photometric plan provided by the applicant demonstrates 0-foot-candle readings at the property lines. The applicant has indicated awareness of prior concerns raised by nearby residents regarding parking and lighting and believes the proposed changes will help mitigate these issues.

The existing portions of the site are already landscaped. Additional landscaping along 2000 South—including street trees and rock mulch—will be installed as part of the amendment. The landscape plan meets the intent of the City's landscape code and the requirements for site plan amendments.

All utility plans have been reviewed and approved by the Public Works Director and City Engineer. The site plan has also been reviewed and approved by the Fire Marshal.

**Recommendation**

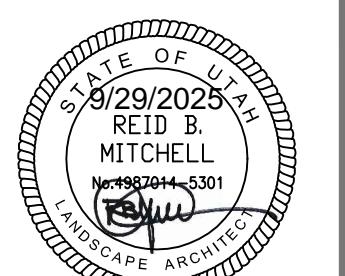
Staff recommends that the Planning Commission approve the proposed site plan amendment for Auto Savvy with the following conditions:

1. The applicant shall provide the City with an approval certificate from South Davis Metro Fire and provide inspection reports during construction.
2. The applicant shall obtain a building permit.





2025-098



## SIONS

PRELIMINARY  
NOT FOR  
CONSTRUCTION

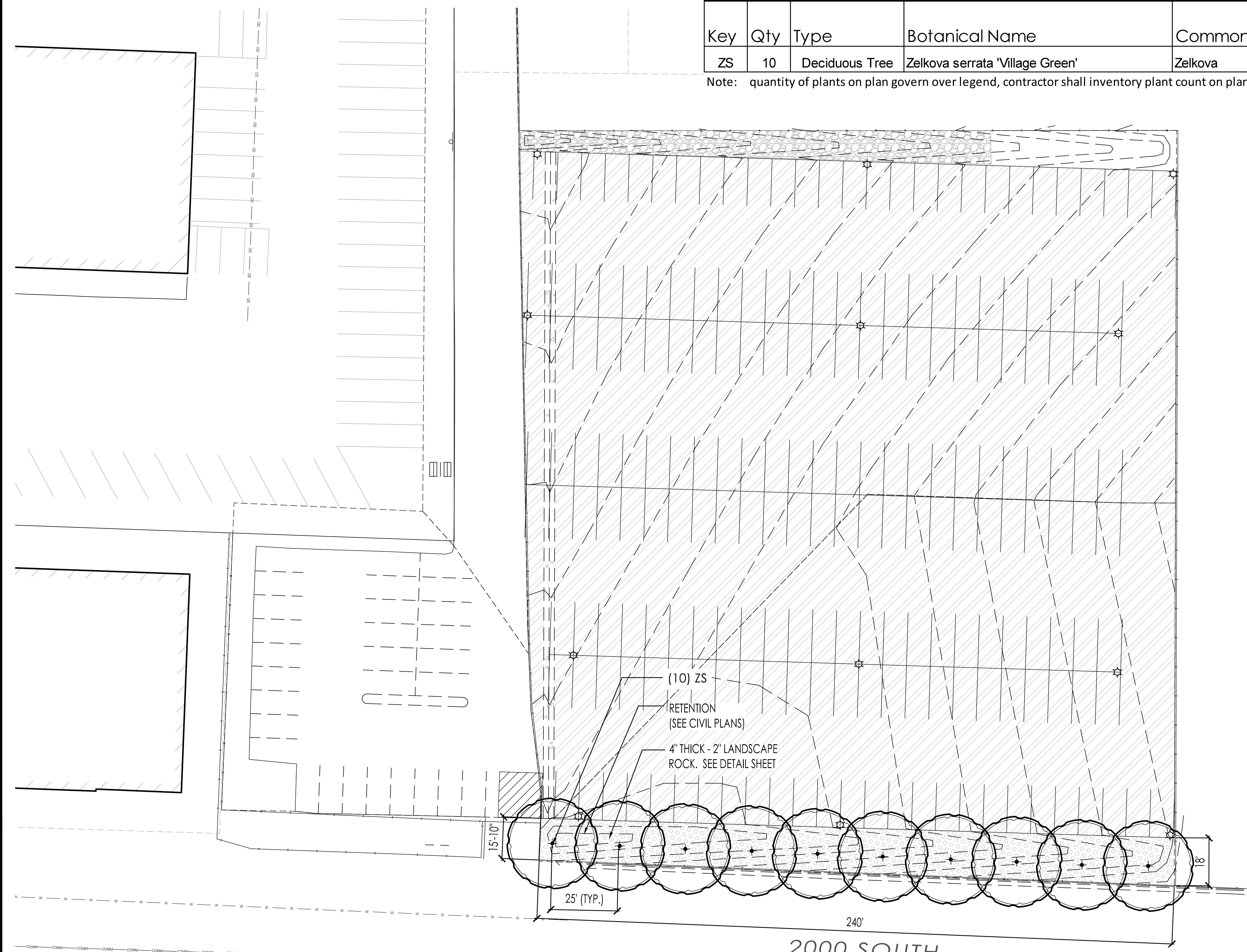
2023 South 625 West  
Woods Cross, Utah 84087

2023 South 625 West  
Woods Cross, Utah 84087

# Plant Schedule

Key	Qty	Type	Botanical Name	Common Name	Size	H	W
ZS	10	Deciduous Tree	<i>Zelkova serrata 'Village Green'</i>	Zelkova	2" cal.	40'	35'

Note: quantity of plants on plan govern over legend, contractor shall inventory plant count on plans prior to ordering



## MATERIALS LEGEND

## LANDSCAPE TABULATIONS

TOTAL LANDSCAPE AREA (PRIVATE): 4,055 S.F.  
TOTAL LAWN AREA: 0 S.F.  
LANDSCAPE ROCK AREA: 4,055 S.F.

## PROPERTY FRONTAGE:

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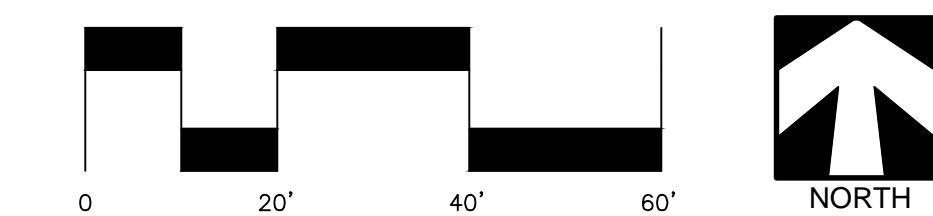
2000 SOUTH (240 L.F. FRONTAGE)

- 10 NEW TREES SHOWN
- REQUIRED BUFFER , 1 TREE PER 25 L.F.

## SHEET INDEX

- LA1.....PLANTING PLAN
- LA2.....IRRIGATION PLAN
- LA3.....LANDSCAPE DETAILS
- LA4.....LANDSCAPE NOTES

SCALE: 11"X17" 1" = 40'-0"  
SCALE: 24"X36" 1" = 20'-0"



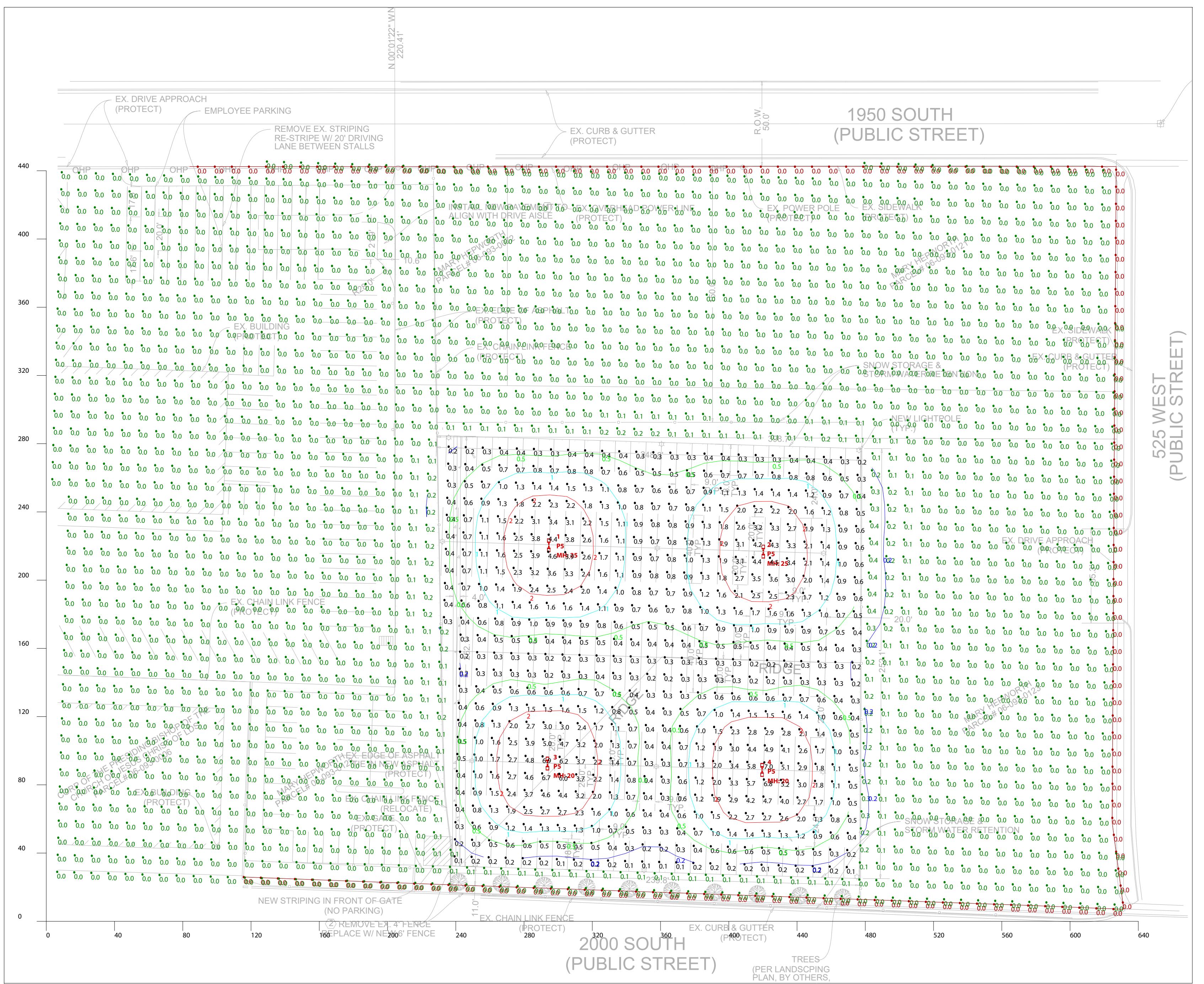
# Planting Plan

**SUITE NAME**

LA1

SHEET NO.

DATE. 9/29/2025



Scale: 1 inch = 40 Ft.

Calculation Summary												
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type	
Parking	Illuminance	Fc	1.24	7.0	0.1	12.40	70.00	readings taken 0'-0" afg	10	10	Horizontal	
Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	N.A.	Horizontal	
Site	Illuminance	Fc	0.01	0.4	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal	

Luminaire Schedule <b>All quotes/orders generated from this layout must be forwarded to the Local Rep Agency</b>													
SYM	Qty	Tag	Label	ARR	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	B1G Rating	Mounting Height
	4	P5	A22-5T100 @ 60 W - 4000 K x2@180	Back-Back	9864	19728	1.000	Pole mounted (Type V) x2@180	59.9	119.8	479.2	B3-U0-G2	20,25

<b>Luminaire Tag Summary</b>	
<b>Tag</b>	<b>Qty</b>
P5	8

Prepared For:

The image features a large, bold, red 'RAB' logo with a registered trademark symbol (®) positioned above it. To the right of the logo, the address '408 W 14th Street, New York, NY 10014' is written vertically, followed by a small black dot, and the phone number '8888 722-1000' also written vertically.

RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package, and should not be relied upon for any purpose.

Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then