

**WOODS CROSS PLANNING COMMISSION MEETING
MARCH 24, 2026**

The minutes of the Woods Cross Planning Commission meeting held March 24, 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-online
David Lewis IV

COMMISSION MEMBERS EXCUSED:

Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

VISITORS:

Don and Lois Schrader
Rebecca Baliel
Michael Stokes

PLEDGE OF ALLEGIANCE:

LeGrande Blackley

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held March 10, 2026.

Following the review of the minutes, Commissioner Goodman made a motion to approve the minutes as corrected with Commissioner Blackley 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 regarding items that were on the agenda.

Commissioner Blackley stated he had a matter to discuss. He noted there were several sections in the *Handbook for Planning Commissioners and Land Use Authorities* distributed by Commissioner Lewis at the previous meeting, which could be beneficial to the Commission. He said he felt like there were several sections that would benefit the Commission to read and review. He identified sections relating to ethics; voting and conflicts of interest; meetings and minutes; and the role of the individual Commissioner, noting that these topics could be helpful in keeping the Commission on track if reviewed periodically.

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Chairman Rupp said the portion of the statute that applies to the Commission as appointed officials and conflict of interest is found under the city regulations 3-01-070 and there is information in city code that addresses conflict of interest. He said he did not know if there was more the city would require from the Commission beyond what is already required each year by signing the conflict-of-interest agreement. He said the Commission should know what their responsibility is if there is a conflict of interest. He said making a conflict of interest known in a meeting would be for the benefit of the audience not necessarily as an additional step that would need to be added. Chairman Rupp asked staff to check with the City Administrator and Council and see if they felt like it was necessary to make any changes regarding "conflict of interest" requirements. Mr. Poole said that the Commission should still make sure they recuse themselves from an agenda item if they stand to benefit financially or receive other favors or gifts, from the item being discussed during a Planning Commission meeting.

Commissioner Lewis stated that he may have a conflict of interest regarding the potential purchase of city-owned property located at 1500 South and Redwood Road, as he is considering purchasing the property for the company he works for. He expressed that he believed the City should seek to obtain the maximum value for the property the city is selling and suggested that it be rezoned for maximum value. Mr. Poole noted that the sale of the property had already been discussed in a closed session with the City Council and stated that it would not be appropriate to discuss it further at this time.

Chairman Rupp said the responsibility of the Commission is to look at the General Plan and the use of the property, but that the Council would be the one to address changing the zoning. Chairman Rupp said it is beyond the scope of the Commission to look at rezoning. Chairman Rupp encouraged Commissioner Lewis to address this matter as an individual citizen with staff or the Council if he felt like rezoning the property would be beneficial.

Mr. Poole stated that decisions regarding that specific property had already been made and that, since the property is currently for sale, it is likely too late to change the zoning at this time.

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

CONDITIONAL USE PERMIT FOR PATRIOT FORGE—2262 SOUTH 1200 WEST—REBECCA BALIEL

Mr. Curtis Poole, the Community Development Director, reviewed this item with the Commission. He noted that Ms. Rebecca Baliel, is requesting approval of a conditional use permit for the purpose of establishing a fabrication and welding business. Mr. Poole said the proposed fabrication and welding business would focus on fabricating architectural fixtures. He said the business also provides shipping service for fabricated fixtures. He said the applicant has indicated that all business activities and storage will be maintained within the building. He also said there is no anticipation for outside storage. Mr. Poole said it is projected there will be a limited number of visitors to the facility and deliveries will occur during regular business hours. He also noted that the hours of operation are 8:00 AM -5:00 PM. Mr. Poole said the proposed property has ample parking spaces available for employees and customers and meets the standard parking requirement. Mr. Poole said staff does not expect any adverse impacts to adjacent properties.

Following the information given by the Community Development Director, Mr. Michael Stokes, who is the CEO of Patriot Forge, addressed the Commission. Mr. Stokes said they are working on getting this

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business started and are looking forward to operating in Woods Cross City. He said their business activities include making custom movable fixtures or structures which are made on site and then shipped to the business. He said he has expertise in welding and has been in the field for many years. Chairman Rupp asked if Mr. Stokes if had any questions or concerns about the conditions that had been outlined for the business. Mr. Stokes said he had no questions or concerns with the conditions.

There were no further questions and Commissioner Doxey made a motion to approve the conditional use permit located at 2262 South 1200 West, Unit 105, with the following conditions:

1. Apply for, obtain, and maintain a business license including required documentation.
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.

DIRECTOR'S REPORT

Mr. Poole noted at the next meeting the Transportation Master Plan will be back for review. He said they just want to make sure maps and planning are in order and the needs for the growth of Woods Cross are being addressed.

He said at their next meeting there may be another conditional use request coming for review. He also said an application had come in for an annexation and rezone for property north of the Ivory Homes subdivision and near the park in that area.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Goodman made a motion to adjourn the meeting at 6:54 P.M.

Joseph Rupp, Chairman

Bonnie Craig, Administrative Assistant