

**WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, AUGUST 25, 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 August 11, 2026

Joe Rupp

- Review
- Action

3. Open Session

Joe Rupp

4. Conditional Use Permit for Wilbur Ellis Company at 1237 West 2285 South

Applicant: Michael Koseki

Presenter: Curtis Poole

- Review
- Action

5. Conditional Use Permit for Resilient Roots at 563 West 500 South

Applicant: Emerald Baker

Presenter: Curtis Poole

- Review

- Action

6. Director's Report

Curtis Poole

7. Adjourn

**WOODS CROSS PLANNING COMMISSION MEETING
AUGUST 11, 2026**

The Woods Cross Planning Commission met on August 11, 2026, at 6:30 p.m. at Woods Cross City Hall, located at 1555 South 800 West, Woods Cross, Utah.

COMMISSION MEMBERS PRESENT:

Mike Doxey, Vice Chairman
LeGrande Blackley
Robin Goodman

Jake Hennessy
David Lewis IV
Mariah Wall

COMMISSION MEMBERS EXCUSED:

Joe Rupp, Chairman

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

VISITORS:

Luke Herzog
Shaun Johnson
Lindsey Johnson

PLEDGE OF ALLEGIANCE:

Mariah Wall

MINUTE APPROVAL

Vice Chairman Doxey called for the review of the minutes for the Planning Commission meeting held July 28, 2026.

Following the review of the minutes, Commissioner Lewis 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

Vice Chairman Doxey opened the meeting for public comments regarding items not on the agenda.

There were no public comments, and Vice Chairman Doxey closed the open session.

CONDITIONAL USE PERMIT FOR ZOG MOTORS AT 2391 SOUTH 1560 WEST, SUITE B—LUKE HERZOG

The Community Development Director, Mr. Curtis Poole, noted Mr. Luke Herzog is requesting approval of a conditional use permit for the purpose of establishing an automotive sales business. He noted the proposed business would focus on the selling of cars. Mr. Poole said the applicant has indicated that business

2OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
AUGUST 11, 2026
PAGE

activities will be maintained within the building and there is no anticipation for outside storage. He also noted the hours of operation will be from 9:00 AM to 5:00 PM. and by appointment.

Mr. Poole noted the proposed automotive sales business will have 2 employees and has a total of 10 parking stalls. He said the vehicles for sale will be stored inside the building with no more than 3-6 vehicles at any given time. He said there are 8 designated stalls inside the building for the car showroom.

Following the information given by the Community Development Director, Mr. Luke Herzog addressed the Commission. He said the two employees are he and his brother who are also the owner's. He said they are an established business wanting to move here from Orem.

Commissioner Lewis asked if there were only going to be the eight cars in the showroom and clarified there would be no outdoor lot. Mr. Herzog said he does not have a typical car lot and most everything is done online and custom orders through auctions. He said he has built up a network of clients over the past 11 years of doing business.

There were no further comments or questions and Commissioner Goodman made a motion to approve the conditional use permit for the purpose of establishing an automotive sales business 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 subject property.
4. Business operations shall not negatively impact the adjacent business and properties.

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

CONDITIONAL USE PERMIT FOR SALT EMPIRE CUSTOMS AND FABRICATION AT 521 WEST 900 SOUTH—SHAUN JOHNSON

The Community Development Director reviewed this item with the Commission. He noted that Mr. Shaun Johnson is requesting approval of a conditional use permit for the purpose of establishing a major automotive repair business. He noted the proposed automotive repair business would focus on restoration of classic cars. He said the business also provides metal fabrication and rust repair in classic and vintage cars. He also noted the applicant has indicated that business activities will be maintained within the building. He said there is no anticipation for outside storage and hours of operation are 9:00 AM to 5:00 PM.

Mr. Poole went on to note that this use does require 1 parking stall per employee and 3 designated parking stalls per bay or workstation. He said the proposed business has 1 employee and 1 workstation, requiring a total of 4 parking stalls. He said the proposed property has 4 designated parking stalls.

3OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
AUGUST 11, 2026
PAGE

Following the information given, Mr. Shaun Johnson addressed the Commission and said he is moving his auto-restoration shop from Murray to Woods Cross.

Commissioner Hennessy asked if Mr. Johnson would be using the back part of the building. Mr. Johnson said he was not going to use the back part of the building and someone else will be using that space.

There were no further comments or questions, and Commissioner Blackley made a motion to approve the conditional use permit for Salt Empire Customs and Fabrication located at 521 West 900 South with the following conditions:

1. Apply, obtain, and maintain a business license including the required documents.
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 Lewis 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 there was a Truth in Taxation meeting and the 46% tax increase was approved with a vote of 3-2 to build the new city hall and upgrade Hogan Park

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Goodman made a motion to adjourn the meeting at 6:42 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant

STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: August 25, 2026

Re: Conditional Use Permit - Wilbur Ellis Co. – Office/Warehouse



Location: 1237 West 2285 South

Zoning: Light Industrial/Business Park (I-1) Zone

Background

The applicant, Michael Koseki, is requesting approval of a conditional use permit for the purpose of establishing an office/warehouse 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 office/warehouse business would store prepackaged agriculture products such as fertilizers, herbicides and insecticides. 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-05:00 PM.

The use requires 1 parking stall per employee. The proposed business has 2 employees. The proposed property has 6 designated parking stalls.

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 1237 West 2285 South, with the following conditions:

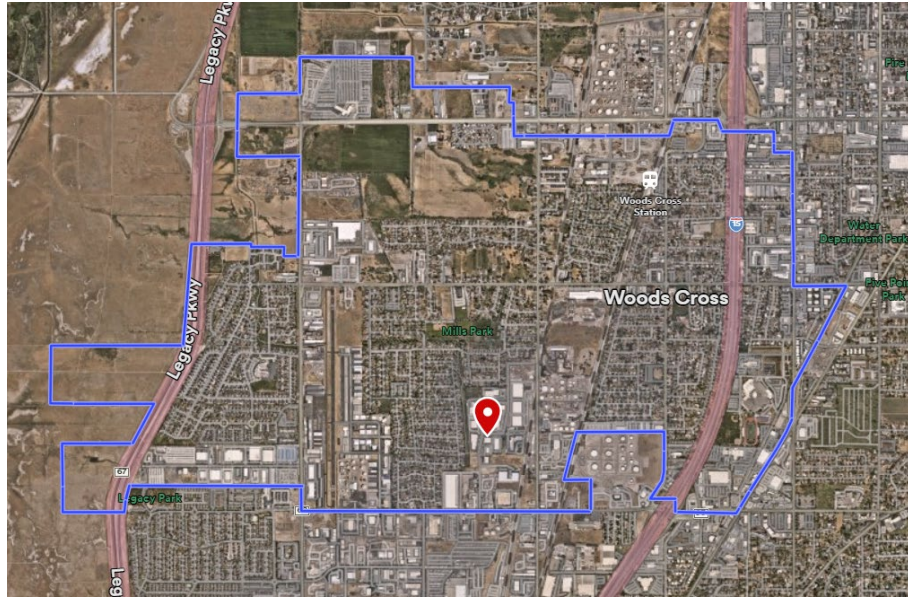
1. Apply, obtain and maintain a business license including the required documentation.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.

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

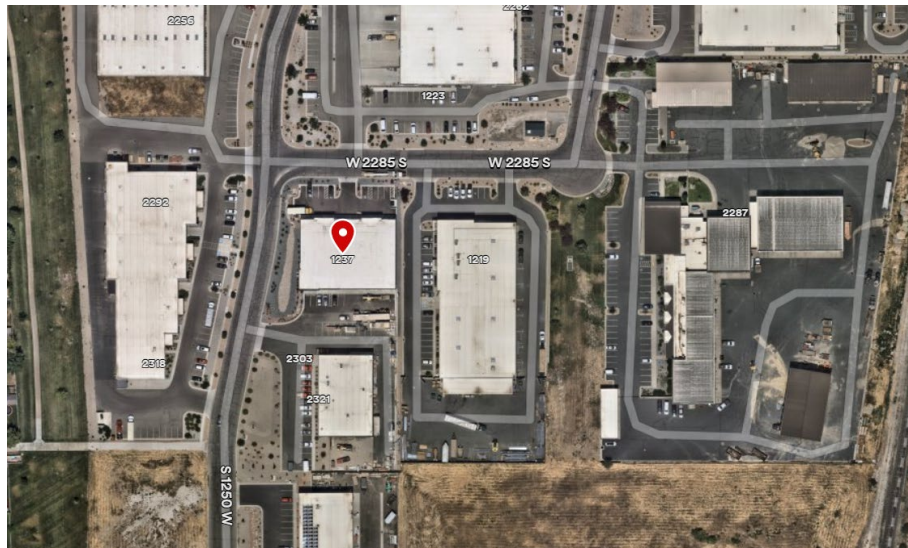
Item: Wilbur Ellis Company Conditional Use

Address: 1237 West 2285 South

Map 1
Citywide



Map 2
Neighborhood



STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: August 25, 2026

Re: Conditional Use Permit – Resilient Roots – Non-Residential
Treatment Facility



Location: 563 West 500 South

Zoning: General Commercial (C-2) Zone

Background

The applicant, Emerald Baker, is requesting approval of a conditional use permit for the purpose of establishing a non-residential treatment facility 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 non-residential treatment facility business would focus on mental health therapy focusing on individuals, couples and occasional families. Hours of operation are 10:00 AM-8:00 PM.

The use requires 1 parking stall per 200 square feet, requiring 11 designated parking stalls. The proposed business has 1 employee. The proposed business has 4 designated parking stalls and 435 shared parking stalls.

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 563 West 500 South, with the following conditions:

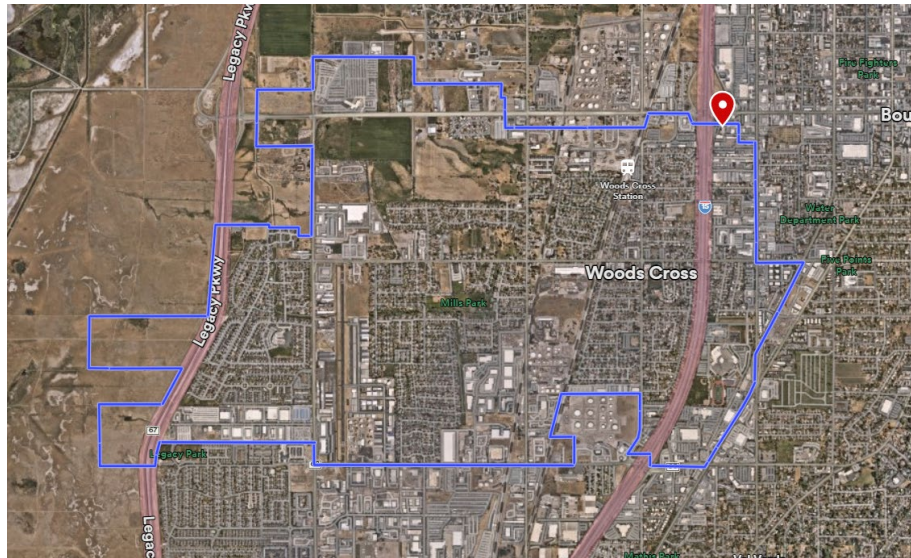
1. Apply, obtain and maintain a business license including the required documentation.
2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.

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

Item: Resilient Roots Conditional Use

Address: 563 West 500 South

Map 1
Citywide



Map 2
Neighborhood

