

WOODS CROSS PLANNING COMMISSION MEETING
NOVEMBER 25, 2025

The minutes of the Woods Cross Planning Commission meeting held November 25, 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

Jake Hennessy
David Lewis IV
Mariah Wall

COMMISSION MEMBERS EXCUSED:

Robin Goodman

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

CITY COUNCIL MEMBERS PRESENT:

Gary Sharp

VISITORS:

Rich Jackson
Marc Croft
Shivam Shah

PLEDGE OF ALLEGIANCE:

Mariah Wall

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held October 28, 2025.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Hennessy 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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LIGHT COMMERCIAL FLEX MANUFACTURING DISCUSSION/VOTE

Mr. Curtis Poole, the Community Development Director, reviewed this item with the Commission. He noted that Mr. Marc Croft had submitted an application requesting a text amendment to allow light commercial flex manufacturing as a conditional use in the C-2 (General Commercial Zone). He noted the Planning Commission previously reviewed the request and forwarded a positive recommendation to the City Council. Mr. Poole told the Commission that when reviewing the recommendation, the City Council expressed concern about permitting this use in a commercial zone with requiring a retail component. He said 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.

Mr. Poole noted the following approach is recommended following discussions with staff and the City Attorney:

- 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.

Following the information given by the Community Development Director, Chairman Rupp noted he had been to the City Council meeting and one of the Council members wanted to make sure the city was benefitting from taxes that would not be collected otherwise. Chairman Rupp said there was also comments from the Council saying the code needed to be updated to meet the updated technology and the need for manufacturing. Chairman Rupp noted the Council made the decision to keep the change to the C-2 zone as a conditional use as long as it is aligned with another use.

Chairman Rupp said his position was that aligning a business with another use would be too restrictive for a business that already has a retail space. He used the example of a dentist office that might use a 3-D printer in house for creating dental items. He said if they make the change requiring a retail component, they are excluding other businesses that might want to do in-house manufacturing but do not have a retail component associated with it.

Chairman Rupp said his proposed change to the language from requiring a retail component would read “light commercial, flex manufacturing uses located in a commercial zone shall require a C-2 Zone permitted use component as part of the business”, so it ties back to a permitted use but is not exclusive to a retail component.

Chairman Rupp asked Council Member Sharp his thoughts and he said he supports what is trying to be done, but he would like to make sure it is done correctly. He said he liked the example of a dentist because it is a good example of what might not be permitted. He said he felt like it should be a permitted or conditional use within that facility because if they do it any other way, it could set the city up for lawsuits,

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and they want to help businesses not discourage them. He said he would approve of this being tied to a permitted use but not necessarily a retail use.

Mr. Poole said he is concerned because the city attorney has approved of this language being proposed and another concern is that using the language of permitted uses you are also including everything listed which increases it to more businesses. He said commercial retail could be a good choice.

Chairman Rupp said he feels like it could be a little bit too specific because it limits other businesses that do not have a retail component.

Mr. Poole said if they are an existing business and they want this as part of their business; they do not have to come in for a conditional use and to come in for light commercial flex manufacturing because it is part of the business. Mr. Poole said if they are separate businesses but are tied together, like the dentist office example making dental appliances, it is already part of the business.

There was further discussion by the Commission on how to best define this type of business use.

Commissioner Wall asked if there was an official definition for "retail." She felt like it was semantics on how retail was defined.

Commissioner Lewis asked where online sales fall into. He wondered if that was considered to be retail. Mr. Poole said yes it could be considered as retail sales. Commissioner Lewis said there could be online sales added to any business and then it could be considered a retail business. He also said he liked the permitted use side of things; he said the other businesses that might not work in the zone would weed themselves out.

Commissioner Doxey said he saw both sides of the argument. He said he felt like as long as both of the uses are covered with the commercial retail, he felt fine with how it was written right now. He said he likes having it expanded but if the use is already covered, he is fine with where it is now.

Commissioner Wall said she thought it could be expanded without negatively impacting the community. She said she feels like retail needs to be clarified because it was referred to in different ways during the discussion.

Chairman Rupp said the language could be changed instead of reading "shall require a retail component" you could say "shall require a commercial/retail or automotive related component and then everything could be covered. He said that would meet the need to be tied back to an existing permitted use.

Mr. Poole said it just depended on how the Commission would like to view it. He said he would not recommend using permitted use because that opens it up to areas that they might want to include.

Commissioner Hennessey said allowing the permitted use would limit it within the two areas.

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There were no further questions, and Commissioner Lewis made a motion to forward to the City Council the Planning Commission's recommendation to approve the amendment allowing the light commercial flex manufacturing foot note that has been proposed to change the language that the zone shall require an allowed use within the commercial retail or automotive-related uses as a component of part of the business. Commissioner Wall seconded the motion, and all voted in favor of the motion through a roll call vote.

The Commission invited Mr. Marc Croft to address the Commission with any additional comments he may have. Mr. Croft said he had formed this new manufacturing company and they are waiting to get a business license for the process to be completed. He said there are now two businesses running in the Croft Power building. He said one business is Croft Power and the other is Axis Five which is the manufacturing component of his business. He said they manufacture motorcycle parts that are sold worldwide. He said that Croft employees are contracted as sub-contractors to also work for Axis Five. He said Axis Five will also have a retail component in the future that will include making parts to sell online. He said he did not understand why this was difficult. He said he did not feel like it needed to change things in the zoning. He said they still needed to go back to get a conditional use to be able to operate this business. He wondered why the statement even needed to be added and felt like this matter was just going around in a circle. He thanked the Commission for their time and effort on this matter.

PUBLIC HEARING ARCHITECTURAL METAL PANELS TEXT AMENDMENT

Mr. Poole reviewed this item with the Commission. He noted that 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. Mr. Poole said that 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 Planning Commission meeting.

Mr. Poole said the existing code outlines building design standards and permitted materials intended to maintain an "attractive appearance." He noted that currently, allowed materials include brick, stone, stucco, glass, colored decorative block, stone aggregate, or other materials that maintain a similar appearance. He said that under this language, metal materials do not qualify toward the required minimum 85 percent coverage.

Mr. Poole went on to note this section of the code has been in place for more than a decade. He said 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.

Mr. Poole noted that modern architectural metal panels are significantly different in quality and appearance. He said today's architectural metal products offer improved color options, profiles, and textures, allowing them to contribute positively to building aesthetics.

Mr. Poole said the applicant is proposing 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

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utilized in the eighty-five percent (85%) requirement. Corrugated “warehouse” style metal siding is not permitted.”

Mr. Poole noted that in addition, the staff is proposing to strike confusing language regarding metal buildings and their use in the zone.

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

Following the information given by Mr. Poole, Commissioner Lewis asked how the glare would be evaluated from the metal buildings. Mr. Poole said it would still come in as a site plan so it could be evaluated.

Chairman Rupp said there is nothing in code right now for how to check the glare on materials. Chairman Rupp said in the past, applicants have been required to bring in samples of the proposed materials to the Commission so they could look at the materials that are being proposed and make sure they are an acceptable choice.

Commissioner Lewis also said he was not sure what intentional colors meant.

Mr. Shivam Shah addressed the Commission. He said staff have been great to work with. He said as far as glare goes there is no glare and their buildings and they have to be heat proof and fireproof to meet fire code requirements. He said they are trying to stay completely away from the corrugated buildings built out of poor materials. He said the architectural panels would be painted or they could be stuccoed. He said they also come in wood grain. He said he is proposing either a grey or black color for the proposed building.

Chairman Rupp then opened the public hearing on this matter.

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

Chairman Rupp said he liked the language “intentional color” which to him means that it will need to tie into the façade of the building or the rest of the structure. He said he felt like this could help address issues with color if there were to be a question about a color choice by an applicant.

Commissioner Lewis said he interpreted intentional color as “you could put up whatever color a person wanted to because it was his intention to choose the color. He said he felt like a color palette to choose from would make it easier to help with keeping colors in line with what is used in surrounding areas.

Commissioner Doxey said he felt like intentional color could mean choosing color and texture options.

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Commissioner Hennessy said he liked the words intentional color because it would make a builder be intentional and careful in making color choices.

Commissioner Lewis said he felt guidelines should be included as to what can be allowed.

Commissioner Blackley said he liked a little variety and would not mind some different, bolder colors.

Commissioner Wall said she felt intentional refers to well designed. She said she is not worried about glare or heat and new materials could be underestimated. She said she felt comfortable with this wording.

Commissioner Lewis said there are varying degrees of materials and an unless there is a piece of material to look at you could not tell the quality and he wanted to make sure that was mentioned.

Commissioner Wall said all building materials may have their own issues. It was noted glass could also be considered a reflective material

There were no further questions or comments, and Commissioner Doxey made a motion to forward the Planning Commission's recommendation for approval of architectural metal paneling as an allowed building material in the I-1 Zone to the City Council for their approval. Commissioner Wall seconded the motion and the motion carried. Commissioner Lewis voted against the motion because he thought there should be more specifics to what is in the text. The motion passed with a vote of 5-1.

Chairman Rupp invited the Commission to attend the City Council meeting so they could voice any of their opinions to the Council on the votes taken so they might understand where the Commission's comments come from in regard to the discussions tonight.

Mr. Shah commented to the Commission that he had built many of these buildings and they are worth more than \$4,000,000.00 and they are very nice. He said investors come in and check things very closely and all the cities he has worked with like this product. He said if this city wants to be a pro-development city, these types of materials need to be approved. He said he wants to build a quality building for the community. He said he is excited to bring in his work for the Commission to see what he has built in other communities.

AUTO SAVVY AMENDED SITE PLAN—2023 SOUTH 624 WEST—RICH JACKSON

Mr. Poole reviewed this agenda item with the Commission. He noted that Mr. Rich Jackson, on behalf of Auto Savvy, is requesting approval of a site plan amendment for the existing car dealership. He noted 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 zone and a detention basin that also functions as a city park to the north. He noted the Planning Commission must determine whether the proposed amendment is compliant with City Code in its review. Mr. Poole said the applicant is proposing to expand the existing Auto Savvy site. He said the expansion includes a vehicle staging area for cars to be sold, additional employee parking to the south, adjacent to the Woods Cross High School Seminary building. He noted the proposed parking layout meets city parking standards.

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Mr. Poole also noted the photometric plan demonstrates 0-foot candle readings at the property lines. He said the applicant has indicated awareness of prior concerns expressed by nearby residents regarding parking and lighting and believes the proposed changes will help mitigate these issues.

Mr. Poole also noted landscaping will be added along 2000 South as part of the amendment. He also noted the utility plans have been reviewed and approved by the Public Works Director and City Engineer. He said the site plan has also been reviewed and approved by the Fire Marshal.

Following the information given by the Community Development Director, Mr. Rich Jackson addressed the Commission and said he was aware of the lighting issues in the past. He said the other issue has been parking along the road. He said he hopes there will be more parking spaces on-facility. He said they want to have more listed vehicles and make the parking better and safer for the employees on their site. He said they are a nationwide dealer now and their corporate office is based in Woods Cross. He said they will be moving 40 people out of this facility to another building soon to another facility. He said he is hoping to have more onsite parking, and they are hoping to expand their business. He said the lighting has been a concern in the past, but they have been through several lighting plans, and they are using the best lighting to mitigate negative lighting impacts on the neighbors. He said they had moved all of the lights inward on the property to help mitigate the lighting.

Chairman Rupp asked how this might impact the development of townhomes to the east of the dealership. Mr. Jackson said he did not think lighting should be an issue. He said there is 150 feet between their development and the new development to the east and the road is also a buffer. He said he did not see anything that would affect the townhomes going east of the proposed parking lot.

Commissioner Doxey said as far as employees go, he would hope Mr. Jackson would mention to the employees moving to the additional parking lot so there could be more parking available at the nearby park. Mr. Jackson said they know parking is a safety concern for their employees because of the high school kids coming around the corner. Commissioner Doxey also asked if there would be onsite car deliveries. Mr. Jackson said there would still be onsite car deliveries, but they cannot use the new parking lot to drop off the cars because there is not enough space for a semi-truck to get in and out of the property.

There were no further comments or questions, and Commissioner Lewis made a motion to 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 the South Davis Metro Fire Agency and provide inspection reports during construction.
2. The applicant shall obtain a building permit.

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

CITY COUNCIL REPORT

Council Member Sharp reported on the City Council meeting held 11-18-25. Please see the minutes of that meeting for the details of his report.

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Council Member Sharp noted he will not be at the next meeting. He also said this would be his last meeting before his term on the City Council ends. He said he had enjoyed his time on the Planning Commission and on the City Council.

The Commission thanked Council Member Sharp for all of his years of service and wished him good luck in his future endeavors.

GENERAL AND PENDING

Mr. Poole said there would be a couple of conditional uses and a site plan coming up for their review.

Mr. Poole also noted there are no meetings planned for December 23rd or the 30th.

ADJOURNMENT

There being no further business before the Commission, Commissioner Wall made a motion to adjourn the meeting at 8:00 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant