

**WOODS CROSS PLANNING COMMISSION MEETING
SEPTEMBER 10, 2024**

The minutes of the Woods Cross Planning Commission meeting held September 10, 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-on-line

Jim Grover
Eric Jones

COMMISSION MEMBERS EXCUSED:

Jake Hennessy
David Lewis IV

STAFF PRESENT:

Curtis Poole, Community Development Director

STAFF MEMBERS EXCUSED:

Bonnie Craig, Administrative Assistant

CITY COUNCIL MEMBERS PRESENT:

Gary Sharp, City Council Member

VISITORS:

Mike Henderson-online
Paul Tanner

PLEDGE OF ALLEGIANCE:

Eric Jones

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes from the Planning Commission meeting held August 27, 2024.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Lewis 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 who would like to address the Commission during the open session for items that were not on the agenda.

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

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MICHAEL HENDERSON WOODWORKS CONDITIONAL USE—MIKE HENDERSON—1604 WEST 2350 SOUTH

Mr. Curtis Poole, the Community Development Director, reviewed this item with the Commission. He noted that Mr. Henderson is requesting approval of a conditional use permit for the purpose of operating a woodworking business at this location. Mr. Poole noted this property is located to the east of the Skypark Airport runway and is surrounded by other properties in the AP Zone. He noted that woodworking is an allowed use within the AP zone subject to conditional use review.

Mr. Poole went on to say this applicant is proposing to open a new business to manufacture and sell custom furniture. He said this would be a part-time business operating after 4:00 P.M. on the weekdays and between 9:00 A.M. and 4:00 P.M. on the weekends. He said the applicant has indicated that all operations and storage of material will be indoors. He said the applicant will be the only employee of this business, and customers would be infrequent and at most one or two at a time for consultation or product pickup. He also said the site has sufficient parking to accommodate employee and customer parking.

Following the information given by Mr. Poole, Mr. Mike Henderson addressed the Commission. Mr. Henderson said this is a transition business for him as he currently works for a medical device company, but he is getting close to retirement, and he would like to do something different after 45 years of corporate life. He said he has done woodworking his whole life and would like to now turn it into something more than just a hobby. He said he would like to do something in his retirement years to give back to the community as well as supplement his retirement income going forward. He said it will primarily be a wholesale business and he plans to build custom furniture. He said this business will not generate any sort of noise. He said he has currently been leasing part of the building for his hobby work the past four years and he has been a good tenant, and the owner of the building has been pleased to have him as a tenant.

Commissioner Jones asked how late work would go at the shop. Mr. Henderson said he thought he would probably be working until 9:00 or 10:00 at night. He said it is typically quiet at that time of night in that part of the airport zone. Commissioner Jones asked if Mr. Henderson brought in his own materials or if he had them delivered. Mr. Henderson said he brings in his own materials.

There were no further questions and Commissioner Jones made a motion to approve the conditional use for Mr. Michael Henderson 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 Blackley seconded the motion, and all voted in favor of the motion through a roll call vote.

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CHOICE LEARNING CENTER SITE PLAN AMENDMENT—1623 WEST 500 SOUTH—PAUL TANNER

Mr. Poole then reviewed this item with the Commission. He noted that Mr. Paul Tanner, on behalf of Choice Learning, is requesting approval of a site plan amendment for the purpose of modifying the façade of the approved building. He noted the subject property has frontage along 500 South with a single-family use to the east and has agricultural properties to the west and south. He said there is vacant property and storage units across 500 South to the north of the property. Mr. Poole said the site plan for Choice Learning had been reviewed previously by the Planning Commission and the site plan was approved on June 4, 2024.

Mr. Poole went on to note that Mr. Tanner is proposing to change the architectural metal green panels approved with the site plan to vertical, wood appearing, brown metal panels. He said the applicant is not seeking any additional changes to the original site plan with this application. Mr. Poole said that code indicates that building materials made of prefabricated metal panels should avoid “the use of a single blank façade utilizing “warehouse-style” prefabricated metal panels”. He said that in addition, code requires that matte finishes be used. Mr. Poole said staff has determined that this requirement has been met, based upon the plan submitted by the applicant.

Following the information given by Mr. Poole, Commissioner Jones said he had noticed between the panels there had been some glazing changes made mainly on the front façade. He said he was wondering why that had been changed. Mr. Poole said the ordinance does not address that but does say the zone does not allow for a blank wall of metal and this one is broken up enough to meet code. He said there are some break ups in the architecture that allows for that.

Mr. Paul Tanner addressed the Commission and said he had nothing further to add to the discussion. Mr. Jones asked Mr. Tanner why the changes had been made with the windows and Mr. Tanner said it was cost. He said everything has been very expensive, and he is hoping to reduce costs. Mr. Jones also asked how high the fencing would be near 500 South and Mr. Tanner was said 25 feet, and he felt that should be enough to keep balls from going towards the road on 500 South.

There were no further questions and Commissioner Grover made a motion to forward the Planning Commission’s recommendation for approval of the site plan amendment for Mr. Paul Tanner and Choice Learning to the City Council with the following condition:

1. Aside from the amended façade, the building permit will match the site plan approved by the City Council on June 4, 2024.

Commissioner Jones 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 September 3, 2024. Please see the minutes for that meeting for the details of his report.

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Council Member Sharp did mention there would be an open City Council seat because one of the Council Members was moving. He said there had been a posting for the City Council position if anyone was interested in putting in an application.

GENERAL AND PENDING BUSINESS

Mr. Poole said he was hoping to have an Airport Overlay Zone to have to the Commission to review at the next meeting. He said it is a requirement by the legislature to put one in place to protect the airport from potential negative development around the airport.

ADJOURNMENT

There being no further business before the Commission, Commissioner Blackley made a motion to adjourn the meeting at 6:48 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant