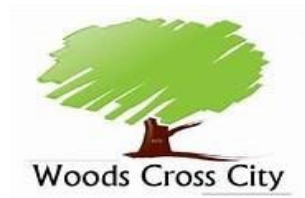


**WOODS CROSS CITY  
PLANNING COMMISSION AGENDA  
TUESDAY, APRIL 28, 2026, AT 6:30 P.M.**



**This meeting is held in person at 1555 South 800 West, Woods Cross, Utah 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.

*The public is invited to participate in all Planning Commission Meetings. If you require accommodation or assistance to participate, please call the Community Development Department at 801-292-4421*

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1. Pledge

*David Lewis IV*

2. Meeting Minutes from April 14, 2026

*Joe Rupp*

- Review
- Action

3. Open Session

*Joe Rupp*

4. Conditional Use Permit for a Short-Term Rental at 1674 South 800 West

*Applicant: Genevieve Mikkelsen*

*Presenter: Curtis Poole*

- Review
- Action

5. Director's Report

*Curtis Poole*

6. Adjourn

**WOODS CROSS PLANNING COMMISSION MEETING  
APRIL 14, 2026**

The minutes of the Woods Cross Planning Commission meeting held April 14, 2026, 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  
David Lewis IV  
Mariah Wall

**STAFF PRESENT:**

Curtis Poole, Community Development Director  
Bonnie Craig, Administrative Assistant

**VISITORS:**

Peter Ledger--online  
Don and Lois Schrader  
Camille Beaureguard

**PLEDGE OF ALLEGIANCE:**

Robin Goodman

**MINUTE APPROVAL**

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held March 24, 2026.

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 opened the meeting for public comments regarding items that were on the agenda.

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

**CONDITIONAL USE PERMIT FOR BLACKWATERS LOCATED AT 2262 SOUTH 1200 WEST, UNIT 104**

Mr. Curtis Poole, the Community Development Director, reviewed this item with the Commission. He noted that Mr. Josh Hart is requesting approval of a conditional use permit for the purpose of establishing a real estate brokerage business. He noted the proposed real estate brokerage business would primarily focus on real estate; however, the business also provides AI software development. He said Mr. Hart has indicated that business activities will be maintained within the building. He said there is no anticipation for outside storage, and the hours of operation would be from 8:00 AM-5:00 PM. Mr. Poole also said the property has sufficient parking available for the proposed use. He said the business has 20 designated parking stalls for

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WOODS CROSS PLANNING COMMISSION MEETING  
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employees and customers and the area has many shared parking stalls. He said staff do not foresee any adverse effects on the adjacent properties and the use complies with city codes and is compatible with surrounding properties.

Following the information given, Ms. Camille Beauregard, who is on the executive team for Blackwaters was at the meeting representing this item.

The Commission asked Ms. Beauregard if she had any additional information for them and she said no she did not have anything to add.

There were no other questions or comments, and Commissioner Doxey made a motion to approve the Conditional Use Permit located at 2262 South 1200 West, with the following conditions:

1. Apply for, obtain and maintain a business license including the required documentation.
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.

**CONDITIONAL USE PERMIT FOR GRAYDAZE CONTRACTING AT 2561 SOUTH 1560 WEST,  
UNIT A—KAITLYN BEASLEY**

Mr. Poole reviewed this item with the Commission. He noted that Ms. Kaetlyn Beasley is requesting a conditional use permit for the purpose of establishing an office warehouse business. He noted the proposed office warehouse business would focus on commercial painting. He noted that the business also provides nationwide commercial painting, specialty coatings, sealant installation, and floor repair services. He said the applicant has indicated that business activities will be maintained within the building. He said there is no anticipation for outside storage, and the hours of operation would be from 7:00 AM-5:00 PM. He also noted the property has sufficient parking with 18 designated parking stalls for employees and customers, which is more than required by city code.

Following the information given by the Community Development Director, Mr. Peter Ledger appeared online and addressed the Commission regarding this item. He said he was divisional director for Graydaze contracting and would be happy to answer any questions the Commission might have for him.

Chairman Rupp asked Mr. Ledger if he thought there would be any adverse effects to the adjacent residential neighborhood from this business. Mr. Ledger said the space they will be operating from would be used as an office space and would very rarely if ever have any equipment at this location.

There were no further questions or comments, and Commissioner Wall made a motion to approve the Conditional Use Permit for 2561 South 1560 West, Unit A, with the following conditions:

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1. Apply for, obtain and maintain a business license including the required documentation.
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 motion through a roll call vote.

**DISCUSSION ON THE TRANSPORTATION MASTER PLAN—CURTIS POOLE**

Mr. Poole excused Mr. Sam Christiansen, the Public Works Director, from the meeting. Mr. Poole said Mr. Christiansen was going to present this item to the Commission but was unable to attend tonight's meeting.

Mr. Poole reminded the Commission that when the General Plan was adopted in 2019 the city recognized the importance of proactively addressing the city's transportation system in order to accommodate both existing and anticipated future growth. He said at the time the plan was adopted, the city's population growth rate was estimated at approximately a 2% annual rate. He said as the community continues to develop and redevelop, it is important that the transportation network is evaluated to ensure that streets, intersections, pedestrian connections, and other transportation infrastructure can safely and efficiently serve residents, businesses, and visitors.

Mr. Poole noted that in addition to the city's local planning goals, state law requires that municipal general plans include a transportation element. He said this element is intended to identify existing transportation facilities, anticipate future needs, and provide guidance for improvements that will support growth and maintain mobility throughout the community. He noted that updating and refining the city's transportation planning documents helps ensure that the city is making information decisions regarding roadway improvements, connectivity, and long-term infrastructure investments.

Mr. Poole went on to say that in an effort to assist with this, the city has worked with J-U-B Engineers to prepare a Transportation Master Plan. He said the purpose of this plan is to evaluate the current transportation network, identify areas where improvements may be needed, and provide recommendations that will help guide transportation planning and capital improvements in the coming years.

Mr. Poole noted the purpose of tonight's discussion is to review the plan again and receive any feedback from the Commission prior to scheduling a public hearing and taking action on this item.

Commissioner Goodman said she appreciated the extra time given to the Planning Commission to review the plan.

Mr. Poole said this plan is mandated by the state and the projects are required to be shown in the packet but many of them are not likely to happen because of budget constraints. Mr. Poole said it would be too costly to do some of the projects, but it is required by the state to be shown. He said this is just an outline for the future and the city can decide what projects would be chosen to move forward according to the

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budget. Mr. Poole said this plan is a menu of what the city would like to see happen according to what the budget will allow.

Chairman Rupp asked how the items were prioritized. Mr. Poole said he was not sure, but he felt like it is possible that it might be according to maintenance of a project and demand for the roads. He said the Public Works Director would have more information on that, but things may change over the years for what is in demand as well.

The Commission asked a few questions regarding the Transportation Master Plan and Mr. Poole answered the questions on the different items. Mr. Poole said the Public Works Director could also address any other questions the Commission may have that he was unable to answer when the Public Works Director was available.

There was also discussion about adding a comment at the beginning of the documents stating this is the intent of the code but to reference the code for specifics.

Mr. Poole said he would let the Public Works Director know what had been discussed and the changes that had been suggested for Transportation Master Plan.

**DIRECTOR'S REPORT**

Mr. Poole reported that the Council considered the annexation of the Price property north of the old city shops at the north end of Redwood Road. Mr. Poole noted that when a property is being annexed into the city it opens the property up for a future development. He noted there had been some preliminary drawings given to the Council in reference to this property, but the plan would not be coming to the Commission before June. He said there is a contestation period for 30-days for anyone who wants to contest what is being considered for the property. He said there will also be a 10-day public comment period that will take place so it will be quite some time before it will come to the Planning Commission for review.

Mr. Poole said the Council approved a preliminary budget for the new city hall and Hogan Park redesign. He noted that as the project is refined the preliminary budget will come down in price. He said on May 5<sup>th</sup> the Council would like to meet jointly with the Commission and the citizen's group to give feedback to the architects and make any suggestions they had to narrow down what the building will look like. He said the meeting would most likely be at 6:00 PM right before the Council meeting.

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**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Goodman made a motion to adjourn the meeting at 7:07 PM.

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Joseph Rupp, Chairman

Bonnie Craig, Administrative Assistant

# STAFF REPORT

**To:** Planning Commission  
**From:** Sam Harris, Community Development  
**Date:** April 28, 2026  
**Re:** Conditional Use Request – Short-Term Rental



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**Location:** 1674 South 800 West  
**Zoning:** R-1-8 (Residential) Zone

## Background:

The applicant, Genevieve Mikkelsen, is requesting approval of a conditional use permit for the purpose of operating a short-term rental at this location. The property is surrounded by other single-family homes in the R-1-8 zone. A short-term rental is a permitted use within the R-1-8 zone subject to a conditional use review.

City code authorizes the Planning Commission to review conditional use requests and sections 12-22-104 and 12-28-123 outlines the standards by which the Commission may impose conditions to mitigate potential adverse impacts to surrounding property owners.

## Staff Review:

The proposed short-term rental has two bedrooms, one bathroom, a living area, and kitchen in the basement that will be used for the short-term rental. The applicant will continue to reside at this address. The applicant has two parking stalls for the short-term rental and two parking stalls for the residence. The proposed short-term rental and residence meet the minimum parking standard required by code.

The standards and regulations for establishing and permitting short-term rentals are provided to the applicant along with the application. The intent of these standards is to protect the characteristics of the single-family home and minimize any potential negative impacts to the adjacent property owners. The applicant may assign the responsibility to ensure these standards are followed to a responsible third party as permitted in code.

Staff finds that the short-term rental is compliant with City Code.

## Staff Recommendation:

Staff recommends the Planning Commission approve the conditional use request for a short-term rental with the following conditions:

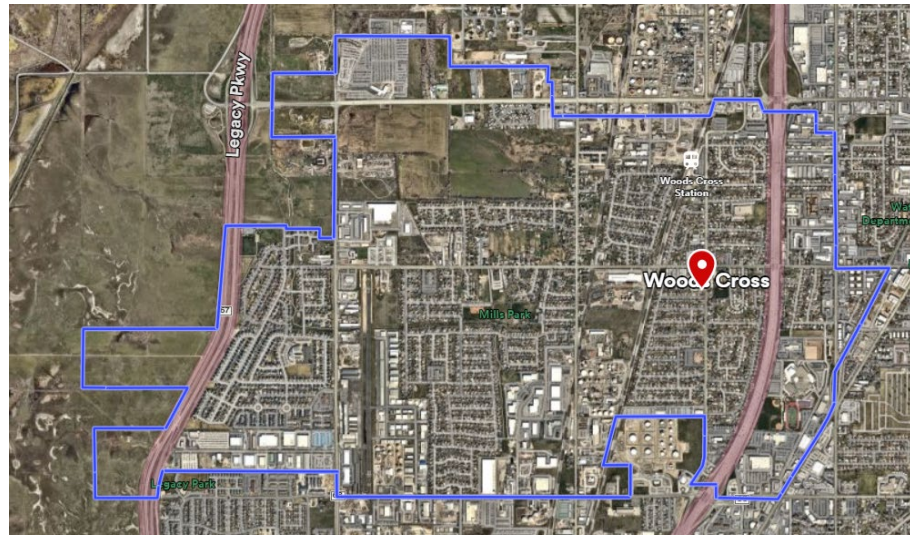
1. The business shall be registered with the State and obtain a State sales tax ID number; proof of which shall be submitted to the City.
2. Obtain all licenses and permits required by the Davis County Health Department and the State.

3. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.
4. Provide and prominently display within the dwelling information that includes:
  - a. Contact information for the Responsible Party.
  - b. All local regulations addressing noise, parking, pets, trespassing, illegal activity and conduct.
  - c. Any additional rules or regulations imposed by the responsible party.
5. The short-term rental shall be maintained according to the standards outlined in code, which include landscaping.
6. The operation of the short-term rental shall not negatively impact adjacent property owners.

**Item:** Conditional Use – Short-Term Rental

**Address:** 1674 South 800 West

**Map 1**  
Citywide



**Map 2**  
Neighborhood

