WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 09, 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
   Michael Doxey

2. Meeting Minutes from May 26, 2026
   Joe Rupp

   - Review
   - Action

3. Open Session
   Joe Rupp

4. Conditional Use Permit for a Home Occupation Nail Tech business at 1402 West 2300 South
   Applicant: Rachelle Hadley
   Presenter: Curtis Poole

   - Review
   - Action

5. Conditional Use Permit for a Light Manufacturing Business at 2261 South 1560 West
   Applicant: Alison Christiansen

Presenter: Curtis Poole

- Review
- Action

6. Director’s Report
   Curtis Poole
7. Adjourn

WOODS CROSS PLANNING COMMISSION MEETING
MAY 26, 2026

These are minutes of the Woods Cross Planning Commission meeting held May 26, 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-online
Robin Goodman
David Lewis IV
Mariah Wall-online

COMMISSION MEMBERS EXCUSED:
Jake Hennessy

STAFF PRESENT:
Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

VISITORS:
Don Schrader
Paula Hawks
Jeff Moffit
Amel Obic
BJ Lund

PLEDGE OF ALLEGIANCE: Robin Goodman

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held May 12, 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 not on the agenda.

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

CONDITIONAL USE PERMIT FOR AN OFFICE WAREHOUSE AT 2272 SOUTH 1560 WEST—PAULA HAWKS

Mr. Curtis Poole, the Community Development Director, reviewed this agenda item with the Commission. He noted that the applicant, Ms. Paula Hawks, is requesting approval of a conditional use permit for the purpose of establishing an office warehouse business. He noted the proposed office with warehouse

business would focus on streaming TV services to multi-unit properties. He said the business also provides set-up and installation of these services. He said the applicant has also indicated that business activities will be maintained within the building and there is no anticipation for outside storage. He also noted that hours of operation would be from 9:00 a.m.-6:00 p.m. Mr. Poole said the business has 4 employees and 6 parking stalls available for the proposed use.

Following the information given by the Community Development Director, Ms. Paula Hawks addressed the Commission. She said they had been in business at this location for 15 years and had recently changed the name of the business which prompted having to get a few other details for the business in order.

There were no further questions or comments, and Commissioner Blackley made a motion to approve the conditional use permit located at 2272 South 1560 West, and Sky Ventures with the following conditions:

1. Apply, 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.

SITE PLAN REVIEW FOR OBIC TRUCKING AT 1221 WEST 2425 SOUTH—CURTIS POOLE

Mr. Poole then reviewed this agenda item with the Commission. He noted that the applicant, Riley Streit, on behalf of Obic Trucking, is requesting approval of an amended site plan for the property located at 1221 West 2425 South in the I-1 (Light Industrial) zone. He said the Planning Commission previously approved a conditional use permit and site plan for this property in January of this year.

Mr. Poole noted the site is located north of the Intermountain Health Laundry facility and southwest of the city public works shops and is surrounded by other properties within the I-1 zone. He said the amended proposal included revisions to the approved building footprint, parking layout, landscaping, utility improvements, and architectural elevations.

Mr. Poole said the applicant is proposing to amend the previously approved development by increasing the size of the building from approximately 6,900 square feet to 13,853 square feet. He said the building will continue to serve as offices and a repair shop for Obic Trucking. He reminded the Commission that Obic Trucking services repairs FedEx semi-tractors and all of those vehicles will continue to be driven from the facility in North Salt Lake and return the same day. He said there is no long-term storage, or inoperable semi-tractors will be located at this facility.

Mr. Poole noted the revised site plan places the expanded building in the center of the property while maintaining circulation around the structure for truck maneuvering and fire access. He also said the property will continue to have two access points from 2425 South and one access from 1250 West. He said

the amended plan includes 32 parking stalls, including two ADA accessible stalls, which complies with city parking requirements for the proposed use.

Mr. Poole also said the amended building elevations show a contemporary industrial design utilizing a combination of split-face CMU, smooth CMU, dark accent banding, and stucco elements. He said the reviewed structure includes additional architectural detailing through varying parapet heights, façade projections, material changes, and a prominent entrance feature facing 2425 South. He said the proposed building materials and design continue to meet the architectural standards required by code.

Mr. Poole also said the landscape plan has been updated to accommodate the revised building footprint and parking layout. He said the plan includes street trees and other landscaping elements that are required.

Mr. Poole also noted all utilities have been reviewed and approved by the Public Works Director and City Engineer. He said the photometric lighting plan shows there will be a measurement of zero footcandles at the property lines bordering the public right-of-way. He also noted the storm drainage system will be installed and has been reviewed and approved by the City Engineer.

Following the information given by the Community Development Director, Mr. BJ. Lund, the architect representing this company, and Amel Obic, owner of the company, addressed the Commission. Mr. Lund said the same site showed future expansion last time they met with the Planning Commission but decided not to go ahead and expand the entire site at this time. Mr. Lund said this will be a good layout for them and they are excited about the expansion.

There were no further comments or questions, and Commissioner Blackley made a motion to approve the amended site plan for Obic Trucking located at 1221 West 2425 South with the following conditions:

1. Provide the City with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
2. Obtain a building permit.
3. All site improvements, landscaping, drainage, parking, and utility improvements shall be installed in substantial conformance with the approved amended site plan.

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

DIRECTOR'S REPORT

Mr. Poole noted that at the last City Council meeting they had discussed second driveways and hard surfaces and they will be discussing this matter again in July. He said they are still not sure if they want to allow second driveways and/or allow gravel. He said the Commission will not see this matter again until July at the earliest.

Mr. Poole reported that at the next meeting there will be a couple of conditional uses and an annexation at a future meeting for the Commission to review.

ADJOURNMENT

There being no further business before the Commission, Commissioner Goodman made a motion to adjourn the meeting at 6:47 p.m.

_____ _____

Jospeh Rupp, Chairman | Bonnie Craig, Administrative Assistant

STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: June 09, 2026

Re: Home Occupation Conditional Use – Hadley Nail Collective

Location: 1402 West 2300 South
Zoning: Residential (Single Family, R-1- 8) Zone

Background
The applicant, Rachelle Hadley, is requesting approval of a home occupation conditional use for the purpose of establishing a home nail tech business. City Code authorizes the Planning Commission to review conditional use requests and impose conditions to mitigate potential adverse impacts to surrounding properties, such as traffic, parking, noise, hours & landscaping.

Staff Review
The proposed home nail tech business would focus on nail care and decorating. The business also provides educational and creative teachings to students. The applicant has indicated that business activities will be maintained within the home and there is no anticipation of outside storage. Hours of operation are 08:00 AM-9:00 PM. The code allows for 1 employee that does not live at the residence.

The proposed use requires that there must be 2 paved-off street parking per workstation, there is 4 parking spaces and possibility of two workstations. The property has sufficient parking available for the proposed use.

Staff does not foresee any adverse effects to adjacent properties. Staff finds that the use complies with City codes and is compatible with surrounding properties.

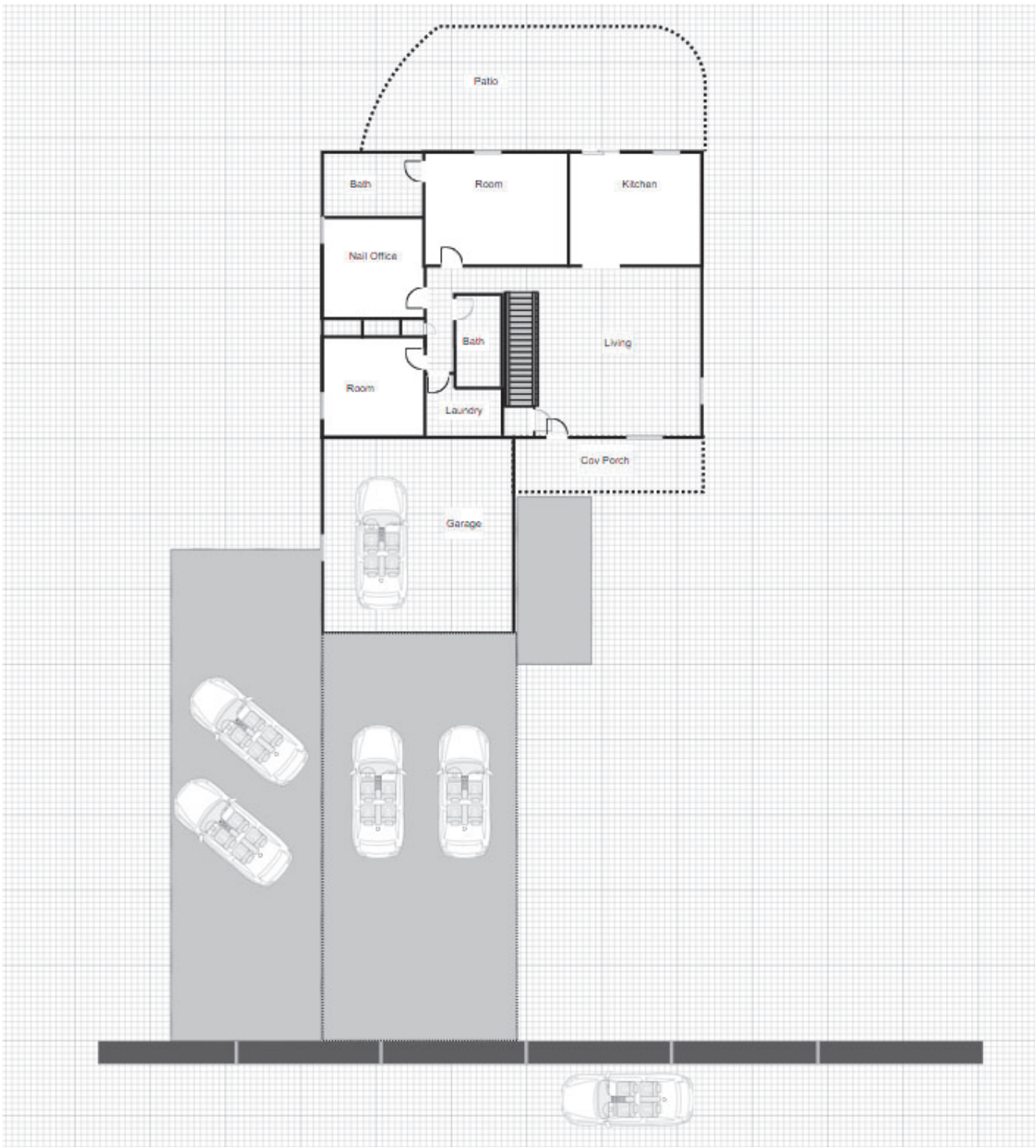
Staff Recommendation
Staff recommends the Planning Commission approve the home occupation conditional use located at 1402 West 2300 South, with the following conditions:

1. Apply, 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.

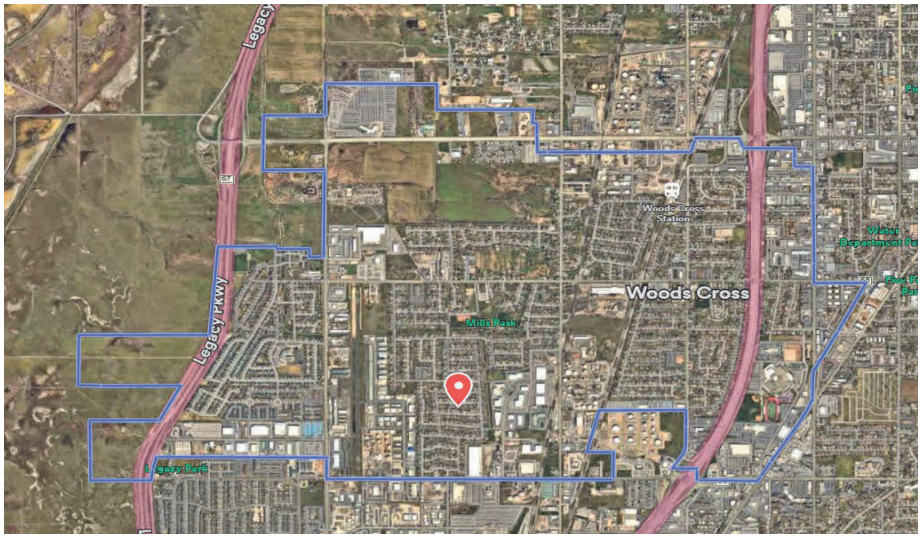
4. Business operations shall not negatively impact the adjacent businesses and properties.


Patio
Bath
Room
Kitchen
Nail Office
Bath
Living
Room
Laundry
Cov Porch
Garage

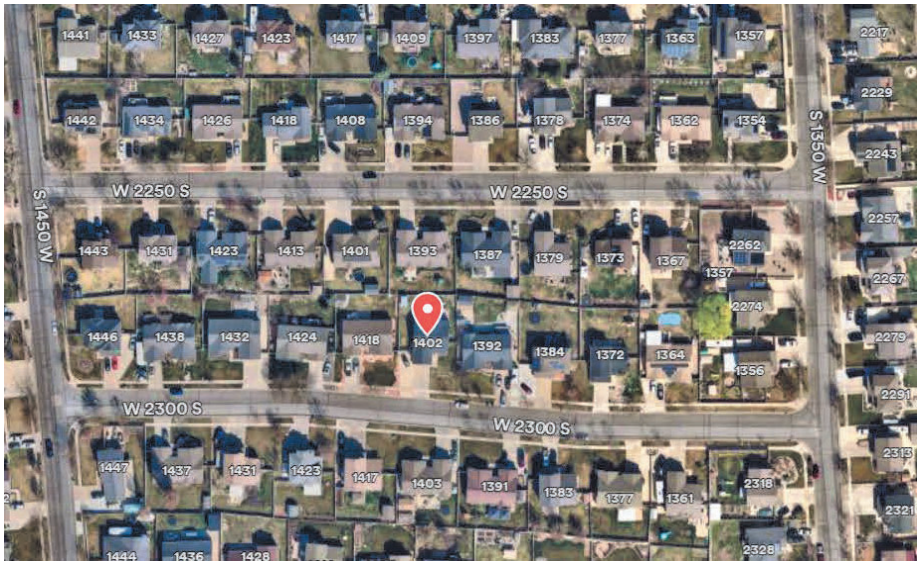
Item: Home Occupation Conditional Use – Nail Tech Business

Address: 1402 West 2300 South

Map 1
Citywide



Map 2
Neighborhood



STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: June 09, 2026

Re: Conditional Use Permit – General Water Technologies – Light Manufacturing

Location: 2261 South 1560 West
Zoning: Airport (AP) Zone

Background
The applicant, Alison Christiansen, is requesting approval of a conditional use permit for the purpose of establishing a light manufacturing business. City Code authorizes the Planning Commission to review conditional use requests and impose conditions to mitigate potential adverse impacts to surrounding properties, such as traffic, parking, noise, hours & landscaping

Staff Review
The proposed light manufacturing business would focus on assembling water machines. The business also provides shipping water machines to labs and hospitals. The applicant has indicated that business activities will be maintained within the building. There is no anticipation for outside storage. Hours of operation are 07:30 AM-5:00 PM.

The use requires 1 parking stall per 800 sq feet for a total of 19 designated parking stalls. The proposed property has 25 designated parking spaces for the proposed use.

Staff does not foresee any adverse effects to adjacent properties. Staff finds that the use complies with City codes and is compatible with surrounding properties.

Staff Recommendation
Staff recommends the Planning Commission approve the conditional use permit located at 2261 South 1560 West, with the following conditions:

1. Apply, 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.

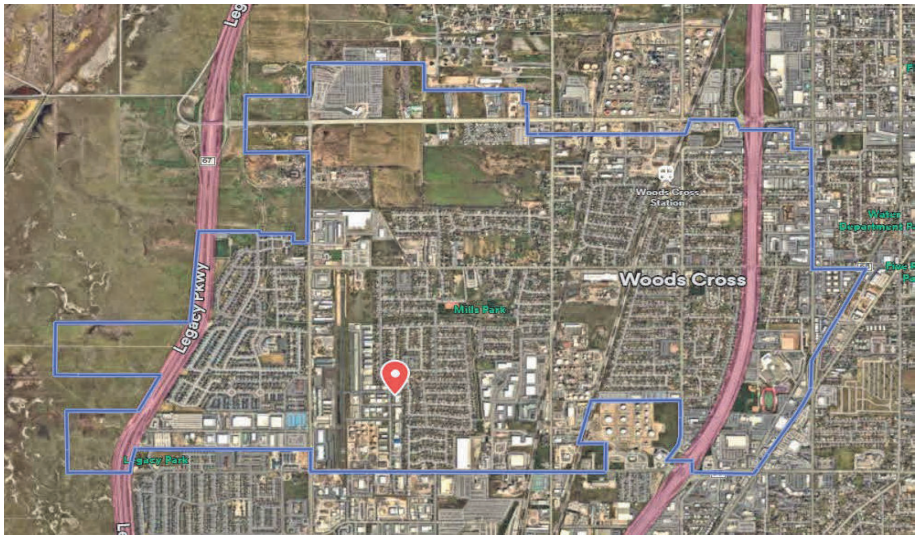
3. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.

4. Business operations shall not negatively impact the adjacent businesses and properties.

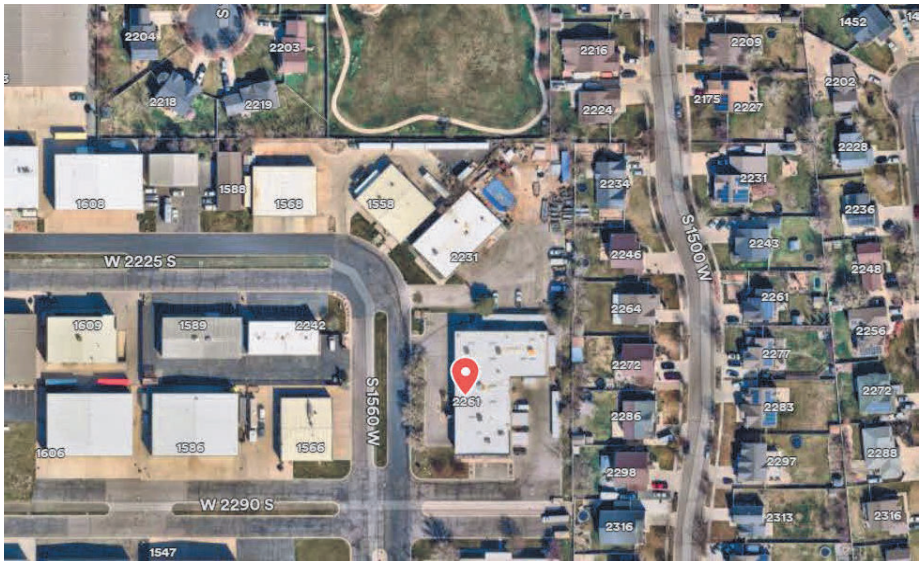
Item: Conditional Use – Light Manufacturing Business

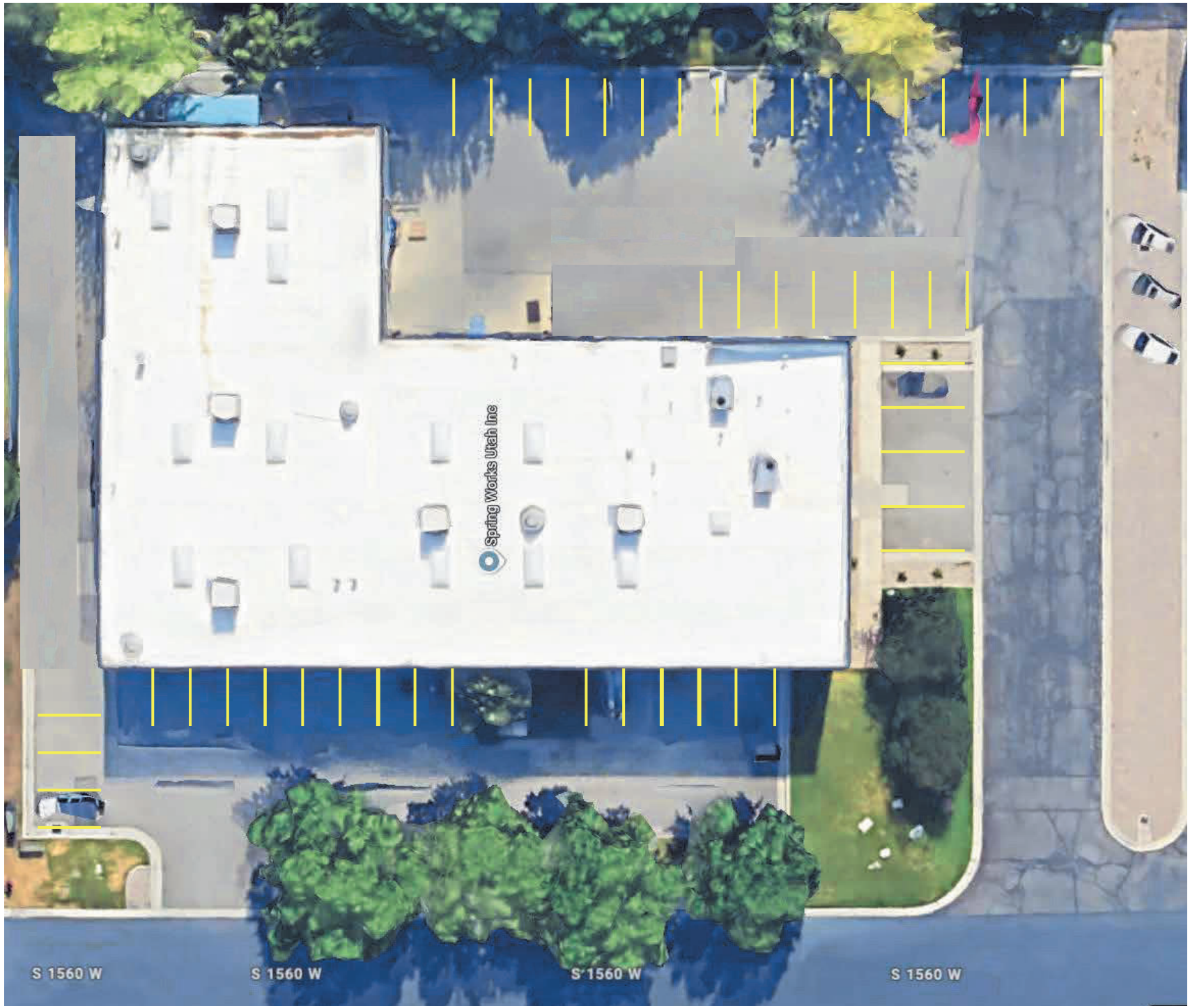
Address: 2261 South 1560 West

Map 1
Citywide



Map 2
Neighborhood




Spring Works Utah Inc
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