

**WOODS CROSS PLANNING COMMISSION MEETING
DECEMBER 12, 2023**

This is the meeting of the Woods Cross Planning Commission meeting held December 12, 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
Mike Doxey

Jim Grover
Eric Jones
Jake Hennessy-remote

COMMISSION MEMBERS EXCUSED:

Melanie Brooks

STAFF PRESENT:

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

VISITORS:

Nicole Horlacher
Don Schrader

John Pearce
Alex Shirley

Rian Carlson

PLEDGE OF ALLEGIANCE:

LeGrande Blackley

APPROVAL OF MINUTES

Chairman Rupp called for the review of the Planning Commission minutes for the meetings held November 14, and November 28, 2023.

Following the review of the minutes by the Commission, Commissioner Jones made a motion to approve the minutes for November 14, 2023, as written with Commissioner Blackley seconding the motion and all voted for the motion through a roll call vote.

Commissioner Blackley then made a motion to approve the minutes of the November 28, 2023, meeting as written. Commissioner Hennessy 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.

There was nothing for the open session and Chairman Rupp closed the open session.

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J FISHER CO WAREHOUSE CONDITIONAL USE—1948 WEST 2425 SOUTH—NICOLE HORLACHER

Mr. Tim Stephens reviewed this agenda item with the Planning Commission. He noted that Strategic Builders and J Fisher Company have proposed using some units of office/warehouse space in the complex on the corner of Redwood Road and 2600 South. He noted this property consists of two buildings with multiple tenant units. He said Strategic Builders are proposing to utilize the space for the warehousing or storage of construction tools, construction material, a trailer as well as furniture from J Fisher Company. He noted that they have indicated they will operate from the site between 7:00 A.M. and 5:00 P.M. He noted that periodically, there will be 1-4 employees at this location at any given time to load or drop off tools, construction materials, and furniture. He said the applicant has also indicated they will have a forklift for use in the warehouse.

Following the information given by the Community Development Director, Mr. Alex Shirley, director of operations for Strategic Builders, addressed the Commission. Mr. Shirley said that at this location they are planning to preorder things like light fixtures, furniture, and other building supplies so they can have them when needed for their building projects. Mr. Shirley said this space would be for storing all of these items for future use.

Commissioner Jones asked about the trailer the business owns and wondered where it would be stored. Mr. Shirley said they would be storing the trailer inside the building. Mr. Shirley said they have put in two overhead doors on either side of the building so the trailer could be pulled through the building space.

Commissioner Doxey asked if there would be a concern with business hours or noise at this facility. Mr. Shirley said there would just be a few minutes of dropping things off or picking them up, but it is not an active site, mostly just for storage of materials so there should not be much noise.

Chairman Rupp asked if Mr. Shirley had any concerns about any of the conditions that had been presented and Mr. Shirley said he did not have any questions regarding the conditions.

There were no further questions and Commissioner Doxey made a motion to approve the conditional use permit for Strategic Builders and J Fisher Company with the following conditions:

1. At no time may the use of the property negatively impact adjacent uses or properties.
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 entity having jurisdiction over the business or subject property.
4. The Applicant shall obtain, if needed, a South Davis Metro Fire inspection approval and submit a copy to the city prior to the issuance of a business license.

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5. The applicant shall obtain and maintain a Woods Cross City Business License.
6. Obtain and maintain a business license with the city.

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

STERIPAX WAREHOUSING & DISTRIBUTION CONDITIONAL USE—1420 SOUTH 500 WEST—JOHN PEARCE

Mr. Stephens then reviewed this item with the Commission. He noted that SteriPax has applied to operate a facility for the distribution of materials from a manufacturing operation in Huntington Beach, California. He noted the materials stored will be roll form consisting primarily of plastic based materials such as Tyvek and PET/LDPE laminated films. He also noted there will be one employee based full-time at this site operating Monday through Friday, 8:00 A.M. to 4:30 P.M. He said the operation will also include a forklift and one manual pallet jack. He also said the application states that the vast majority of the facility is filled with warehouse racking, and activities will be shipping and receiving.

Following the information given by Mr. Stephens, Mr. John Pearce, president of Steripax, addressed the Commission. He said this is a site that will store incoming and outgoing materials for shipment. He said right now there will just be warehousing activities. He said all of the materials are made in California. He said much of the materials they use in making their products come from the east coast so it is good to have a facility in Utah to store some of the materials they would be shipping to California to use. He said eventually they would like to have a bigger footprint in Utah, but for now, it is just warehousing activities that will be taking place.

Commissioner Doxey asked when deliveries would be made to the warehouse and Mr. Pearce said their receiving hours are from 10:00 A.M.-3:00 PM.

Commissioner Grover asked if there was a dumpster located on the property. Mr. Pearce said there was a dumpster located on the neighborhood side of the property and that is where it had been located before. Commissioner Grover reminded Mr. Pearce that early morning pickup of garbage can be a problem with noise with the nearby neighborhood. Mr. Pearce said he would reach out to the trash company and make sure they did not come until 8:00 A.M. or so. He said he is on the same pick up for the other operations taking place in the building and it did not seem to be a problem in the past.

Chairman Rupp asked if Mr. Pearce had any concerns with any of the conditions. Mr. Pearce said he did not have any questions on the conditions as they had been presented.

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

1. At no time may the use of the property negatively impact adjacent uses or properties.

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2. At no time may any equipment or materials be stored or staged outside the enclosed building. All business activities shall occur within the enclosed building.

3. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.

4. The Applicant shall obtain, if needed, a South Davis Metro Fire inspection approval and submit a copy to the city prior to the issuance of a business license.

5. The applicant shall obtain and maintain a Woods Cross City Business License.

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

MASCAR DISPLAYS CONDITIONAL USE—1420 SOUTH 500 WEST—RIAN CARLSON

Mr. Stephens reviewed this item with the Commission. He noted that this applicant is presently running a business by the name of Frequency Mobile at this location. He said as a side business, the applicant is proposing to manufacture and sell displays for diecast cars like Hot Wheels and Matchbox cars in addition to the sale and trade of such cars. Mr. Stephens said he manufactures or forms his own display boards to hold such cars and collections. He said there are three employees in addition to two for the holiday season that will be involved in the business. He said it was also indicated that they hope to have a super car on the site so customers can take pictures with the real car that they might have a diecast of.

Following the information given, Mr. Rian Carlson addressed the Commission. He noted that he had a business, Frequency Mobile, at this location since 2012. He said since he has been operating for some time, he is aware of the concerns for garbage pickup and the need to be quiet near the adjacent neighborhood. He said Nascar displays is a passion project for him. He said they are forming the plastic for displaying Hot Wheels and Matchbox cars. He said it is an odorless process but if there is any odor, there is a ventilation system in place if there is a need for it. He said they had passed their fire inspection with no issues.

Commissioner Jones asked what the process was. Mr. Carlson said it is a thermal forming process and the material is heated and then formed over a mold and there were no odors emitted during the testing they had done. He said if there were any odors the ventilation system would take care of it.

There were no further questions and Commissioner Blackley made a motion to approve the conditional use permit for Mascar Displays with the following conditions:

1. At no time may the use of the business operation negatively impact adjacent businesses or residential areas.

2. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.

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3. The Applicant shall obtain, if needed, a South Davis Metro Fire inspection approval and submit a copy to the city prior to the issuance of a business license.
4. The applicant shall obtain and maintain a Woods Cross City Business License.

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

CITY COUNCIL REPORT

Council Member Sharp was at tonight's meeting and reported on the City Council meeting held December 5, 2023. Please see the minutes of that meeting for the details of his report.

GENERAL AND PENDING

Mr. Stephens then said he had information regarding the SFRT Zone. He said he and the City Attorney had been working on cleaning up the red lined draft and they found one item that needed to be addressed and clarified. He said there was a clarification on the language in the main portion of a parent paragraph and the subsequent striking of language in following sub-paragraphs. Mr. Stephens went over the clarification of the language with the Commission.

Mr. Stephens said the City Attorney had a couple of questions he needed to ask the Commission. He said one of the questions was that the lot size for green court homes does not have a minimum footage. Mr. Stephens said the City Attorney asked what the Commission would like that number to be for a minimum lot size.

Commissioner Jones said he thought it was implied that green court homes are not on separate parcels. Mr. Stephens said the green court homes can be on separate parcels. Commissioner Jones said his opinion was if they meet the required setbacks and include the green court, he said he did not care to have a minimum size if it still has the green court minimum. Commissioner Doxey said he felt the same way. It was noted there was a shared green space yard so they could have smaller dwellings. Commissioner Jones said as long as they can meet their dwelling size, parking requirements and setbacks it should fine.

The Commission said they would like staff to look at other cities and how they define their green court homes. The Commission said they would like to see how this is looked at in other cities before they make a recommendation on an amendment and then follow up with it at a later time.

The Commission said they agreed they should look at this revision, but they would like to move ahead with whether the Council accepts the CW Urban requests and then follow up with the green court questions and clean up some of these other small issues at a later time. They agreed they did not want to hold up the other zoning request in consideration of these other housekeeping matters.

Mr. Stephens said there would be no meeting the second Tuesday after Christmas.

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ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Hennessy made a motion to adjourn the meeting at 7:12 P.M.

Joe Rupp, Chairman

Bonnie Craig, Secretary