

**WOODS CROSS PLANNING COMMISSION MEETING  
AUGUST 10, 2021**

The minutes of the Woods Cross Planning Commission meeting held August 10, 2021, at the Woods Cross Public Works Building located at 2287 South 1200 West, Woods Cross, Utah at 6:30 P.M.

**CONDUCTING:** Curtis Poole, Chairman

**COMMISSION MEMBERS PRESENT:**

Curtis Poole, Chairman	Eric Jones
Mike Doxey	Gary Sharp
Jessica Kelemen	

**COMMISSION MEMBERS EXCUSED:**

Joe Rupp  
Ryan Larsen

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary  
Matt Terry, City Council Member

**VISITORS:**

LeGrande Blackley	Earnest Blossom	Josh Hart
Grey Garza	Mark Garza	Wes Clark
Chris Lewis	Alan Bott	Dell Nichols
Joseph Nichols		

**PLEDGE OF ALLEGIANCE:** Curtis Poole

**APPROVAL OF MINUTES**

Chairman Poole called for the review of the minutes of the Planning Commission meeting held July 27, 2021.

Following the review of the minutes by the Commission, Commissioner Kelemen made a motion to approve the minutes as corrected with Commissioner Sharp seconding the motion and all voted in favor of the motion through a roll call vote.

**OPEN SESSION**

Chairman Poole then opened the meeting to items from those present that they would like to bring before the Commission.

There were no items for the open session and Chairman Poole closed the open session.

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**GLOBAL INDUSTRIAL INC. CONDITIONAL USE—2391 SOUTH 1560 WEST—WES CLARK**

Mr. Tim Stephens reviewed this agenda item with the Commission. He noted that Global Industrial is proposing to utilize a suite within the multi-tenant building located at 2391 S. 1560 W. He noted the applicant indicates that this location will be used as a support office for their western region activities. He said their hours of operation will be from 7:00 A.M. to 5:00 P.M. Monday through Friday. He also said there would be four employees working at this location. Mr. Stephens said the application had also indicated there would be two tool trailers stored at the site as well as three company fleet vehicles. He noted Global Industrial will store general office equipment, tools, materials, and employee safety consumables at this location. Mr. Stephens also noted these building suites have rear loaded warehouse areas with roll-up doors.

Chairman Poole then invited Mr. Wes Clark to address the Commission. Chairman Poole asked Mr. Clark if he had anything further to add and Mr. Clark said the description given by Mr. Stephens was accurate. He did say they plan to store all materials inside of their building.

Commissioner Sharp asked Mr. Clark where he was planning on parking the fleet vehicles associated with the business. Mr. Clark said he is planning on having them parked in the back of his building.

Chairman Poole asked what the hours of operation would be for the business because he wanted to make sure there would not be a noise problem for the neighbors that are located nearby where this proposed business is going to be. Mr. Clark said their business operations start inside the building and then move to more of the outside activities at around 8:00 A.M.

Commissioner Sharp asked Mr. Clark when his garbage pick-up would be. Commissioner Sharp noted there has been problems in the city with early garbage pick-ups and he wanted to make sure Mr. Clark could arrange for a proper time for pick-up. He said they should make sure the pick-up time is after 7:00 A.M. Commissioner Sharp asked if Mr. Clark was acceptable with making those arrangements. Mr. Clark said that he was fine with that and said he would look into getting that taken care of.

There were no further questions and Commissioner Jones made a motion to approve the conditional use for Global Industrial Inc. with the following conditions:

1. At no time may any equipment or materials be stored outside the enclosed building as per the regulations of the AP Airport Zone.
2. At no time may the business activity negatively impact adjacent properties particularly the adjacent residential area. Failure to comply with this condition may result in revocation of the conditional use permit.
3. Applicant's business operation shall be in conformance at all times with any government agency having jurisdiction over the applicant's business or the subject property.

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4. Applicant shall obtain a South Davis Metro Fire inspection and approval and submit a copy of the same to the city prior to the issuance of a business license.
5. Applicant shall obtain and maintain a Woods Cross Business license.

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

**MED-WATER CONDITIONAL USE—1223 WEST 2285 SOUTH—MARK GARZA**

Mr. Stephens then reviewed this item with the Commission. He noted that Med-Water will be occupying a suite within a building which is presently under construction. He said the applicant has indicated they will operate between 7:30 A.M. and 7:00 P.M. with 23 employees working at the business. Mr. Stephens said the applicant has stated that one service van will operate from this site. Mr. Stephens explained that Med-Water is a sales production and servicing company for water purification systems. He said Med-Water would either use of store polypropylene plastic sheet material, plastic tubing, plastic fittings, various filters, DI resin which is in plastic in bead form and steel fasteners for assembling the machines.

Chairman Poole introduced Mr. Mark Garza who in turn introduced Mr. Chris Lewis who was at the meeting representing Med-Water. They said they had no issues or concerns with the conditions that had been outlined by staff and they said that staff was great to work with.

Commissioner Jones asked what Med-Water does and Mr. Lewis who is the CEO of the company explained that they make equipment systems for hospital labs that are a simple water storage tank with a filtration system. He said they do light production with light machinery like wood working type tools. He said there is some recycling of the plastic beads where they are shipped out to be recycled. He also noted they do have some service people that go out to the sites to service the systems. He noted there is some shipping done as well.

Commissioner Jones asked what the shipping schedule was, and Mr. Lewis said they usually have pick-ups between 12:00 noon and 4:30 P.M. but they are always during business hours.

Commissioner Kelemen asked if there was an odor that would emanate from the property. Mr. Lewis said there is no odor from the resin they use and the welding process that is used does not cause odors. He said they do not have to use any special air filtration for the business.

Commissioner Sharp asked what type of noise comes from the business process. Mr. Lewis said the only noise that is generated would be by the machining that is used but the tools are the wood working type tools that do not generate much noise. Commissioner Sharp asked if the noise would be contained inside the building and Mr. Lewis said yes, the noise would be contained within the building.

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Commissioner Sharp said he also just wanted to make sure Mr. Lewis was aware there is a school that is located nearby so he may want to make sure his employees are aware of when pick-up and drop-off are for the school so they can try to avoid peak traffic times in the area.

Commissioner Kelemen asked if there was just one shift and if the company is planning on expanding. Mr. Lewis said yes there is just the one shift and they do not have plans to expand right now, and they are not planning on changing the shift structure right now. He said they are making this move because they need the extra space.

Commissioner Jones asked if everything would be stored inside the building and Mr. Lewis said yes everything would be stored inside the building. Commissioner Jones also asked if there were any concerns with the conditions that had been listed and Mr. Lewis said no there were no concerns, and the conditions were acceptable.

There were no further questions and Commissioner Kelemen made a motion to approve the Med-Water conditional use for Mark Garza with the following conditions:

1. At no time may the business operation negatively impact adjacent properties or residential areas.
2. At no time may any equipment or materials be stored or staged outside the enclosed building.
3. Applicant's business operation shall be in conformance at all times with any government agency having jurisdiction over the applicant's business or the subject property.
4. Applicant shall obtain a South Davis Metro Fire inspection and approval and submit a copy of the same to the city prior to the issuance of a business license.
5. Applicant shall obtain and maintain a Woods Cross City Business License.

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

**ALCO CONDITIONAL USE—1223 WEST 2285—MARK GARZA**

Mr. Stephens then went over this agenda item with the Commission. He noted that this applicant is a construction company, and it will be operated from a suite within the building at the location noted above. He said the application indicates that ALCO will operate from the site from 9:00 A.M. to 4:30 P.M. and employ 16 individuals. He said it was also indicated that eight trucks and one Jeep will be involved in the business; however, none will be left on the site overnight.

Following the information given above, Mr. Garza addressed the Commission. He noted that ALCO is a General Contractor with Alan Bott being the contractor. Mr. Garza said they have used this contracting company on several occasions.

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Commissioner Sharp asked if the tools used for this business would be stored inside of the building. Mr. Alan Bott addressed the Commission and said there are not many tools used in the business, but they would be stored inside of the building.

Chairman Poole asked about the vehicles involved in the business. Mr. Bott said there are supervisors who drive the company vehicles to the construction sites. He said there are a few that will be left at the business but most of them are taken home.

Commissioner Doxey asked if the conditions were acceptable, and Mr. Garza and Mr. Bott said the conditions were acceptable.

There were no further questions and Commissioner Jones made a motion to approve the ALCO conditional use with the following conditions:

1. At no time may the business operation negatively impact adjacent properties or nearby residential areas.
2. At no time may any equipment or materials be stored or staged outside the enclosed building.
3. Applicant's business operation shall be in conformance at all times with any government agency having jurisdiction over the applicant's business or the subject property.
4. Applicant shall obtain a South Davis Metro Fire inspection and approval and submit a copy of the same to the city prior to the issuance of a business license.
5. Applicant shall obtain and maintain a Woods Cross City Business License.

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

**CITY COUNCIL REPORT**

Council Member Terry reported on the City Council meeting held August 3, 2021. Please see the minutes of that meeting for the details of his report.

**REVIEW OF DRAFT ZONING ORDINANCE CHAPTERS—TIM STEPHENS**

Mr. Stephens noted that Mr. Dell Nichols had an open text amendment request in regard to the draft sign ordinance. Mr. Stephens said Mr. Nichols had an interest in the review of the sign ordinance at tonight's meeting.

Mr. Stephens noted that LED signs had been added to the C-1 Zone draft for a few small properties and the use would be up to 56 square feet as well as they will meet the requirements for all signs, including wall, pole, and ground monument signs. He noted the C-1 Zone signs will be wall and ground signs only.

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Mr. Stephens went over a possible solution for the Nichols text amendment request and said the proposed zoning text could be used for LEDs on pole signs for prior non-conforming use. He said other LED signs will have to be the wall and ground monument signs.

Commissioner Jones asked if the pole sign would be a digital sign. Mr. Stephens said that it could be a more extravagant sign than just digital numbers. Commissioner Jones asked if it would allow video on the sign and Mr. Stephens said yes it could allow video. Mr. Stephens did say the maximum size would still have to be met.

Commissioner Jones said he was opposed to a full digital sign at this location.

Chairman Poole said they could tighten up the size, but he did agree that a bright sign with lights and video would not work well here because of the close proximity to the neighbors.

Commissioner Jones suggested removing the CRT Zone from digital signs.

Commissioner Sharp said that quiet hours and other issues are defined in the sign ordinance. He said he did like the idea of a pole sign better at this location because you can see around it better when turning at the intersection.

Mr. Stephens said he could talk with the City Attorney about restricting the type of LED sign that could go on the pole. He said it could be kept to a gas price changing sign exclusively. However, it could be viewed at regulation content which the city cannot do.

Chairman Poole invited Mr. Nichols to speak to the discussion. Mr. Nichols said he doesn't have a problem with the pole sign just changing the gas prices, but they would like to use better technology instead of using a manual sign. He said they do not want anything obtrusive for the area or anymore than what is currently located at city hall. He said he does not have any concerns to what has been discussed but they would like an electronic sign.

At 7:39 Commissioner Jones left the meeting.

At 7:52 Council Member Terry left the meeting.

Mr. Stephens noted he is planning for the public hearing to be held on September 13, 2021, for the Planning Commission's recommendation for approval of the updated zoning ordinances. He said the City Council would then have a chance to look them over. Mr. Stephens also noted that Mr. Vlasic would be coming back for the public hearings.

**GENERAL AND PENDING**

Mr. Stephens said there could be a possible annexation of the Smith property coming soon.

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**ADJOURNMENT**

There being no further business before the Commission, Commissioner Doxey made a motion to adjourn the meeting at 7:59 P.M.

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Curtis Poole, Chairman

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Bonnie Craig, Secretary