

**WOODS CROSS PLANNING COMMISSION MEETING
NOVEMBER 26, 2024**

The minutes of the Woods Cross Planning Commission meeting held November 26, 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
LeGrand Blackley
Mike Doxey-Online

Jake Hennessy-online
David Lewis IV

COMMISSION MEMBERS EXCUSED:

Jim Grover

STAFF PRESENT:

Curtis Poole, Community Development Director
Mark Bell, City Attorney

STAFF EXCUSED:

Bonnie Craig, Administrative Assistant

CITY COUNCIL MEMBERS PRESENT:

Gary Sharp

VISITORS:

Zac Nelson-online
Randy Beyer

PLEDGE OF ALLEGIANCE:

Jake Hennessy

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the meeting held November 12, 2024.

Following the review of the minutes by the Planning Commission, Commissioner Blackley made a motion to approve the minutes as written with Commissioner Hennessy 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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THE CROSSING PLAT REVIEW--APPROXIMATELY 2000 SOUTH 525 WEST (S-1 SPECIAL USE ZONE)- ZAC NELSON

Mr. Poole, the Community Development Director, reviewed this item with the Commission. He said that the applicant, Zac Nelson, is requesting final plat approval for the purpose of developing a vacant property. Mr. Poole said the property is located to the northeast of Woods Cross High and is surrounded by other vacant parcels in the S-1 zone. He noted that City Code requires the Planning Commission review and approve plat applications, and the Commission shall review the plat and determine compliance with all ordinances, General Plan, and development standards.

Mr. Poole went on to note that on February 27, 2024, the Commission reviewed and approved the site plan for The Crossing. He said that since that time, the applicant has been working with Staff to be in compliance with the conditions of approval, ordinances, and development standards. Staff determined a plat should have accompanied the site plan that was reviewed by the Commission in February and the applicant promptly submitted a plat application.

Mr. Poole said the submitted plat shows a twenty-two-unit townhome development. He said the applicant is planning to retain ownership of the development; however, the plat shows individual units which make it possible for the applicant to sell the individual units in the future without amending the plat. He also noted the plat designates fire access, delineates private and common areas, and dedicates 525 West as a public right of way. In addition to the plat, the applicant has submitted articles of incorporation that define responsibility for maintenance of the common areas.

Mr. Poole said the Commission reviewed landscaping, architecture, setbacks, height, and other development standards with the applicant's submitted site plan in February. He noted the submitted plat memorializes the approved site plan. He said over the past couple of months, the plat has been reviewed by Staff, the City Engineer, and the City Attorney, and the applicant has addressed all comments and concerns.

Following the information given by Mr. Poole, Chairman Rupp asked if there was anything different than was approved before and Mr. Poole said no, it was the same number of buildings and layout, and nothing had changed from what had been approved from before. He said it did show the fire turnaround area that the Commission had asked for in the basketball area. He also said that it addresses the street dedication of the 525 street. He said they received the recordation of the dedication.

Commissioner Lewis asked about the fire access forming a hammerhead in the basketball area for the fire department. Mr. Poole said yes, it is for full access for the fire department.

Mr. Randy Beyer from Knowlton General Construction and Development addressed the Commission. He said he was at the meeting representing Zac Nelson and MWGA Holdings 3 LLC. Mr. Beyer said the fire marshal said if there were to be a fire in the fifth building, it would be difficult to fight from 525 West so that is why the hammerhead on the basketball court was on the plat to be able to accommodate a fire truck in case it was needed. He said back in February it was discussed extensively, and the fire marshal had written a letter that the area could be used as basketball court.

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Commissioner Lewis said he would like to see this product as a “for sale” product and property rights. He said he would like to keep that as a consideration. Mr. Beyer said they were keeping that in mind.

Following the information given, Commissioner Lewis made a motion to approve the final plat for The Crossing as presented. Commissioner Blackley 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 November 19, 2024. Please see the minutes of that meeting for the details of his report.

GENERAL AND PENDING

Mr. Poole noted in December there would be no Planning Commission meetings held. He said there is nothing scheduled for the next meeting and the following meeting would be Christmas Eve so there would be no other meetings held.

ADJOURNMENT

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

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant