

**WOODS CROSS PLANNING COMMISSION MEETING  
OCTOBER 8, 2024**

The minutes of the Woods Cross Planning Commission meeting held October 8, 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  
David Lewis IV

**COMMISSION MEMBERS EXCUSED:**

Jake Hennesy  
Jim Grover

**STAFF PRESENT:**

Curtis Poole, Community Development Director  
Bonnie Craig, Administrative Assistant

**CITY COUNCIL MEMBER EXCUSED:**

Gary Sharp, City Council

**VISITORS:**

Matt Fair  
Tod Orrell  
Steffen Olson

**PLEDGE OF ALLEGIANCE:**

Mike Doxey

**ELECTION OF VICE CHAIR**

Chairman Rupp noted that Commissioner Eric Jones who had acted as Vice Chair for the Planning Commission, had been appointed to fill an empty seat on the City Council. Chairman Rupp said for this reason a new Vice Chair would need to be elected for the Commission.

Commissioner Blackley made a motion to elect Commissioner Jim Grover to act as the new Vice Chair for the Planning Commission with Commissioner Rupp seconding the motion and all voted in favor of the motion through a roll call vote.

**MINUTE APPROVAL**

Chairman Rupp called for the review of the Planning Commission minutes for the meeting held September 24, 2024.

**OFFICIAL MINUTES  
WOODS CROSS CITY PLANNING COMMISSION MEETING  
OCTOBER 8, 2024  
PAGE 2**

Following the review of minutes by the Planning Commission, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Doxey 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.

Mr. Steffen Olson addressed the Commission and noted they had gotten letters in the mail about the Railroad Quiet Zone being lifted. The Community Development Director gave the information regarding the Quiet Zone and noted what was being done to try to reinstate the Railroad Quiet Zone. He noted until the FRA gives the go ahead to do so, the Quiet Zone will not be reinstated, and trains are required to honk their horns at the railroad crossings for safety.

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

**HAULAGE LLC CONDITIONAL USE—2561 SOUTH 1560 WEST, SUITE D—TOD ORRELL**

Chairman Rupp turned the time over to Mr. Curtis Poole, the Community Development Director. He noted that Mr. Tod Orrell, on behalf of Haulage LLC, was requesting approval of a conditional use permit for the purpose of operating an office warehouse at this location. He said the property is located in the southeast corner of the AP Zone along 2600 South. He also noted there was a single-family residential neighborhood located to the east of the property. Mr. Poole said an office warehouse is an allowed use within the AP Zone subject to a conditional use review.

Mr. Poole said that Haulage LLC is the parent company of Haulage Trucking Company and Haulage Construction Company. He said both will operate from this location but only the northeast portion of the building will be utilized by the applicant's business. He noted there would be ten employees, with three working in the office area of the building. He also noted the facility will operate between the hours of 8:00 AM and 5:00 PM, Monday through Friday. He also noted in addition to the office space, there will be storage of construction tools, truck parts, and other supplies. He said that all storage would be contained within the building. Mr. Poole went on to note that based on the number of employees, the total number of parking stalls required by the code is ten and the site has sufficient parking to accommodate the parking requirement.

Following the information given by Mr. Poole, Mr. Tod Orrell addressed the Commission and said that what had been stated by Mr. Poole is about the only information that there is.

Mr. Orrell did say there would only be one or two employees plus himself and his partner at the building at any given time since the rest of the employees are truck drivers and are out driving.

There were no further questions and Commissioner Doxey made a motion to approve the conditional use request for Haulage LLC, with the following conditions:

**OFFICIAL MINUTES  
WOODS CROSS CITY PLANNING COMMISSION MEETING  
OCTOBER 8, 2024  
PAGE 3**

1. Obtain and maintain a business license for each of the businesses operating from this location.
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. Businesses 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.

**PUBLIC HEARING: AIRPORT OVERLAY ZONE TEXT AMENDMENT**

Mr. Poole then reviewed this item with the Commission. He noted that with the passage of HB 206 in the 2023 General Legislative Session, the Utah Legislature required municipalities and counties with airports to adopt land use regulations protecting the airports. He noted the bill encourages these political subdivisions to adopt an airport overlay zone, notify property owners and developers of airport impacts, and grate avigation easements as a condition of granting a building permit, subdivision, or zone change. He said the code also needs to follow the requirements of the FAR Part 77, regarding preservation of navigable airspace. He noted there were some updates and changes that needed to be made. He gave the following list of the proposed amendments:

- Renaming Chapter 12-31, Airport Protective Area, to Airport Overlay Zone (AOZ)
- Amending the purpose.
- Adding definitions specific to this chapter.
- Updating the language for Approach, Transitional, Horizontal, and Conical Zones.
- Adding a Surface Zone.
- Adding a Runway Protection Zone and adding prohibited uses within this area.
- Adding language that this chapter serves as a notice to potential developers, builders, and property owners.
- Removing the references to "Enforcement" and "Penalties" as they are or will be addressed in 12-4-105, "Zoning Enforcement." This section is also going through an amendment which will come before the Commission in a future meeting."

Mr. Poole noted that in addition to the above amendments to Chapter 12-31, Staff is recommending adding references to the new overlay zone in Chapter 12-18 (Airport Zone AP).

Following the information given by Mr. Poole, Chairman Rupp then opened the public hearing on this matter.

There were no public comments and Chairman Rupp closed the public hearing.

Commissioner Lewis asked if any of the local airport people had been contacted and if they had any input on the changes. Mr. Poole said he did reach out to the Skypark Airport Manager, and he had not heard anything back from him or that he would be opposed to what is being proposed. He said he did consult

**OFFICIAL MINUTES  
WOODS CROSS CITY PLANNING COMMISSION MEETING  
OCTOBER 8, 2024  
PAGE 4**

with other cities that will also have to have and airport overlay to see what they might be requiring. Commissioner Lewis asked what if any of the requirements are above and beyond what the state had asked for. Mr. Poole said there was nothing more restrictive except for what the city's own code requires that limits the heights in this chapter.

Commissioner Blackley said it looks very similar to what had been done many years ago but that the verbiage is just a little different.

**AIRPORT OVERLAY ZONE TEXT AMENDMENT CONSIDERATION AND RECOMMENDATION TO COUNCIL**

There were no further comments or questions from the Planning Commission and Commissioner Lewis made a motion to forward the Planning Commission's recommendation to the City Council for approval of the Airport Overlay Zone as presented with Commissioner Blackley seconding the motion and all voted in favor of the motion through a roll call vote.

**CITY COUNCIL REPORT**

Council Member Sharp was not in attendance at the meeting so there was not City Council report at this time.

**GENERAL AND PENDING BUSINESS**

Mr. Poole noted that there may not be a second meeting in October because there has been nothing submitted for review so far.

Commissioner Lewis asked if there was any further information about a consent agenda for the Planning Commission and what the processes were like for the consent items. Mr. Poole said he felt like a consent agenda was more appropriate for a City Council agenda to be able to keep their meetings efficient and moving forward. He said he felt that a consent agenda would not be useful for the Commission because items the Commission reviews still need to be looked at separately. Commissioner Lewis also suggested having an invocation at Planning Commission meeting like they do at City Council meeting. Mr. Poole said he would check with the City Administrator and the Mayor and get input from them on that suggestion.

**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Lewis made a motion to adjourn the meeting at 6:56 P.M.

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Joe Rupp, Chairman

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Bonnie Craig, Administrative Assistant