

**WOODS CROSS PLANNING COMMISSION MEETING
APRIL 28, 2026**

These are minutes of the Woods Cross Planning Commission meeting held April 28, 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

David Lewis IV
Mariah Wall

COMMISSION MEMBERS EXCUSED:

Jake Hennessy
Robin Goodman

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

VISITORS:

Don and Lois Schrader
Genevieve Mikkelsen

PLEDGE OF ALLEGIANCE:

David Lewis IV

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held April 14, 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 A SHORT-TERM RENTAL AT 1674 SOUTH 800 WEST—
GENEVIEVE MIKKELSEN**

Mr. Curtis Poole, the Community Development Director, reviewed this item with the Commission. He noted that Ms. Genevieve Mikkelsen is requesting approval of a conditional use permit for the purpose of operating a short-term rental at this location. He noted the property is surrounded by other single-family

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homes in the R-1-8 zone. Mr. Poole noted the short-term rental has two bedrooms, one bathroom, a living area, and a kitchen in the basement that will be used for the short-term rental. He said the applicant will continue to reside at this address. He also noted the applicant has two parking stalls for the short-term rental and two parking stalls for the residence, and both meet the minimum parking standard required by code.

Mr. Poole also noted the standards and regulations for establishing and permitting short-term rentals are provided to the applicant along with the application. He said 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. He also said the applicant may assign the responsibility to ensure these standards are followed to a responsible third party as permitted in code.

Following the information given by the Community Development Director, Ms. Genny Mikkelsen addressed the Commission. She said she had nothing to add to what had been said.

Chairman Rupp asked Ms. Mikkelsen if she had any questions or concerns with the conditions for the short-term rental. Ms. Mikkelsen said she had not seen the conditions prior to the meeting.

Mr. Poole read the conditions for Ms. Mikkelsen.

Following the reading of the conditions, Ms. Mikkelsen asked if she had to have a fire inspection. Mr. Poole said only if it is required by the South Davis Metro Fire Agency and she would need to contact them to find out if it is required.

There were no further questions or comments, and Commissioner Doxey made a motion to approve the conditional use permit for a short-term rental at 1674 South 800 West 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.

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

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DIRECTOR'S REPORT

Mr. Poole reminded the Commission of a meeting to be held next Tuesday at 6:00 p.m., when the architect for the City Hall and Hogan Park project will present information and welcome any feedback from the Commission.

Mr. Poole said the Transportation Master Plan is coming back to the Commission. He said there will be a public hearing held at that meeting.

Mr. Poole said they will also be bringing back the second driveway and hard surface discussion. He said there will also need to be a public hearing about this matter.

Chairman Rupp asked if there is any safety data regarding one driveway versus two driveways. Mr. Poole said he can ask the City's traffic engineer if he has any information. Mr. Poole said there are safety issues with multiple driveways and those safety concerns will be addressed during the discussion.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Wall made a motion to adjourn the meeting at 6:39 p.m.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant