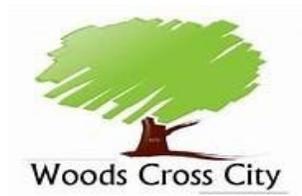


**WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, FEBRUARY 10, 2026, AT 6:30 P.M.**



This meeting is 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 require accommodation or assistance to participate, please call the Community Development Department at 801-292-4421

1. Pledge

Jake Hennessy

2. Meeting Minutes from January 27, 2026

Joe Rupp

- Review
- Action

3. Open Session

Joe Rupp

4. Conditional Use Permit for GEIA Solutions at 2173 South 1640 West – Paul Bangerter

Leah Seawright

- Review
- Action

5. Director's Report

6. Adjourn

**WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 27, 2026**

The minutes of the Woods Cross Planning Commission meeting held January 27, 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

COMMISSION MEMBERS EXCUSED:

Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Leah Seawright, Code Officer
Bonnie Craig, Administrative Assistant
Sam Harris, Planning and Permit Coordinator

VISITORS:

Don Schrader
Rick Gibson
Marcos Martin
Jon England

James Alexander
Matt Pearson
Amel Obic
BJ Lund

Phillip Richter
Heber Perez
Arif Obic
Shane Alexander

PLEDGE OF ALLEGIANCE:

Mike Doxey

Mr. Curtis Poole, the Community Development Director, introduced Sam Harris to the Planning Commission as the new Planning and Permit Coordinator for the zoning department. The Commission welcomed her and said they were looking forward to working with her.

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held January 13, 2026.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Lewis seconding the motion and all voted in favor of the motion through a roll call vote.

OPEN SESSION

Chairman Rupp then opened the meeting for public comments on items that were not on the agenda.

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

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 27, 2026
PAGE 2**

SHANE SUBDIVISION PLAT AMENDMENT—APPROXIMATELY 1413 SOUTH 1100 WEST—SHANE AND JAMES ALEXANDER

Mr. Poole noted that Shane and James Alexander, were requesting an amendment to the Shane Subdivision Plat for the purpose of creating a buildable residential lot. He said 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.

Mr. Poole noted that the existing Shane Subdivision Plat consists of two lots. He said the proposed subdivision amendment would create a third lot behind Lot 1. He noted 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. He noted that Lot 3 will be considered a flag lot, which is permitted by code and meets all flag lot standards.

Mr. Poole said that staff and the City Engineer have reviewed the proposed amended plat and the applicant has addressed all comments and resolved all identified concerns.

Following the information given, Chairman Rupp asked if lot 2 and 3 are part of one lot right now. Mr. Poole said lot 1 and 2 are the current lots and they are reducing the size of lot 2 to create lot 3. Chairman Rupp asked if the home that is currently lot 2 is going to have side yard setbacks. Mr. Poole said all lots will meet the current requirements for setbacks. Chairman Rupp said he wanted to make sure the setbacks were met with 18 feet total and Mr. Poole said they would be met.

Mr. James and Shane Alexander addressed the Commission. Mr. James Alexander said lot 3 is coming from part of the two other existing lots to get the required driveway width. He said he lived on lot 2 and his son Shane lives on lot 1 and Shane will be building on lot 3 eventually.

Chairman Rupp then opened the public hearing.

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

There were no further comments or questions, and Commissioner Lewis made a motion to approve the amended plat for the Shane Subdivision 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.

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

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 27, 2026
PAGE 3**

CONDITIONAL USE PERMIT FOR INTERIOR WORX—1376 WEST 2600 SOUTH—MATT PEARSON

Chairman Rupp gave the floor to Ms. Leah Seawright who serves as the Code Officer for Woods Cross City. She noted that Mr. 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. She noted that the proposed trim manufacturing contractor business would focus on manufacturing trim and molding. She said the business also sells moldings and trim wholesale. She noted the applicant has indicated that all business activities and storage will be maintained within the warehouse and there is no anticipation for outside storage. She said it is anticipated that there will be a limited number of visitors to the facility to view samples. She also noted the deliveries will occur during regular business hours. She said the company currently has 25 employees with 64 designated parking spaces available for employees and 6 for customers. The hours of operation are 6:30 AM-7:00 PM. She said 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.

Following the information given by Ms. Seawright, Mr. Matt Pearson addressed the Commission. He said he would be willing to amend the business hours to be from 7:00 AM to 7:00 PM if that would be helpful to help mitigate any concerns with noise. He said usually it is only a shop foreman that comes in at 6:30 AM to turn on the lights and start up compressors and machinery. Mr. Pearson asked about the possibility of starting a semi-truck before 6:30 AM. Ms. Seawright said if the truck is using backer beepers those would need to be turned off but as long as there is no noise interference there should not be a problem with a 6:30 AM startup time. She said there should not be any noise with trash pickup and semi-truck interference before 7:00 AM.

Commissioner Lewis said he saw that the loading bays for the trucks were on the east side of the property and are on the opposite side of where the neighborhood is located, so that would help mitigate noise.

There were no further questions or comments, and Commissioner Doxey made a motion to approve the conditional use permit for Interior Worx 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 Goodman seconded the motion, and all voted in favor of the motion through a roll call vote.

Commissioner Doxey noted Prestige Contracting had contacted him, and they would be late for the meeting. Commission Doxey made a motion to wait to review Prestige Contracting as they are on their way. The Commission moved on to the next item on the agenda until the representatives for Prestige Contracting arrive at the meeting.

CONDITIONAL USE PERMIT FOR PRESTIGE CONTRACTING—JON ENGLAND--1901 WEST 2425 SOUTH

Ms. Seawright reviewed this item with the Commission. She noted that Mr. Jon Englad is requesting approval of a conditional use permit for the purpose of establishing a roofing contractor business in the warehouse at this location. Ms. Seawright said the proposed roofing repair/replace contractor business would focus on repairing and replacing commercial and residential roofs. She said the business does not sell or manufacture any products out of the office. She noted the commercial space will be used for business operations and storage of roofing supplies. She said the applicant has indicated that all business activities and storage will be maintained within the warehouse and there is no anticipation for outside storage. She said the business does store a 16' trailer on site. It is also anticipated there will be a limited number of visitors to the facility. Deliveries will occur during regular business hours. It was also noted the company currently has 3 employees and 3 designated parking spaces available for employees and customers and the hours of operation would be 8:00 AM-5:00 PM.

Following the information given, Chairman Rupp asked about how the parking spots are being referenced. Ms. Seawright said she looks to make sure the business meets code and zoning requirements for parking based on what the business tells her they have and what their parking needs are.

Mr. Jon England addressed the Commission and said he was a territory manager for Prestige Contracting. He told the Commission they are roofing contractors. He said they do have three parking spaces, and they are frequently occupied by the neighboring business but other than that there was nothing to add.

There were no further questions or comments, and Commissioner Lewis made a motion to 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.

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

CONDITIONAL USE PERMIT FOR HP AUTO— 1498 WEST 1500 SOUTH—HEBER PEREZ

Ms. Seawright reviewed this item with the Commission. She said Mr. Heber Perez is requesting approval of a conditional use permit for the purpose of establishing an auto sales business at this location. She noted the proposed auto sales business would focus on repairing and selling vehicles. She noted the commercial business space will be used for business operations and storage of vehicles. She noted this applicant has indicated that all business activities and storage will be maintained within the commercial business space. She said it is anticipated there will be a limited number of customers coming to the facility, since an

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 27, 2026
PAGE 5**

appointment will be required. Deliveries will occur during regular business hours. Ms. Seawright said the company currently has 1 employee with 2 designated parking spaces available for employees and customers. The hours of operation are from 8:00 AM-5:00 PM.

Ms. Seawright noted that staff and the Commission are aware of the concerns with this property meeting previous conditional use and municipal code requirements. She said staff have 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.

Following the information given, Commissioner Lewis said he did not see property to the west that needed to be developed and wanted to know where it was located. Ms. Seawright said there is a small piece of property that has some trees that need to be taken down. She said there are future plans for this property. Ms. Seawright says Mr. Martin does understand there needs to be an engineer consulted to put in the storm drain before developing the property. Commissioner Lewis asked about the storm drain. Ms. Seawright said the north property had been paved in order to meet the previous conditional use requirements and all restrictions had been met for the development of that property. She said the storm drain is going into the west, and they will be working on that to bring it up to code.

Commissioner Goodman asked if Heber was the property owner and it was noted that Mr. Marcos Martin is the property owner. She wanted to know since Heber is not the owner, what are requirements for the owner for the business. Ms. Seawright said Heber will be renting the front of the property for auto sales and there have been some conditional use problems that needed to be addressed by the owner of the property to come into compliance. She said she would continue to work with both Heber Perez and Marcos Martin to make sure the property continues to be in compliance.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 27, 2026
PAGE 6**

Chairman Rupp said it is the responsibility of the Commission to make sure the property is being taken care and is in compliance.

Mr. Marcos Martin along with Mr. Heber Perez addressed the Commission. Mr. Martin said he had submitted a conditional use for the asphalt that was done. He said 95% of the property is paved from the front to the back and from the east to the west. He said the drain system was approved in 2020 and he is working to put that into place. He said he did not know why he needed to come back for the drainage system because it had already been approved. He said the current asphalt has been engineered for drainage. He said all the water goes to one point where it has not been paved and he has been working to clear debris where there has been a swampy area. Ms. Seawright said she had worked with Marcos, and he had done a lot of hard work, and the property is looking much better. She said she and Danny Rhodes from the city's water department will continue to work with Marcos on the undeveloped land. She said there was a site plan submitted including parking.

Chairman Rupp asked about parking spots. Mr. Perez said he had 15 spots, three for employees and customers and the rest for car sales. Ms. Seawright said it was her understanding the cars would be looked at by appointment only. Mr. Perez said two spots will be fine for employees and customers. He said there could be three or four customer spots if needed because there are 18 spots altogether and that there should be plenty. He said there will be around 10 cars at a time on the lot for sale. He said he did not want anything messy on the lot.

Chairman Rupp asked about loading and unloading vehicles on the street. Mr. Perez said there would be nothing on the street. Mr. Martin said there is other property to use to unload cars on the lot so there should not be any activity on 1500 South. Mr. Perez said he uses tow trucks to bring in cars. He also said the back of the property can be used for unloading cars if needed. Chairman Rupp said spilling out onto 1500 South is a concern so please keep that in mind. Ms. Seawright said she had spoken with them about this and would continue to monitor the situation.

There were no further questions or comments, and Commissioner Lewis made a motion to approve the conditional use for HP Auto at 1498 West 1500 South 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 Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

The Commission moved back to Prestige Contracting item on the agenda as discussed above.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 27, 2026
PAGE 7**

**CONDITIONAL USE PERMIT & SITE PLAN REVIEW FOR OBIC TRUCKING AT 1221 WEST 2425
SOUTH—CURTIS POOLE**

Mr. Poole reviewed this item and noted that Mr. 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. He noted this site is located north of the Intermountain Health Laundry facility and southwest of the city's Public Works building and is surrounded by other properties in the I-1 Zone.

Mr. Poole went on to note that Obic Trucking is proposing to build a 6,900 square foot two story building. He noted the building will serve as offices and a repair shop for Obic Trucking. He said that Obic Trucking services and repairs FedEx semi-tractors. He noted that all semi-tractors will be driven from the facility in North Salt Lake and return the same day. He said there is no long-term storage, and no inoperable semi-tractors will be located at this facility. He also noted office and truck service businesses are permitted in the I-1 zone, reviewed as conditional uses.

Mr. Poole went on to note that the proposed building will be situated on the eastern portion of the property. He said the applicant has indicated future plans to develop the western side of the property and potentially expand the building. He also said the property will have two access points from 2425 South and one access from 1250 West. He said there will be undeveloped land to the west of the building. He noted 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.

Mr. Poole said 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. He said the building is predominately a rectangular shape; however, its mass is broken up by the vertical entrance tower, awnings, and pillars. He noted the building meets the architectural standards required by code and also meets the setback and height standards of the I-1 Zone.

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

Mr. Poole went on to note 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. He noted the landscape plan meets standards of code. It was noted that all utilities have been reviewed and approved by the Public Works Director and City Engineer. He also said the photometric lighting plan shows there will be a measurement of zero footcandles at the property lines bordering public rights-of-way. The applicant is also installing a storm drainage system on the western edge of the property that has been reviewed and approved by the City Engineer.

Following the information given by Mr. Poole, Commissioner Lewis asked about footcandles and asked if code says it will not bleed into the public right-of-way or is it the property line. Mr. Poole said if there were a residential area it would need to be at zero footcandles at the property line.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 27, 2026
PAGE 8**

Commissioner Lewis said he would recommend adding language saying “proposed future addition” to the plan and that it would be beneficial for the building that would be constructed in the future. It was noted having the engineer adding verbiage on the plans saying potential or future building would be informative for noting it is a building that would come at a later time. Commissioner Lewis also said he would prefer to see color on the renderings and wondered if there could be color added on the plans as it is easier to see what things would look like in more detail. Mr. Lund said it was a grayscale building so that is why there was no color added. Commissioner Lewis asked if the building would be brick, and Mr. Lund noted that it would be cinderblock material.

Mr. Arif Obic and Mr. BJ Lund the architect, addressed the Commission. Mr. Obic noted the rest of the land will be utilized in the future.

There were no further questions or comments, and Commissioner Lewis made a motion to 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.
6. Those buildings listed as future buildings on the site plan are not part of this approval.

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

DIRECTOR'S REPORT

Mr. Poole said he is happy to have Sam Harris who was replacing Marcee after her retirement, with the zoning department. He said he wanted to say publicly he is grateful for the other staff he works with, Leah and Bonnie, and they are doing an excellent job.

Chairman Rupp said he asked that for future agendas the font be changed to aerial font and not serif fonts to be able to be seen a little clearer. He also asked to have the applicant's name on the agenda as well. He said he liked “review and action item” on the agenda.

Commissioner Lewis asked if the Google maps location could be included on each item as it is helpful to see where the location of the property that is being reviewed.

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 27, 2026
PAGE 9**

ADJOURNMENT

There being no further business before the Commission, Commissioner Goodman made a motion to adjourn the meeting at 7:26 PM.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant

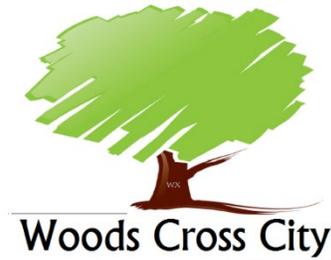
STAFF REPORT

To: Planning Commission

From: Leah Seawright, Community Development

Date: February 10, 2026

Re: Conditional Use Request – Light Manufacturing Use



Location: 2173 S 1640 W, Unit C

Zoning: AP (Airport Zone)

Background

The applicant, Dustin Bangerter, is requesting approval of a conditional use permit for the purpose of establishing a misting assembling system including sales and service 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 business would focus on assembling misting system components as well as marketing and sales. 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. 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 9:00 AM-4:00 PM.

The code requires 1 parking space per 800 square feet. Based on the square footage of the unit, the business is within code requirements.

Staff does not anticipate any adverse impacts to the surrounding property owners. Staff finds 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 light manufacturing use for GEIA Solutions, 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.

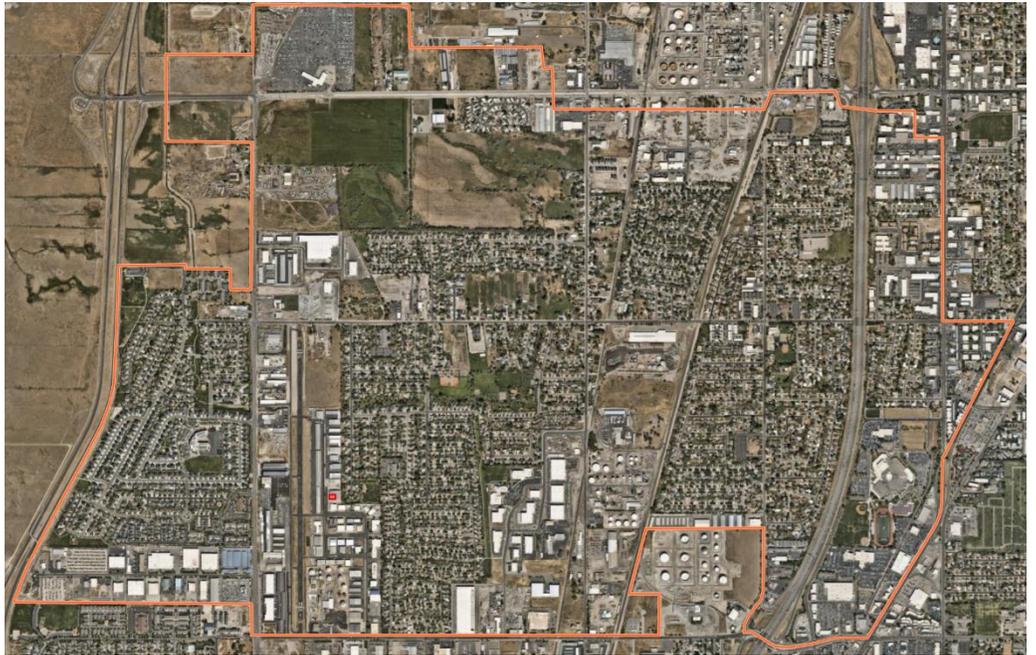
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact on the adjacent businesses and properties.

Item: GEIA Solutions Conditional Use

Address: 2173 South 1640 West, Unit C

Map 1

Citywide



Map 2

Neighborhood

