

**WOODS CROSS PLANNING COMMISSION MEETING  
APRIL 11, 2023**

The minutes of the Woods Cross City Planning Commission meeting held April 11, 2023, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**CONDUCTING:** Joe Rupp

**COMMISSION MEMBERS PRESENT:**

Joe Rupp, Chairman

Brian Bean

LeGrande Blackley

Jim Grover

Eric Jones

**COMMISSION MEMBERS EXCUSED:**

Melanie Brooks

**STAFF PRESENT:**

Tim Stephens, Community Development Director

Bonnie Craig, Secretary

Gary Sharp, City Council

**VISITORS:**

Robby Galeria

**PLEDGE OF ALLEGIANCE:** Brian Bean

**APPROVAL OF MINUTES**

Chairman Rupp then called for the review of the minutes of the Planning Commission meeting held March 28, 2023.

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

**OPEN SESSION**

Chairman Rupp then opened the meeting to items from those present that they would like to bring before the Planning Commission that were not on the agenda.

Commissioner Bean told the Commission he would be stepping down from the Planning Commission due to conflicts with family schedules. He said he had appreciated being able to serve on the Planning Commission and thanked everyone for allowing him that opportunity.

Chairman Rupp and the rest of the Commission thanked Commissioner Bean for his service and insight and for his contributions working on the Planning Commission.

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

**ALL DRY SERVICES CONDITIONAL USE—1268 WEST 2600 SOUTH—ROBERT GALERIA**

Mr. Tim Stephens, the Community Development Director, then reviewed this item with the Commission. He noted that Mr. Robert Galeria was proposing to operate a disaster cleanup business from the location noted above. Mr. Stephens said it would involve the usual services of water damage repair, mold remediation and restoration. He said the business would be operated Monday through Friday from 8:00 AM to 5:00 PM with some weekend services on emergency calls. He said they will have five employees, two trucks, one box truck, and two vans. He noted they would be storing their equipment such as fans, and associated equipment involved in cleanup, restoration, and water drainage.

Following the information given, Mr. Robby Galeria addressed the Commission and noted he has been doing this work from his home but had recently moved the business from his home to Woods Cross City. He said he has a small garage on his property, and he would be parking two vans inside the garage. He said there would be 1 box truck parked in a parking stall on the property and he also had one pick-up truck that would be parked at the business, but that the pick-up truck would also go home with employees at times.

Commissioner Jones asked what Mr. Galeria does with the debris that is collected from the clean-up services and Mr. Galeria said his employees clean up the debris and then make sure it is taken to the dump. He said it does not go back to the business location at all.

Chairman Rupp also asked if the conditions as noted were acceptable to Mr. Galeria and Mr. Galeria said the conditions were acceptable to him.

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

1. At no time may the business operation negatively impact adjacent properties or residential areas.
2. The applicant's business operation shall be in conformance at all times with any government agency having jurisdiction over the business or subject property.
3. At no time may construction and remediation debris be stored or staged on the property. All such debris shall be taken from the customer's site to an approved disposal site.
4. The applicant shall obtain a South Davis Metro Fire inspection prior to the issuance of a business license.
5. The applicant shall obtain and maintain a Woods Cross City Business License.

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

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**ACCESSORY DWELLING UNIT AMENDMENT REPORT—TIM STEPHENS**

Mr. Stephens then noted that last year, the Commission had chosen several items from a menu the state had provided and was requiring regarding affordable housing. He said one of the items that was chosen was to streamline the ADU process and he said that could be done by having staff review the application and then recommend the ADU's to be able to move forward. He said he and the city attorney had put in some different language in ADU chapter in the zoning ordinances. He said there were also some changes made during the legislative session this year that cities cannot dictate the size of an ADU or dictate the minimum lot size the ADU can be on. He said the changes could be presented at a public hearing at the next Planning Commission meeting and then recommendations could be sent to the City Council for their approval. He said other changes that were made were for parking and garage use with ADU's. He said he could cover more of the details at the next meeting.

The Commission said they would plan on reviewing that information at their next meeting.

**2023 LAND USE LEGISLATIVE UPDATE—TIM STEPHENS**

Mr. Stephens said the Utah League of Cities and Towns and the American Planning Association, Utah Chapter, gave a land use and zoning update from the legislative session. He said there were 35 bills introduced for local land use and administration and 19 of them passed. He said 388 lines of code was added to the land use and development management act in the state code. He outlined some of the changes which included:

- General Plan Modifications
- The requirement for our to have a station area plan since there is a Front Runner station located in the city and that will need to be updated
- Water Use and Preservation
- Moderate Income Housing Element
- Subdivision Approval Process
- Subdivision Review Process
- Development Standards
- Specialized Land Use Provisions
- Public Notices
- Annexation

The Commission had a few questions and comments and they thanked Mr. Stephens for the update.

**CITY COUNCIL REPORT**

Council Member Sharp reported on the City Council meeting held April 4, 2023. Please see the minutes of that meeting for the details of his report.

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**GENERAL AND PENDING BUSINESS**

Chairman Rupp asked Mr. Stephens for an update on the Phelan fence project. Mr. Stephens said there were still a few neighbors who were not happy with Phelan putting in a fence so Phelan would be coming back to the Commission to review some other ideas they had to be able to put in the fence.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Doxey made a motion to adjourn the meeting at 7:24 PM.

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Joe Rupp, Chairman

Bonnie Craig, Secretary