

**WOODS CROSS PLANNING COMMISSION MEETING  
JUNE 25, 2025**

The minutes of the Woods Cross Planning Commission meeting held June 25, 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  
Mike Doxey-remote  
Jim Grover

Jake Hennesy  
Eric Jones  
David Lewis IV

**STAFF PRESENT:**

Curtis Poole, Community Development Director  
Bonnie Craig, Administrative Assistant  
Gary Sharp, City Council Member

**VISITORS:**

Jeremiah Riley  
Stephan Olsen

**PLEDGE OF ALLEGIANCE:**

Jake Hennesy

**MINUTE APPROVAL**

Chairman Rupp called for the review of the minutes of the Planning Commission meeting held 6/11/24.

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

**OPEN SESSION**

Chairman Rupp then asked if there was anyone present who would like to address the Commission during the open session for items that were not on the agenda.

Mr. Stephan Olsen, asked if there had been any progress on the development by his house on 800 West that he had spoken to the Commission about previously. He said it is on the west side of the street by his home and he was still curious about what might be going in at that location.

Mr. Poole said he met with the developer of that property, but no formal plan has been submitted. He said the developer was waiting on the station area development plan that is being put together by the city before moving forward. Mr. Poole said the developer might wait to see what the outcome of the station area plan will be, but they have not filed a formal plan as of yet.

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Mr. Olsen also asked if there was any further development on the Maverik expansion. Chairman Rupp said Maverik had not been approved to amend the General Plan so staff was not sure what they will be doing in the future.

Mr. Olsen asked about rezoning the area around the barber shop on 800 West and if it could be separate parcel and what that process would be.

Chairman Rupp said the developer could ask for the area to be rezoned but there would be a lot of thought that would need to go into what is planned at that location and if there would need to be a change to the General Plan. It was noted it would be specific to that parcel to what is zoned.

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

**KENAI DEFENSE COMPANY CONDITIONAL USE—1753 SOUTH 1800 WEST AP ZONE—JEREMIAH RILEY**

Mr. Curtis Poole, the Community Development Director, reviewed this agenda item with the Commission. He noted the applicant Mr. Jeremiah Riley on behalf of Kenai Defense Company LLC, is requesting approval of a light manufacturing conditional use permit for the purpose of expanding the existing business to this location. The property is surrounded by other uses within the AP zone, except for a single-family residential zone located across Redwood Road to the West. He noted light industrial manufacturing is an allowed use within the AP zone subject to a conditional use review.

Mr. Poole noted that Mr. Riley is currently operating at 1604 W 2350 S in the AP Zone and has outgrown that location. Mr. Poole said that Mr. Riley is proposing to lease the existing building, which is approximately 5,600 square feet. He noted that Kenai Defense is a defense contractor that develops materials and systems to harden aircraft, vehicles, structures, and electronics. He noted the majority of the operations of the business focus on mechanical engineering, modeling, materials analysis, and design testing. Mr. Poole also indicated that all work and any storage associated with the business will be done indoors and currently anticipates up to 12 employees. He noted the business would operate between the hours of 8:00 A.M. and 6:00 P.M. He also noted there would be 7 required parking stalls but because they are anticipating having 12 employees, the applicant will need to provide a minimum of 12 parking stalls.

Following the information given by the Community Development Director's review Mr. Jeremiah Riley addressed the Commission. He noted he currently operates the business on the east side of the airport and loves what he does in Woods Cross. He said they are expanding their business and need to move to accommodate their growth. He said he enjoys working in Woods Cross and he is happy they can continue working here.

Commissioner Jones asked about parking and Mr. Riley said there was enough parking for all employees. Commissioner Jones asked if the previous tenant was gone, and Mr. Riley said the previous tenant was gone and the parking has been cleared.

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There were no further questions or comments, and Commissioner Jones made a motion to approve the conditional use for Kenai Defense Company with the following conditions:

1. Obtain and maintain a business license.
2. Obtain a South Davis Metro Fire Inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
4. Business operations shall not negatively impact the adjacent businesses and properties.

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

**DISCUSSION OF PLANNING COMMISSION BY-LAWS AND PROCEDURES**

Chairman Rupp turned the time over to Mr. Poole who said the changes of the By-laws had not made it into the packet, but he had made the changes to the By-laws suggested in the previous meeting. He said he reformatted the By-Laws to make it easier to read. He noted some of the changes to be made in the By-Laws. He added a note to change verbiage about making sure that contacting the City Attorney was approved as there is a charge for that service. He asked about making changes to meeting attendance to make sure there is a quorum for each meeting. He asked if the Commission if they could notify himself, the Chairman and the secretary if they would not be able to attend a meeting, to make sure that there will be enough Commissioners at the meeting for a quorum. He also noted that under the voting there were a couple of changes. He brought up making the change to be able to have the Planning Commission vote by Zoom and add that to the voting so that can be an option in the event that it is needed. He said he added under conflict of interest, the Commission Member shall return after the vote is taken. He said he took out the appendix and listed it as a reference, so it is a reference to the chapter of the codes.

He said he would make the noted changes and any other changes the Commission would like to add to the By-Laws.

Following the information given and changes mentioned by Mr. Poole, Commissioner Blackley made a motion to approve and adopt the changes as discussed to the By-Laws with Commissioner Grover seconding 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 5/18/24. Please see the minutes of that meeting for the details of his report.

**GENERAL AND PENDING BUSINESS**

Mr. Poole said at the next meeting the Standards and Specifications that the Public Works Director had asked for will come back for review.

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He also noted that the Commission would be seeing the Parks Master Plan, the General Plan Amendment, and the Land Use Table definitions which would require three public hearings for the Planning Commission meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Lewis made a motion to adjourn the meeting at 6:55 P.M.

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Joe Rupp, Chairman

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Bonnie Craig, Administrative Assistant