WOODS CROSS PLANNING COMMISSION MEETIN
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

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

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.

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.

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.

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Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant