

# Woods Cross Planning Commission

Meeting Held at the Woods Cross Municipal Building  
1555 South 800 West, Woods Cross, Utah

This meeting will be held in person and via Zoom.

To join using Zoom, click here <https://us02web.zoom.us/j/9358074960> or go to zoom.us and select JOIN A MEETING. Meeting ID: 935 807 4960. Please mute your microphone except during the open comment period. Questions and comments are best made in the CHAT feature.

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## AGENDA

JANUARY 13, 2026

6:30 P.M.

1. PLEDGE OF ALLEGIANCE

(Mariah Wall)

2. MINUTE APPROVAL

(Joe Rupp)

3. OPEN SESSION

(Joe Rupp)

4. SLC PADEL CLUB AMENDED CONDITIONAL USE

2269 South 1200 West, Suite 101 (I-1 Light Industrial/Business Park Zone)

(Pedro Bautista)

5. GENERAL & PENDING BUSINESS

The Public is invited to participate in all Planning Commission meetings. If you need special accommodation to participate in the Planning Commission meeting, please call the Community Development Director's Office at 801-292-4421.

**WOODS CROSS PLANNING COMMISSION MEETING  
DECEMBER 9, 2025**

The minutes of the Woods Cross Planning Commission meeting held December 9, 2025, 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

Robin Goodman  
Jake Hennessy

**COMMISSION MEMBERS EXCUSED:**

David Lewis IV  
Mariah Wall

**STAFF PRESENT:**

Curtis Poole, Community Development Director  
Leah Seawright, Code Enforcement Officer

**STAFF EXCUSED:**

Bonnie Craig, Administrative Assistant

**CITY COUNCIL MEMBERS EXCUSED:**

Gary Sharp

**VISITORS:**

Jennie Weese  
Annie Smith

**PLEDGE OF ALLEGIANCE:**

Jake Hennessy

**MINUTE APPROVAL**

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held November 25, 2025.

Following the review of the minutes, 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 opened the meeting for comments from the public for items that were not on the agenda.

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

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**THREADWORKS HOME OCCUPATION—DIANE SMITH**

Mr. Curtis Poole, the Community Development Director, introduced Ms. Leah Seawright who works as the Code Enforcement Officer for the City of Woods Cross. Mr. Poole noted that Ms. Seawright would be helping with some of the home occupation and conditional use requests as part of her new responsibilities. Ms. Seawright reviewed this item with the Commission. She noted that Ms. Diane Smith is requesting approval of a home occupation permit for the purpose of establishing an embroidered apparel business at her residence. She said Ms. Smith has indicated there will be one employee associated with the business that does not reside in the home. She noted the employee would park in the driveway while on-site conducting business. She also noted all material and tools used in the business would be stored in the one room office space. She also noted that completed orders will be shipped to customers via online orders and that no customers would be coming to the home.

Following the information given to the Commission, Ms. Diane Smith addressed the Commission. She said she had lived in the city for 32 years and had nothing further to add to what had already been said about the business.

Commissioner Hennessy asked if Ms. Smith thought the business would grow and she would need more than one employee. Ms. Smith said it might, but if it were to grow, she would have to move the business.

Commissioner Doxey asked if Ms. Smith had any problems with the conditions that had been presented. Ms. Smith said she had no issues with the conditions as they were presented.

There were no further questions or comments, and Commissioner Doxey made a motion to approve the home occupation request for an embroidered apparel contracting business use for Threadworks Embroidery, 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 Goodman seconded the motion, and all voted in favor of the motion through a roll call vote.

**SAGE MECHANICAL CONDITIONAL USE—2391 SOUTH 1560 WEST—JENNIE WEESE**

Ms. Seawright reviewed this item with the Planning Commission. She noted that Jennie Weese, is requesting approval of a conditional use permit for the purpose of establishing an HVAC contractor business, in the warehouse at this location. She noted the proposed HVAC business would be focusing on fabricating duct work. She also said Ms. Weese has indicated that all business activities and storage will be maintained within the warehouse. She said there is no anticipation for outside storage. She also noted there will be anticipated deliveries of necessary materials as well as shipping fabricated duct work to job

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sites. Ms. Seawright said the company currently has 4 employees with 10 designated parking spaces available. She also said hours of operation are 8:00 AM to 5:00 PM.

Following the information given, Ms. Jennie Weese addressed the Commission. She said she was the office manager for this business, and she said they have outgrown their current location and they need more space to grow and do their fabrication.

Commissioner Hennesey asked how the HVAC parts were put together. Ms. Weese explained how the ducts are built and put together. She said all of the machines will be located inside and the loudest piece of machinery is the air compressor and it the quietest one they could find. The Commission asked if she anticipated noise being an issue with this business and she said she did not. She said the machines are not working all day long, only when there is a job that needs to be done. She noted she would be the only one in the office much of the time. The Commission asked about deliveries, and she said they would be receiving deliveries, but they will forklift them off the trucks and put the items inside. Ms. Weese said the deliveries will be during business hours. Ms. Weese also said there would be one piece of equipment stored outside at the business.

There were no further questions or comments, and Commissioner Blackley made a motion to approve the conditional use request for an HVAC contracting business use for Sage Mechanical, 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 Hennessy seconded the motion, and all voted in favor of the through a roll call vote.

**COUNCIL REPORT**

There was no City Council report at tonight's meeting.

**GENERAL AND PENDING BUISNESS**

Mr. Poole noted that there will be no meeting held December 23.

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**AJDOURNMENT**

There was no further business before the Commission and Commissioner Goodman made a motion to adjourn the meeting at 6:45 PM.

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Joe Rupp, Chairman

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Bonnie Craig, Administrative Assistant

# STAFF REPORT

**To:** Planning Commission

**From:** Leah Seawright, Community Development

**Date:** January 13, 2026

**Re:** Conditional Use Amendment Request – SLC Padel Club



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**Location:** 2269 S 1200 W Suite 105 (New suite 101)

**Zoning:** I-1 (Light Industrial/Business Park)

## Background

The applicant, Pedro Bautista, is requesting an amendment to an approved conditional use permit for the purpose of expanding the current Padel Club business in the gym at this location. City Code authorizes the Planning Commission to review conditional use requests for businesses and impose conditions to mitigate potential adverse impacts to surrounding property owners, such as traffic, parking, noise, etc.

## Staff Review

The proposed Padel Club expansion would add one additional padel court to the existing three courts. No new construction is required for the new court and work will require the court floor to be laid down in the already available space. The applicant has indicated that all business activities and storage will be maintained within the existing gym. There is no anticipation for outside storage.

The company currently has 7 employees with 106 designated parking spaces available. Hours of operation are 8AM-10PM.

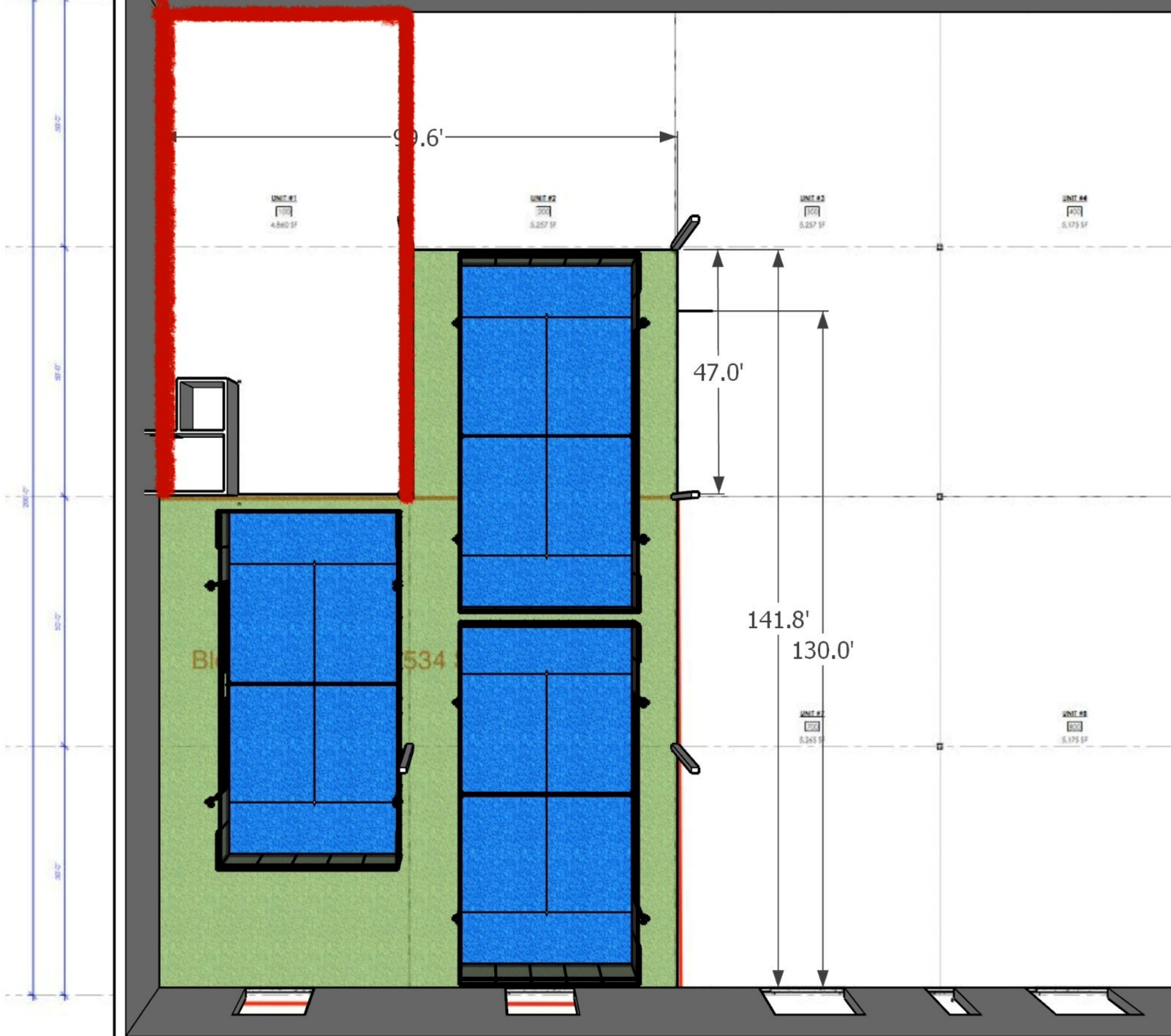
Staff does not anticipate any adverse impacts to surrounding property owners. Staff finds that the use complies with City codes, is consistent with the General Plan, and is compatible with neighboring properties.

## Staff Recommendation

Staff recommends the Planning Commission approve the conditional use amendment request for SLC Padel Club with the following conditions:

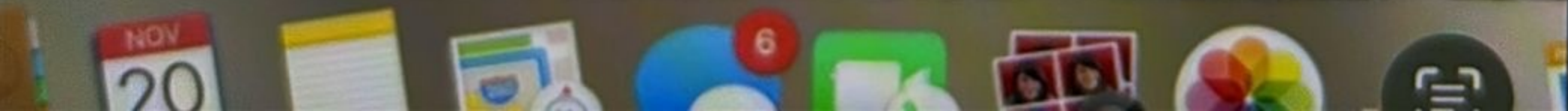
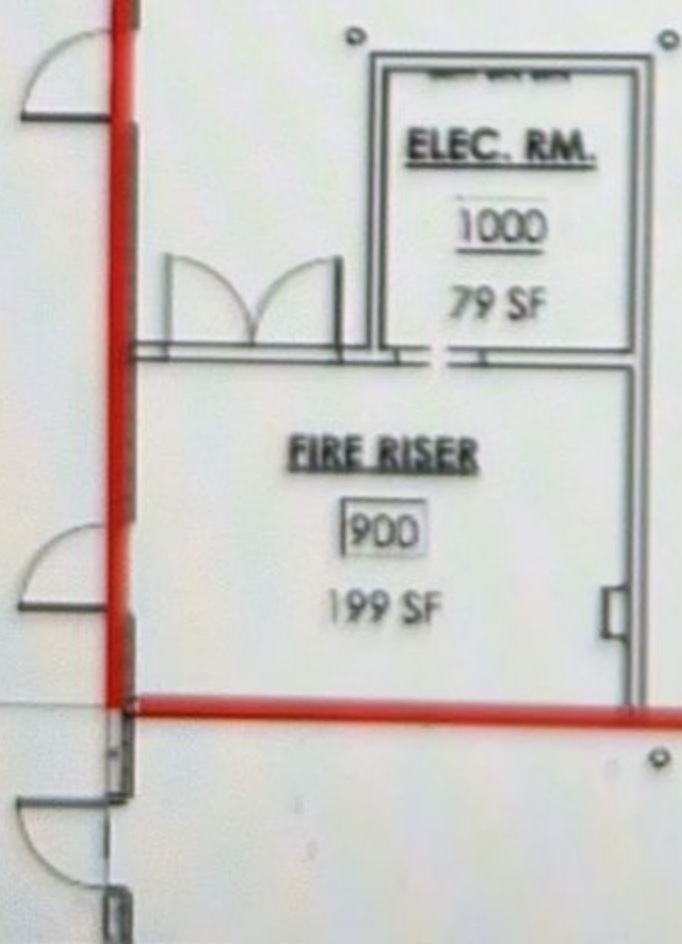
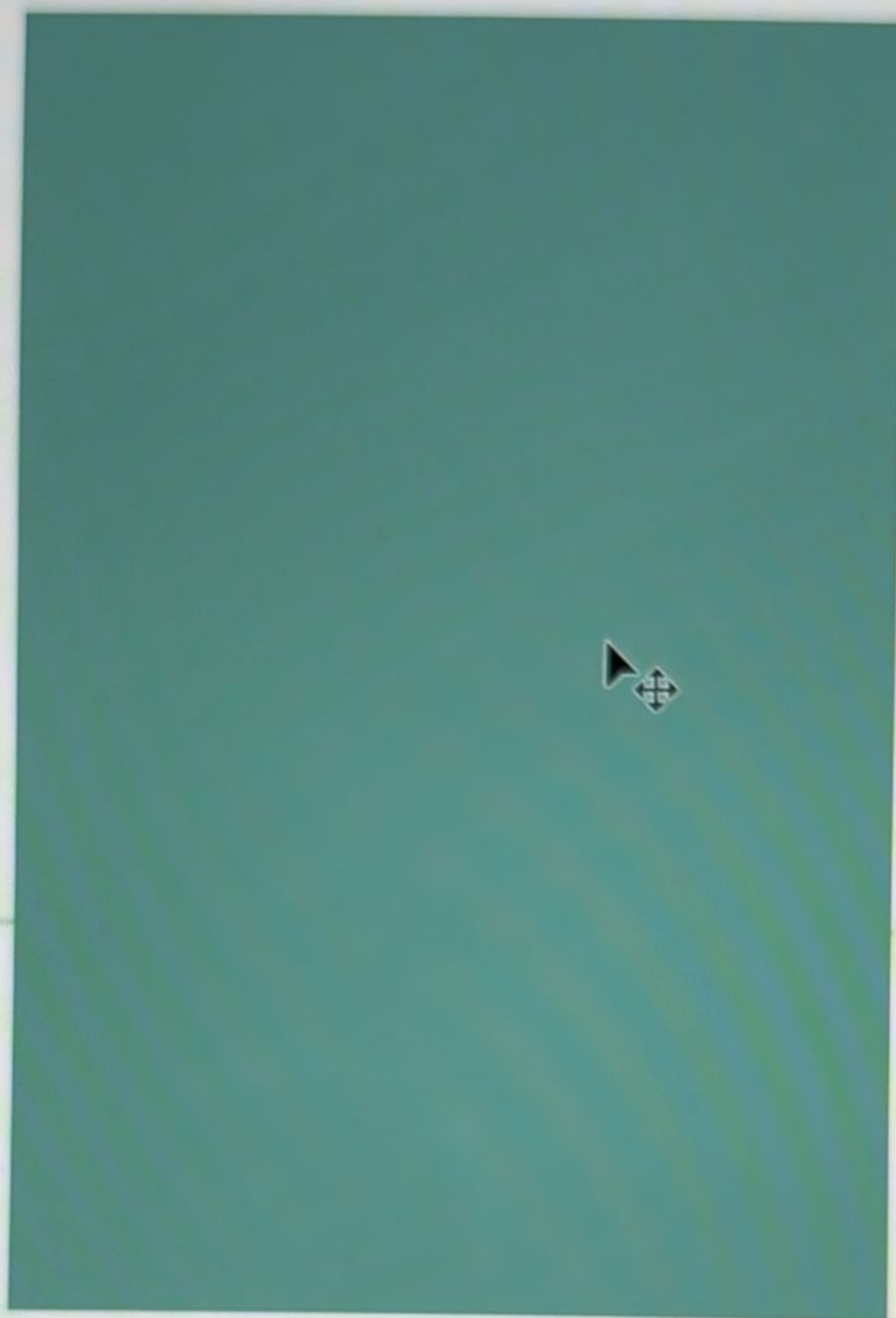
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2. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business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







53'-1 1/2"





53'-1 1/2'

BOMA Standard 5,026 SF

UNIT #1

100

4,860 SF

ELEC. RM.

1000

79 SF

FIRE RISER

900

199 SF