

**WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 23, 2024**

This is the meeting of the Woods Cross Planning Commission meeting held January 23, 2024, 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
Mike Doxey

Eric Jones
Jim Grover-remote
Jake Hennesy-remote

STAFF PRESENT:

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

VISITORS:

Joel Stephen
Joshua Stephen
Adnan Aleem
Malaik Ajmal

PLEDGE OF ALLEGIANCE:

Melanie Brooks

ANNUAL ELECTION OF CHAIR AND VICE CHAIR-2024

Mr. Tim Stephens, the Community Development Director, noted elections for Chair and Vice Chair for this year needed to be held at tonight's meeting.

Commissioner Jones nominated Mr. Joe Rupp to continue as Chair for the Planning Commission for the upcoming year. Commissioner Blackley seconded the nomination, and all voted in favor of the nomination through a roll call vote.

Chairman Rupp then nominated Mr. Eric Jones to be the Vice Chair for the Planning Commission for the upcoming year and Commissioner Blackley seconded the nomination and all voted in favor of the nomination through a roll call vote.

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes of the Planning Commission meeting held January 9, 2023.

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

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OPEN SESSION

Chairman Rupp then opened the meeting to public comments for items that were not on the agenda.

There were no public comments and Chairman Rupp closed the open session.

MILEONE AUTO GROUP CONDITIONAL USE—2511 SOUTH REDWOOD ROAD, SUITE 16—JOEL STEPHEN

Mr. Tim Stephens, the Community Development Director, then reviewed this item with the Planning Commission. He noted that this applicant is proposing to operate an auto sales business involving high-end and luxury vehicles. He noted that this proposed location is in the TLS multi-tenant buildings on the corner of 2600 South and Redwood Road. Mr. Stephens noted that the applicant has chosen this particular location and building for the ability to display and store their high-end inventory inside the enclosed building. He also noted it has been indicated there will be no car detailing occurring at this location.

Following the information given by Mr. Stephens, Mr. Joel Stephen addressed the Commission representing this item and said they presently have dealerships in Sunset and Clearfield and have been there since 2019 and they would like to move both those dealerships together into Woods Cross.

Commissioner Brooks asked how the indoor and outdoor use would work. for security purposes and for display to protect the cars from the weather.

Mr. Stephen said they plan to store most vehicles inside for security purposes and for display to protect the cars from the weather. He said the outside space will be for employee and customer parking. He said he is hoping to have about 20 cars inside. He said there is a large space of about 6,000 square feet that would be able to accommodate the cars. He also said there would be offices located in the building and a warehouse which will be partitioned off.

Commissioner Jones asked if there are any ventilation requirements for the cars inside. Mr. Stephen said no there are no ventilation requirements, and all test drives would be done outside. Mr. Stephen noted there is also a garage door located at the back of the building and that it could be opened if there was need for extra ventilation.

Commissioner Doxey asked if there would be any repairs done at this location. Mr. Stephen said no there would be no repairs done in conjunction with this business.

The Community Development Director asked what type of vehicles would be sold at the business and Mr. Stephen said they would be selling BMW, Audi, Porche and Lamborghini's and a few other high end brands of cars.

There were no further questions and Commissioner Doxey made a motion to approve the conditional use permit for MileOne Auto Group with the following conditions:

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1. At no time may the use of the building and site or the lighting negatively impact adjacent uses.
2. Applicant's business shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.
3. 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.
4. Applicant shall obtain and maintain a Woods Cross City Business License.
5. At no time may any materials, equipment, or similar items be stored or staged outside the enclosed building.

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

**DISCUSSION OF BAMBERGER BRIDGE REMOVAL AND PROPOSED INTERSECTION—
APPROXIMATELY 2000 SOUTH 500 WEST**

Mr. Stephens noted he had given a concept drawing of a new intersection connecting SR 68 to 500 West behind Woods Cross High School, to the Commission for their review. He noted that SR 68 presently, as it leaves Bountiful, crosses the old Bamberger Bridge and merges on to south-bound 500 West/Highway 91. He noted the Bamberger Bridge was built in the 1930s for the Bamberger Railroad. He said that later on, it was converted to a roadway vehicle bridge and the bridge is nearing the end of its life expectancy, so UDOT is planning to demolish and eliminate the bridge. He said this is a concern for Bountiful City since traffic from their community can easily flow from SR 68 onto 500 West/91 using the existing bridge. He noted the Commission had been given a drawing indicating a new intersection connection which not only benefits Bountiful, but Woods Cross as well. Mr. Stephens said he would like to give the Commission an update regarding this future project and some of the benefits and issues from a community development standpoint, this project will solve.

The Planning Commission reviewed the plan and noted there were some benefits to the plan, including the possibility of better control of traffic coming to and from the high school.

Mr. Stephens also noted there had been some information given during a meeting on this matter relating to the school, which discussed adding more parking for the high school. The Commission said they thought that would be of great benefit to the school around adjacent neighborhood to have more parking since their parking is so limited for the number of students who would like to park at the school.

CITY COUNCIL REPORT

Council Member Sharp reported on the City Council meeting held January 16, 2023. Please see the minutes from that meeting for the details of his report.

GENERAL AND PENDING BUSINESS

Mr. Stephens noted that the townhome developers are moving along with the proposed townhome project that would be located east of the high school.

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Mr. Stephens also told the Commission that a person had purchased a home on 500 South on the south side of the street with the intention of building a small new school. Mr. Stephens said he will be having a meeting with the purchaser regarding issues that staff have brought up to them. He said schools are dealt with a little differently so staff is working with them on the project and should be coming back within the next month to the Commission for review.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Hennessy made a motion to adjourn the meeting at 6:59 P.M.

Joe Rupp, Chairman

Bonnie Craig, Secretary