

**WOODS CROSS PLANNING COMMISSION MEETING  
JULY 25, 2023**

The meeting of the Woods Cross Planning Commission meeting held July 25, 2023, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**COMMISSION MEMBERS PRESENT:**

Eric Jones, Chairman Protem  
LeGrande Blackley  
Melanie Brooks

Mike Doxey  
Jim Grover  
Jake Hennessy

**COMMISSION MEMBERS EXCUSED:**

Joe Rupp

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary  
Gary Sharp, City Council

**VISITORS:**

Alan Morrell

**PLEDGE OF ALLEGIANCE:**

Mike Doxey

**APPROVAL OF MINUTES**

Chairman Protem Jones called for the review of the Planning Commission minutes for the June 27, 2023, and July 11, 2023 meetings.

Following the review of the minutes, 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 Protem Jones 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.

There was nothing for the open session and Chairman Protem Jones closed the open session.

**M N M PRESCHOOL HOME OCCUPATION—1524 WEST 1725 SOUTH—RACHEL DENNIS**

Chairman Protem Jones called for a representative for this item. There was no one present representing this item and Commissioner Grover made a motion to table this item until a representative could be present. Commissioner Brooks seconded the motion, and all voted in favor of the motion through a roll call vote.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
JULY 27, 2023  
PAGE 2**

**AMPAC USA CONDITIONAL USE—2269 SOUTH 1200 WEST SUITE 108—JON GUSTAFSAN**

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that AMPAC USA designs assembles water treatment systems for use in residential, commercial, and industrial settings. Mr. Stephens said the applicant has noted these advanced water treatment systems range in purpose and size from under the kitchen countertop systems to systems mounted inside ocean containers that can be used to make sea water potable. He noted the majority of the water treatment systems produced by AMPAC utilize reverse osmosis technology. He said the business sells water filtration systems to local customers with specific water treatment needs as well.

Mr. Stephens noted this business would operate generally from 7:00 AM to 5:00 PM Monday through Friday with approximately 8 to 12 employees in the warehouse. He said the proposed location is a suite in a large, newly constructed office/warehouse building just north and adjacent to the Woods Cross Public Works facility. He said it is in a multi-tenant building with the proposed operation occupying approximately 11,000 square feet of area. He said the applicant listed activities associated with the business operation which will be receiving system components/raw materials, warehousing parts and pieces, assembly of systems, light fabrication work, system testing, system crating, inventory storage, and system shipment for delivery to customers.

Following the information given, Mr. Alan Morrell, the COO of AMPAC addressed this item with the Commission. He said Mr. Stephens gave an accurate introduction to what they do. He said they largely manufacture preassembled components. He also said they do some light fabrication for skids and frames and then the skids are sent out to a different location to be powder coated and cared for and then they are returned. Once they have been returned, they assemble the skids with pumps, plumbing, feed pumps and delivery pumps for brackish water treatment and desalinization treatment systems. He said they service people all over the world. He said the company was established in California, but they are excited to come back to Utah, where they are all originally from, and operate in Woods Cross. He said the company will largely be assembling, packaging, crating, and shipping both nationally and internationally.

Commissioner Grover asked if Mr. Morrell had reviewed the five conditions staff had outlined and if there were any concerns with them. Mr. Morrell said he had reviewed the conditions and he had no concerns with the conditions. He said he does not anticipate any fabrication noise coming from the operation and they do not plan to do any work outside of the building.

Chairman Protem Jones asked if there were any odors that would come from this business and Mr. Morrell said there would be no odors. He said they do not do any significant painting or skid prep. He said they do some fabrication with some sanding and grinding and a small amount of welding, but there would not be any odors. He said it is a simple process.

Chairman Protem Jones asked if they would be operating strictly between the hours of 7:00 AM and 5:00 PM with deliveries and those types of activities. Mr. Morrell said they rarely operate out of those hours but on occasion, they do work overtime if they have a large job. He said there are no deliveries after typical business hours, and he did not see anything that they do that would negatively impact the adjacent area. He said they would not have any drop offs or pick-ups after hours.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
JULY 27, 2023  
PAGE 3**

There were no further questions and Commissioner Doxey made a motion to approve the AMPAC USA conditional use 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. The applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the applicant's business or subject property.
4. Applicant shall obtain a South Davis Metro Fire inspection approval and provide a copy to the city prior to the issuance of a business license.
5. 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.

**CITY COUNCIL REPORT**

Council Member Sharp reported on the City Council meeting held July 18, 2023. Please see the minutes of that meeting for the details of his report.

**GENERAL AND PENDING**

Mr. Stephens said he had received word on the application for a grant for the station area planning assistance and noted the city was granted \$100,000. He said he will move forward with working with the Wasatch Front Regional Council to secure a consultant and put together a timeline and scope of work on making a plan that may be adopted sometime next spring. He said the Planning Commission would be doing some work on that project. He noted that working on the station area plan would meet one of the menu selections and put into the general plan as required by the state.

He also said in June he submitted the moderate income housing report. He said he had received word they had received the report. He said he had explained that Scratch Development is close to making an agreement regarding the Kingston property.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Hennessy made a motion to adjourn the meeting at 6:50 P.M.

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Eric Jones, Chairman Protem

Bonnie Craig, Secretary