

Woods Cross Planning Commission

Meeting Held at the Woods Cross Public Works Facility
2287 S. 1200 W., Woods Cross, Utah

This meeting will be held in person 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.

AGENDA

OCTOBER 12, 2021

6:30 P.M.

1. PLEDGE OF ALLEGIANCE

(Gary Sharp)

2. MINUTE APPROVAL

(Gary Sharp)

3. OPEN SESSION

(Gary Sharp)

4. TENAGRA CONDITIONAL USE

Proposed storage/warehouse use located at 2440 South 800 West.

(Brock Whitworth)

5. PUBLIC HEARING:

Receive public comments on the proposed update to the land use regulations of the City of Woods Cross known as the "Zoning Ordinance of Woods Cross City"; codified at Title 12 of the Woods Cross City Code. The proposed update consists of a general revision of Title 12; the various chapters of the revised code are shown on Exhibit "A" to this Agenda. The materials under consideration may be viewed at the City Offices or online at www.woodscross.com/notices or at the following link:

https://bit.ly/WXC_ZoningOrdinancesRevision

6. CONSIDERATION TO RECOMMEND TO THE CITY COUNCIL:

The proposed adoption of a general update, revision and amendment to the Zoning Ordinance of the City of Woods Cross; Title 12 of the Woods Cross City Codes, including the rescission of the existing zoning ordinance.

7. CONSIDERATION AND RECOMMENDATION OF A VARIANCE REQUEST FROM THE REQUIREMENTS OF THE LAND DEVELOPMENT ORDINANCE TITLE II BY MARK CLIFFORD

Mr. Clifford is requesting a variance to the maximum length of a cul-de-sac street [Section 11-20-030(f)] to develop a single-family subdivision located at 1351 West 1500 South.

(Mark Clifford)

8. CITY COUNCIL REPORT

(Matt Terry)

9. GENERAL AND PENDING BUSINESS

The Public is invited to participate in all Planning Commission meetings. If you need special accommodations to participate in the Planning Commission meeting, please call the Community Development Director's Office at 801-292-4421.

EXHIBIT A

**Woods Cross Zoning Code
Chapter Revisions 2021**

| New Chapter No. | Title | Old Chapter No. |
|------------------------|---|------------------------|
| 12-1 | General Provisions | 12-1 |
| 12-2 | Definitions | 12-2 |
| 12-3 | General Plan | 12-3 |
| 12-4 | Zoning Administration | 12-4 |
| 12-5 | Zone Establishment | 12-5 |
| 12-6 | Residential Zone R-1-8 | 12-6 |
| 12-7 | Residential Zone R-1-15/20 | New |
| 12-8 | Single Family Residential Transition Zone SFRT | New |
| 12-9 | Residential Zone R-2 | 12-8 |
| 12-10 | Residential Zone R-4 | 12-9 |
| 12-11 | Agricultural Zone A-1 | 12-10 |
| 12-12 | Commercial/Residential Transition Zone CRT | New |
| 12-13 | Restricted Commercial Zone C-1 | 12-11 |
| 12-14 | General Commercial Zone C-2 | 12-12 |
| 12-15 | Community Commercial Zone C-2A | New |
| 12-16 | Regional Commercial Zone C-3 | New |
| 12-17 | Special Use Zone S-1 | 12-13 |
| 12-18 | Airport Zone AP | 12-15A |
| 12-19 | Light Industrial/Business Park Zone I-1 | 12-14 |
| 12-20 | Light Industrial Zone I-1A | 12-15B |
| 12-21 | Industrial Zone I-2 | 12-15 |
| 12-22 | Conditional Uses | 12-18 |
| 12-23 | Site Plan Review | 12-19 |
| 12-24 | Off-Street Parking and Loading | 12-20 |
| 12-25 | Landscape Standards | 12-24 |
| 12-26 | Water Efficient Landscape and Irrigation Requirements | New |
| 12-27 | Signs | 12-32 |
| 12-28 | Supplementary Regulations | 12-21 |
| 12-29 | Home Occupations | 12-27 |
| 12-30 | Group Homes | New |
| 12-31 | Airport Protective Area | 12-26 |
| 12-32 | Performance Standards for Industrial and other uses | 12-23 |
| 12-33 | Wireless Telecommunications Facilities | 12-30 |
| 12-34 | Swimming Pools and Recreational Facilities | 12-25 |
| 12-35 | Prior Non-Conforming Uses | 12-22 |
| 12-36 | Amendments | 12-29 |
| Rescind | Planned Unit Developments | 12-16 |
| 12-37 | Condominiums | 12-16A |
| Rescind | Legacy Gateway | 12-31 |
| 12-38 | Cannabis. | New |