

**WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, JUNE 23, 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

1. Pledge

LeGrande Blackley

2. Meeting Minutes from June 9, 2026

Joe Rupp

- Review
- Action

3. Open Session

Joe Rupp

4. Site Plan Review for EV Auto at 612 West 800 South

Applicant: Russell Naylor

Presenter: Curtis Poole

- Review
- Action

5. Director's Report

Curtis Poole

6. Adjourn

**WOODS CROSS PLANNING COMMISSION MEETING
JUNE 9, 2026**

These are minutes of the Woods Cross Planning Commission meeting held June 9, 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-online
David Lewis IV
Mariah Wall-online

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

VISITORS:

Alison Christiansen
Tyler Christiansen
Rachelle Hadley

PLEDGE OF ALLEGIANCE:

Mike Doxey

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held May 26, 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 HOME OCCUPATION NAIL TECH BUSINESS—1402 WEST 2300 SOUTH—RACHELLE HADLEY

Mr. Curtis Poole, the Community Development Director, noted Ms. Rachelle Hadley is requesting approval of a home occupation conditional use for the purpose of establishing a home nail tech business. The business would focus on nail care and nail decoration. He said the business also provides education and creative teaching to students. He said the applicant has indicated that business activities will be maintained within the home and there is no anticipation of outside storage. He noted the hours of operation are 8:00

**OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JUNE 9, 2026
PAGE 2**

am-9:00 pm. He said the code allows for 1 employee that does not live at the residence to work at this business. He also said there was sufficient parking available for the proposed use.

Following the information given by the Mr. Poole, Ms. Hadley appeared before the Commission.

Commissioner Doxey asked if Ms. Hadley had seen and was agreeable with conditions and she said yes, she had read them and she did not have any questions or concerns regarding the conditions.

There were no further questions, and Commissioner Goodman made a motion to approve the home occupation conditional use for Nail Collective at 1402 West 2300 South operated by Ms. Rachelle Hadley 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 Doxey seconded the motion, and all voted in favor of the motion through a roll call vote.

CONDITIONAL USE PERMIT FOR A LIGHT MANUFACTURING BUSINESS—GENERAL WATER TECHNOLOGIES—2261 SOUTH 1560 WEST—ALISON CHRISTIANSEN

Mr. Poole then reviewed this item with the Commission. He said the applicant, Ms. Alison Christiansen, is requesting approval of a conditional use permit for the purpose of establishing a light manufacturing business. He said business would focus on assembling water machines. He said the business also provides shipping water machines to labs and hospitals. He said the applicant has indicated that business activities will be maintained within the building and there is no anticipation for outside storage. He also noted the hours of operation would be from 7:30 am-5:00 pm. Mr. Poole also noted the use does require 1 parking stall per 800 square feet for a total of 19 designated parking stalls. Mr. Poole said the proposed property has 25 designated parking spaces for the proposed use.

Following the information given by Mr. Poole, Ms. Alison Christiansen addressed the Commission and said she is the chief officer of this business, and Mr. Tyler Christiansen serves as a consultant. She said she would be happy to answer any questions anyone might have.

Commissioner Goodman asked what type of water machines these were. Ms. Christiansen said they create a water machine that sits on a counter or floor of a lab or a hospital. She said that machine when hooked to a chemical analyzer that creates a pure grade Type 1 or Type 2 water that has been de-ionized and that water is used for testing blood or urine samples. She said these types of tests require pure water and that what their machines do.

OFFICIAL MINUTES
WOODS CROSS PLANNING COMMISSION MEETING
JUNE 9, 2026
PAGE 3

There were no further questions or comments, and Commissioner Blackley made a motion to approve the conditional use permit for a light manufacturing business 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.

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 there will be a Truth-in-Taxation meeting coming up. He said on Friday June 12th, the Council will approve the tentative FY27 budget. He invited anyone on the Commission to come and attend the meeting if they would like.

He said the final adoption of the budget will be the first meeting in August which would also be a public hearing.

Commissioner Lewis said Council Member Checketts had said there could be a joint meeting between the Council and Commission for discussion matters if the Mayor or Director called for that meeting.

Chairman Rupp said he was wondering if there should be discussion beforehand on matters with a joint Council/Planning Commission. Mr. Poole said there has not typically been a meeting with the Council because it would need to be a public meeting. He said he would leave it in the hands of the Mayor and the City Administrator to make that decision if they would like to have that type of meeting.

Mr. Poole said there will be more driveway discussions before the Council possibly the first Council meeting in July.

ADJOURNMENT

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

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant

STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: June 23, 2026

Re: Amended Site Plan Review – EV Auto



Location: 612 West 800 South

Zoning: C-2 (General Commercial) Zone

Background

The applicant, Russell Naylor, on behalf of EV Auto, is requesting approval of an amended site plan for the property located at 612 West 800 South in the C-2 (General Commercial) zone. The property is located along 800 South adjacent to the I-15 frontage road and is surrounded by other commercial properties in the C-2 zone.

In its review, the Planning Commission shall determine whether the proposed site improvements comply with City Code and applicable development standards.

Staff Review

The applicant is proposing to construct a 2,242-square-foot service building in addition to the existing EV Auto sales building. The building will contain approximately 1,812 square feet of service bay area, along with office, storage, and service counter space. The new addition will serve as an accessory vehicle service operation to the existing dealership.

The proposed addition is located east of the existing sales building and is designed to integrate with the existing site circulation pattern. There will continue to be two drive accesses from 800 South. The project includes relocation of an existing ADA parking stall, additional parking improvements, and new concrete aprons. The site plan demonstrates adequate vehicle maneuvering areas for customer and service vehicles while maintaining access throughout the site. In addition to the on-site parking, the applicant will have a cross-parking agreement with the adjacent property to the north. This agreement will need to be recorded at the county and a copy provided to the city.

The building elevations show a contemporary commercial design utilizing metal wall panel systems with a combination of matte midnight black and ash gray finishes, accented by dark antique oak architectural panels at the primary entrance feature. The façade incorporates varying wall planes, overhead service doors, storefront glazing, and enhanced entrance detailing that creates visual interest and complements the existing dealership building. Staff finds the proposed architectural design consistent with the design standards found in code.

The landscape plan includes replacement trees for existing trees removed during construction, additional evergreen trees, shrubs, ornamental grasses, and rock mulch landscape beds. Existing landscaping along portions of the site perimeter will be preserved. The submitted landscape plan

demonstrates compliance with the City's landscaping requirements and provides screening and aesthetic enhancements for the development.

The photometric plan indicates lighting levels at the property boundaries exceed what is permitted by code. The light readings must be zero at the property lines. The applicant will need to prove this will be met prior to receiving a building permit.

Civil plans have been reviewed by the City Engineer and Public Works Director. The project includes grading, drainage, utility, and accessibility improvements necessary to support the proposed development. The applicant will need to continue to work with the City Engineer to resolve minor issues regarding drainage prior to receiving a building permit.

Overall, staff finds the proposed site plan substantially complies with the requirements of the zone and applicable development standards.

Recommendation

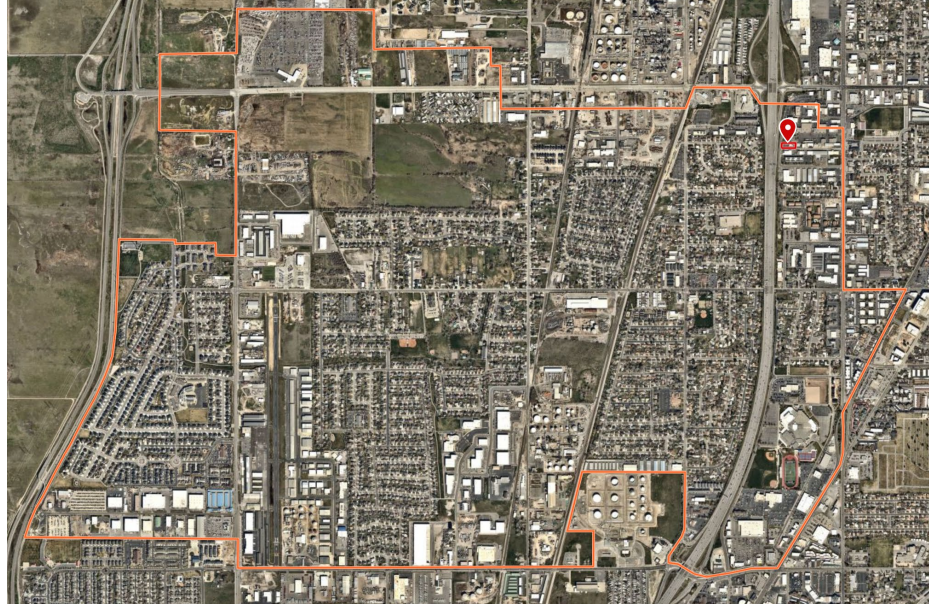
Staff recommends the Planning Commission approve the amended site plan for EV Auto located at 612 West 800 South with the following conditions:

1. Provide the City with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
2. Provide a photometric plan that complies with city standards prior to receiving a building permit.
3. Resolve all issues with the City Engineer prior to receiving a building permit.
4. Obtain a building permit.
5. All site improvements, landscaping, drainage, parking, and utility improvements shall be installed in substantial conformance with the approved amended site plan.

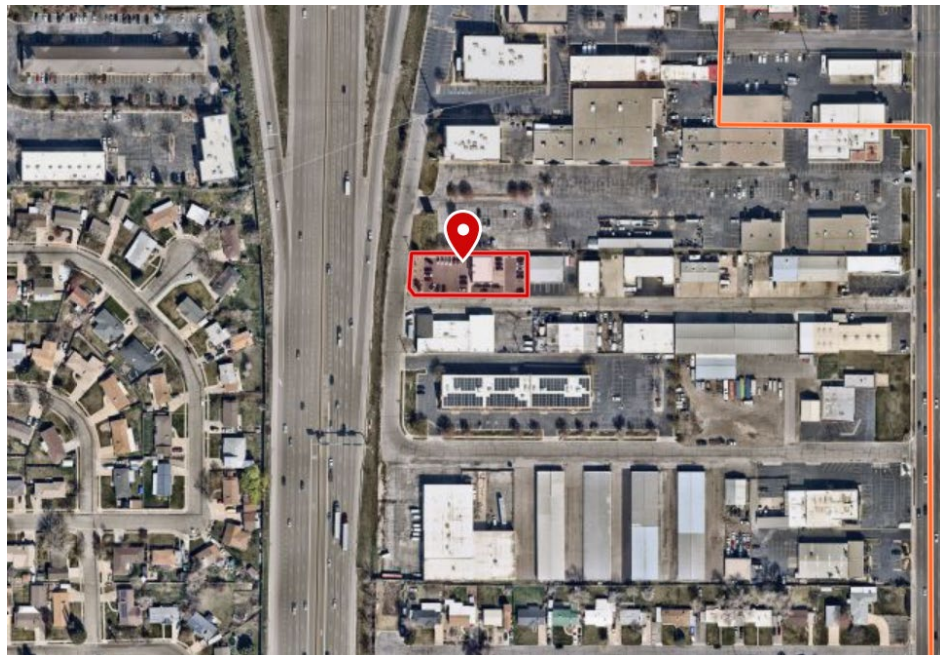
Item: EV Auto Site Plan

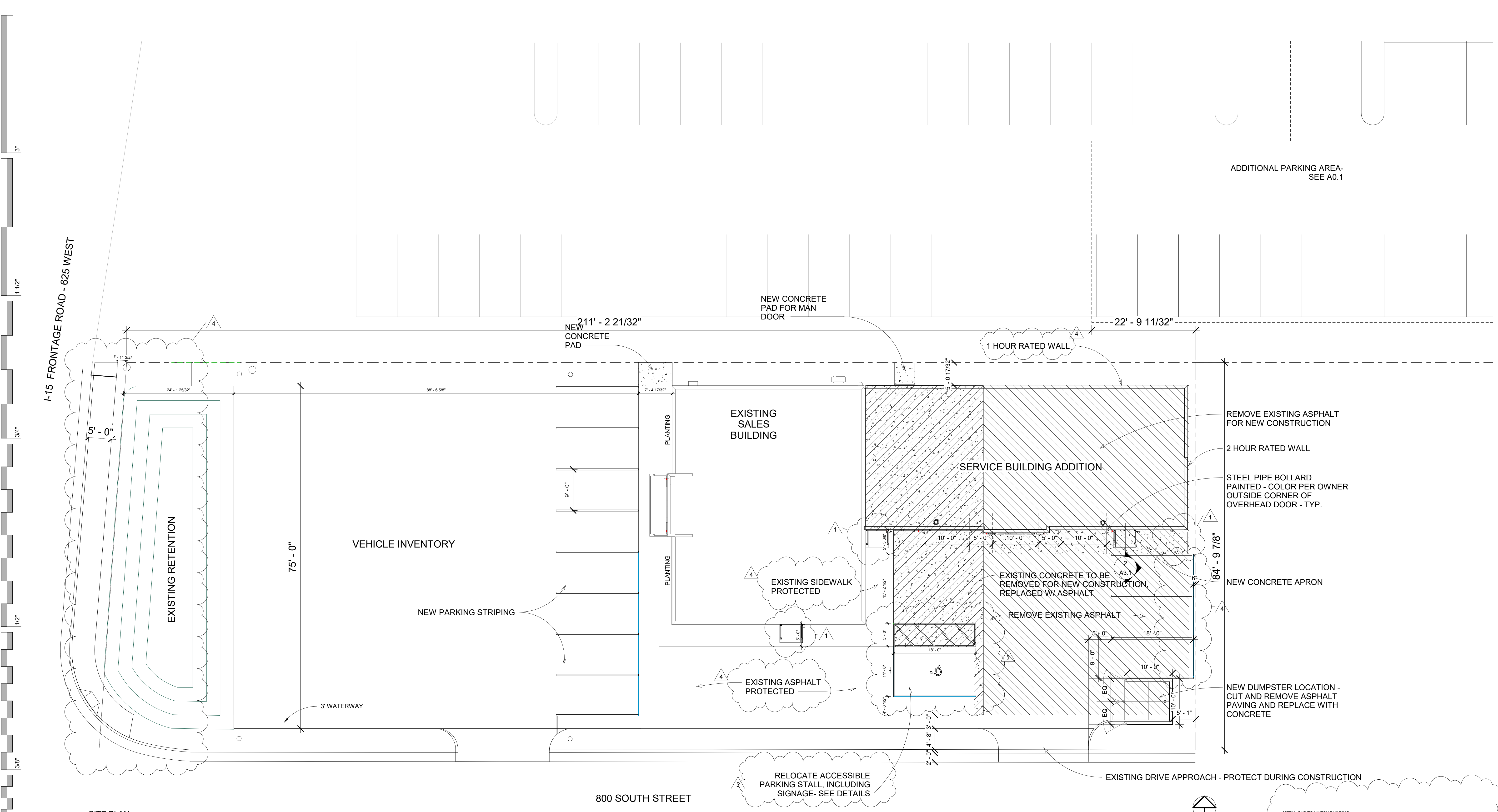
Address: 612 West 800 South

Map 1
Citywide

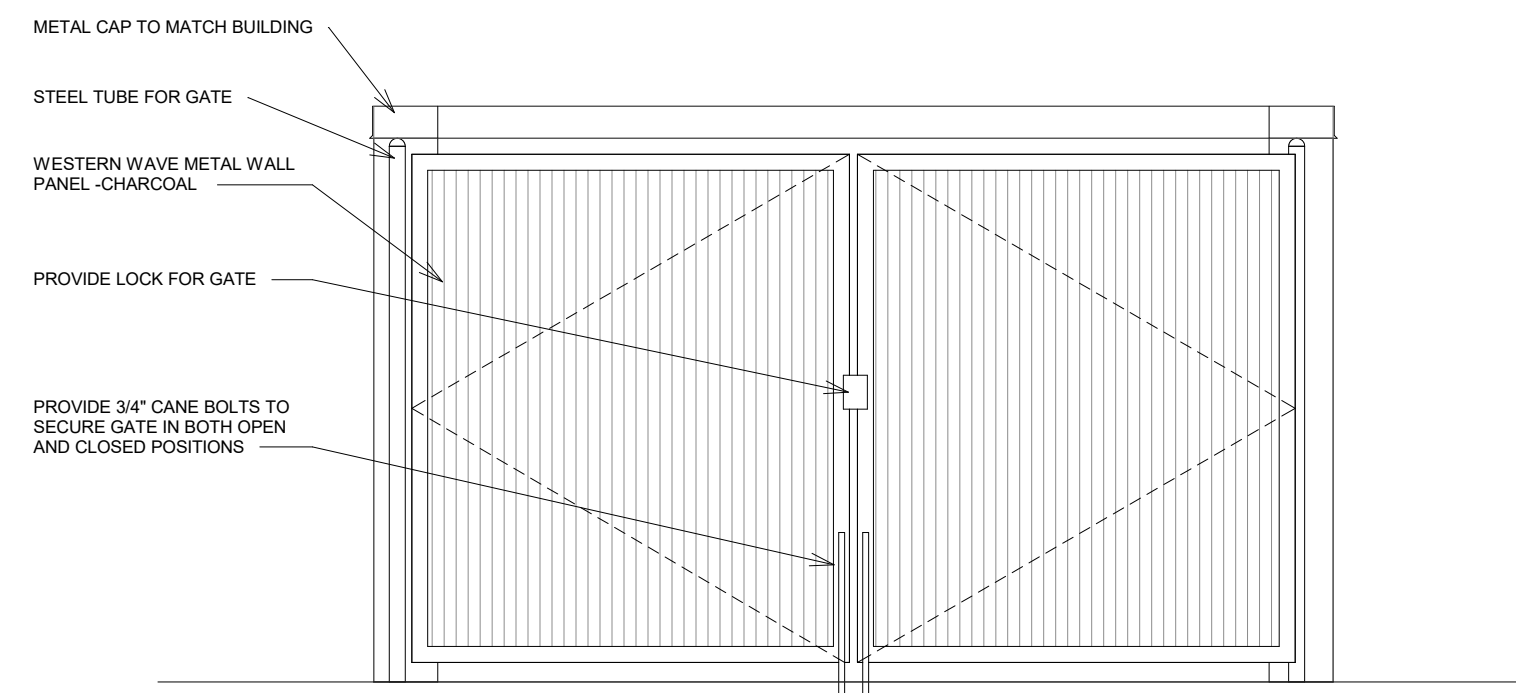


Map 2
Neighborhood

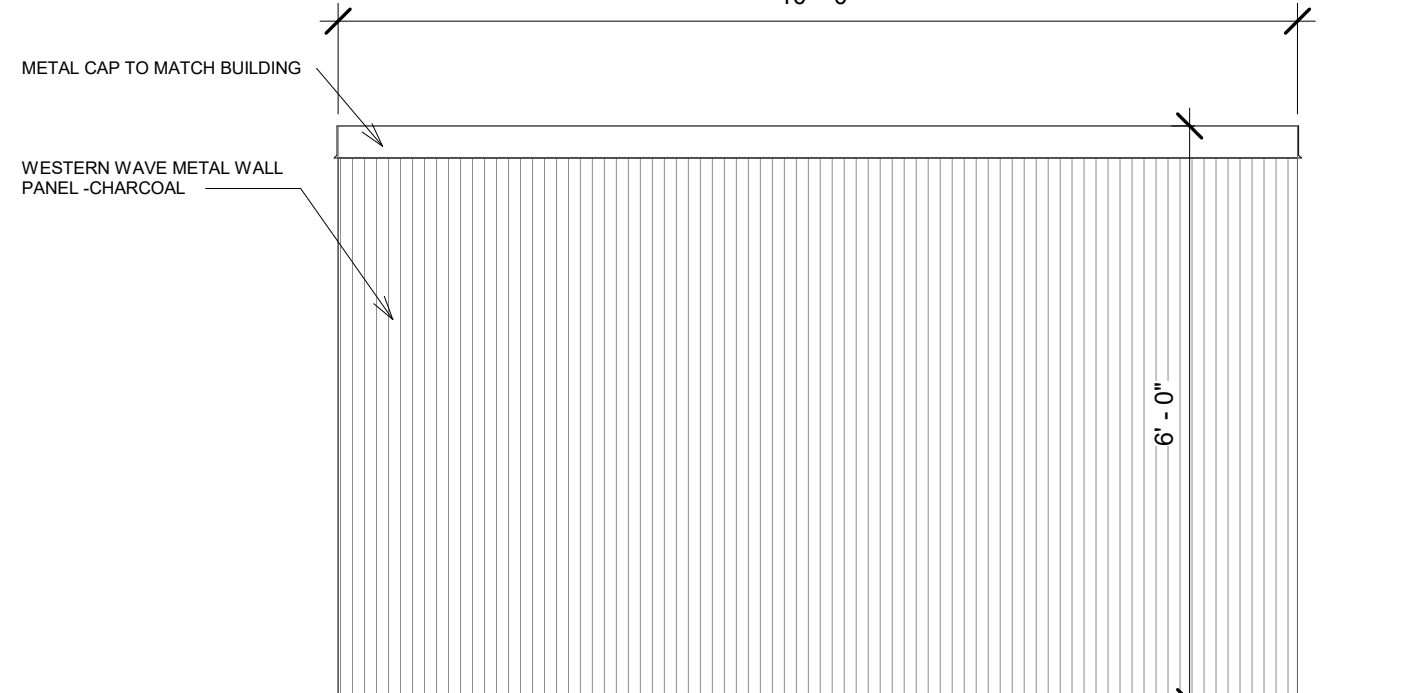




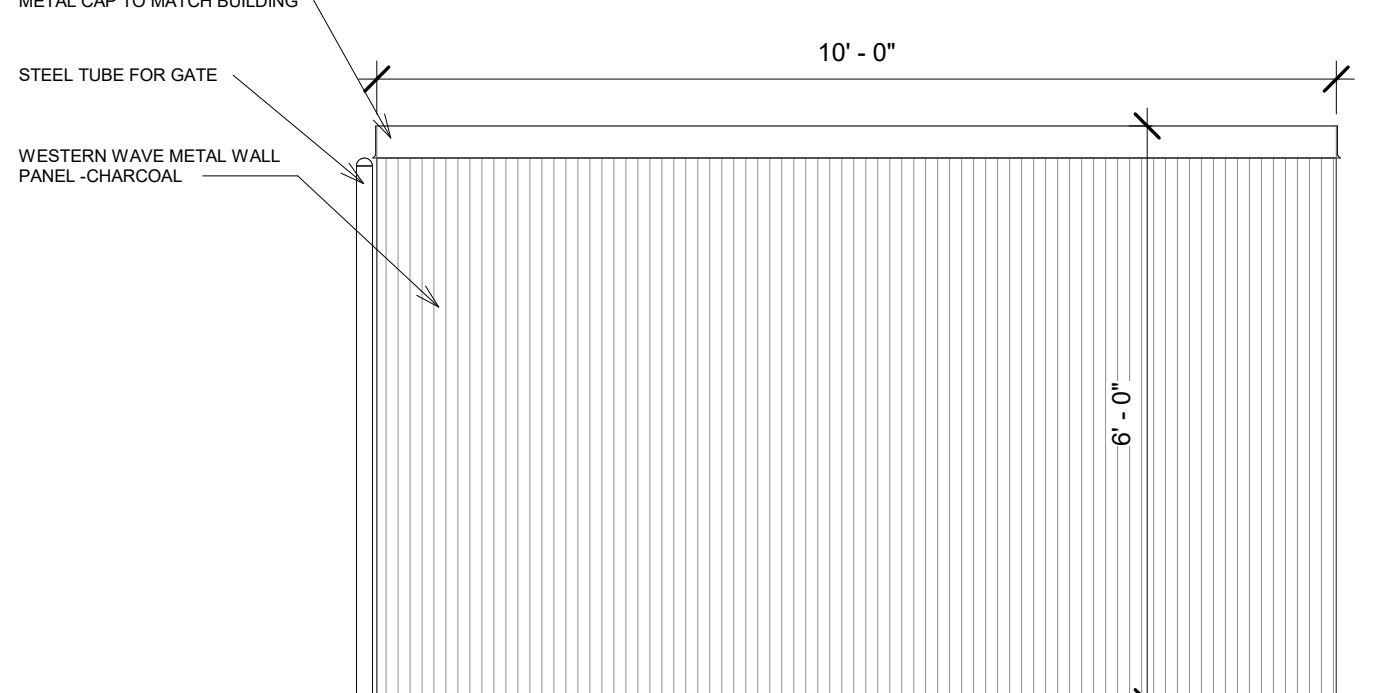
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1" = 10'-0"



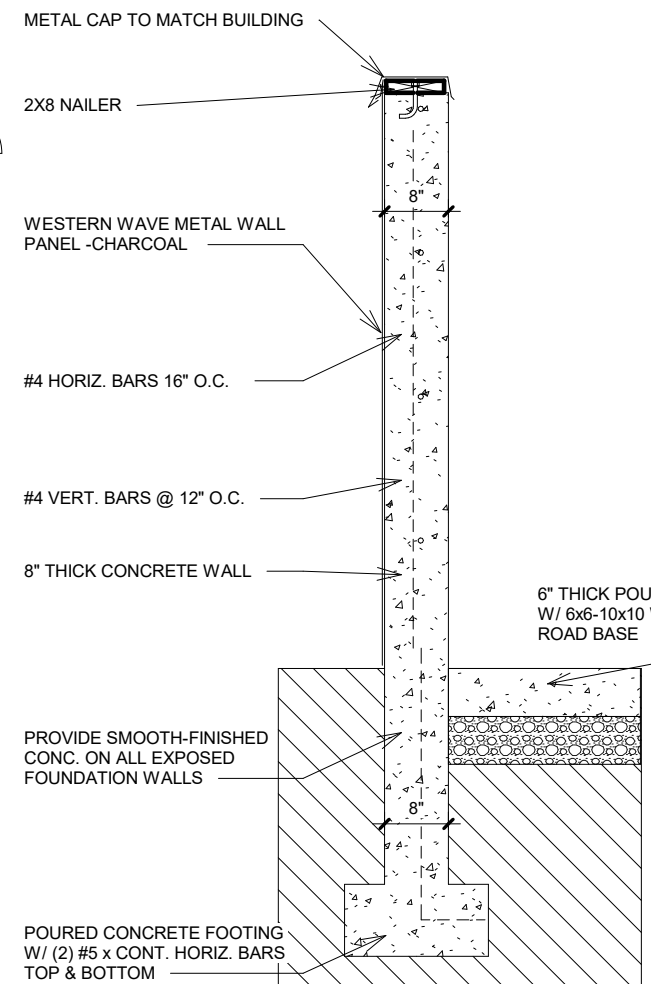
2 TRASH ENCLOSURE FRONT ELEVATION
1/2" = 1'-0"



3 TRASH ENCLOSURE REAR ELEVATION
1/2" = 1'-0"



5 TRASH ENCLOSURE TYP. SIDE ELEVATION
1/2" = 1'-0"



4 TRASH ENCLOSURE SECTION
1/2" = 1'-0"

PROJECT NUMBER		
2243		
REVISIONS		
#	DATE	DESCRIPTION
1	2/10/2026	Revision 1
4	4/23/2026	Revision 4
5	5/12/2026	Revision 5

SHEET TITLE

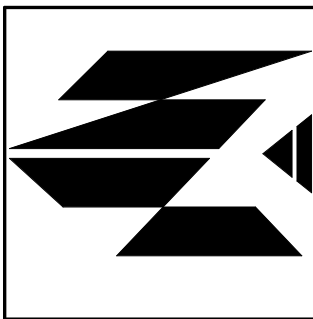
SITE PLAN

PROJECT/OWNER

EV AUTO ADDITION
612 WEST 800 SOUTH
WOODS CROSS CITY, UTAH

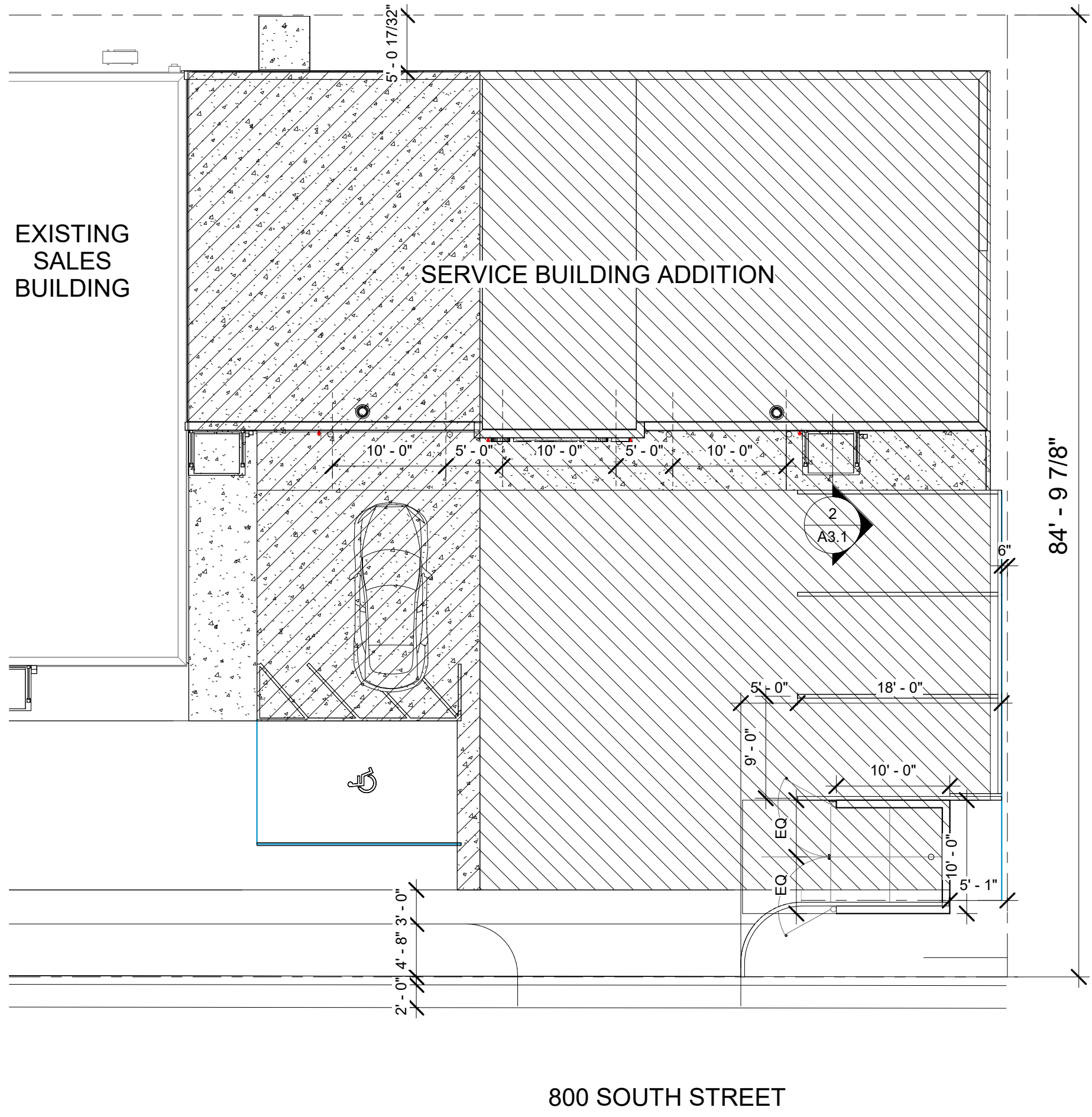
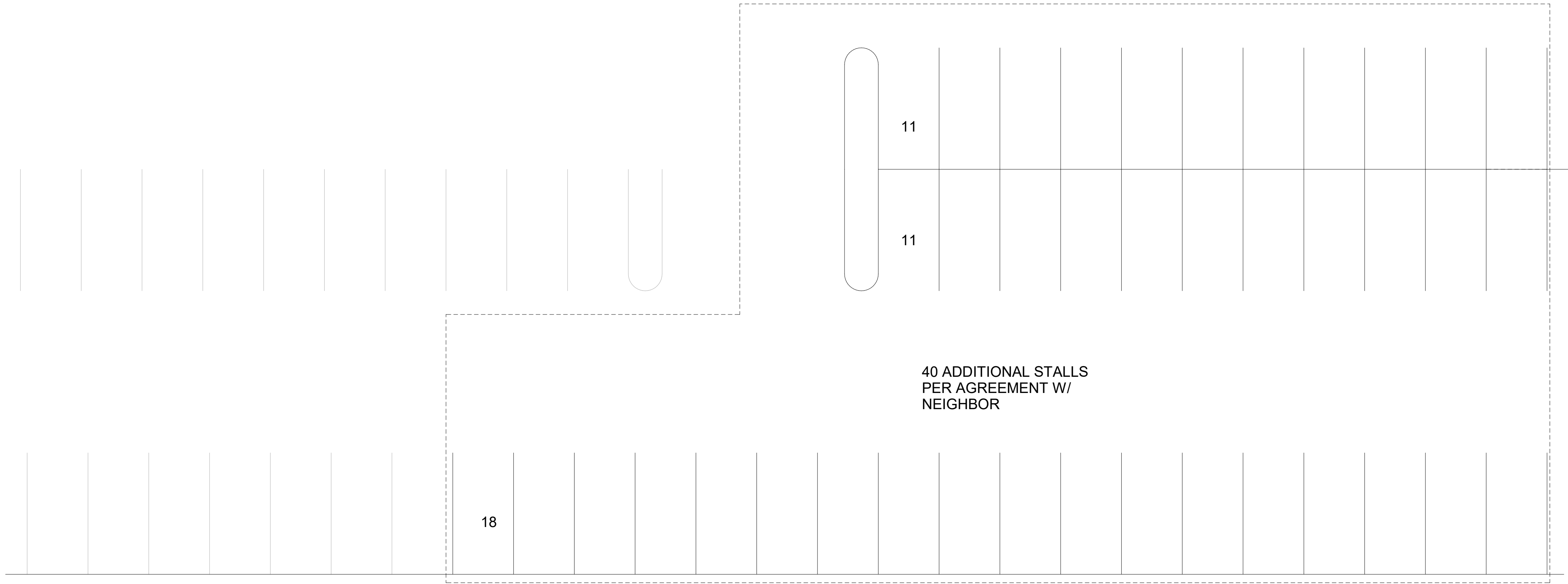
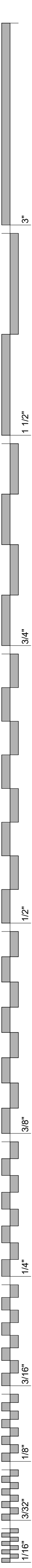
ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE
04/14/2026

SHEET NUMBER
A0.1



1 SITE PLAN Copy 1
1" = 10'-0"

PROJECT NUMBER

2243

REVISIONS

#	DATE	DESCRIPTION
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SHEET TITLE

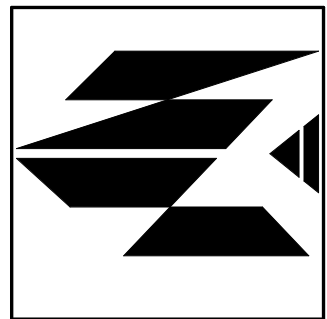
SITE PLAN-ADDED
PARKING

PROJECT/OWNER

EV AUTO ADDITION
612 WEST 800 SOUTH
WOODS CROSS CITY, UTAH

ARCHITECT

NICHOLS • NAYLOR
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10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE

04/14/2026

SHEET NUMBER

A0.2



Emerald Green Arborvitae



Winter Gem Boxwood



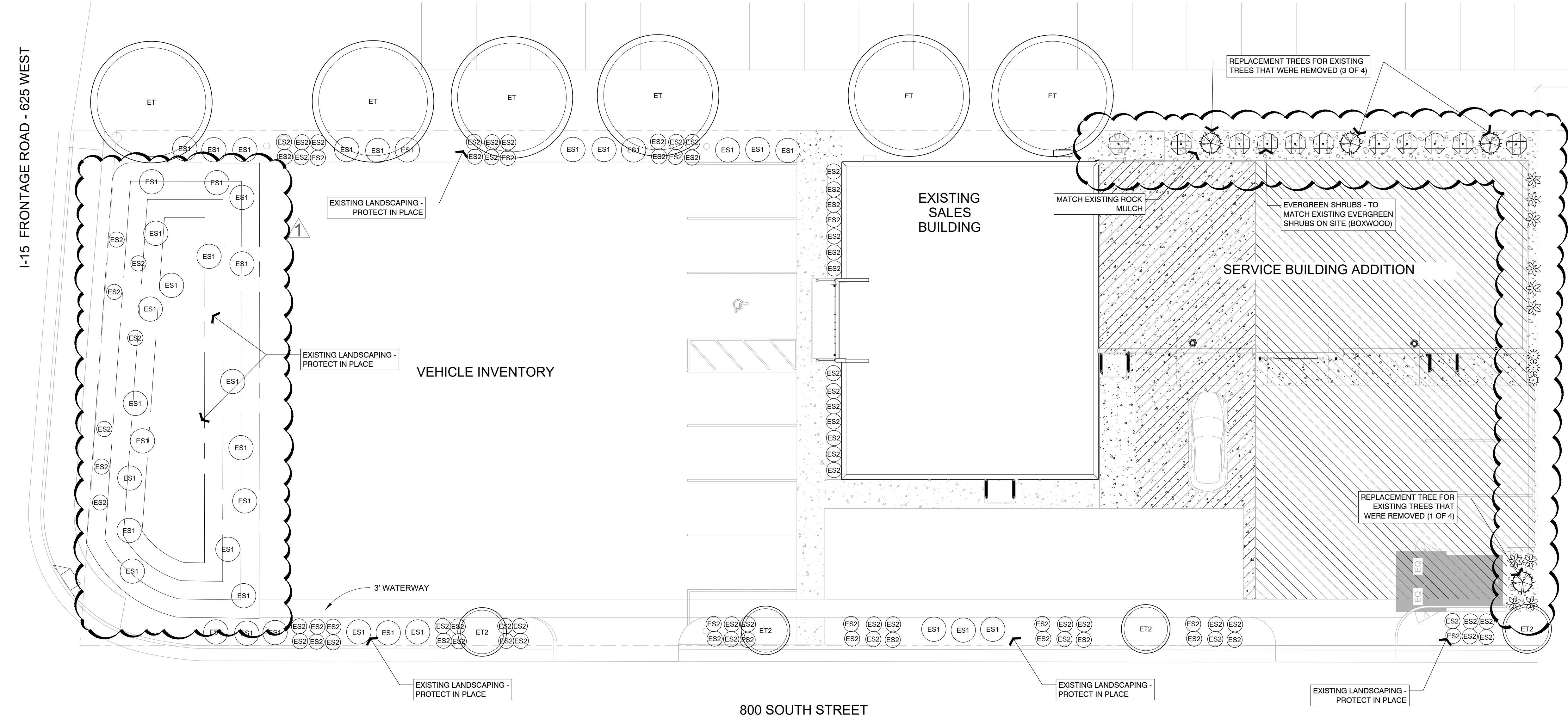
Hameln Fountain Grass



Karl Foerster Grass

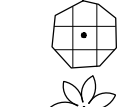
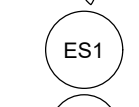
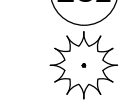
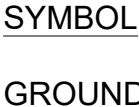


GRO-LOW SUMAC



800 SOUTH STREET

PLANT SCHEDULE EV AUTO ADDITIONS 2026 05 11

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES						
	ET	6	Exising Tree		20' Ht.	Existing Tree on adjacent property
	ET2	4	Exising Tree 2		10' Ht.	
	TS	4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' Ht.	These trees are replacement trees for existing trees to be removed for construction
SHRUBS						
	BW	11	Buxus microphylla japonica 'Winter Gem'	Winter Gem Japanese Boxwood	5 gal	
	CK	10	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	
	ES1	39	Existing Shrub		---	
	ES2	83	Existing Shrub 2		---	
	PH	3	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	
GROUND COVERS						
	RM2	467 sf	Small Rock Mulch		Mulch	Crushed Rock. 3" deep of Lakeview 2" crushed rock mulch over DeWitt 20 Year weed fabric



1 3D View 14 Copy 1

PROJECT NUMBER

2243

REVISIONS

#	DATE	DESCRIPTION
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SHEET TITLE

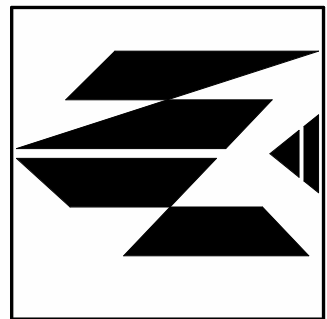
PERSPECTIVE VIEW

PROJECT/OWNER

EV AUTO ADDITION
612 WEST 800 SOUTH
WOODS CROSS CITY, UTAH

ARCHITECT

NICHOLS • NAYLOR
ARCHITECTS
10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330



DATE

04/14/2026

SHEET NUMBER

A6.0



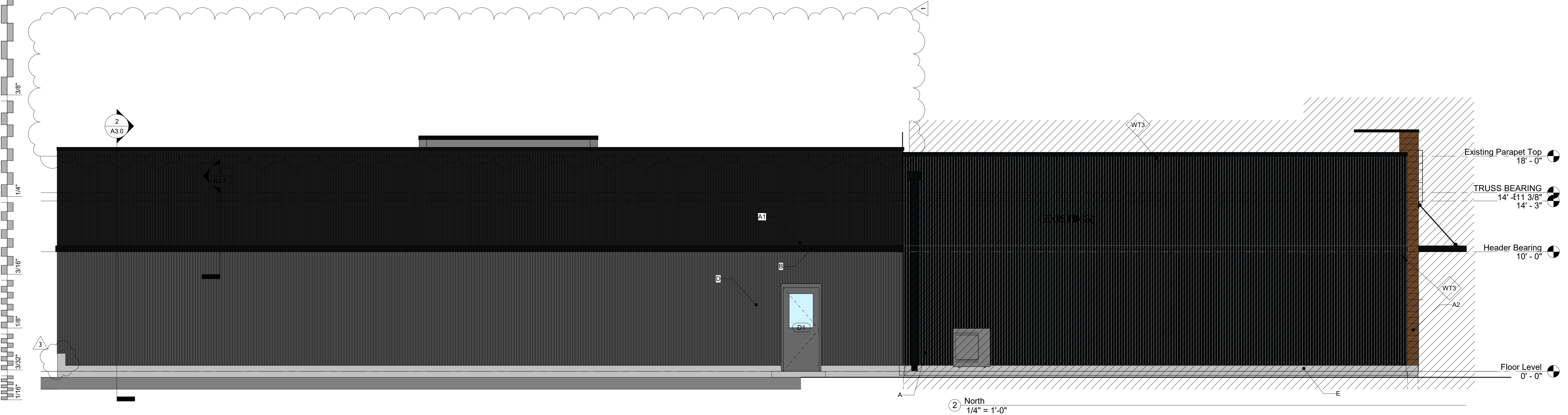
EXTERIOR FINISH SCHEDULE									
FINISH MATERIAL		WEST ELEV.		SOUTH ELEV.		EAST ELEV.		NORTH ELEV.	
		AREA	%	AREA	%	AREA	%	AREA	%
A1/A2	METAL WALL PANEL - A1: WESTERN WAVE METAL WALL PANEL - MATTE MIDNIGHT BLACK A2: LONGBOARD 6"-GROOVE WALL PANEL -DARK ANTIQUE OAK	--	--	578 SF	44.2 %	252 SF	43.4 %	564 SF	44.7 %
B	BLACK METAL TRIM TO MATCH METAL SIDING MANUFACTURER	--	--	46 SF	3.5 %	21 SF	3.6 %	46 SF	3.6 %
C	1" INSULATED LOW-E GLAZING IN THERMALLY BROKEN FRAME	--	--	342 SF	26.2%	0 SF	0 %	0 SF	0 %
D	METAL WALL PANEL - WESTERN WAVE METAL WALL PANEL - ASH GRAY	--	--	341 SF	26.1 %	307 SF	52.9 %	652 SF	51.7 %
TOTAL		0 SF		1,307 SF		580 SF		1,262 SF	
TOTAL AREA		3,149 SF							



REVISIONS		
#	DATE	DESCRIPTION
1	2/10/2026	Revision 1
3	4/21/2026	Revision 3



EXTERIOR FINISH SCHEDULE									
FINISH MATERIAL		WEST ELEV.		SOUTH ELEV.		EAST ELEV.		NORTH ELEV.	
		AREA	%	AREA	%	AREA	%	AREA	%
A1/A2	METAL WALL PANEL - A1: WESTERN WAVE METAL WALL PANEL - MATTE MIDNIGHT BLACK A2: LONGBOARD 6V-GROOVE WALL PANEL - DARK ANTIQUE OAK	--	--	578 SF	44.2 %	252 SF	43.4 %	564 SF	44.7 %
B	BLACK METAL TRIM TO MATCH METAL SIDING MANUFACTURER	--	--	46 SF	3.5 %	21 SF	3.6 %	46 SF	3.6 %
C	1" INSULATED LOW-E GLAZING IN THERMALLY BROKEN FRAME	--	--	342 SF	26.2 %	0 SF	0 %	0 SF	0 %
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TOTAL		0 SF		1,307 SF		580 SF		1,262 SF	
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PROJECT NUMBER
2243

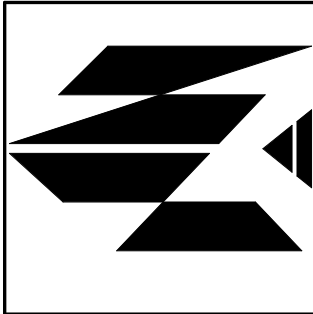
REVISIONS		
#	DATE	DESCRIPTION
1	2/10/2026	Revision 1
2	4/1/2026	Revision 2
3	4/1/2026	Revision 3
4	4/22/2026	Revision 4

SHEET TITLE
ELEVATIONS

PROJECT/OWNER
EV AUTO ADDITION
612 WEST 800 SOUTH
WOODS CROSS CITY, UTAH

ARCHITECT
NICHOLS • NAYLOR
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10459 S. 1300 WEST SUITE 201
SOUTH JORDAN, UTAH 84095 • (801) 487-3330

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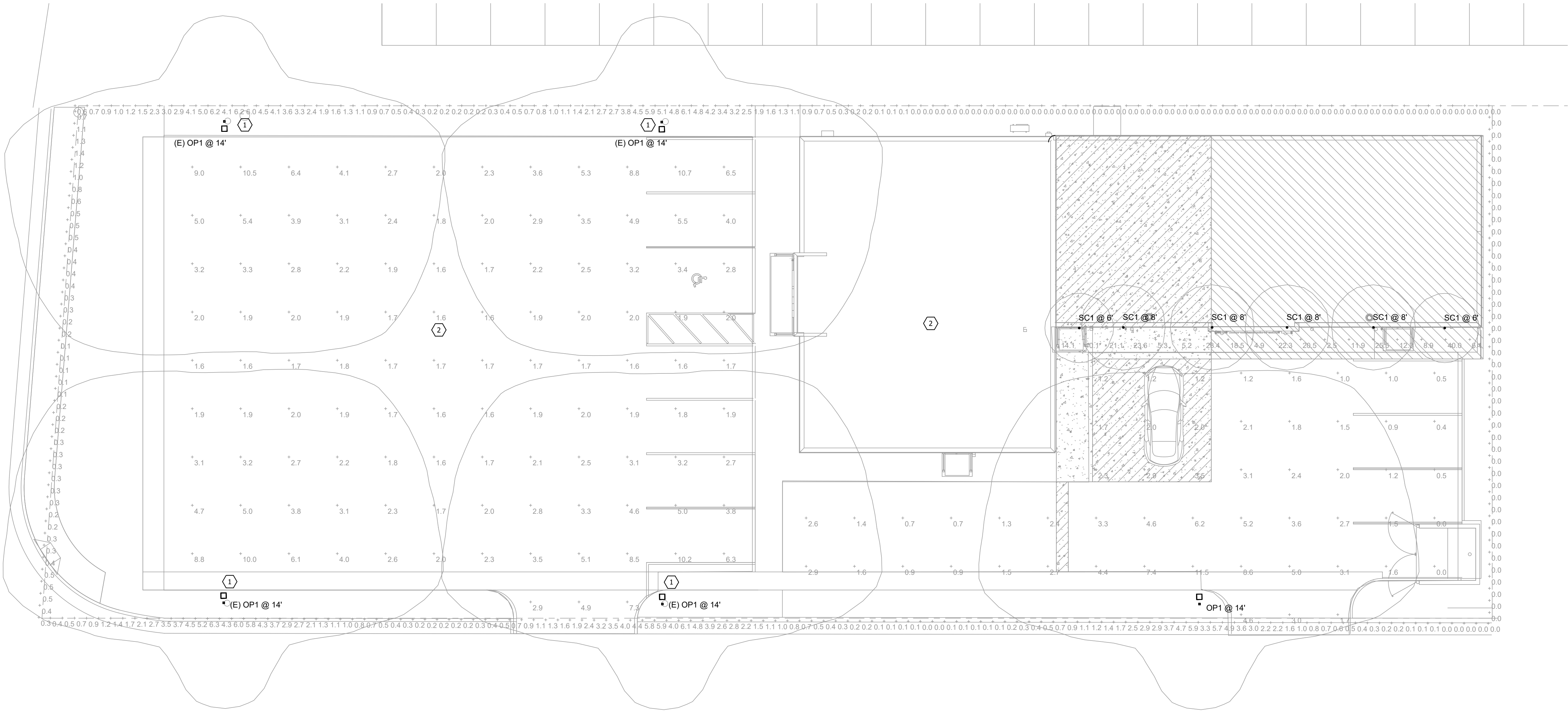
DATE
04/14/2026

SHEET NUMBER
A2.1

Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	OP1	5	Lithonia Lighting	RSX2 LED P1 40K R4	RSX Area Fixture Size 2 P1 Lumen Package 4000K CCT Type R4 Distribution	1	11135	1	72.06
	SC1	6	v2 Lighting Group, Inc. www.v2LightingGroup.com		AQUA 300, 60 degree reflector	1	2000	1	19

KEYED NOTES
1. POLE LIGHTS AS INDICATED ON PRIOR PHOTOMETRIC PROVIDED BY THE OWNER.
2. EXISTING BUILDING AND PARKING VEHICLE INVENTORY TO REMAIN. INCLUDED FOR CALCULATION PURPOSES ONLY ON NEW PHASE.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	1.1 fc	6.3 fc	0.0 fc	N/A	N/A
Vehicle Inventory	+	3.3 fc	10.7 fc	1.6 fc	6.7:1	2.1:1
Walkway	+	17.0 fc	40.1 fc	2.5 fc	16.0:1	6.8:1
Parking Lot	+	2.5 fc	11.5 fc	0.0 fc	N/A	N/A



1
ES001

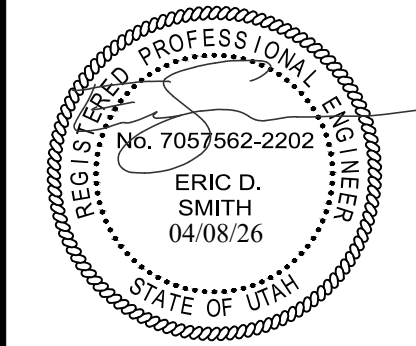
PHOTOMETRIC SITE PLAN

SCALE: 1" = 10'-0"



76 W 13775 S, STE 3
DRAPER, UT 84020
(801) 618-9656
eric@elementalelectricalengineers.com

REVISIONS		DESCRIPTION
MARK	DATE	
1	04/08/26	PERMIT SET
2	05/08/26	RESTROOM ADDITION



EV AUTO DETAIL BAY ADDITION

612 WEST 800 SOUTH
WOODS CROSS CITY, UTAH

SHEET TITLE:

PHOTOMETRIC
SITE PLAN

ES001