

**WOODS CROSS PLANNING COMMISSION MEETING  
SEPTEMBER 24, 2024**

The minutes of the Woods Cross Planning Commission meeting held September 24, 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--online

Jake Hennessy  
Eric Jones  
David Lewis IV

**COMMISSION MEMBERS EXCUSED:**

Jim Grover

**STAFF PRESENT:**

Curtis Poole, Community Development Director  
Bonnie Craig, Administrative Assistant

**CITY COUNCIL MEMBERS PRESENT:**

Gary Sharp, City Council Member

**VISITORS:**

Trent Elizondo  
Steffen Olson

**PLEDGE OF ALLEGIANCE:**

Jake Hennessy

**MINUTE APPROVAL**

Chairman Rupp called for the review of the minutes for the Woods Cross Planning Commission meeting held September 10, 2024.

Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Jones 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.

**A.W. CHESTERTON CONDITIONAL USE—2119 SOUTH 1200 WEST SUITE 104—TRENT ELIZONDO**

The Community Development Director, Mr. Curtis Poole, reviewed this agenda item with the Planning Commission. He noted that the applicant, Mr. Trent Elizondo, on behalf of A.W. Chesterton, is requesting

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approval of a conditional use permit for the purpose of operating a retail warehouse and service center at this location. He said the business would be located on the east side of the Woods Cross Industrial Park building. He noted the property is located to the east of Legacy Preparatory Academy and is surrounded by other uses within the I-1 zone. He said that retail warehouse and a service center is an allowed use within the I-1 zone subject to a conditional use review.

Mr. Poole went on to say that A.W. Chesterton Company is a national company that manufactures mechanical seals, mechanical packing, gaskets, hydraulic/pneumatic seals, epoxy coatings, and lubricants. He said this location will be the first retail and service center in the Rocky Mountain area. He said the applicant has indicated the company will maintain an inventory of the products to sell. He said in addition, this facility will serve as a repair center for the western region of their business.

Mr. Poole noted this facility will operate between the hours of 7:30 and 4:30 P.M. Monday through Friday and there will be three full-time employees that will work out of this location. He also said the applicant has indicated that there will be no outdoor storage of materials, products, or vehicles at this location. Mr. Poole also indicated this site has sufficient parking to accommodate the parking requirement for this use.

Following the information given by the Community Development Director, Mr. Trent Elizondo addressed the Commission. He said he is with A.W. Chesterton and his title is North American Director of Operations Centers and he is in charge of all the service centers in North America. He said they have several centers located within the eastern portion of the United States, but this was the first center located west of the Rocky Mountains. He said they are excited to be locating here in Utah and to be able to expand their business here.

Commissioner Jones asked what type of business activities would be done in the building. Mr. Elizondo said they manufacture multiple product lines, but the main operation is mechanical seals and packing. He said they do things such as make sealing devices for valves to make them work correctly. He said they also help businesses reduce emissions or help with their environmental footprint. He said they will have a service center, and a distribution center located in Woods Cross, and will have inventory stored there for other facilities located in the neighboring states to access. Mr. Elizondo said there would be mainly storage, some repair, order fulfillment and distribution at the Woods Cross location.

There were no further questions and Commissioner Jones made a motion to approve the conditional use for A.W. Chesterton, 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 business and properties.

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

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**CITY COUNCIL REPORT**

Council Member Sharp reported on the City Council meeting held September 17, 2024. Please see the minutes of that meeting for the details of his report.

Council Member Sharp mentioned there were several candidates who had filed applications for the vacant City Council seat. He said there would be a meeting held by the City Council to interview the candidates so a new Council Member could be chosen to fill the vacant seat.

**GENERAL AND PENDING BUSINESS**

Mr. Poole then noted there was training at the recent ULCT to make meetings more efficient. For example, the Council is working on possibly having a consent agenda. He said he was not sure if that would work for the Commission since the Commission needs to review a lot of the applications that come in. He said if there are more routine items, they could be put on a Consent Agenda if the Commission would like to do that. He asked the Commission to think about it and they can discuss it at a future meeting.

Mr. Poole said he would be bringing the draft of the Airport Overlay Zone to the next Commission meeting for the Planning Commission's review. He said he will put something together and will have the city attorney and the Skypark Airport manager look it over to make sure everything is in order before bringing it back to the Commission for their review.

He also said there will be another conditional use for the Commission to review at their next meeting.

Council Member Sharp said he would not be attending the next Planning Commission meeting.

**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Lewis made a motion to adjourn the meeting at 6:43 P.M.

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Joe Rupp, Chairman

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Bonnie Craig, Administrative Assistant