

**WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023**

This is the meeting of the Woods Cross Planning Commission meeting held November 28, 2023, at 6:30 P.M. in the Woods Cross City Hall located at 1555 South 800 West, Woods Cross, Utah.

**COMMISSION MEMBERS PRESENT:**

Joe Rupp, Chairman  
LeGrande Blackley  
Melanie Brooks-remote  
Mike Doxey

Jim Grover  
Eric Jones  
Jake Hennessy-remote

**STAFF PRESENT:**

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

**VISITORS:**

Ed Smith  
Kisty Dratzer  
Randy Beyer  
David Lewis  
Darin Gunnerson

Larry Widerburg  
Karen van Uitert  
Taunya Badger  
Bob Bishop  
Haylee Gunnerson

Marianne Burbidge  
Barbara Barnett  
Kermit Badger  
Maxine Poole

**PLEDGE OF ALLEGIANCE:**

Michael Doxey

**APPROVAL OF MINUTES**

Chairman Rupp called for the review of the Planning Commission meeting held November 14, 2023.

Some of the Commission said they had not seen the minutes for that meeting yet, so Commissioner Jones made a motion to table making a motion to approve the minutes until the next meeting. Commissioner Grover seconded 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.

MaryAnn Burbidge addressed the Commission and expressed concerns about the trucking yard behind Moss Industrial. She said she is having issues with what she had heard they were proposing to build there and said she was told they were going to discuss it at tonight's meeting. She said she had heard Woods Cross had purchased the property and they were going to put condominiums in at that location. Ms. Burbidge said she would just like to know what is going on in that area.. Mr. Stephens said he had not heard anything going on with that property at this time. Ms. Burbidge asked if she could give Mr. Stephens

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 2**

her phone number to contact her so she could follow up with this matter. Mr. Stephens said he would be happy to talk with her.

Larry Widerburg addressed the Commission and said he has concerns about the subdivision going in with traffic going through the area. He said there is a lot of traffic going through the subdivision right now. He said there have been accidents in this area and he is afraid someone is going to get hurt or killed. He said something needs to be done about the traffic. He said when the high school gets out it is very busy. He said he is concerned about safety.

Barbara Barnett addressed the Commission and said she feels like when the kids are going to school and coming home from school it is a racetrack. She said there is a stop sign on 580 W and 1600 S that people do not stop at. She said there are cars parked on that street as well and there is only room for one car to get through on the street. She said there are two through streets that go to 1500 S, and it gets to be quite dangerous with all of the high school traffic.

Chairman Rupp said there is always concern with traffic going through there especially the school kids.

The Commission asked Mr. Stephens to take this concern back to the staff and see if there could be some sort of traffic calming efforts that can be done. Mr. Stephens said he would do so.

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

**DAVIS FUTBOL CLUB CONDITIONAL USE—2269 SOUTH 1200 WEST—KYLE HOFFMAN/MASON HOFFMAN**

Mr. Tim Stephens, the Community Development Director, reviewed this item with the Commission. He noted that this applicant will be leasing warehouse space for an indoor soccer training facility and for small side games. He said the application indicates there will be space for youth soccer training during the winter mostly between the hours of 4:00 P.M. and 11:00 P.M. on weekdays and 8:00 A.M. to 9:00 P.M. on Saturdays. He said that improvements to the building will consist of putting down turf material and putting nets in the large open space within the unit. Mr. Stephens noted that the applicant will need to be able to speak to the number of participants and parking stalls that will be provided as part of their lease agreement. He said that generally with recreation use, there would need to be a spectator area and seating provided. He said if there were large tournaments held at this location there may be a problem with parking so that may need to be considered.

Following the information given, Mr. Mason Hoffman addressed the Commission and said they are using half of this building, which is about 20,000 square feet under lease. He said there would be no outside club team tournaments, there would just be tournament games with those who are involved in their own club. He said there will be four small fields and there would be four versus four games for their kids to get practice time. He said the fields are only large enough to have four on four games which would include about 8 kids per team. He said there should just be a drop off for the kids during the week and there will not be any spectators. He said there may be three or four cars belonging to the coaches that are there helping with the sessions. He said during the day there would not be anyone inside the building as the kids will be in

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 3**

school. He said the kids would practice from 4:00 P.M. to 11:00 P.M. He said the space is not large enough for tournaments or leagues. He said in the past they have had to use different buildings during the winter and set up all of their equipment and then leave at the end of the winter season and it is very difficult to operate that way. He said by leasing this building for five years it gives them extra time and more space, so it works out well.

Mr. Stephens asked if there would be a drop off plan for the club with possibly using one driveway for drop off and then another for pick up. Mr. Hoffman said there are four fields and because of the way the building is situated there is a door for each field so there is enough space for dropping off at each door. Mr. Hoffman said the traffic would be minimized with this type of drop off. He said there are usually only about 8 to 10 kids being dropped off at a time so there should not be an issue.

The Commission asked Mr. Hoffman how many parking stalls were included in his lease agreement. He said he thought there would be around 100 parking spots, but he said he did not think there would be more than 50 cars at a time in the parking lot and that might be on a very rare occasion. He said he did not feel like parking would be an issue.

Commissioner Grover said he has family members that use this type of training facility and every time he has gone to that facility, there are a few coaches who are parked there but it is mostly just drop off. He said he does not have too many concerns.

Commissioner Jones said his concern was if there were people who stayed to watch the games and having enough parking. He said he didn't have too many concerns over the number of kids who would be participating in the program.

Chairman Rupp asked if Mr. Hoffman had any questions on the conditions and Mr. Hoffman said he did not have any questions on the condition.

There were no further questions and Commissioner Grover made a motion to approve the Davis Futbol Club conditional use with the following conditions:

1. At no time may the proposed use negatively impact adjacent land uses or nearby residential neighborhoods in the city.
2. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.
3. At no time may any materials or equipment be stored or staged outside the enclosed building.
4. Applicant shall obtain a South Davis Metro Fire Inspection approval and submit 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.
6. At no time may any business or recreational activity take place outside the enclosed building.
7. Applicant shall obtain all necessary building permits for any renovation, signs, or lighting installations.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 4**

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

**MWGA HOLDINGS TOWNHOUSE CONDITIONAL USE CONSIDERATION—525 WEST 1950 SOUTH—  
ZAC NELSON/RANDY BEYER**

Mr. Stephens then reviewed this item with the Commission. He noted that during the last Planning Commission meeting, the Commission reviewed this project. He noted the applicants are proposing a 22-unit, 5-building, townhome development in the S-1 Zone. He noted the Commission had been given site plans, floor plans, and architectural renderings. He said it should be noted that several years ago the Commission approved a similar project on the north side of 1950 South. He said that project had received all approvals including subdivision approval. He said for whatever reason the property owner never followed through with the project and those approvals have now expired. He said the former project did have some public interest and comment particularly since it was adjacent to the neighborhood to the north. He said that at the time, neighbors were concerned with the effects of lighting, traffic and building heights near their adjacent rear yards. He noted the current, proposed project, while not immediately adjacent to the neighborhood, will probably elicit similar concerns. He said that if there should be valid concerns, the Commission can ask the developer to address these and possibly modify the project if necessary. He said that in addition, the Commission could propose additional conditions to make the project more compatible.

Mr. Stephens went over the concept plan with the Commission. He said the parking on the concept plan did include the required parking with a few extra parking stalls included.

Mr. Stephens noted that 575 W has been a public street, but it was never formally dedicated to the city and the piece of property encompasses the roadway, so as part of this project, the developer will need to do a formal dedication, so it shows up properly as a public right-of-way of Woods Cross City on county records. He said density would need to be considered and figured apart from the property located in the road right-of-way area.

Mr. Stephens also noted the garages will have two garage spaces. He said he wanted to make sure that because of specific parking requirements, the garages will need to be used for parking and not for storage. Mr. Stephens did say the city might want to consider a development agreement to make sure things are followed through with on what is agreed upon. He said a development agreement allows the city more enforcement to keep the garages for parking and not for storage.

Mr. Stephens then outlined the minimum recommended conditions for this project as follows:

1. All garage parking spaces shall be reserved for the parking of vehicles only, and at no time may garage space be used for other purposes. The CC&R's for the development shall include this requirement.
2. The applicant shall prepare a subdivision plat which will include the dedication of 525 West Street fronting the property.
3. Applicant shall provide documentation from the Utah Department of Transportation clarifying the 500 West Right-of-Way in relationship to east boundary of the subject property.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 5**

4. Applicant shall submit for the Planning Commission's consideration a site plan and subdivision applications meeting all the requirements of the Woods Cross City Code particularly the S-1 Special Use Zone.
5. Any other conditions the Planning Commission may deem necessary due to public comment or commission review.

There was discussion by the Commission that there needs to be clear information that the dedication of 525 W street happens before the density is calculated for this project.

**PUBLIC HEARING: MWGA HOLDINGS TOWNHOUSE CONDITIONAL USE—525 WEST 1950 SOUTH—ZAC NELSON/RANDY BEYER**

Following the information given by Mr. Stephens, Chairman Rupp opened the public hearing on this matter.

Mr. Larry Widerburg addressed the Commission and said he wondered what the height of the buildings would be. He wanted to know if this project would be two stories, but Mr. Stephens said the ordinance had been revised for height restrictions and if the property is over 175 feet away from the residential neighborhood it could be up to three stories on this property. Mr. Widerburg said one of his concerns is water and with more building there are more water concerns. Mr. Stephens said there is a revised landscape ordinance in the city which restricts large amounts of turf and there has also been a water efficiency ordinance adopted that further defines the landscape plans for these areas. He said the state and Weber Basin have asked for further water conservation. Mr. Widerburg said it will be a big mess if this project is allowed. He said traffic will really be affected with more development.

Ed Smith addressed the Commission and said when school gets out it is solid cars in that neighborhood. He said there are going to be too many cars with more development. He said if this project is built, they will have to drive on 550 or 580 W and because there is a divider on 1880 S there will be more traffic. He said there are many cars in the area when school is in session. Mr. Stephens said it has been noted that traffic from the school comes up into this area on both sides of the street. Mr. Stephens said it has been discussed with the public works department and engineering there may need to be some parking restrictions and not have any parking on the street, possibly only on the east side of the street so there is not constriction on the roads. He said that would need to be examined further as the project moves ahead. Mr. Stephens said the school district may need to be approached with some of these parking issues, as well as talking with the high school to try to figure out a better solution for parking.

Commissioner Jones said some kids do not get parking passes and if kids can't have parking passes, where would those kids park. Mr. Stephens said he did not know. Mr. Smith said if it is too restricted it will cause the kids to park in the neighborhoods. Mr. Stephens said the school district may need to address this type of problem.

Barbara Barnett addressed the Commission and said on 525 S the kids park on both sides of the street. She said if parking is restricted to one side of the street for the students, residents and their guests will take up the street parking on the other side of the street so the whole street will be filled with cars. She said there are no lights to help with safety and it is very scary. She said you have to wait to get out onto 580 W

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 6**

or go through the subdivision to get out. She said she is all for building but not over building. She said both current residents and the new residents need to be considered and being able to get out of the subdivision. She said they all need to have parking.

Commissioner Jones asked if there had been discussions with UDOT about having a light at the intersection being discussed. Mr. Stephens said UDOT was not in favor of putting in a light and said the city has asked about putting in a light. He said he feels in the future there may be better access in this over all area and on 500 West street, as the bridge in the area may be replaced so there may be better access in the future.

Ms. Barnett asked how to get ahold of UDOT to talk to them about lights. She said it is pitch black and there are no lights in that whole area where kids are coming and crossing and now there will be more people coming and going. Mr. Stephens said he will make a note and talk to the public works department and see if there could be some lights installed in the area. He also mentioned that residents could contact UDOT and talk to them about their concerns about adding some lights in this area.

Council Member Sharp asked to be excused at. 7:36 P.M.

Karen Van Uiter addressed the Commission and said they have lived in the area for many years. She said she agreed there will be more parking issues which had been mentioned. She said she feels like there are businesses in the area that are difficult to get in and out of. She asked if there would be any lights so it would be easier to see in the area. She said it is dark on 525 W and she can't see to turn in on 1950 S. She said she would like to have a light put in. She also asked about garbage pick up to see what will happen with garbage in the proposed development. Mr. Stephens said the developer could address that when the developer speaks to the project. Mr. Stephens also noted there would be a photometric plan included in the plan so lighting concerns can be addressed. Ms. Van Uiter also said that a few years ago a student driving a car came through her neighborhood and hit her brick mailbox and did not even stop and say they were sorry. She said there is a lot of traffic and very little parking for the high school.

Ms. Taunya Badger asked how many additional stalls were in the project for guests and it was noted there were 18 stalls for additional parking.

Mr. David Lewis addressed the Commission and said he is in favor of this project. He said he would like the Commission to consider the conditional uses and these types of sites should be considered. He said he did not want to see units be lost to add extra open space. He said he felt like 18 stalls is a good amount of visitor parking stalls and said it was a lot especially in consideration of visitors. He said he would like these units to be for sale and be affordable so there can be affordable housing available for people. He said most people in Utah cannot afford to purchase a home because the median income required is so much higher in Utah to be able to purchase a home. He said he wanted the Commission to look at this as stock housing and the need for more housing options.

There were no further in person comments, so Mr. Stephens read the email that had been sent from a city resident.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 7**

Mr. Stephens said he received an email from Corrie Roundy who lives in the neighborhood in the area. He noted the email stated her concerns which included that even a moderate increase in traffic or parking is a large problem for consideration. She said there are many cars but limited parking at the high school and students are forced to park on side streets. She said she felt it will negatively affect the neighborhood to have this project built and having added traffic and parking issues. She also said the garages in these types of projects can sometimes be used for storage and she felt there should be an inspection every six months by an HOA to make sure the garages are being used for cars and not storage. She said the buildings should not be more than two stories high and should be a consideration. (See Attachment A)

Randy Beyer representing MWGA addressed the Commission and said he was speaking to the Commission on behalf of Zac Nelson. He said he wanted to recognize the comments of the residents that had been made and wanted to address their concerns. He said he was happy the residents cared about their community and said he also lives in a small community, so he understands some of the challenges they had spoken about. Mr. Beyer said affordable housing is also a challenge that needs to be addressed. He said he is concerned about not having enough housing for his kids in the future and these types of development will be a good option. He said they are a small boutique developer, and they want to make sure they make a nice product. He said as far as concerns go regarding the right-of-way with UDOT, they are working closely with UDOT on taking care of that issue. He said 525 W street was being prepped for the deed and they are working on the density according to the land parcel and not a percentage of the street. He said as far as carports versus garages, the city had made changes requiring garages so that is what was being planned for the development. He said they are open to doing what is best in regard to parking and coming up with the right solution. He said parking is a problem in all high school areas. He said they have created over 20% green space which is 5% more than is required. He also said there are added parking spaces with the 18 parking spaces they included in their plan. He said if this is an owner based product, they would make sure the garages were used as garages and not used for storage. He said as for as garbage goes, there are two dumpsters located in the project so they can be dumped by a professional company. He said as far as lighting goes; they try to make sure their projects are lit but not have too much light. He said they would make sure it was more of a community feel with the lighting plan.

Mr. Widerburg said in regard to lighting, the car dealership near their neighborhood has lights that are facing out not facing in and he is concerned about the lighting being too bright.

Commissioner Jones said that light issues would be part of the photometric plan so lighting would not be allowed to go into the neighborhood as to not to disrupt the neighborhood.

Mr. Smith said he would like the project to be two stories. He said he did not like the large development nearby and that it blocks the view of the mountains.

There were no further questions and Chairman Rupp closed the public hearing.

Mr. Stephens said the plan as presently written that it will be an HOA, but he felt it would be a good idea to have a development agreement made and the agreement would address how the garages would be used. He said a development agreements are much more effective when regulating this type of project.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 8**

Commissioner Grover asked if this product would be for lease or for sale.

Mr. Beyer said currently there has not been a decision made, but he said either way the garage issue would be addressed.

Commissioner Grover said he likes the ownership idea.

Commissioner Doxey asked if there is usable green space. Mr. Beyer said there is a leveled space that could be used as a picnic area or other type of amenity for that green space.

Commissioner Jones said green space has to be 15% usable green space and there needs to be improvements in the area of the green space as well. Mr. Beyer said they are planning to make that part of the plan.

Chairman Rupp said the drive approaches going into the garages are very short and there have been concerns with these types of layouts in the past. He said there have been safety concerns and suggested that be looked at for a site plan.

Commissioner Blackley said as far as the garage usage goes, he feels like a development agreement would be the way to go to handle the issue of parking in the garages, so the residents are not involved in dealing with the issue with their neighbors if there is a problem with garage usage not being used as directed.

Commissioner Jones asked how the Commission felt about the driveway length. There was a discussion on the safety of not having a drive approach large enough to see when backing out. Commissioner Jones said he has not heard of issues with this sort of drive approach, but there may need to be a condition to be added if there is a safety concern.

Chairman Rupp said he has heard from the public about safety concerns with traffic and lighting concerns and he said these are things that can be added to assuage concerns through a conditional use.

Mr. Stephens said his concern may be with the parking issue and perhaps as part of the site plan approval that the professional staff could look at the parking and see if there may be other solutions and to see if there is anything that can be done with traffic moving in and out of the project.

Chairman Rupp said that most things that would go onto this piece of property would also add to the concerns that have been brought up at the meeting tonight. Mr. Stephens said if the gymnastic center would have gone through it would have been more of a concern with some of the issues the residents had brought up at the meeting. He said there are things that the Commission needs to look at in dealing with the concerns that had been raised.

Chairman Jones said the developer could address some of the concerns. He said he felt like there is enough parking and it would be a self-sustained development and would meet its own needs.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 9**

Chairman Rupp said there had been concerns over the height of the building. He said they are allowed three stories in this area. He said the present rules need to be adhered to right now. He said changes could be added to the zoning code but that is a lengthy process and would not be allowed in this case.

Commissioner Blackley asked if the school district could address the parking problem. He said he feels like the school and parking are part of the problem. He said maybe it's time that problem is addressed by the school district.

Chairman Rupp said he felt like it was a broader issue and would appreciate the staff if they start a dialogue about the issue with UDOT with traffic and the school district with the parking issues.

Commissioner Doxey said he is a neighbor in this area and said he is glad the neighborhood has come out to make their comments. He said there have been comments about 1950 S, the school traffic, the parking issues, and other issues. He said these issues do not really have much to do directly with the project. He said he felt that this is more of a self-contained project. He said he felt like it is a unique piece of property, and the development is a good fit for the property, and he feels like this is a way to bring in more affordable housing into the community.

Commissioner Grover said this project feels like it is well suited for the area. He said there are definitely valid concerns with 500 West and the traffic issues. He said he felt like the three stories are not as big of an issue as it is with the other project that was built in the area. He said he agreed with the project.

Commissioner Hennesy said he agreed and felt like it was a good use of the property and felt like it was a good project.

Commissioner Brooks said she agreed with Commissioner Doxey and the concerns brought up are not directly related to this project.

Commissioner Blackley said he would like the development agreement added to the conditions and other than that he felt good about this project.

**CONSIDERATION FOR APPROVAL OF MWGA HOLDINGS TOWNHOUSE CONDITIONAL USE—525 WEST 1950 SOUTH--**

Following the above discussion, Commissioner Blackley made a motion to approve the MWGA Holdings Townhouse conditional use with the following conditions:

1. All garage parking spaces shall be reserved for the parking of vehicles only, and at no time may garage space be used for other purposes and the CC&R's for the development shall include this requirement and also a development agreement shall be made with the developer and included as part of this project.
2. The applicant shall prepare a subdivision plat which will include the dedication of 525 West Street fronting the property.

**OFFICIAL MINUTES  
WOODS CROSS PLANNING COMMISSION MEETING  
NOVEMBER 28, 2023  
PAGE 10**

3. Applicant shall provide documentation from the Utah Department of Transportation clarifying the 500 West Right-of-Way in relationship to east boundary of the subject property.
4. Applicant shall submit for the Planning Commission's consideration a site plan and subdivision applications meeting all the requirements of the Woods Cross City Code particularly the S-1 Special Use Zone.
5. Any other conditions the Planning Commission may deem necessary due to public comment or commission review.
6. The total density be calculated on the lot acreage excluding the parcel for 525 W street.

Commissioner Jones seconded the motion adding condition #6, and all voted in favor of the motion through a roll call vote.

**CITY COUNCIL REPORT**

Council Member Sharp noted before leaving, there had been no City Council meeting held.

**GENERAL AND PENDING**

Mr. Stephens said he had nothing for General and Pending.

**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Hennessy made a motion to adjourn the meeting at 8:32 P.M.

---

Joe Rupp, Chairman

---

Bonnie Craig, Secretary