

**WOODS CROSS CITY
PLANNING COMMISSION AGENDA
TUESDAY, OCTOBER 13, 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

Robin Goodman

2. Meeting Minutes from September 22, 2026

Joe Rupp

- Review
- Action

3. Open Session

Joe Rupp

4. Conditional Use Permit – Luxe Motors at 609 South 1100 West

Applicant: Spencer Avila

Presenter: Curtis Poole

- Review
- Action

5. Site Plan Review - RB's Onestop Superchargers at 527 South 700 West

Applicant: Halo Hybrid Solutions, LLC

Presenter: Curtis Poole

- Review

- Action

6. Ethics Training

Curtis Poole

7. Director's Report

Curtis Poole

8. Adjourn

**WOODS CROSS PLANNING COMMISSION MEETING
SEPTEMBER 22, 2026**

The Woods Cross Planning Commission met on September 22, 2026, at 6:30 P.M. at 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

COMMISSION MEMBERS EXCUSED:

Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

PLEDGE OF ALLEGIANCE:

LeGrande Blackley

VISITORS:

Calon Heindel
Christine Hansen
Don & Lois Scharder

MINUTE APPROVAL

Chairman Rupp called for the review of the minutes for the Planning Commission meeting held September 8, 2026.

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 opened the meeting for public comments regarding items not on the agenda.

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

CONDITIONAL USE PERMIT—PICKLEBALL KINGDOM--2250 SOUTH 850 WEST—CALON HEINDEL

Curtis Poole, the Community Development Director, reviewed this item with the Commission. He said Mr. Calon Heindel is requesting approval of a conditional use permit for purpose of establishing an indoor recreational facilities business. He said the proposed indoor recreational facilities business would offer open play, membership, and tournament pickleball court use. He said the applicant has indicated that

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WOODS CROSS PLANNING COMMISSION MEETING
SEPTEMBER 22, 2026
PAGE 2**

business activities will be maintained within the building and there is no anticipation for outside storage. He said hours of operation would be from 7:00 AM-11:00 PM. He said the use is required to have one parking stall per employee and the proposed business has a total of three employees. He said the property meets the parking requirement and has 53 designated parking stalls.

Following the information given by Mr. Poole, Commissioner Goodman asked if there was previous conditional use for this property. Mr. Poole said they were unable to find one, so they had start with a new application for a conditional use permit.

Mr. Calon Heindel then addressed the Commission. He said he was planning to convert the facility from soccer to pickleball. He said there was plenty of parking for people using the facility.

There were no further questions, and Commissioner Lewis made a motion to approve the conditional use request for the property located at 2250 South 850 West, with the following conditions:

1. Apply and obtain all proper permits including but not limited to building permits and sign permits as required by city code.
2. Apply, obtain, and maintain a business license including the required documentation.
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. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
5. 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 HOME OCCUPATION DAYCARE AT 1048 SOUTH 925 WEST—
CHRISTINE HANSEN**

Mr. Poole reviewed this item with the Commission and noted that Ms. Christine Hansen is requesting approval of a home occupation conditional use for the purpose of establishing a home daycare business. Mr. Poole said the proposed home daycare business anticipates only 5 children from ages 0-12 years of age, however, 8 children is the maximum permitted by code. He said the business also provides educational and creative activities for the children enrolled. He said the applicant has indicated that business activities will be maintained within the home. He said the applicant has also indicated that there will not be an outside play area, and hours of operation are 7:00 AM-5:30 PM.

Mr. Poole said with the applicant having 8 children or less in her care, staff does not foresee traffic issues. He said there must be paved off-street parking for the owner and 1 employee as applicable. He said the property has sufficient parking available for the proposed use. Mr. Poole said the applicant has spoken to her neighbors, and they did not have any objections to this home business.

Following the staff presentation, Ms. Christine Hansen addressed the Commission. She said she has a granddaughter she will be caring for and thought she would like to have another daycare. She said she had

**OFFICIAL MINUTES
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SEPTEMBER 22, 2026
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operated a daycare before and had been licensed to operate the daycare in California. She said it gone very well when she had done it before and she would like to do that again. She said she is working with the state of Utah to fulfill all the applicable requirements.

Chairman Rupp asked Mr. Poole if Ms. Hansen's granddaughter would count as one of the eight allowable children for the daycare. Mr. Poole said yes, the granddaughter would count as one of the children.

There were no further comments or questions, and Commissioner Blackley made a motion to approve the home occupation conditional use located at 1048 South 925 West.

There was an amended motion from Commissioner Hennessey adding "with the conditions as listed" to the motion. Commissioner Lewis seconded that motion, and all voted in favor of the motion through a roll call vote.

The following are the conditions listed:

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.

There was an amended motion from Commissioner Hennessey adding "with the conditions as listed" to the motion. Commissioner Lewis seconded that motion, and all voted in favor of the motion through a roll call vote.

BUSINESS LICENSE CODE TEXT AMENDMENT—CURTIS POOLE

Mr. Poole noted that Title 6, Business Regulations, of the Woods Cross Municipal Code establishes the city's regulations for business licensing, including general licensing requirements, fees, license denial or revocation procedures, beer licenses, and regulations for sexually oriented businesses. He said much of the existing language within Title 6 has been in place for a number of years and contains provisions that no longer reflect how the city currently administers its business licensing program.

Mr. Poole has reviewed Title 6 and is proposing a number of amendments intended primarily to update, clarify, and simplify the existing regulations. He said the proposed amendment is not intended to substantially change the city's overall business licensing policies, rather, the majority of the proposed changes are technical in nature and are intended to remove outdated provisions, clarify responsibilities, eliminate inconsistencies, and make the requirements easier for both businesses and staff to understand and administer.

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He noted the proposed amendment also updates several provisions that were written around a more traditional paper-based licensing process. He said business license applications, departmental reviews, payments, recordkeeping, and other administrative functions have changed significantly since many of these provisions were originally adopted. He said the proposed amendment provides greater flexibility for the city to administer these processes using current methods without requiring procedures that are no longer necessary or practical.

Following the information given by Mr. Poole, Chairman Rupp then opened the public hearing.

There were no public comments and Chairman Rupp closed the public hearing.

The Commission reviewed the information and there were things they felt could be removed from the code where the majority of the content was unnecessary or not applicable any longer because it is so outdated.

Mr. Poole said he would have the city attorney look over those sections or parts of the code the Commission is recommending to be removed to see what may be required to leave in the current code.

The Commission did discuss changing the addition of the delinquent fee after January 31st, instead of January 15th as they felt it was a busy time of year and during the holidays people may not remember to get their renewal taken care of during this time.

Following the discussion by the Commission, Commissioner Lewis made a motion to forward their Planning Commission's recommendation for approval of the Title 6 Business License Code Text Amendments with the following changes:

6-01-030—Change the word “is” to “are” in the paragraph.

6-01-070— Under inspections add the title “Community Development Director” instead of Director to keep things consistent.

6-01-060—Make it clear they are signing an application.

6-01-080—Change the date for the delinquent fee from January 15th to January 31st.

6-01-130—Strike mobile food units.

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

DIRECTOR'S REPORT

Mr. Poole said Mariah Wall had tendered her resignation from the Planning Commission to the Mayor because she wanted to spend more time with her family.

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Mr. Poole said the Council reviewed the DADU ordinance at their City Council meeting. He said it was tabled until the September 29 special meeting to go over a few more details. The Council did say they would like to change the minimum square footage for a lot for an ADAU to 7,500 and ensure there was onsite ownership, but they wanted staff to review was temporary owner absence and make sure there is a mechanism for them to still rent the home while they are away.

Mr. Poole said there would be Ethics Training coming up at the next meeting.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Goodman made a motion to adjourn the meeting at 7:22 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant

STAFF REPORT

To: Planning Commission

From: Sam Harris, Community Development

Date: October 13, 2026

Re: Conditional Use Permit – Luxe Motors – Automotive Sales



Location: 609 South 1100 West

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

Background

The applicant, Spencer Avila, is requesting approval of a conditional use permit for the purpose of establishing an automotive sales 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 automotive sales business would offer used car sales. The applicant has indicated that business activities will be maintained within the building. There is no anticipation for outside storage. Hours of operation are 09:00 AM-05:00 PM.

The use has 1 parking stall per employee. The proposed business has 2 employees. The property has 2 designated parking stalls for customers. The property has 7 designated parking stalls for car sales.

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 609 South 1100 West, with the following conditions:

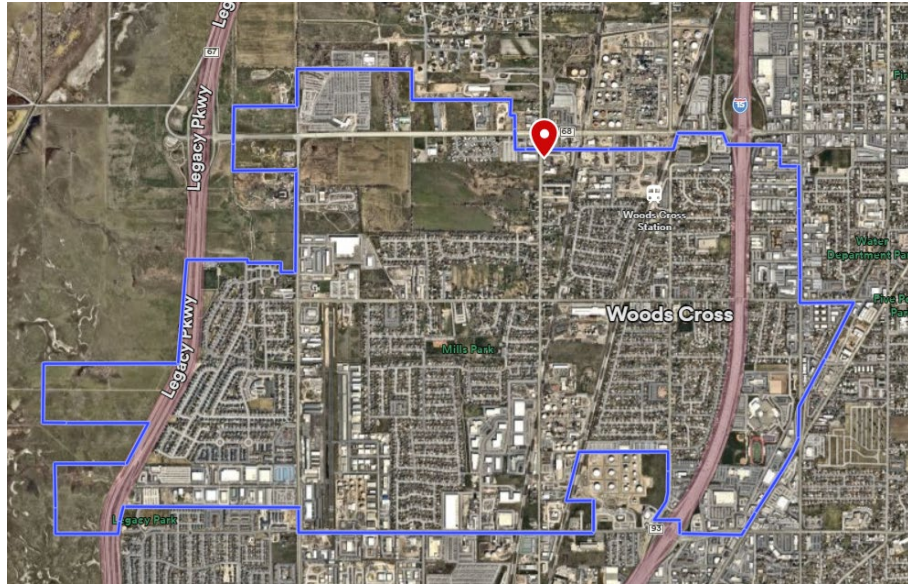
1. Apply and obtain all proper permits including but not limited to building permits and sign permits as required by city code.
2. Apply, obtain and maintain a business license including the required documentation.
3. Obtain a South Davis Metro Fire inspection, if required, and submit a copy to the city prior to the issuance of a business license.

4. Business shall be in compliance at all times with any government entity having jurisdiction over the business or the subject property.
5. Business operations shall not negatively impact the adjacent businesses and properties.

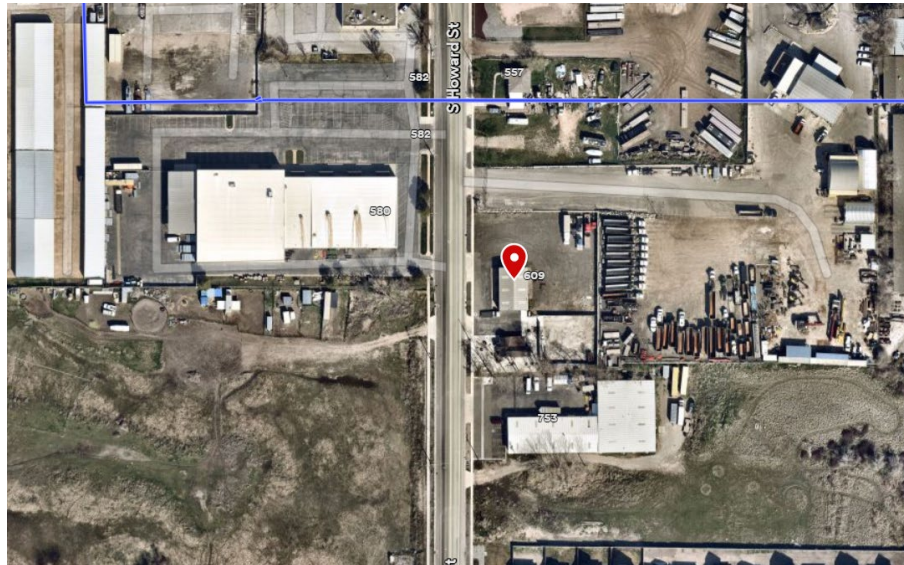
Item: Luxe Auto Conditional Use

Address: 609 South 1100 West

Map 1
Citywide



Map 2
Neighborhood



STAFF REPORT

To: Planning Commission

From: Curtis Poole, Community Development Director

Date: October 13, 2026

Re: Amended Site Plan Review – RB's Onestop Superchargers



Location: 527 South 700 West

Zoning: C-2 (General Commercial) Zone

Background

The applicant, Ben Seagar, on behalf of Halo Hybrid Solutions, is requesting site plan approval to install a Tesla electric vehicle supercharging station at RB's Onestop, located at 527 South 700 West. The charging station would be added to the existing developed site and would occupy a portion of the parking area near the south end of the property.

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 install eight Tesla V4 Supercharger posts, associated charging equipment, a new service equipment switchboard, a transformer pad, bollards, underground power improvements, and related site improvements. The plans also identify an area for a future Phase 2 expansion. The existing RB's Onestop building, fuel pumps, site access, lighting, and most of the existing parking and landscaping will remain.

The charging stalls are proposed along the south portion of the site, adjacent to the existing parking area. The enlarged site plan shows the charging equipment grouped near the southwest corner of the charging area, with protective bollards around the electrical equipment and charging posts. One of the charging spaces is designed with an adjacent striped access aisle. The project will use the existing site entrances from 700 West and does not propose a new driveway or access point.

The project will require removal of a limited amount of existing landscaping to accommodate the charging equipment and associated improvements. The landscape plan proposes replacement shrubs and retention of existing trees and other landscaping where feasible.

The plans show underground electrical improvements connecting the charging equipment to upgraded electrical service and a new utility transformer. Existing utilities, including the water main, storm drain, fire hydrants, and gas facilities, are identified on the site plan. There will be no additions to the exterior lighting of the property. Utility plans have been reviewed by the Public Works Director and City Engineer.

Because the proposal is an improvement to an existing developed commercial site, the amended site plan considerations are the location and layout of the charging stalls and equipment, impacts to existing parking and circulation, protection and replacement of landscaping. The submitted plans are designed to keep the charging improvements concentrated within the existing developed area while maintaining the existing building, fuel center, access, and general site circulation.

Recommendation

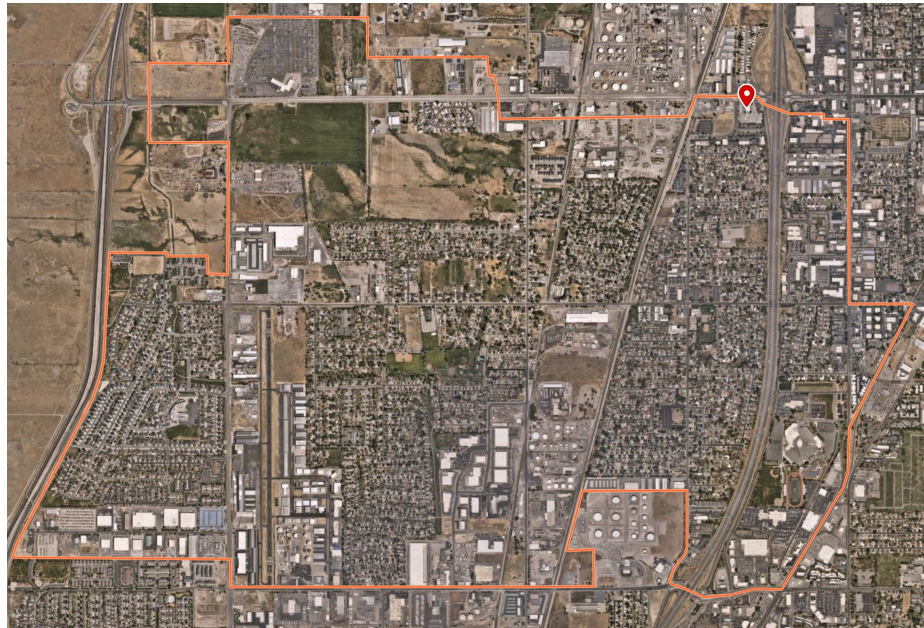
Staff recommends the Planning Commission approve the amended site plan for RB's Onestop Superchargers located at 527 South 700 West with the following conditions:

1. Obtain a building permit.
2. Provide the City with an approval certificate from South Davis Metro Fire and inspection reports during construction phases.
3. All site improvements, landscaping, drainage, parking, and utility improvements shall be installed in substantial conformance with the approved amended site plan.
4. Phase 2 expansion is not approved and shall be subject to city review and approval.

Item: RB's Onestop Superchargers

Address: 527 South 700 West

Map 1
Citywide

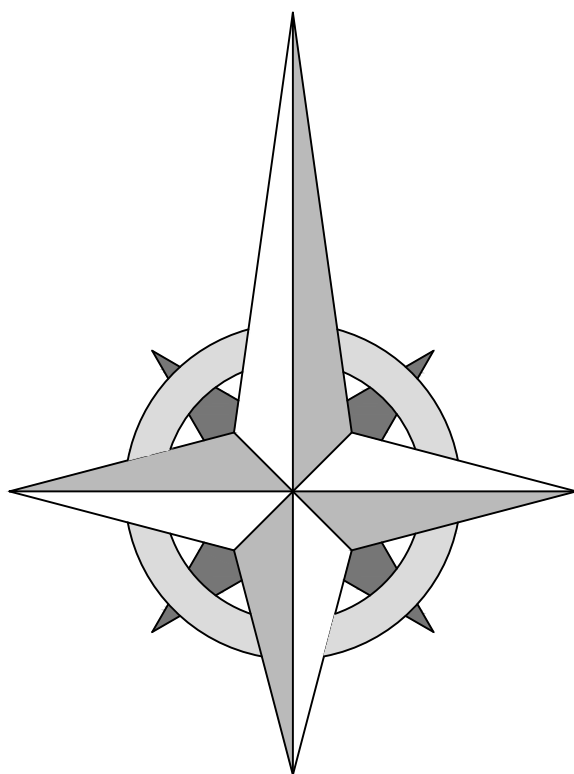
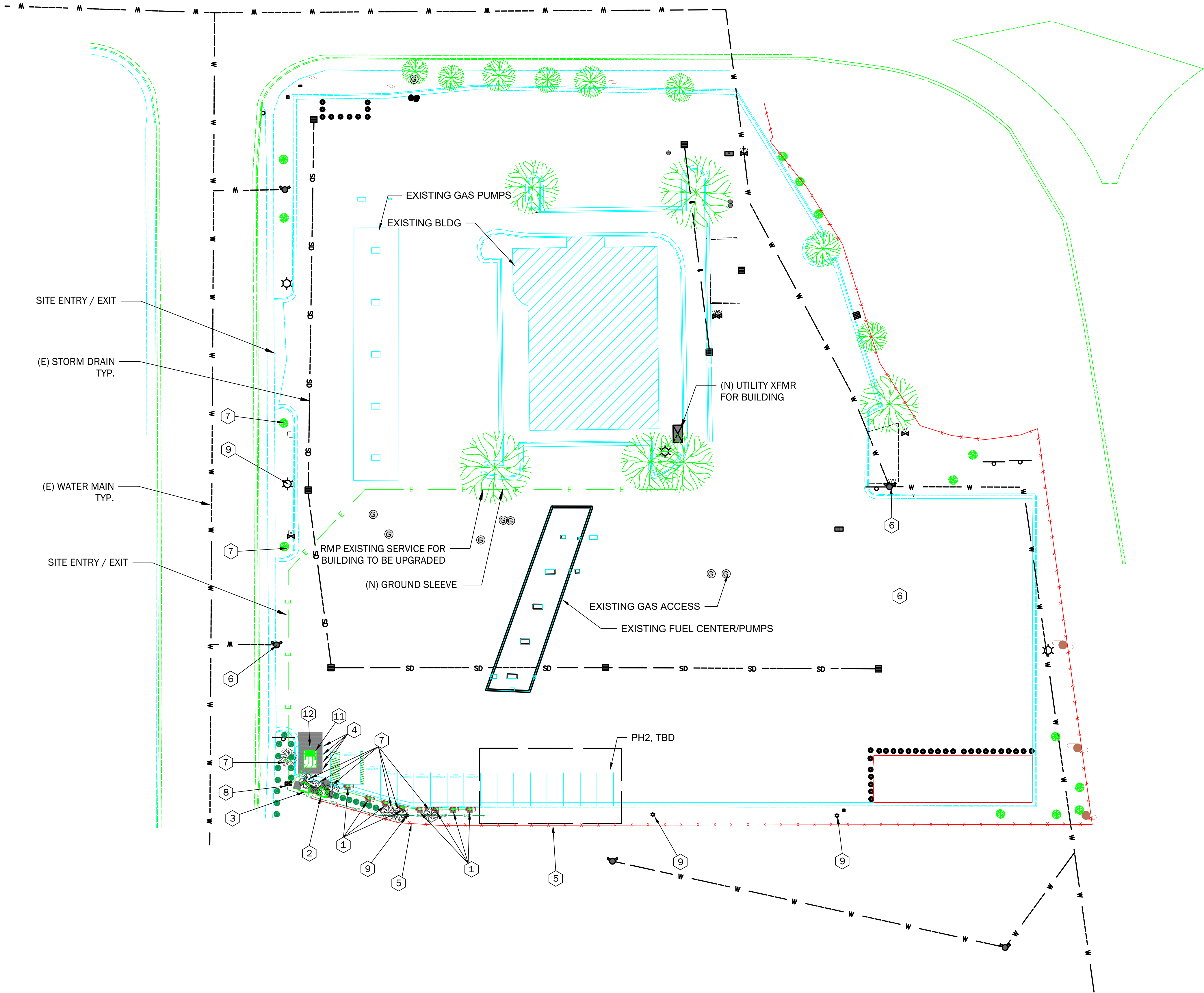


Map 2
Neighborhood

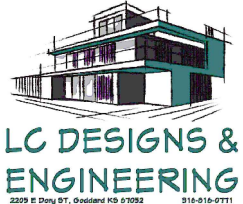


KEYNOTES:

- 1 - TESLA V4 SUPERCHARGER
- 2 - (N) TESLA V4 CABINET
- 3 - (N) SESB
- 4 - 6" BOLLARD
- 5 - EXISTING FENCE
- 6 - EXISTING FIRE HYDRANT
- 7 - EXISTING LANDSCAPING
- 8 - EXISTING SITE POWER EQUIPMENT
- 9 - EXISTING LIGHT POLE
- 10 - 4" BOLLARD
- 11 - TRANSFORMER PAD
- 12 - 6" REMOVABLE BOLLARD



SITE PLAN
SCALE: 1"=30'-0"



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REVISION TABLE	
NUMBER	DATE
REVISOR	
DESCRIPTION	

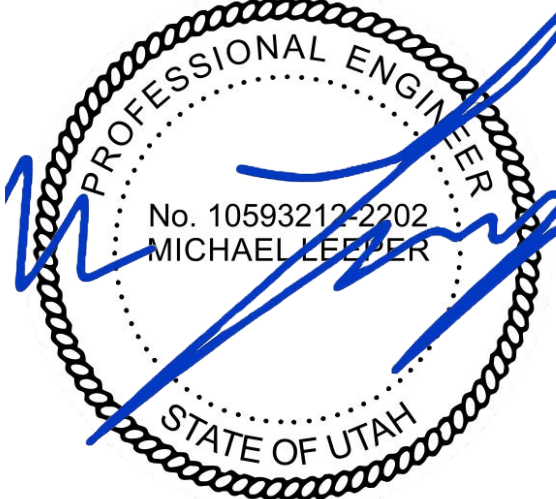
SITE PLAN

RB'S ONESTOP SUPERCHARGERS
527 S 700 W.
WOODS CROSS UT

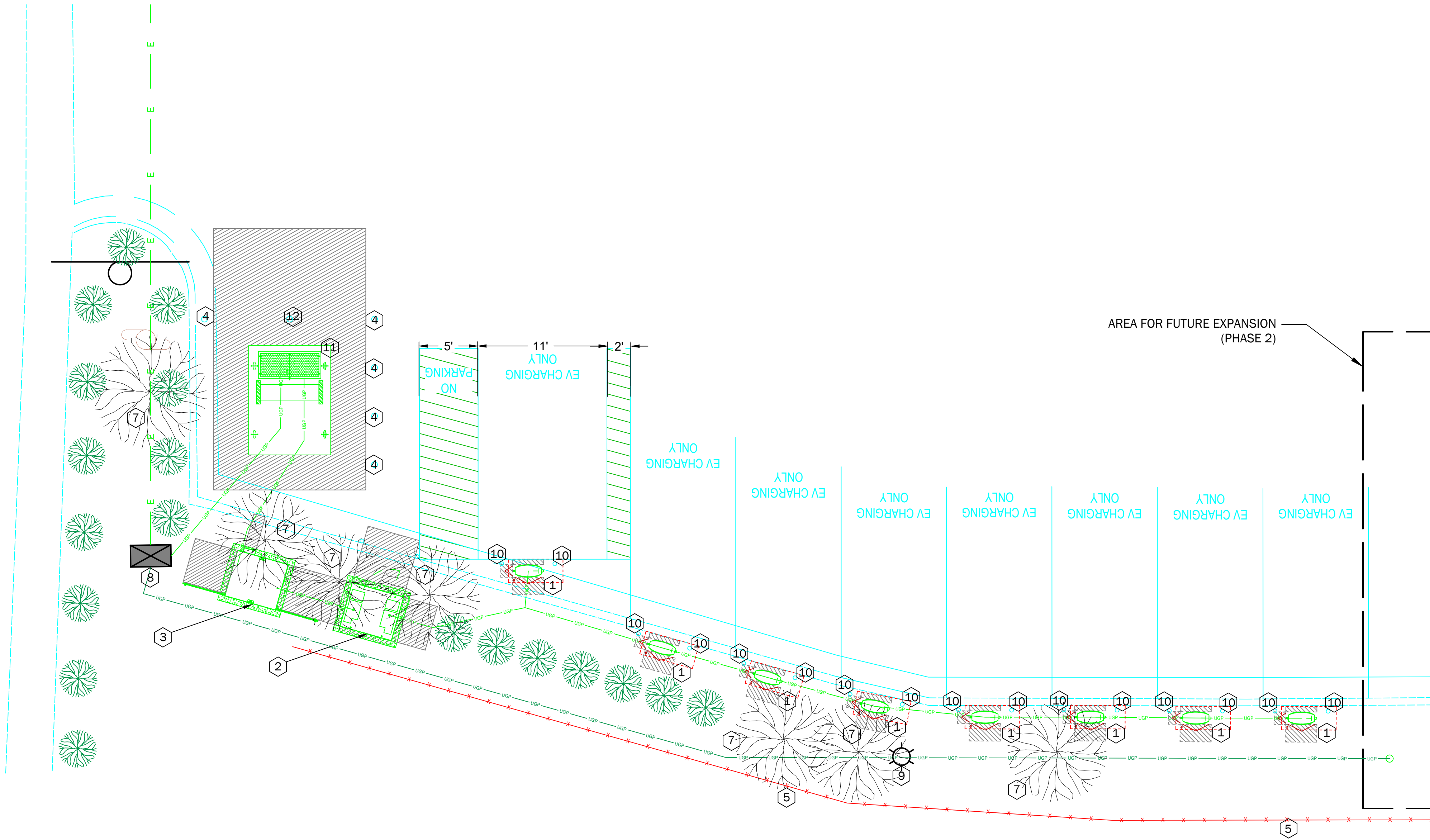
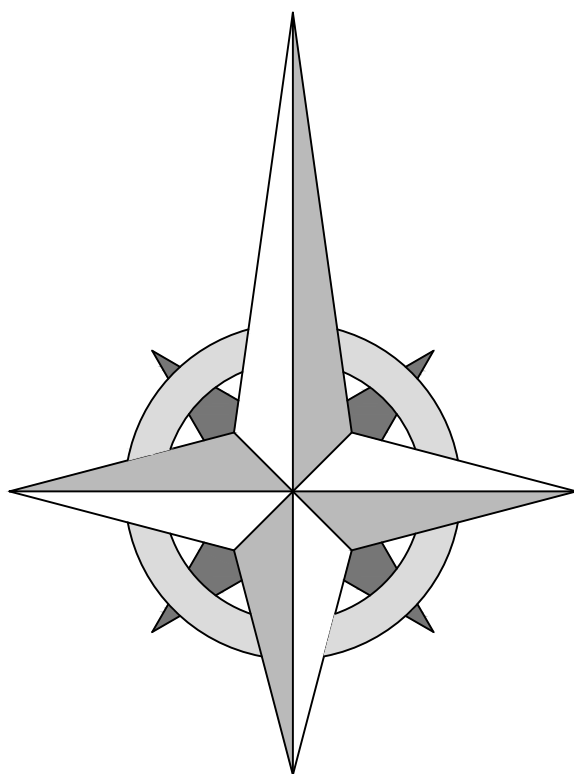


SHEET:

C1

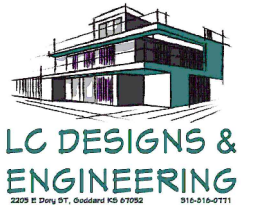
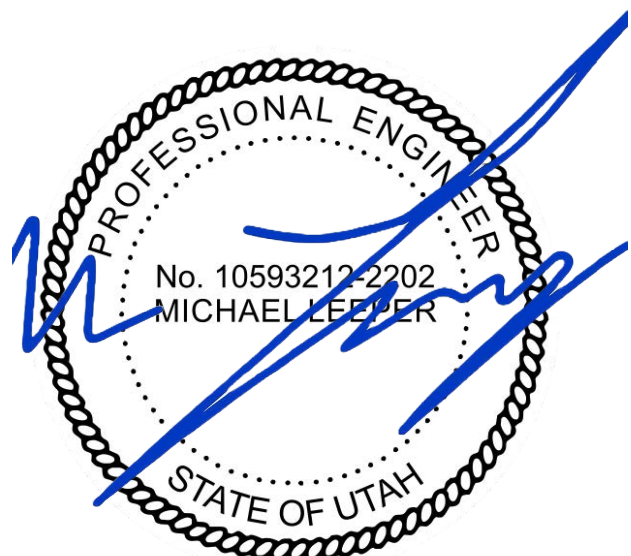


- KEYNOTES:
- 1 - TESLA V4 SUPERCHARGER
 - 2 - (N) TESLA V4 CABINET
 - 3 - (N) SESB
 - 4 - 6" BOLLARD
 - 5 - EXISTING FENCE
 - 6 - EXISTING FIRE HYDRANT
 - 7 - EXISTING LANDSCAPING
 - 8 - EXISTING SITE POWER EQUIPMENT
 - 9 - EXISTING LIGHT POLE
 - 10 - 4" BOLLARD
 - 11 - TRANSFORMER PAD
 - 12 - 6" REMOVABLE BOLLARD



ENLARGED SITE PLAN

SCALE: $\frac{3}{16}$ "=1'-0"



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REVISION TABLE			
NUMBER	DATE	REVISED BY	DESCRIPTION

ENLARGED SITE PLAN

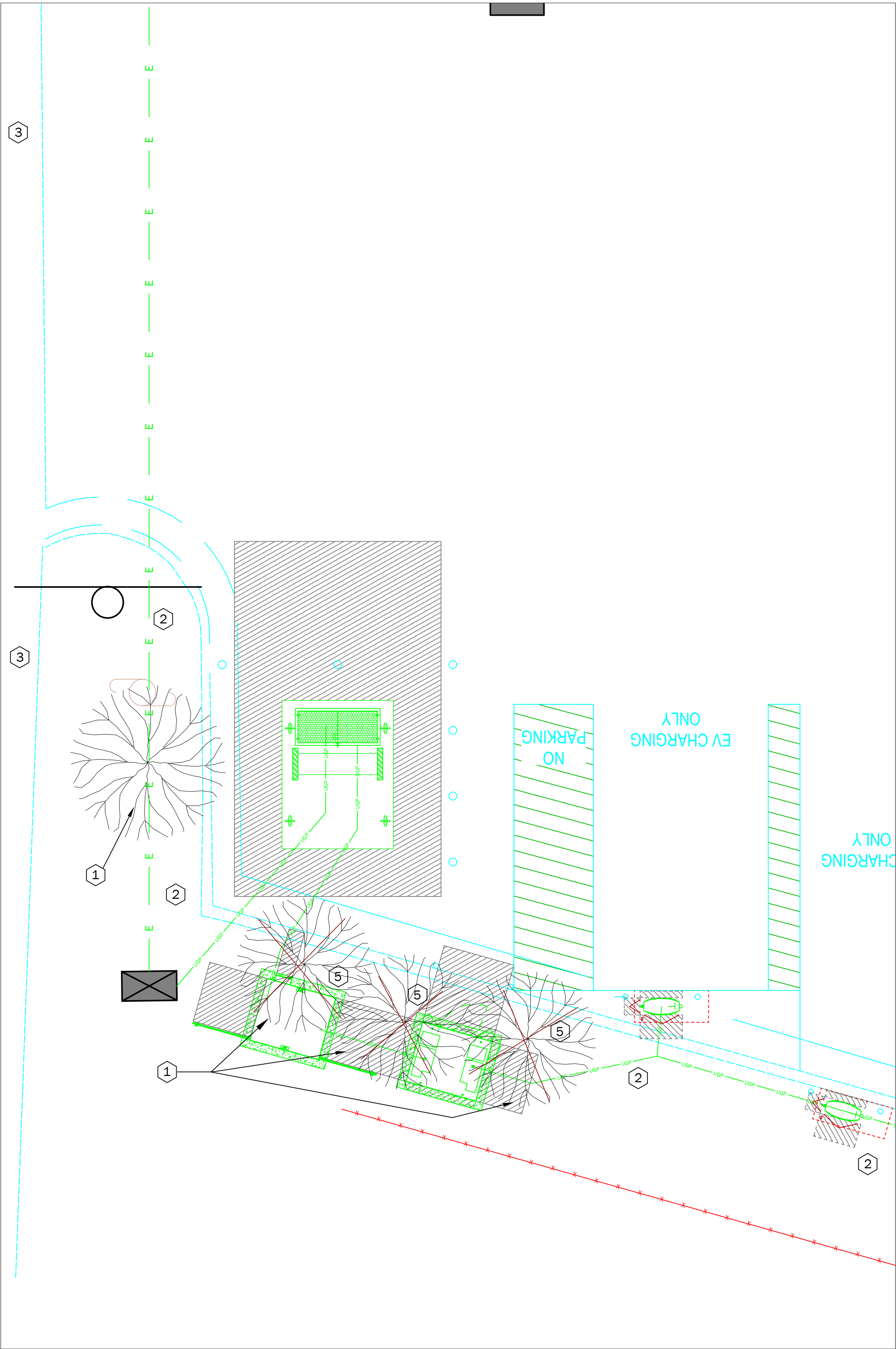
RB'S ONESTOP SUPERCHARGERS
527 S 700 W.
WOODS CROSS UT



SHEET:

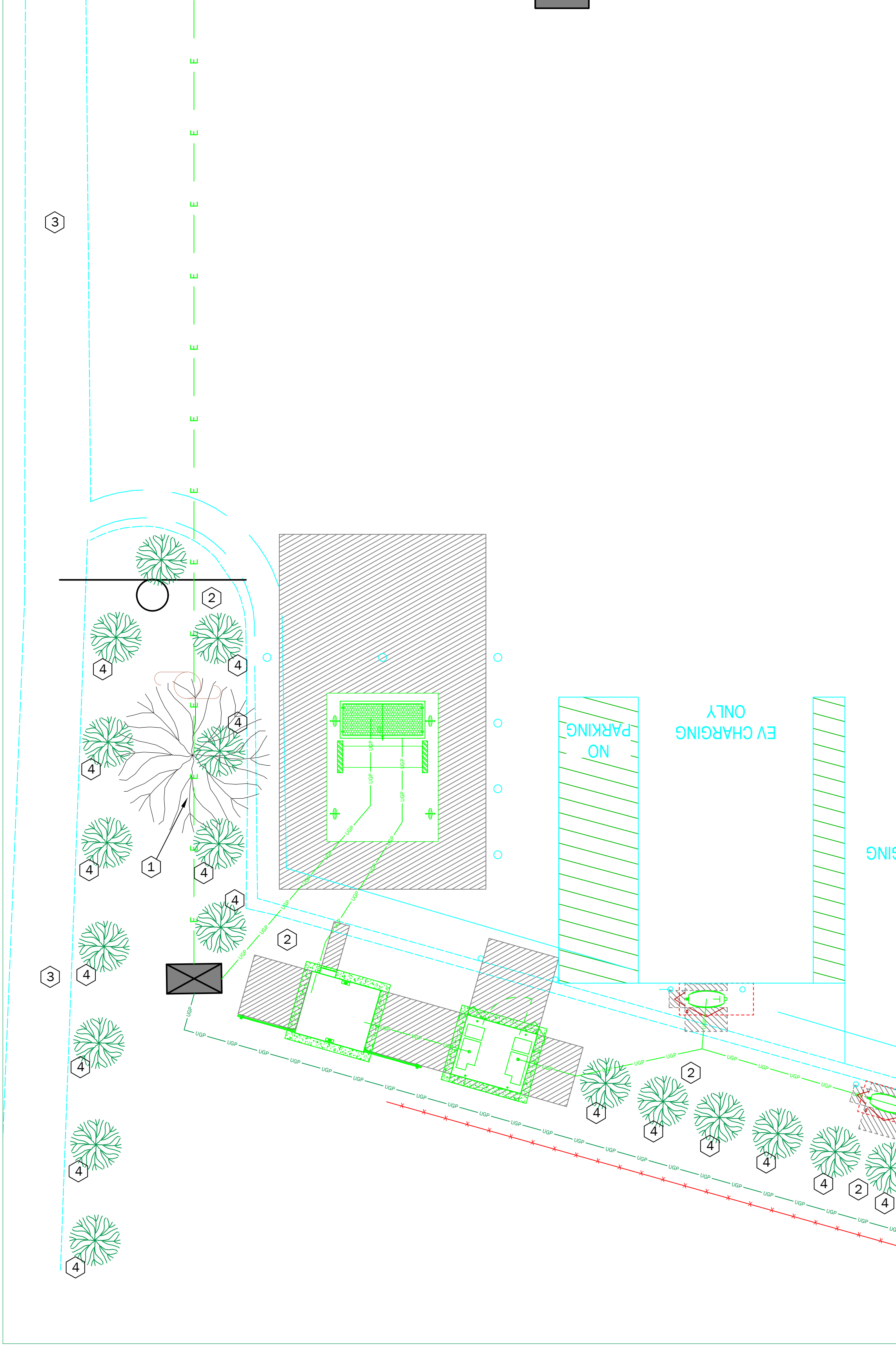
C1.1

- KEYNOTES:
- 1 - (E) TREE
 - 2 - GRASS AREA
 - 3 - SIDEWALK
 - 4 - (N) SHRUBS
 - 5 - (E) LANDSCAPING REMOVED



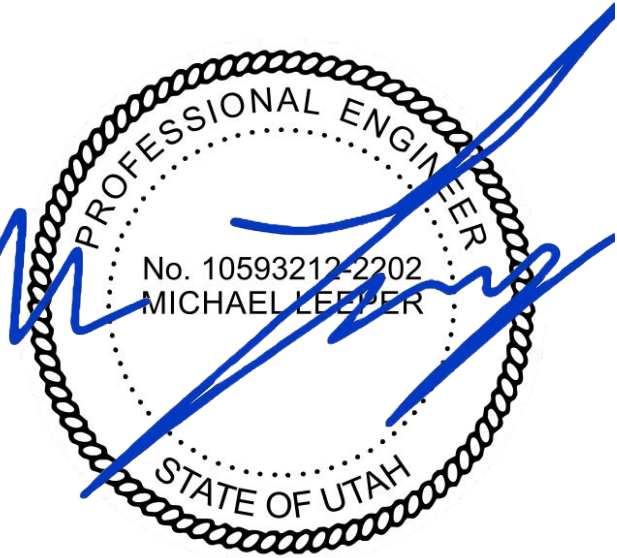
EXISTING LANDSCAPING PLAN

SCALE: $\frac{1}{4}$ "=1'-0"



PROPOSED LANDSCAPING PLAN

SCALE: $\frac{1}{4}$ "=1'-0"



EXISTING LANDSCAPING TO BE REMOVED. CONTRACTOR TO VERIFY.

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REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

LANDSCAPING PLAN

RB'S ONESTOP SUPERCHARGERS
527 S 700 W,
WOODS CROSS UT

