WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, JULY 14, 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

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1. Pledge
   Robin Goodman

2. Meeting Minutes from June 23, 2026
   Joe Rupp

   - Review
   - Action

3. Open Session
   Joe Rupp

4. Internal Accessory Dwelling Unit at 1512 West 1200 South
   Applicant: Joshua Benson
   Presenter: Curtis Poole

   - Review
   - Action

5. Conditional Use Permit for Fancy Tails at 910 South 500 West
   Applicant: Yuliia Vladimirovna
   Presenter: Curtis Poole

- Review
- Action

6. Site Plan Review for Intermountain Sales & Marketing at 965 West 850 South
   Applicant: Jarred Kennard
   Presenter: Curtis Poole

   - Review
   - Action

7. Director's Report
   Curtis Poole
8. Adjourn

WOODS CROSS PLANNING COMMISSION MEETING
JUNE 23, 2026

The Woods Cross Planning Commission met on June 23, 2026, at 6:30 p.m. at Woods Cross City Hall, located at 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Joe Rupp, Chairman
LeGrande Blackley
Mike Doxey
Mariah Wall
Robin Goodman
Mariah Wall-online

COMMISSION MEMEBERS EXCUSED:

Jake Hennessy
David Lewis IV

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

VISITORS:

Gabe Griffin
Jesse Beus
Don Schrader
Lois Schrader

PLEDGE OF ALLEGIANCE: LeGrande Blackley

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held June 9, 2026.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Doxey 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 not on the agenda.

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

SITE PLAN REVIEW FOR EV AUTO—612 WEST 800 SOUTH—RUSSELL NAYLOR

Mr. Curtis Poole, the Community Development Director, reviewed this item with the Commission. He noted that Mr. Russell Naylor, on behalf of EV Auto, is requesting approval of an amended site plan for the

property located at 612 West 800 South located in the C-2 (General Commercial) zone. Mr. Poole said the applicant is proposing to construct a 2,242-square-foot service building in addition to the existing EV Auto sales building. He said the building will contain approximately 1,812 square feet of service bay area, along with office, storage, and service counter space. He said the new addition will serve as an accessory vehicle service operation to the existing dealership.

Mr. Poole went on to note the proposed addition is located east of the existing sales building and is designed to integrate with the existing site circulation pattern. He said there will continue to be two drive accesses from 800 South. He also said the project includes relocation of an existing ADA parking stall, additional parking improvements, and new concrete aprons. He also said the site demonstrates adequate vehicle maneuvering areas for customer and service vehicles while maintaining access throughout the site. Mr. Poole said that in addition to the on-site parking, the applicant will have a cross-parking agreement with the adjacent property to the north, and this agreement will need to be recorded at the county and a copy of the agreement provided to the city.

Mr. Poole also noted the architectural design and landscape plans, meet city standards and the photometric plan will need to meet the city's requirements prior to receiving a building permit. He also noted the civil plans have been reviewed by the City Engineer and the Public Works Director. He said the project includes grading, drainage, utility, and accessibility improvements necessary to support the proposed development. He noted the applicant will need to continue to work with the City Engineer to resolve minor issues regarding drainage prior to receiving a building permit.

Following the presentation, Chairman Rupp asked Mr. Poole whether EV Auto would meet the parking requirements without the cross-parking agreement with the adjacent business. Mr. Poole stated that EV Auto meets the required number of parking stalls without the agreement. Chairman Rupp then asked whether the adjacent business would remain compliant if some of its parking stalls were used by EV Auto. Mr. Poole confirmed that there is sufficient parking for both businesses and that both properties would remain compliant.

Commissioner Blackley asked if the cross-parking agreement should be added to the conditions to make sure it is recorded with the county and a copy given to the city. Mr. Poole said that was a good idea and the Commission might want to add that as one of the conditions.

Mr. Gabe Griffin with Skyline Construction addressed the Commission on behalf of EV Auto. He said the storm basin on the west would not be modified at this time. He said UDOT would fix it or modify it if they needed to when they expand the I-15 freeway. He said they are not adding any drainage, but they will be putting in landscape according the landscape plan submitted.

He said in regard to the lighting, there are two poles that are existing. He said there is one showing on the plan being added, but there is already a light there and it will not need to be added. He said they are not going to change the lighting other than they will take one pole down. He said there is existing lighting on the building, and they are not intending to change the lighting.

Chairman Rupp asked whether the lighting shown on the original plan was the approved lighting. He stated that the staff condition for lighting should still apply and that the applicant should work with staff to ensure the lighting complies with current code.

Mr. Poole said shields will need to be placed on the light poles to modify the existing lighting to make sure there is no light that spills onto adjacent properties.

Mr. Griffin said they are not making any changes to the lighted monument right now and will not make any changes to retainage or drainage to the west until the UDOT project is set, but they will be striping the parking stalls.

Chairman Rupp asked Mr. Griffin if he had any concerns with the conditions as presented and Mr. Griffin said he did not have any concerns about the conditions.

Mr. Jesse Beus, also representing EV Auto and said he would make sure to submit a copy of the cross-parking agreement to the city.

There were no further questions or comments, and Commissioner Goodman made a motion to approve the amended site plan for EV Auto located at 612 West 800 South with the following conditions:

1. Provide the City with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
2. Provide a photometric plan that complies with city standards prior to receiving a building permit.
3. Resolve all issues with the City Engineer prior to receiving a building permit.
4. Obtain a building permit.
5. All site improvements, landscaping, drainage, parking, and utility improvements shall be installed in substantial conformance with the approved amended site plan.
6. The cross-parking agreement with the adjacent property owner to the north, be recorded at the county and a copy provided to the city.

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

DIRECTOR'S REPORT

Mr. Poole noted that at the last Council meeting the Council approved the interim budget with the final budget being approved in August. He said one thing that was brought up during the budget discussion was COLA increases for the Council and Commission. He said one Commissioner in attendance at the City Council meeting said he would decline the COLA increase as a commission member since budgets are tight . Mr. Poole said the increase would amount to $1.28 per meeting and it would end up being about a $30.00 a year increase.

Chairman Rupp asked the Commission for their thoughts on the matter. The Commission indicated they would support whatever option was easiest for the city, noting that they do not serve for compensation but because they enjoy serving the community.

Mr. Poole said at the next meeting the Commission would be seeing a site plan, conditional use request, and an ADU request.

ADJOURNMENT

There being no further business before the Commission, Commissioner Goodman made a motion to adjourn the meeting at 6:53 PM.

_____ _____

Joe Rupp, Chairman Bonnie Craig, Administrative Assistant

STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: July 14, 2026

Re: Internal Accessory Dwelling Unit

Location: 1512 West 1200 South
Zoning: R-1-8 (Residential) Zone

Background:
The applicant, Joshua Benson, is requesting approval of an internal accessory dwelling unit permit for the purpose of adding onto the existing home at this location. The property is surrounded by other single-family homes in the R-1-8 zone. An internal accessory dwelling unit is a permitted use within the R-1-8 zone subject to a conditional use review.

City code authorizes the Planning Commission to review Internal Accessory Dwelling Unit requests and section 12-28-123 outlines the standards by which the Commission may impose conditions to mitigate potential adverse impacts to surrounding property owners.

Staff Review:
The applicant will continue to reside at this address. The applicant will be adding the internal accessory dwelling unit onto their home and will be going through the building permit process. The applicant has two parking stalls for the short-term rental and two parking stalls for the residence. The proposed internal accessory dwelling unit meet the minimum parking standard required by code.

The standards and regulations for establishing and permitting internal accessory dwelling unit are provided to the applicant along with the application. The intent of these standards is to protect the characteristics of the single-family home and minimize any potential negative impacts to the adjacent property owners. The applicant may assign the responsibility to ensure these standards are followed to a responsible third party as permitted in code.

Staff finds that the internal accessory dwelling unit is compliant with City Code.

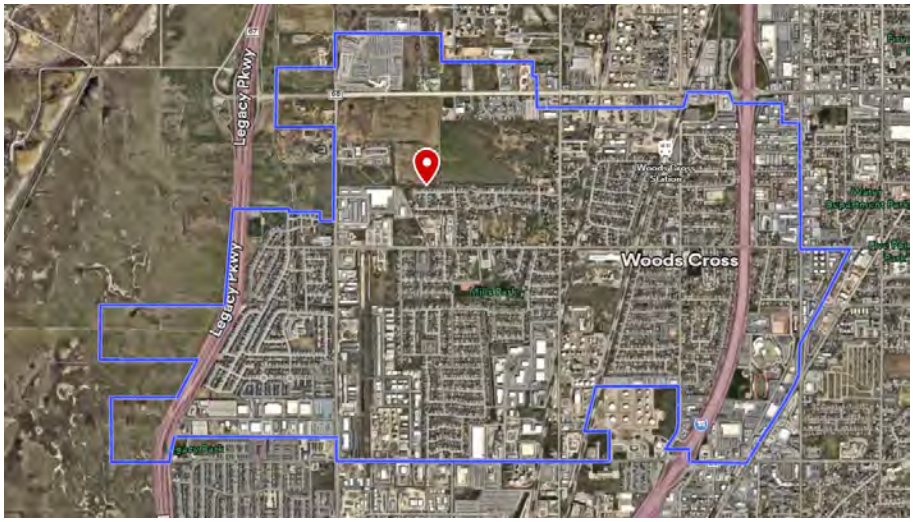
Staff Recommendation:
Staff recommends the Planning Commission approve the conditional use request for a internal accessory dwelling unit with the following conditions:

1. Obtain all licenses and permits required by the Davis County Health Department and the State.

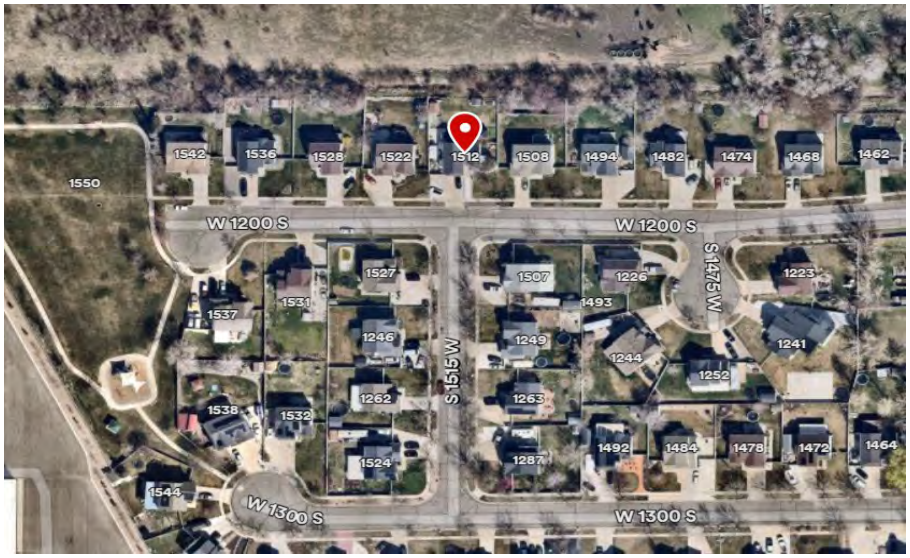
2. Obtain all necessary building permits required by Woods Cross City.

Item: Benson Accessory Dwelling Unit

Address: 1512 West 1200 South



Map 1
Citywide

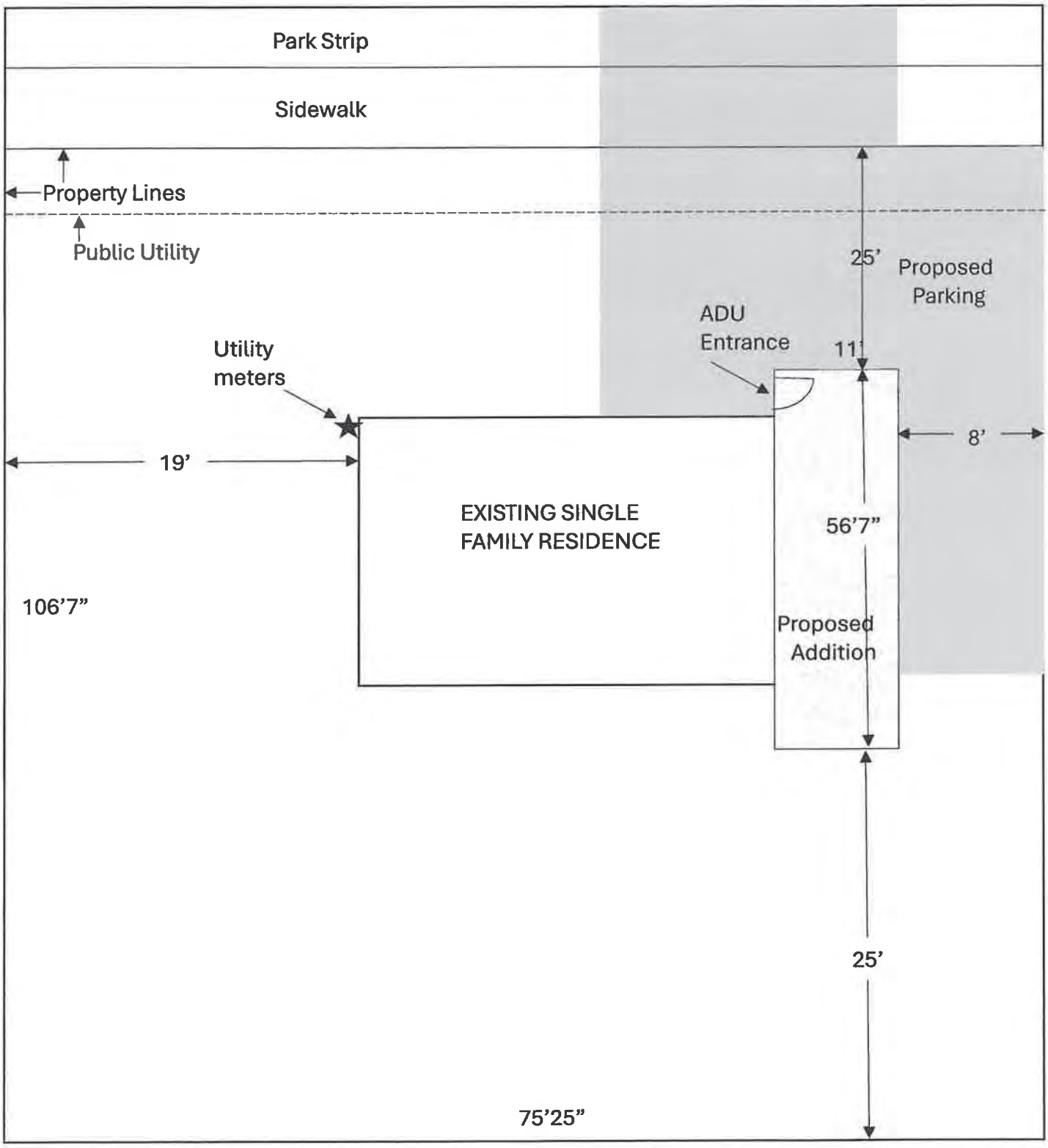


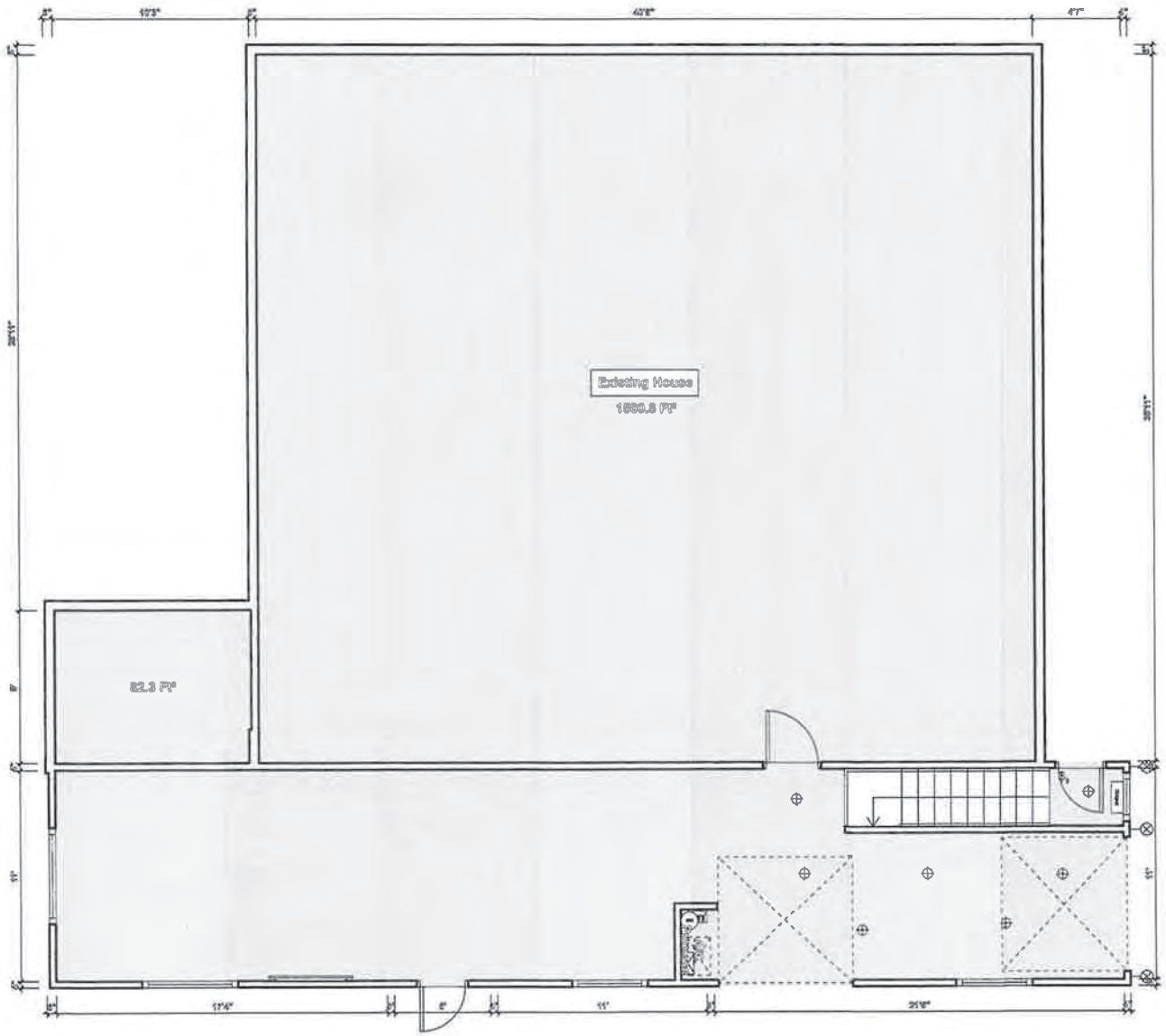
Map 2
Neighborhood

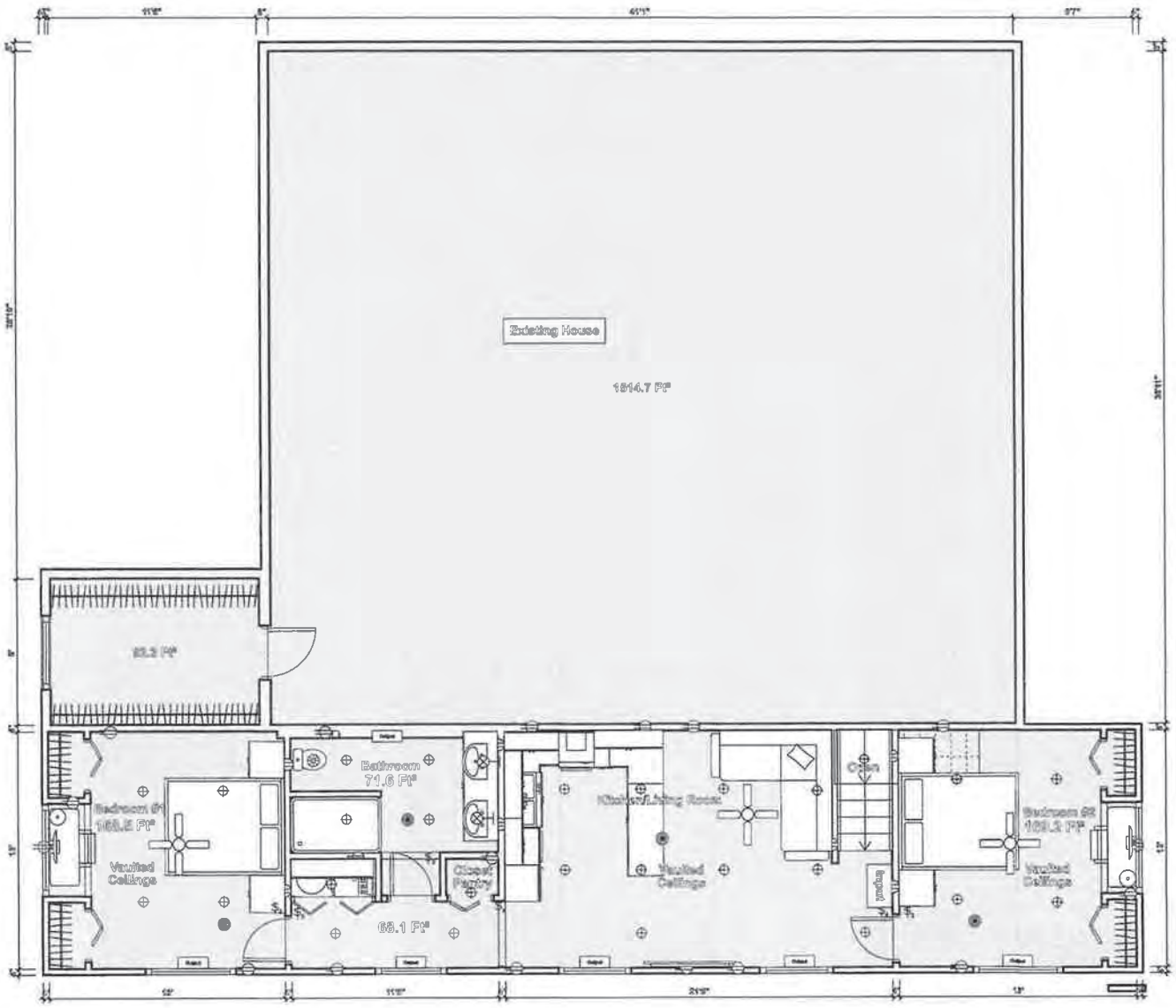
Site Plan

1512 W 1200 South
Woods Cross, UT 84087

1200 South




Existing House
1660.8 Ft²
82.3 Ft²


Existing House
1814.7 Ft²
83.2 Ft²
Bedroom
71.6 Ft²
Bedroom 01
168.2 Ft²
Vaulted Ceilings
Closet
Pantry
65.1 Ft²
Kitchen/Living Room
Vaulted Ceilings
Open
Open
Bedroom 02
168.2 Ft²
Vaulted Ceilings

STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: July 14, 2026

Re: Conditional Use Permit - Fancy Tails - Pet Services

Location: 910 South 500 West
Zoning: General Commercial (C-2) Zone

Background
The applicant, Yuliia Vladimirovna, is requesting approval of a conditional use permit for the purpose of establishing a pet services business. City Code authorizes the Planning Commission to review conditional use requests and impose conditions to mitigate potential adverse impacts to surrounding properties, such as traffic, parking, noise, hours & landscaping

Staff Review
The proposed pet services business would focus on pet grooming. The business also provides bathing and other services associated with grooming. This is an existing business that is relocating. The applicant has indicated that business activities will be maintained within the building. There is no anticipation for outside storage. Hours of operation are 09:00 AM-5:00 PM.

The use requires 1 parking stall per employee and 1 drop off designated parking stall. The proposed business has two employees requiring a total of three parking stalls. The proposed property has 15 designated shared parking.

Staff does not foresee any adverse effects to adjacent properties. Staff finds that the use complies with City codes and is compatible with surrounding properties.

Staff Recommendation
Staff recommends the Planning Commission approve the conditional use permit located at 910 South 500 West, with the following conditions:

1. Apply, obtain and maintain a business license including the 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.

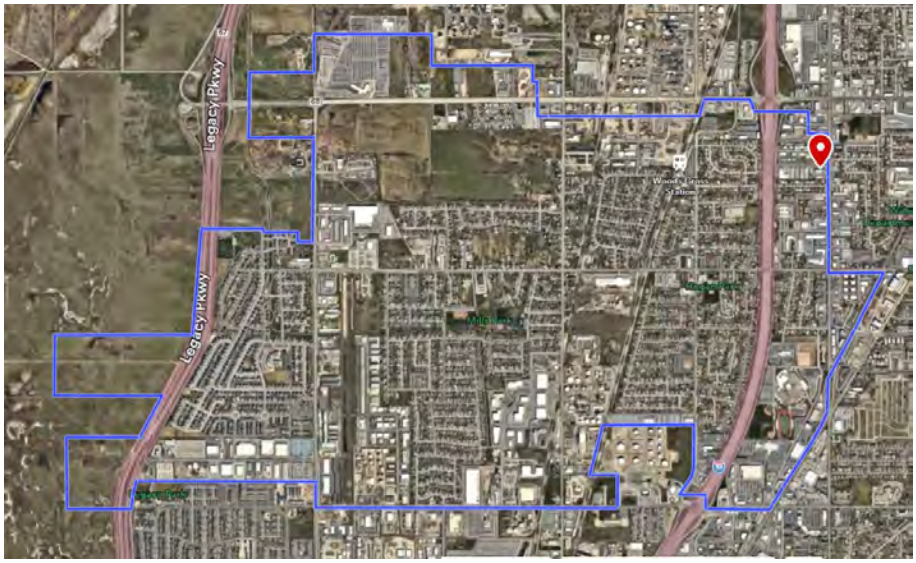
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.

4. Business operations shall not negatively impact the adjacent businesses and properties.

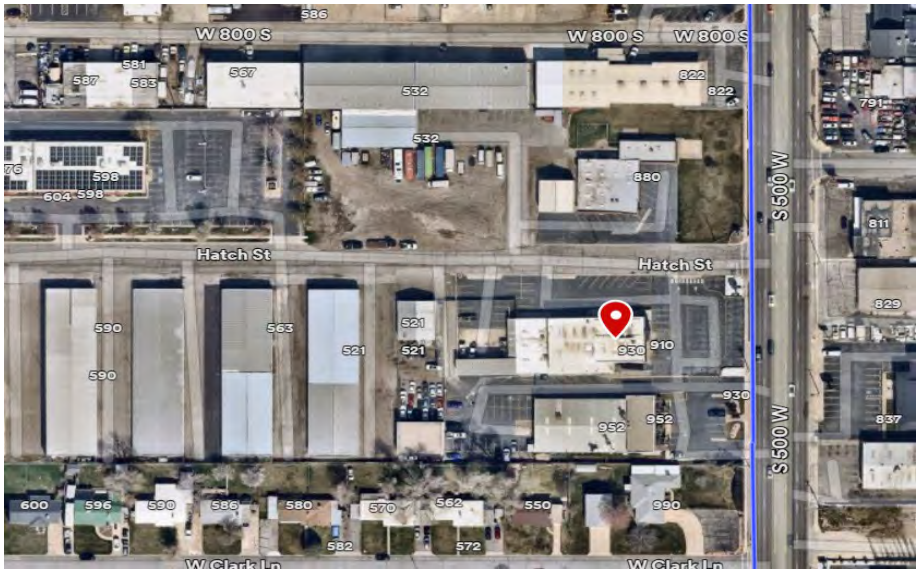
5. Painted parking space lines or stall striping must be completed before obtaining a business license.

Item: Fancy Tails Conditional Use

Address: 910 South 500 West



Map 1
Citywide



Map 2
Neighborhood

STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: July 14, 2026

Re: Amended Site Plan Review – Intermountain Sales and Marketing

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Location: 965 West 850 South
Zoning: I-1 (Light Industrial) Zone

Background
The applicant, Gary Tyler, on behalf of Intermountain Sales and Marketing, is requesting site plan approval for an addition to its existing warehouse and office building located at 965 West 850 South. The property is located within the I-1 (Light Industrial) Zone and has other industrial zoned properties to the west, north and east, with a single-family residential neighborhood to the south. The proposal consists of an expansion to the existing building that will provide additional warehouse and office space while maintaining the existing use of the property.

In its review, the Planning Commission shall determine whether the proposed site improvements comply with City Code and applicable development standards.

Staff Review
The applicant is proposing an approximately 9,000 square-foot two-story office and warehouse building that would increase the main floor to approximately 16,000 square feet and the second floor to 4,037 square feet. The building will continue to serve as offices and warehouse space for Intermountain Sales and Marketing. The proposed use is permitted within the I-1 Zone and is consistent with the surrounding industrial development.

The addition is designed to complement the existing building through the use of similar materials and architectural features. The primary façade includes split-face concrete masonry units in pewter with darker midnight-colored accent bands, ribbed dark gray metal wall panels, and aluminum curtain wall storefront glazing. The proposed materials provide visual interest while maintaining an appearance consistent with surrounding industrial buildings. The building's mass is further reduced through variations in materials, recessed entrances, and extensive glazing along the primary elevation.

The site plan maintains existing access to the property and provides eighteen parking stalls, including ADA-accessible parking. Parking would meet the minimum standards required by code.

The landscape plan indicates new landscaping will be provided on the east, south, and west of the building. The landscaping will be a combination of rock mulch, shrubs, and trees. The addition of landscaping helps to shield the building mass from the single-family residential neighborhood to the south. The landscaping meets the requirements found in the city code.

The existing building is nonconforming to the rear yard setback as it is roughly 12 feet from the rear property line. The proposed addition will follow the same rear building line; however, as it is not perfectly horizontal to the property line, the western portion of the building would be 13 feet from the property line. City code allows for a nonconforming structure to be altered, expanded, or changed with the following considerations:

1. The proposal will not adversely affect the purposes and objectives of the General Plan.
2. The proposal will not adversely affect the adjacent properties.
3. The proposal will make the site more compatible with adjacent and nearby uses.
4. The proposal will improve the general appearance and safety of the structure and surrounding area.
5. The proposed alteration will be adequately screened or buffered, if needed to mitigate negative impacts to adjoining properties.
6. The proposal will not create any new non-conformities.

The applicant is providing trees in the rear yard setback to help screen the building from the residential neighborhood; however, staff is concerned with the second-floor office windows that look down onto the rear yards of the homes to the south. Staff has discussed this with the applicant, and they indicated film or some permanent screening can be placed over the windows to decrease the concern of the employees looking into the rear yards of the neighborhood. The Commission shall determine if the proposal meets the considerations above and the concern identified by staff.

The photometric plan indicates that outdoor lighting will only be located to the north of the building with the building acting as a light buffer to the single-family residential neighborhood. Public Works and the City Engineer have reviewed the proposed utility, drainage, and grading improvements associated with the project. Any remaining technical comments shall be addressed prior to issuance of a building permit.

Recommendation
Staff recommends the Planning Commission approve the amended site plan for Intermountain Sales and Marketing located at 965 West 850 South 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.

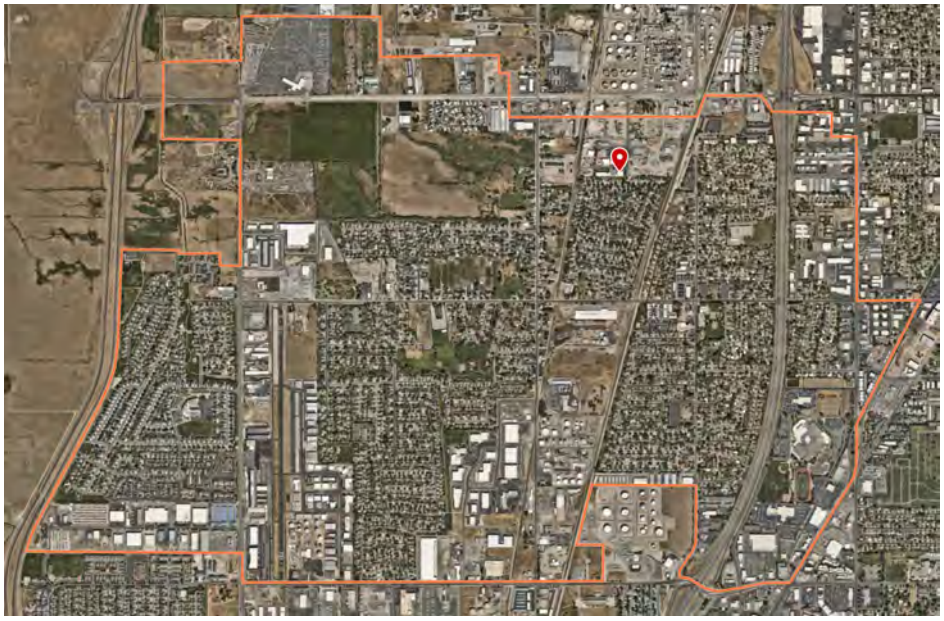
3. All site improvements, landscaping, drainage, parking, and utility improvements shall be installed in substantial conformance with the approved amended site plan.

4. Address any potential negative effects identified by the Planning Commission.

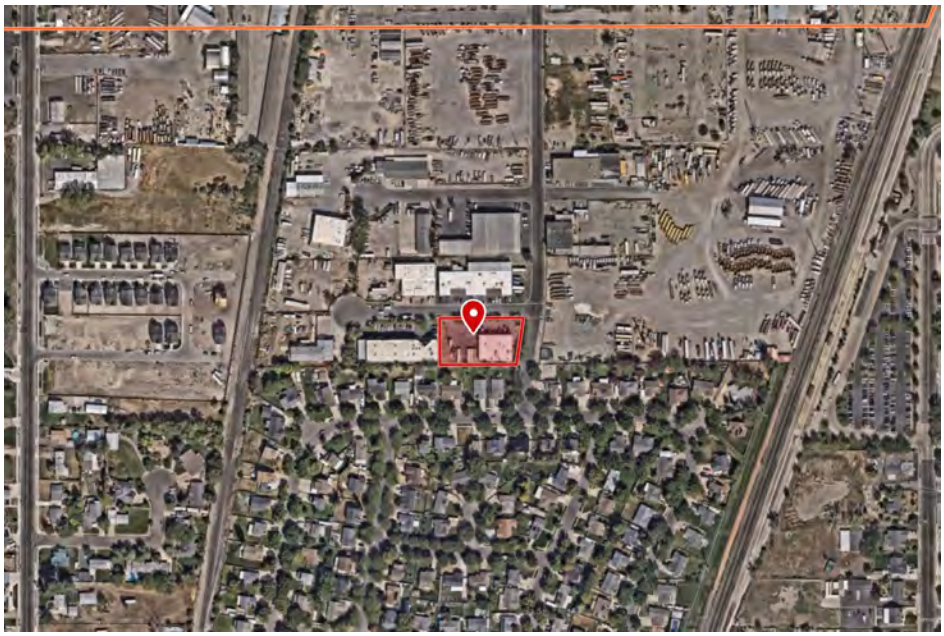
Item: Intermountain Sales and Marketing Amended Site Plan

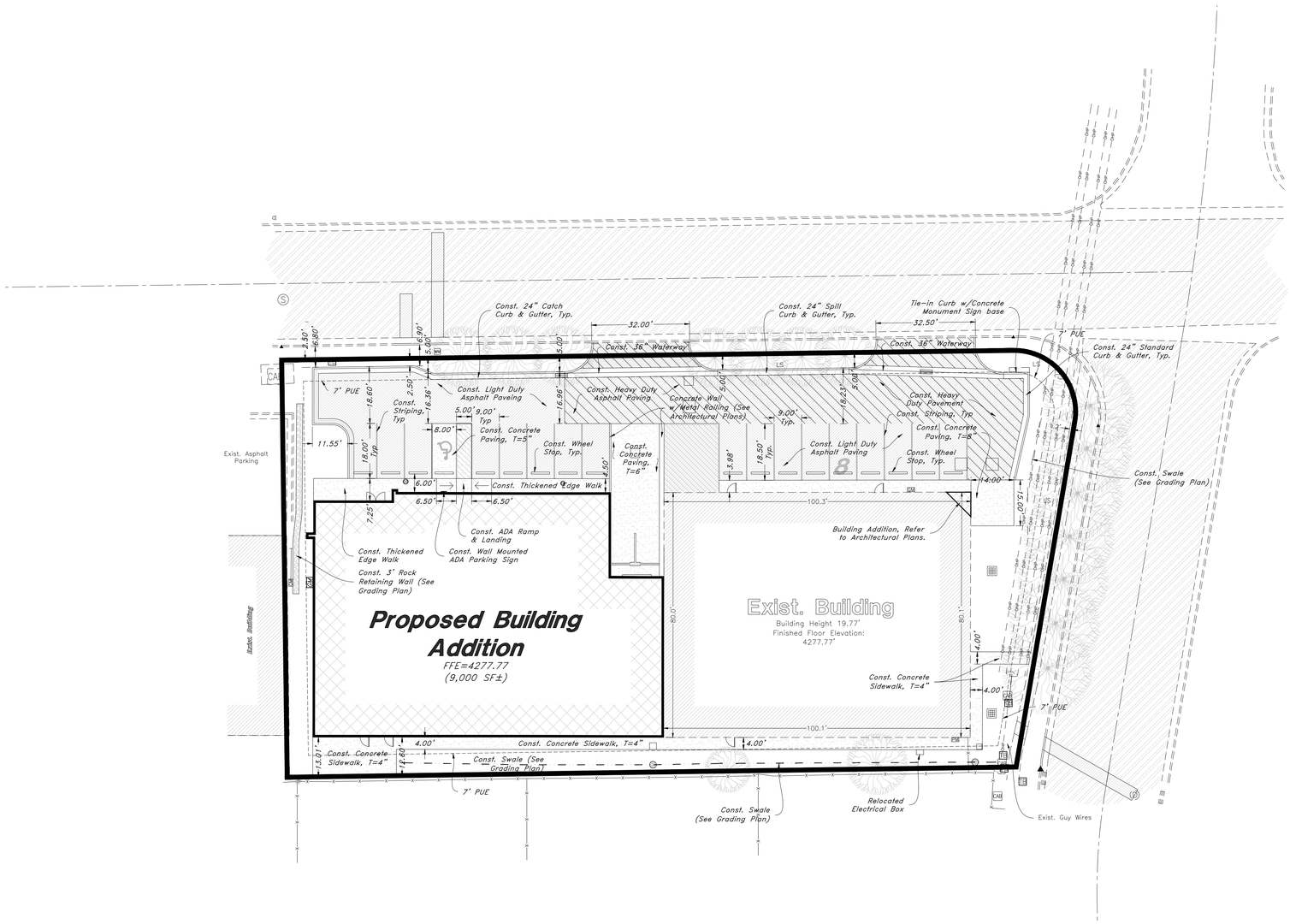
Address: 965 West 850 South

Map 1
Citywide



Map 2
Neighborhood





Scale: 1" = 20'

20 0 10 20 25 30 35 40

Graphic Scale

Legend

(Note: All items may not appear on drawing)

San. Sewer Manhole	S	Top of Walk	TW
Water Meter	WM	Top of Concrete	TCN
Storm Drain Manhole	D	Natural Ground	NG
Cleanout	C	Finish Grade	FG
Electrical Manhole	E	Match Existing	ME
Catch Basins		Fire Department Connection	FDC
Exist. Fire Hydrant		Finish Contour	90
Fire Hydrant		Exist. Contour	90
Fire Department Connection		Finish Grade	95.75TA
Post Indicator Valve		Exist. Grade	95.72TA
Exist. Water Valve		Ridge Line	R
Water Valve		Direction of Flow	
Sanitary Sewer	S	Existing Asphalt	
Culinary Water	W	New Asphalt	
Gas Line	G		
Irrigation Line	IW		
Storm Drain	SD	Heavy Duty Asphalt	
Telephone Line	T		
Secondary Waterline	SW		
Power Line	P	Existing Concrete	
Fire Line	F		
Land Drain	LD	New Concrete	
Power pole			
Power pole w/guy			
Light Pole		Demo'd Road Base	
Fence			
Flowline of ditch			
Overhead Power line	OHP	Spill Curb & Gutter	
Corrugated Metal Pipe	CMP		
Concrete Pipe	CP		
Reinforced Concrete Pipe	RCP		
Ductile Iron	DI	Demo Tree	
Polyvinyl Chloride	PVC		
Top of Asphalt	TA		
Edge of Asphalt	EA		
Centerline	CL		
Flowline	FL		
Finish Floor	FF	Tree To Remain in Place	
Top of Curb	TC		
Top of Wall	TW		

GENERAL SITE NOTES:

1. Stalls designated as handicap will require a painted handicap symbol and sign. (See Details)
2. Fire lane markings and signs to be installed as directed by the Fire Marshall.
3. Aisle markings, directional arrows and stop bars will be painted at each driveway as shown on the plans.
4. Building sidewalks, ramps, and bollards are building contractor responsible items. See architectural plans.
5. All dimensions are to back of curb unless otherwise noted.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

ALL CONSTRUCTION TO CONFORM TO CITY STANDARDS AND SPECIFICATIONS IN RIGHT OF WAY

BLUE STAKES
Call: TOLL FREE
1-800
662-4111
TWO WORKING DAYS BEFORE YOU DIG

REV	DATE	DESCRIPTION
01	03/19/2026	LANDSCAPE COORDINATION

LICENSED PROFESSIONAL ENGINEER
No. 181089
03/19/2026
PAUL CLARK ANDERSON
STATE OF UTAH

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN(801)394-4515 S.L.C(801)521-0222 FAX(801)392-7544
WWW.GREATBASINENGINEERING.COM

Site Plan

Intermountain Sales Addition

965 South 850 West
Wood Cross City, Davis County, Utah
A part of the Northwest Quarter Section 25, T2N. R1W. SLB&M, U.S. Survey

October, 2025

SHEET NO.
C1.0

25-727

W:\25-727 Intermountain Sales Addition\DWG\25-727 - S3.dwg, 3/19/2026 4:30:30 PM, nicolaswa, 1:1

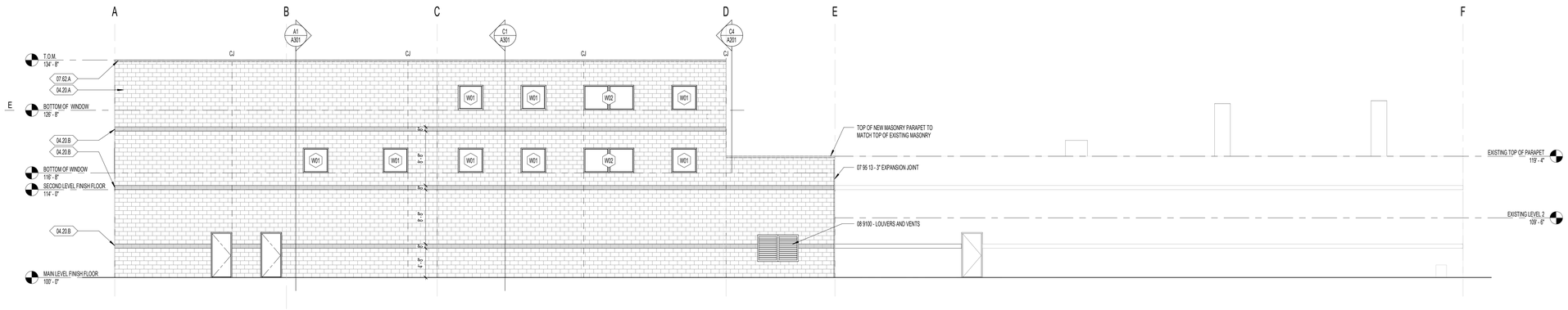
GENERAL NOTES - EXTERIOR ELEVATIONS

1. FOR PROJECT ANNOTATION SYMBOLS, REFER TO SHEET G004 - GENERAL INFORMATION.
2. COORDIANTE GRADING WITH CIVIL.

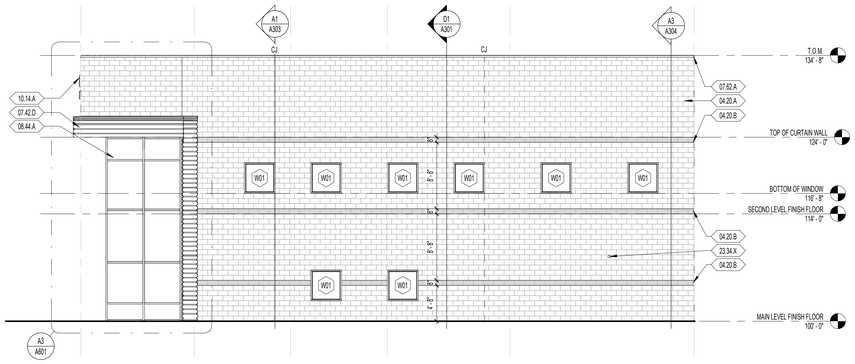
CJ CONTROL JOINT, REFER TO STRUCTURAL DRAWINGS.
EJ EXPANSION JOINT, REFER TO DETAILS ON SHEET AXXX.

NWL-LEGEND - KEYNOTE

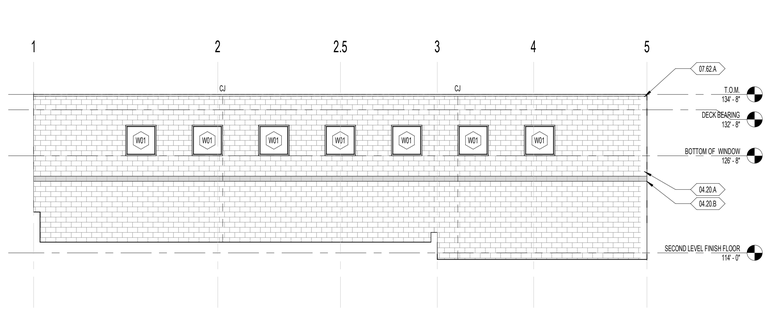
KEY VALUE	NOTE
04.20.A	04 2000 - CONCRETE MASONRY UNIT - TYPE A
04.20.B	04 2000 - CONCRETE MASONRY UNIT - TYPE B
07.42.D	07 4213.16 - METAL PLATE WALL PANELS, REFER TO SPECIFICATIONS
07.62.A	07 6213 - PRE-FINISHED METAL COPING WITH CONTINUOUS METAL CLEATS
08.44.A	08 4413 - 2 1/2" X 8" ALUMINUM CURTAIN WALL - FRONT GLAZED
08.90XX	08 9100 - LOUVERS AND VENTS
10.14.A	10 1414 - EXTERIOR SIGNAGE (N.I.C) BY OWNER
23.34.X	23 3400 - RESTROOM / CUSTODIAN EXHAUST



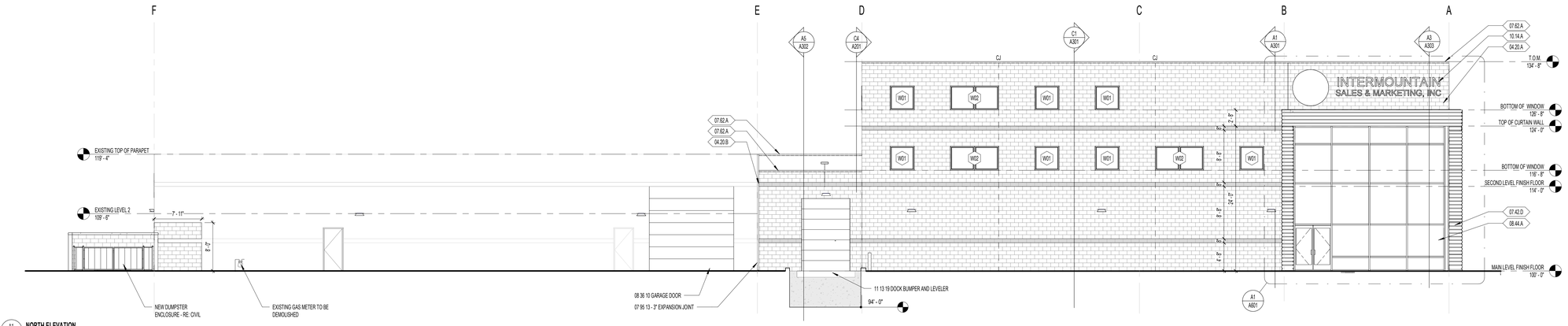
D1 A201 **SOUTH ELEVATION** 1/8" = 1'-0"



C1 A201 **WEST ELEVATION** 1/8" = 1'-0"



C4 A201 **EAST ELEVATION** 1/8" = 1'-0"



A1 A201 **NORTH ELEVATION** 1/8" = 1'-0"

naylor wentworth lund
a r c h i t e c t s

INTERMOUNTAIN SALES AND MARKETING

965 W 650 S, Woods Cross, UT 84087, USA

DRAWING ISSUE: ISSUED FOR BID
ISSUE DATE: 3/1/2026
NWL PROJECT: 148.016

STATE OF UTAH
NAYLOR WENTWORTH LUND ARCHITECTS
#13/9164 #13/9992
#7295156-5301
#1299076
LICENSED ARCHITECT
3/19/202

DATE	REVISION

BUILDING ELEVATIONS

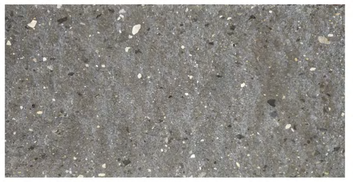
A201

NORTH ELEVATION - PHOTOGRAPH OF EXISTING

NORTH ELEVATION - PERSPECTIVE

CMU FINISHES

CMU FIELD MATERIAL
COLOR A: PEWTER



CMU ACCENT MATERIAL
COLOR B: MIDNIGHT

NEW PERSPECTIVE

NORTH ELEVATION

INTERMOUNTAIN SALES AND MARKETING

naylor wentworth lund
architects

INTERMOUNTAIN SALES AND MARKETING

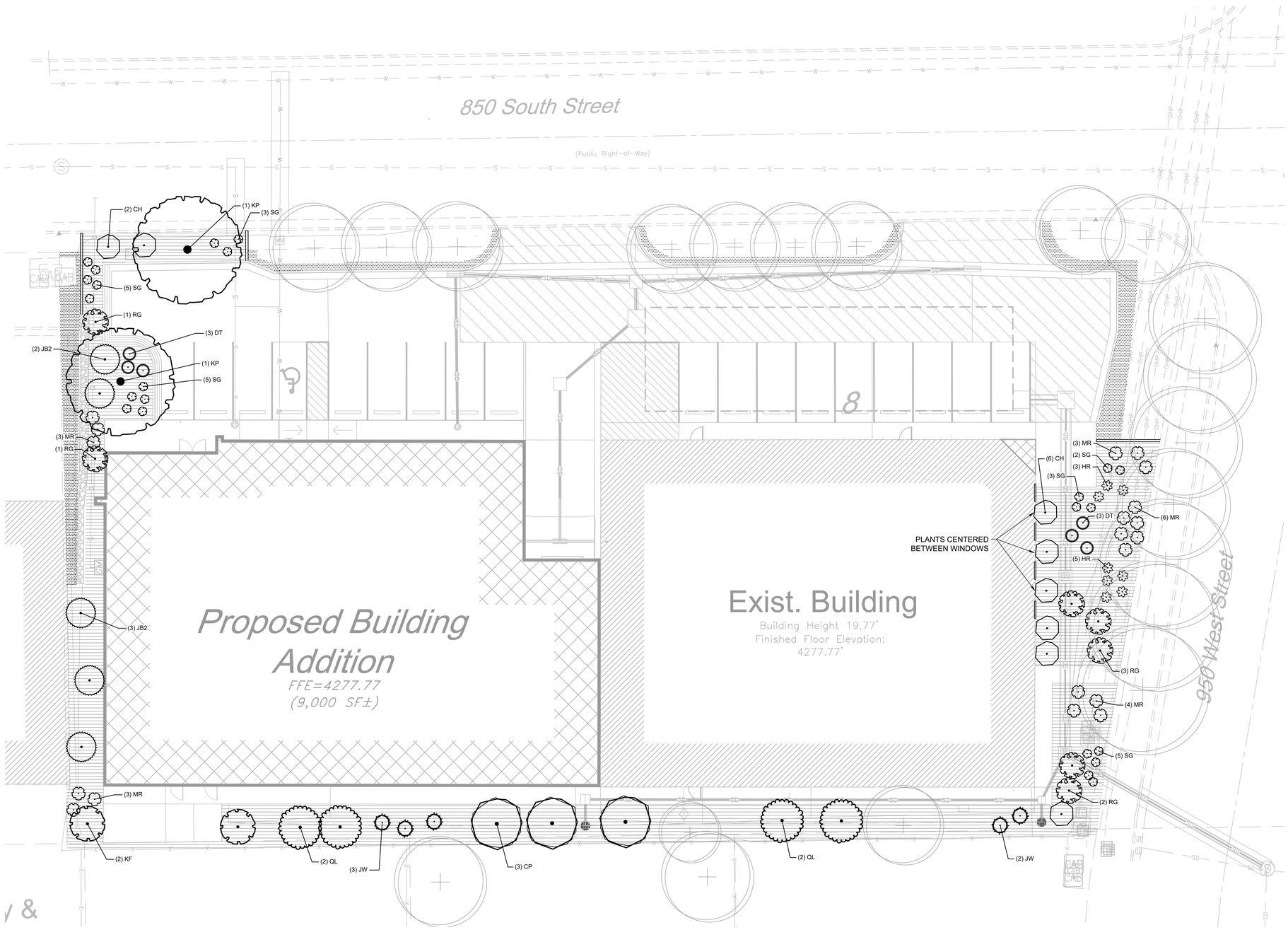
965 W 850 S, Woods Cross, UT 84087, USA

DRAWING ISSUE	ISSUED FOR BID
ISSUE DATE	3/1/2026
WWL PROJECT	1480.16

△	DATE	REVISION

FRONT ELEVATION - PRESENTATION

A202



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT
DECIDUOUS TREES				
	CP	3	Celtis occidentalis 'JFS-KSU1' Prairie Sentinel® Hackberry	2" CAL
	KP	2	Koelreuteria paniculata Golden Rain Tree	2" CAL
	KF	2	Koelreuteria paniculata 'Fastigiata' Columnar Goldenrain Tree	2" CAL
	QL	4	Quercus robur x alba 'JFS-KW2QX' Skinny Genes® Oak	2" CAL
EVERGREEN TREES				
	JW	5	Juniperus scopulorum 'Woodward' Woodward Columnar Juniper	6` Height
EXISTING TREES TO REMAIN				
	ET	18	Existing Tree	Existing
DECIDUOUS SHRUBS				
	CH	8	Cornus alba 'Bailhalo' Ivory Halo® Tatarian Dogwood	5 gal
	HR	8	Hosta x 'Regal Splendor' Regal Splendor Hosta	1 gal
	MR	19	Mahonia repens Creeping Mahonia	5 gal
	RG	7	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 gal
	SG	23	Spiraea japonica 'Yan' Double Play® Gold Spirea	5 gal
EVERGREEN SHRUBS				
	JB2	5	Juniperus horizontalis 'Blue Chip' Blue Chip Creeping Juniper	5 gal
GRASSES				
	DT	6	Deschampsia cespitosa Tufted Hair Grass	1 gal
GROUND COVERS				
	RM	4,775 sf	2-3" Nephi Cobble Rock Mulch Available from Staker Parson	3" Depth
	PR	699 sf	Patch & Repair	4" Depth
	MC	42 LF	Mow curb	6" Width

Woods Cross Landscape Requirements		
Non-Street Related Buffer Requirement	MINIMUM REQUIRED	PROVIDED
BUFFER = 223 LF	15 TREES	15 TREES

12-25-104 Landscape Buffers
(2)(b) Non-Street Related Buffers
(2)(c) Buffers shall be a minimum of fifteen feet (15') in depth, measured from the property line. The minimum number of trees in a buffer area shall be one (1) tree for every fifteen linear feet (15') of the buffer. A minimum of one-third (1/3) of the trees shall be evergreen trees.

naylor wentworth lund
architects

J-U-B ENGINEERS, INC.

PROFESSIONAL LANDSCAPE ARCHITECT
SETH VANCE
10038836301
03/17/2026
STATE OF UTAH

INTERMOUNTAIN SALES AND MARKETING
965 W 800 S, Woods Cross, UT 84087, USA

DRAWING ISSUE	ISSUED FOR BID
ISSUE DATE	3/17/2026
NWL PROJECT	148.016

△	DATE	REVISION

Sheet Title:

PLANTING PLAN

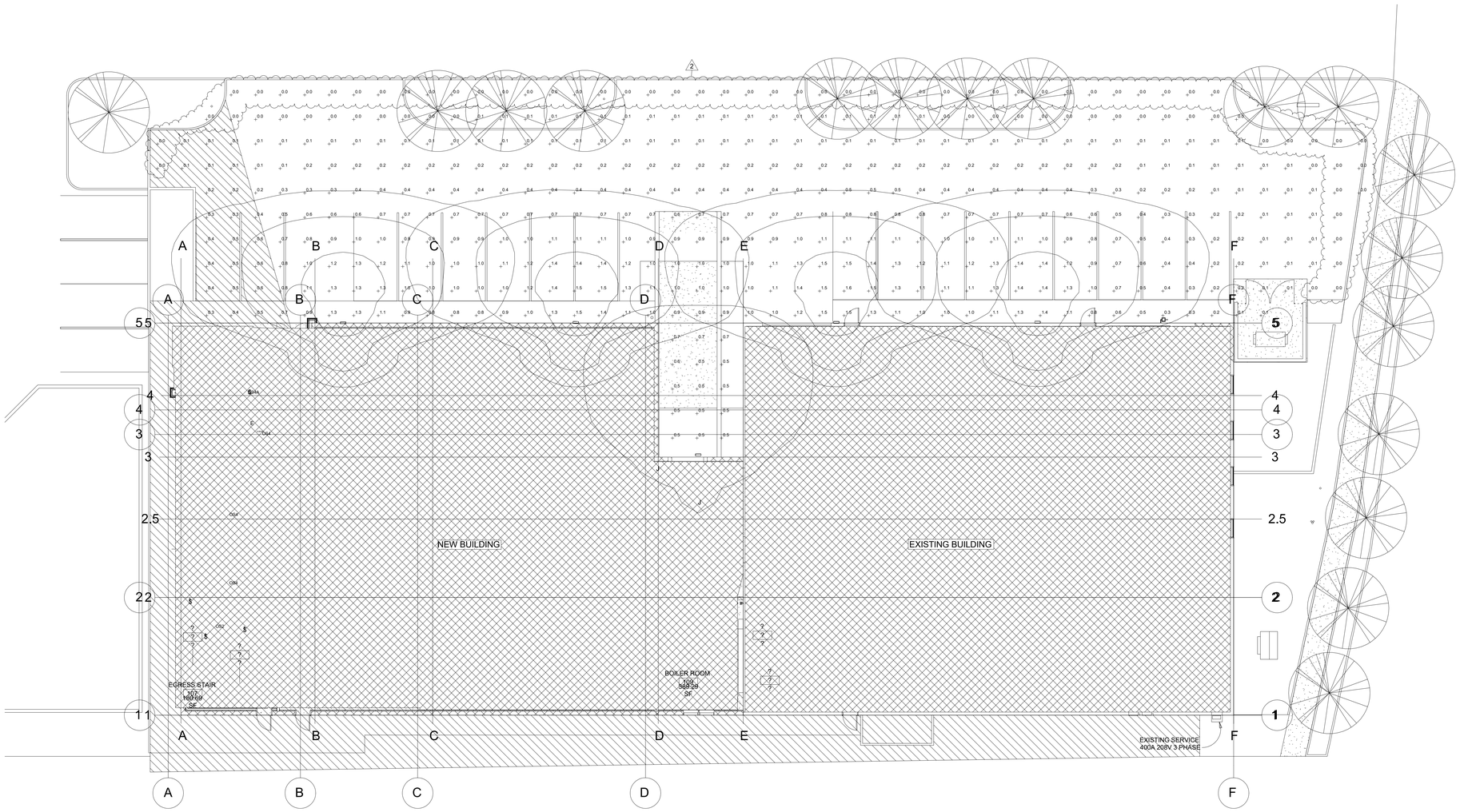
Sheet Number:

LP-100

Schedule										
Symbol	Label	Image	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage	Polar Plot
	A		5 2	DSXW1 LED P1 30K 80CRI T3M	2000 3000K 80CRI Type 3 Medium		1	1652	1	12.37	Max: 1319cd

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.5 fc	1.6 fc	0.0 fc	N/A	N/A

2



1 E102 photometry

SCALE: 1" = 10'-0"

naylor wentworth lund
a r c h i t e c t s

PVE
1040 N 2200 WEST SALT LAKE CITY UTAH
T:801.355.3158
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Intermountain Sales Addition

955 W 650 S, Woods Cross, UT 84087

DRAWING ISSUE	95%CD
ISSUE DATE	01/22/26
WWL PROJECT	2508/19

LICENSED PROFESSIONAL ENGINEER
No. 9816146
TODD A. HAIGHT
STATE OF UTAH
3/26/2026

	DATE	REVISION
2	5/20/26	CITY COMMENTS #2

ALDER ELECTRIC
ENGINEERING AND ELECTRICAL SERVICES
DESIGN BUILD – COMMERCIAL - INDUSTRIAL

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PHOTOMETRIC SITE PLAN

E102