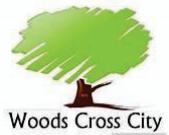


**WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, JANUARY 27, 2026, AT 6:30 P.M.**



This meeting will be held in person at 1555 South 800 West, Woods Cross, Utah 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.

The public is invited to participate in all Planning Commission Meetings. If you need special accommodation or assistance to participate, please call the Community Development Department at 801-292-4421

1. Pledge
Jake Hennessy
2. Open Session
Joe Rupp
3. Meeting Minutes from January 06, 2026
Joe Rupp
 - Review
 - Action
4. Shane Subdivision Plat Amendment at approximately 1413 South 1100 West
Curtis Poole
 - Review
 - Public Hearing
 - Action
5. Conditional Use Permit for InteriorWorx at 1376 West 2600 South
Leah Seawright
 - Review
 - Action
6. Conditional Use Permit for Prestige Contracting at 1901 West 2425 South
Leah Seawright
 - Review
 - Action

7. Conditional Use Permit for HP Auto at 1498 West 1500 South

Leah Seawright

- Review
- Action

8. Conditional Use Permit & Site Plan Review for Obic Trucking at 1221 West 2425 South

Curtis Poole

- Review
- Action

9. Director's Report

10. Adjourn

WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 13, 2026

The minutes of the Woods Cross Planning Commission meeting held January 13, 2026, 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
David Lewis IV-online

COMMISSION MEMBERS EXCUSED:

Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Leah Seawright, Code Enforcement Officer
Bonnie Craig, Administrative Assistant

VISITORS:

Pedro Bautista

PLEDGE OF ALLEGIANCE: Jake Hennessy

ELECTION OF CHAIR AND VICE CHAIR

Mr. Curtis Poole, the Community Development Director, noted since it was the first of the year a chair and vice chair needed to be elected for 2026.

Commissioner Doxey made a motion to elect Joe Rupp as Chair of the Planning Commission. Commissioner Blackley seconded the motion and the motion carried.

Commissioner Blackley then made a motion to elect Mike Doxey for Vice Chair of the Planning Commission. Commissioner Hennessy then nominated Robin Goodman as Vice Chair. Commissioners Rupp, Blackley, and Doxey voted for Commissioner Doxey as Vice Chair. Commissioners Hennessy, Lewis, and Goodman voted for Commissioner Goodman for Vice Chair making it a tied vote.

Commissioner Goodman then withdrew her name as candidate for Vice Chair and said she would be more comfortable in learning more about how the Commission does things before she takes a leadership role. She thanked the Commission for their confidence in nominating her.

The motion carried for Commissioner Doxey to be elected as Vice Chair of the Planning Commission for 2026.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 13, 2026
PAGE 2**

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held December 9, 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 for items that were not on the agenda.

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

SLC PADEL CLUB AMENDED CONDITIONAL USE—2269 SOUTH 1200 WEST, SUITE 101—PEDRO BAUTISTA

Leah Seawright, the Code Enforcement Officer, reviewed this item with the Commission. She noted that the applicant, Pedro Bautista, is requesting an amendment to an approved conditional use permit for the purpose of expanding the current Padel Club business in the gym at this location. She noted the proposed Padel Club expansion would add one additional padel court to the existing three courts. She said no new construction is required for the new court and work will require the court floor to be laid down in the already available space. She said the applicant has indicated that all business activities and storage will be maintained within the existing gym. She said there is no anticipation for outside storage. She noted the company currently has 7 employees with 106 designated spaces available and the hours of operation are 8:00 AM-10:00 PM.

Following the information given, Mr. Bautista addressed the Commission and said they are expanding and adding a fourth court. He said all they need to do is add a door to the already walled area for the addition of the new court. He said there are plenty of parking spaces and the entrance will remain the same. He said they had already spoken to the fire department and would be coming out to inspect the new space.

There were no further questions or comments, and Commissioner Doxey made a motion to approve the conditional use for SLC Padel Club amended conditional use suites 101 and 105 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.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 13, 2026
PAGE 3**

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

GENERAL AND PENDING BUSINESS

Chairman Rupp formally thanked Marcee Meeks who was retiring from the zoning department for all of her excellent work and for her agendas and staff reports she had done for the Planning Commission. Commissioner Rupp said she will be missed for her many years of experience.

Mr. Poole noted the next meeting will have four or five agenda items including a site plan, conditional uses, and an amended plat so to plan on it being a bigger meeting.

ADJOURNMENT

There being no further business before the Commission, Commissioner Goodman made a motion to adjourn the meeting at 6:45 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant

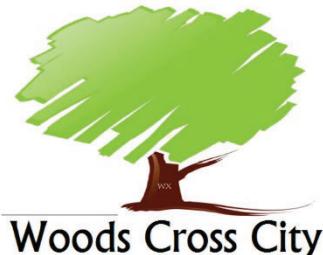
STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: January 27, 2026

Re: Amended Plat Review – Shane Subdivision



Location: Approximately 1413 South 1100 West

Zoning: R-1-8 (Residential) Zone

Background

The applicants, Shane and James Alexander, are requesting an amendment to the Shane Subdivision Plat for the purpose of creating a buildable residential lot. The property is between 1100 West and the rail spur servicing the Holly Refinery and is surrounded by other residential properties in the R-1-8 (Residential) Zone.

City Code requires the Planning Commission to review and approve plat applications following public comment. The Commission shall review the plat and determine compliance with all ordinances, General Plan, and development standards.

Staff Review

The existing Shane Subdivision Plat consists of two lots. The proposed subdivision amendment would create a third lot behind Lot 1. The amendment does not modify any existing public or private utility easements; however, a new 15-foot public utility easement will be dedicated along the north property boundary of Lot 1 to serve the proposed Lot 3. Lot 3 will be considered a flag lot, which is permitted by code and meets all flag lot standards.

Over the past couple of months, the proposed amended plat has been reviewed by Staff and the City Engineer. The applicant has addressed all comments and resolved all identified concerns.

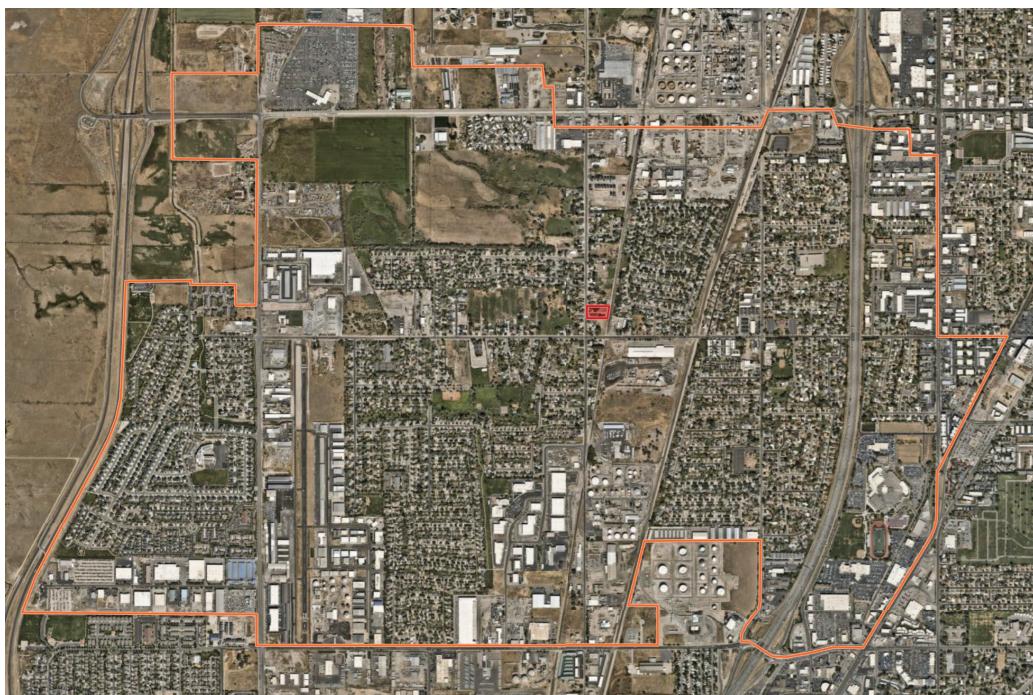
Staff Recommendation

Staff recommends the Planning Commission approve the proposed amendment to the Shane Subdivision Plat with the following conditions:

1. The plat shall receive final approval from City Staff and the City Attorney.
2. The applicant shall obtain all required signatures and record the amended plat with Davis County.

Item: Shane Subdivision Amended Plat

Address: 1413 South 1100 West (Approximate)



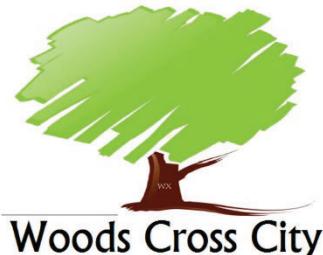
STAFF REPORT

To: Planning Commission

From: Leah Seawright, Community Development

Date: January 27, 2026

Re: Conditional Use Request – Trim Manufacturer



Location: 1376 W 2600 S

Zoning: I-1 Light Industrial/Business Park Zone

Background

The applicant, Matt Pearson, is requesting approval of a conditional use permit for the purpose of establishing a trim manufacturing contractor business in the warehouse at this location. City Code authorizes the Planning Commission to review conditional use requests for contracting businesses and impose conditions to mitigate potential adverse impacts to surrounding property owners, such as traffic, parking, noise, etc.

Staff Review

The proposed trim manufacturing contractor business would focus on manufacturing trim and molding. The business also sells moldings and trim wholesale. The applicant has indicated that all business activities and storage will be maintained within the warehouse. There is no anticipation for outside storage. It is anticipated there will be a limited number of visitors to the facility to view samples. Deliveries will occur during regular business hours.

The company currently has 25 employees with 64 designated parking spaces available for employees and 6 for customers. Hours of operation are 6:30 AM-7:00 PM. The business owner has been informed and recognizes the City has established quiet hours from 10:00 PM-7:00 AM with a commitment to no noise interference prior to 7:00 AM.

Staff do not anticipate any adverse impacts to surrounding property owners. Staff find that the use complies with City codes, is consistent with the General Plan, and is compatible with neighboring properties.

Staff Recommendation

Staff recommends the Planning Commission approve the conditional use request for a trim manufacturing and contracting business use for InteriorWorx Moulding, 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.

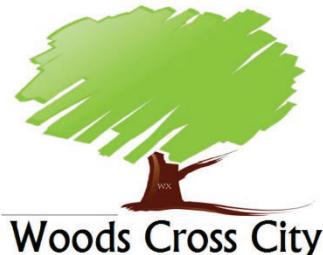
STAFF REPORT

To: Planning Commission

From: Leah Seawright, Community Development

Date: January 27, 2026

Re: Conditional Use Request – Roofing Contractor



Location: 1901 W 2425 S Unit H

Zoning: I-1 Light Industrial

Background

The applicant, Jon England, is requesting approval of a conditional use permit for the purpose of establishing a roofing contractor business in the warehouse at this location. City Code authorizes the Planning Commission to review conditional use requests for contracting businesses and impose conditions to mitigate potential adverse impacts to surrounding property owners, such as traffic, parking, noise, etc.

Staff Review

The proposed roofing repair/replace contractor business would focus on repairing or replacing commercial and residential roofs. The business does not sell or manufacture any products out of the office. The commercial space will be used for business operations and storage of roofing supplies. The applicant has indicated that all business activities and storage will be maintained within the warehouse. There is no anticipation for outside storage. The business does store a 16' trailer on site. It is anticipated there will be a limited number of visitors to the facility. Deliveries will occur during regular business hours.

The company currently has 3 employees with 3 designated parking spaces available for employees and customers. Hours of operation are 8:00 AM-5:00 PM.

Staff do not anticipate any adverse impacts to surrounding property owners. Staff find that the use complies with City codes, is consistent with the General Plan, and is compatible with neighboring properties.

Staff Recommendation

Staff recommends the Planning Commission approve the conditional use request for the roofing business use for Prestige Contracting LLC DBA Homer Roofing, 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.

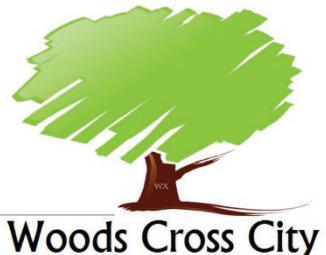
STAFF REPORT

To: Planning Commission

From: Leah Seawright, Community Development

Date: January 27, 2026

Re: Conditional Use Request – Auto Sales Business



Location: 1498 W 1500 S

Zoning: I-1 Light Industrial

Background

The applicant, Heber Perez, is requesting approval of a conditional use permit for the purpose of establishing an auto sales business at this location. City Code authorizes the Planning Commission to review conditional use requests for contracting businesses and impose conditions to mitigate potential adverse impacts to surrounding property owners, such as traffic, parking, noise, etc.

Staff Review

The proposed auto sales business would focus on repairing and selling vehicles. The commercial business space will be used for business operations and storage of vehicles. The applicant has indicated that all business activities and storage will be maintained within the commercial business space. It is anticipated there will be a limited number of customers to the facility, since an appointment will be required. Deliveries will occur during regular business hours.

The company currently has 1 employee with 2 designated parking spaces available for employees and customers. Hours of operation are 8:00 AM-5:00 PM.

Staff does not anticipate any adverse impacts to surrounding property owners. Staff find that the use complies with City codes, is consistent with the General Plan, and is compatible with neighboring properties.

Staff and the Commission are aware of the concerns with this property meeting previous conditional use and municipal code requirements. Staff has worked with the property owner to ensure previous conditional use and municipal code requirements have been met to include the following:

- 1) Property owner has paved the north end of the property in asphalt and any/all vehicles and storage has been located on a paved surface.
- 2) The property owner is not and has agreed not to utilize any undeveloped land/property on-site until a new site plan is proposed, submitted, and approved.
- 3) Property owner is not and has agreed not to utilize any land or business property that is not his own property. He will not expand his business beyond his property boundaries and has agreed to keep all business activities and storage within his property boundaries. It is understood that his business and the rental property business will stay within current property lines.

- 4) Property owner has agreed and will be working with staff on plans to further develop the property to include removal of dead trees and the implementation of a storm drain system. The portion of the property to the west that is undeveloped will not be in use to include any storage until a new site plan to include the storm drain system has been submitted, reviewed, and approved.
- 5) Property owner understands and recognizes the terms of the conditional use and agrees to stay within the terms of the conditional use.
- 6) Property owner understands that as a part of the process there will be continued site visits to ensure compliance moving forward.

Staff Recommendation

Staff recommends the Planning Commission approve the conditional use request for the used auto sales business use for HP Auto, 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.

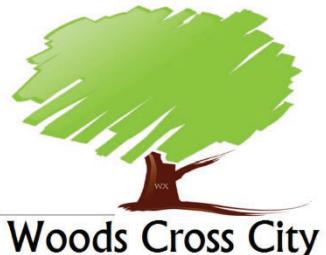
STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: January 27, 2026

Re: Conditional Use and Site Plan Review – Obic Trucking



Location: 1221 West 2425 South

Zoning: I-1 (Light Industrial) Zone

Background

The applicant, Riley Streit, on behalf of Obic Trucking, is requesting conditional use and site plan approval to develop a vacant 1.2-acre property in the I-1 (Light Industrial) zone. The site is located north of the Intermountain Health laundry facility and southwest of the City Public Works shops and is surrounded by other properties in the I-1 zone.

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

Staff Review

The applicant is proposing to build a 6,900 square foot two story building. The building will serve as offices and a repair shop for Obic Trucking. Obic Trucking services and repairs FedEx semi-tractors. All semi-tractors will be driven from the facility in North Salt Lake and return the same day. No long-term storage or inoperable semi-tractors will be located at this facility. Office and truck service businesses are permitted in the I-1 zone, reviewed as conditional uses.

The proposed building is sited on the eastern portion of the property. The applicant has indicated future plans to develop the western side of the property and potentially expand the building. The property will have two access points from 2425 South and one access from 1250 West. There will be undeveloped land to the west of the building. The applicant will maintain this undeveloped portion of the property to ensure weeds do not grow and further understands no parking, staging vehicles, or storage of any material is permitted in this area.

The primary entrance faces 2425 south and features a façade primarily of gray CMU complemented by darker gray stucco and CMU banding as an accent. The building is predominately a rectangular shape; however, its mass is broken up by the vertical entrance tower, awnings, and pillars. The building meets the architectural standards required by code and also meets the setback and height standards of the I-1 zone.

Code requires three parking stalls for every vehicle bay in addition to the stalls required for the office space. The applicant is proposing 12 parking stalls with one dedicated ADA accessible stall, which will meet the standards required by code.

The landscape plan shows the required street trees along the frontages of 2425 South and 1250 West with additional on-site trees adjacent to the building. In addition to the trees the plan shows

landscape beds with a mix of shrubs with stone mulching. The landscape plan meets standards of code.

All utilities have been reviewed and approved by the Public Works Director and City Engineer. The photometric lighting plan shows there will be a measurement of zero footcandles at property lines bordering public rights-of-way. In addition, the applicant will be installing a storm drainage system on the western edge of the property that has been reviewed and approved by the City Engineer.

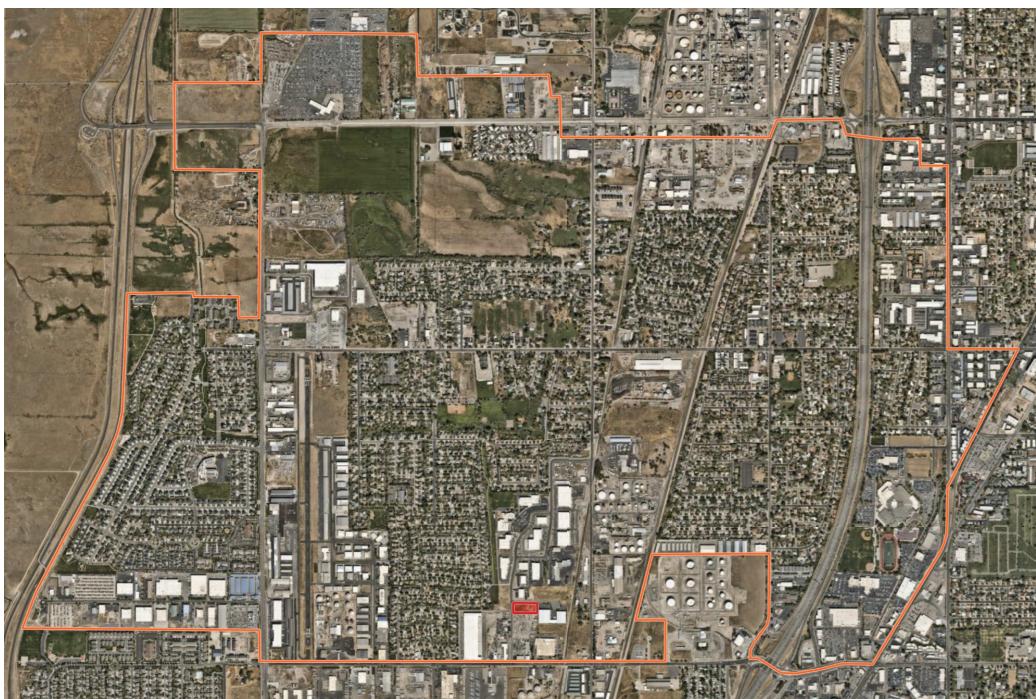
Recommendation

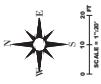
Staff recommends the Planning Commission approve the proposed site plan and conditional use for Obic Trucking with the following conditions:

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 and maintain a business license.
4. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
5. Business operations shall not negatively impact the adjacent businesses and properties.

Item: Obic Trucking Site Plan

Address: 1221 West 2425 South

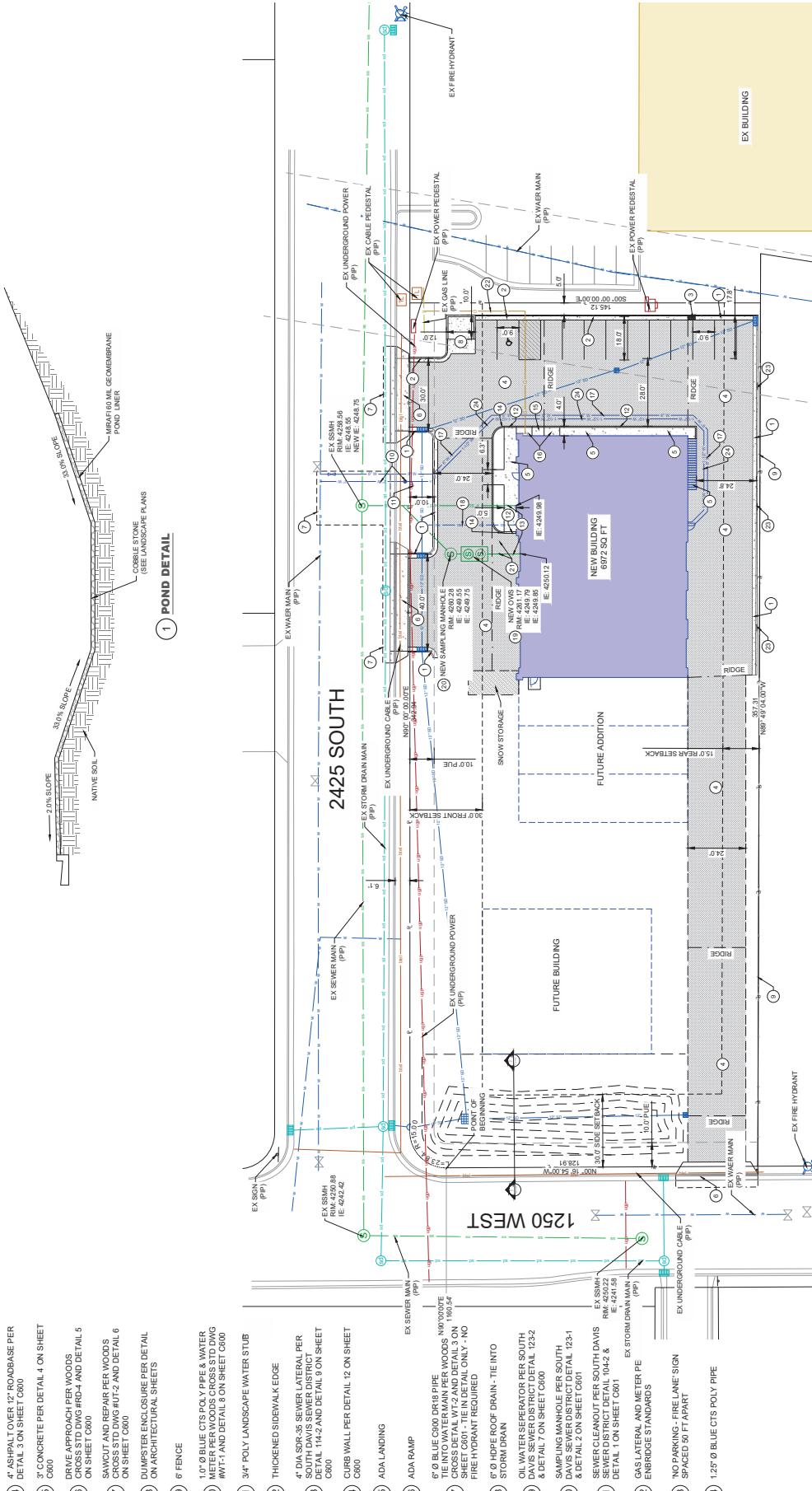




1 POND DETAIL

NOTES:

- CURB & GUTTER PER DETAIL 1 ON SHEET C600
- RELEASE, CURB & GUTTER PER DETAIL 2 ON SHEET C600
- CURB TRANSITION
- 4" ASPHALT OVER 12" ROADBASE PER DETAIL 3 ON SHEET C600
- 3" CONCRETE PER DETAIL 4 ON SHEET C600
- DRIVE APPROACH PER WOODS CROSS ST DWG #RD-4 AND DETAIL 5 ON SHEET C600
- SWATCH AND REPAIR PER WOODS CROSS ST DWG #UT-2 AND DETAIL 6 ON SHEET C600
- DUMPSITE ENCLOSURE PER DETAIL 6



CAUTION: NOTICE TO CONTRACTOR

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF EXISTING UTILITIES AS SHOWN ON THE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS ARE TAKEN IN THE FIELD. THE INFORMATION IS PROVIDED AS A GUIDE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES AND FOR DETERMINING THE EXACT LOCATION OF THE EXISTING UTILITIES. THE CONTRACTOR MUST TAKE THE LOCAL UTILITY INFORMATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. IF A CONFLICT IS IDENTIFIED, THE ENGINEER OR RECORDS SHOULD BE CONTACTED IMMEDIATELY TO ISSUE FURTHER DIRECTIONS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE BIRMINGHAM WATER BOARD OF CONSTRUCTION ACTIVITIES ON ALL GRANULATED LINES IN BIRMINGHAM CONSTRUCTION AREAS.



THE CONTRACTOR IS TO CALL BLUE STAKES PRIOR TO ANY CONSTRUCTION

LAND USE TAB

| LAND USE TABLE | | |
|--|-----------------------------------|--------|
| WOODS CROSS CITY ZONING: -1 (HIGH INDUSTRIAL) | | |
| GROSS SQUARE FOOTAGE (ACRES) | 51,651.66 SQ. FT. (1.19 ACRES) | 100% |
| TOTAL DISTURBED ACREAGE | 37,935.57 SQ.FT. (0.86 ACRES) | 72% |
| GROSS BUILDING FOOTPRINT | 6,972 SQ. FT. | 13.50% |
| HARDSCAPE | 16,649.03 SQ. FT. | 32.20% |
| LANDSCAPE | 28,030.60 SQ. FT. | 54.30% |
| ADA STALLS | 1 STALLS | |
| TOTAL PARKING | 12 STALLS | |

STATE TO CONTRACTOR - UTILITIES



| CITY | WOODS CROSS |
|--|-------------|
| STATE | UT |
| <u>ISSUE DATES</u> | |
| <u>PROJECT NO.</u> 25-009 | |
| <u>DRAWN BY:</u> BPP | |
| <u>CHECKED BY:</u> IPS | |
| <u>CONTROL:</u> All plans, specifications, construction, materials, equipment, and services used in the construction of the project shall be in accordance with the plans and specifications of Scheider Engineering, Inc. Any deviation from the plans and specifications must be approved by Scheider Engineering, Inc. Any deviation from the plans and specifications must be approved by Scheider Engineering, Inc. | |
| <u>PLAN</u> PHOTOMETRIC SITE PLAN | |

