

**WOODS CROSS PLANNING COMMISSION MEETING  
JULY 27, 2021**

The minutes of the Woods Cross Planning Commission meeting held July 27, 2021, at the Woods Cross Public Works Building located at 2287 South 1200 West, Woods Cross, Utah at 6:30 P.M.

**CONDUCTING:** Vice Chairman, Sharp

**COMMISSION MEMBERS PRESENT:**

Gary Sharp, Vice Chairman  
Mike Doxey  
Jessica Kelemen

Ryan Larsen  
Joe Rupp

**COMMISSION MEMBERS EXCUSED:**

Curtis Poole  
Eric Jones

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Matt Terry, City Council Member

**STAFF EXCUSED:**

Bonnie Craig, Secretary

**VISITORS:**

LeGrande Blackley  
Zac Nelson  
Efrain Garcia

**PLEDGE OF ALLEGIANCE:**

Jessica Kelemen

**APPROVAL OF MINUTES**

Vice Chairman Sharp called for the review of the minutes of the Planning Commission meeting held July 15, 2021.

Following the review of the minutes by the Commission, Commissioner Kelemen made a motion to approve the minutes as written with Commissioner Doxey seconding the motion and all voted in favor of the motion through a roll call vote.

**OPEN SESSION**

Vice Chairman Sharp then opened the meeting to items from those present that they would like to bring before the Planning Commission.

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Vice Chairman Sharp said that he and Commissioner Kelemen are in favor of having a Planning Commission meeting held on August 10<sup>th</sup> even though that is a primary election date.

**MOUNTAIN WEST GYMNASTICS ACADEMY CONDITIONAL USE—1950 SOUTH  
500 WEST—ZAC NELSON**

Mr. Tim Stephens, the Community Development Director, then reviewed this item with the Planning Commission.

Mr. Stephens noted this applicant is proposing to construct a new gymnastics training facility on property near 500 West and 1950 South. He noted that Mountain West Gymnastics Academy is a youth sports facility which has operated for some time in Bountiful. He said they are proposing to build a new facility at the location noted above. He said they will have approximately 900 active athletes involved in classes, and a preschool. He told the Commission they typically have a total of five classes before 3:00 P.M. containing approximately 8 to 15 athletes/students per class. He said the majority of classes are held between 4:00 P.M. and 7:00 P.M. He also went on to say that classes are held every hour and last on average of 55 minutes. He said the applicant has stated they stagger the ending and beginning of classes to avoid any unnecessary traffic congestion with the pick-up/drop-off of students.

Mr. Stephens said there has been some issues with residents who have been concerned about traffic in their neighborhood in the past with other businesses that have been built in this area. He also noted there is a concern that people that may live north and northeast of the proposed facility will not be able to make a left turn because of the raised median that had been recently put in by UDOT on highway 89. Mr. Stephens said he felt like the Commission needed to look at the possible traffic issues for this area. He also said that parking may be an issue for this type of facility. He noted the applicant has stated they will discourage parents from attending their children's classes and they plan to propose a parallel drop-off/pick up zone adjacent to 575 South. He said this would probably streamline the pick-up and drop-off of students. He said that however, there is another factor that heavily influences traffic flow in this immediate area which is the high school. He said specific times during the day when students were getting out of school, the impact would greatly increase traffic, even for just a brief time. Mr. Stephens noted that a traffic study may be the best way to review and analyze the traffic and its impacts to the area. He also said he did not feel off-street parking would not be an issue as they have not had any problems at their facility in Bountiful.

Commissioner Rupp said he felt like the site plan that is shown is relevant since they are talking about parking and traffic. He asked about the drop-off and pick-up and how the cars would enter and exit the street where the facility would be located. Mr. Stephens said the plan submitted was a concept plan, but it could be used to help see what is being proposed.

Mr. Zac Nelson then appeared before the Commission. Commissioner Kelemen asked if there was a drop-off and pick-up area at the current business location. Mr. Nelson said they do have a

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pick-up/drop-off are where they block off some of their parking stalls so there is an area for drop-off and pick-up, and it has worked out well.

Commissioner Rupp said there are quite a few concerns right now regarding traffic and parking. and asked Mr. Nelson how he plans to handle those concerns. Mr. Nelson said he plans to use education to make sure parents know where to drop-off and pick-up their students. He also said when parents sign up their children for classes, they give them maps and educate them as to where and how to pick-up and drop-off the students. He said they encourage the parents not to park and stay to watch the gymnasts and he said they continue to remind parents not park where they might get a parking ticket. Mr. Rupp asked if Mr. Nelson would be leasing out this facility and he said he would not be leasing it, and they would own the building so they would have control over what happens at the facility. Mr. Nelson said they have outgrown their current facility, so they are looking to build a new facility.

Vice Chairman Sharp asked Mr. Nelson if he was alright with the conditions that had been listed and Mr. Nelson said he was fine with the conditions. Mr. Stephens said Mr. Nelson will need to make sure he educates the parents about avoiding traffic going through the adjacent neighborhood to and from the proposed facility.

Commissioner Doxey said he does have concerns about traffic moving through the neighborhood. He said he lives in that neighborhood and since UDOT put in the barricade on highway 89 there are cars that cut through business parking lots wanting to turn left onto the road. Commissioner Doxey said if UDOT decides to extend the barricade, it would create further traffic issues with driver's still wanting to turn left and not being able to do so. He said they would likely drive through the neighborhood to get to a point where they could turn left.

Mr. Nelson said he does have quite a few students that come from Salt Lake as well as Farmington and Centerville, so he sees traffic moving to Wildcat Way to get onto the freeway after leaving the facility.

Commissioner Rupp said if Mr. Nelson were to educate his parents well, it will save him from having problems down the road with possible traffic issues.

Council Member Terry noted that he works for Bountiful Irrigation which is located next to the current facility and said he has observed classes getting out at the facility and he felt like they did a good job at making sure traffic was directed in a manner that works well. Mr. Nelson said they have tried to work hard to make sure traffic problems are minimized.

Council Member Larsen asked where the parents wait when they come from outside cities like Salt Lake and Toole, while their students are in class. Mr. Nelson said most of those parents have students who are on the competitive team, so their classes are from 3-5 hours a day, so they leave and come back later to pick up their students because of the extended hours. He said most of the students coming for the 1 hour classes are local students.

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Mr. Nelson said he really encourages parents not to stay at the facility. He said it is easier for the students to focus and their coach when the parents are not watching at their facility.

Commissioner Kelemen asked Mr. Stephens how a traffic study is done and how might benefit this matter. Mr. Stephens explained the process of a traffic study and how the traffic uses, and traffic demands would be looked at and how the proposed facility might fit in to this particular area. He said the primary concern is traffic in the neighborhood to the north and well as traffic when the high school kids get out of school. He said the high school has traffic spikes throughout the day so the traffic study would show those types of impacts.

Vice Chairman Sharp asked how many students were participating at the business right now. Mr. Nelson said it was 900 students a month at this time. He said some of those are once a week, some are on the competitive gymnastics team, and they come 4 or 5 times a week.

Commissioner Rupp said he does not have issues with the use but is more concerned about the parking and traffic.

Mr. Stephens said the conditional use would address traffic flow, but the parking would be a site plan issue. Mr. Stephens said the Commission would need to look at how many parking spaces would be needed to accommodate this many students.

Mr. Nelson said he had a parking study done and was told the 41 parking spaces he has available would be adequate according to the professional that did the study.

Commissioner Rupp said he thought they still might need to tighten up the traffic flow condition to help mitigate the possible traffic problems.

Mr. Stephens said the Commission should make sure with the approval of the conditional use that major traffic or parking problems do not come up later.

Commissioner Rupp asked what would happen after the traffic study was done and there were traffic problems noted from the study. Mr. Stephens said the study could potentially help with suggestions on how to mitigate the traffic problems at certain places or at certain times. There was discussion on what the benefits of a traffic study would be and whether this would be a good point in the planning process for a traffic study. He also noted UDOT might revisit the raised median discussed earlier as well so that could be a factor in the future.

Commissioner Kelemen said it would be better to be proactive than reactive so problems might be resolved for the future.

Commissioner Larsen said he agreed with Commissioner Kelemen, and he thought it would be beneficial to have a traffic study done.

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The Commission asked Mr. Nelson if a traffic study would be problematic for him. Mr. Nelson said he was not sure because he did not know the cost. He also said one of the reasons he likes this site is because there are so many ways to exit. He said he is not quite sure what would come from a traffic study.

The Commission asked when the site plan would be coming back for review. Mr. Nelson said that might be more up to the staff. Mr. Stephens said anywhere from 4-6 weeks. Mr. Stephens said he was not sure how long the civil work and surveying would take so he was not sure.

Vice Chairman Sharp asked if a delayed traffic study would be a problem. Mr. Nelson said his problem is that he needs to sell his current building, and make sure he has a new building in the works. He said he is not sure how to move forward if the new building is not being built and he needs to sell the current building. He said he already has a buyer for his current building, and he needs to sell it in about 45 days. He said it is a kind of balancing act for him with the selling of his building and the building of a new building.

Mr. Stephens said the question needs to be answered if this use fits at this location with its student body size and the multiple classes and the peak traffic with the high school students. He said the Commission can either table it and wait for a traffic study to be done or approve it with the thought that it will work out and put in a stricter condition for traffic. Mr. Stephens said it may require the gymnastic classes need to modify their class times to avoid the high schoolers when they get out of school.

Commissioner Kelemen said the neighbors are already used to the high school students and gymnastics classes might just need to adjust their schedule to avoid the traffic from the high school students.

Mr. Stephens said he was concerned with possible traffic issues because there were some previous problems with the adjacent neighborhood when the car dealership that is in this same area went in some years ago.

Commissioner Rupp said if there were further restrictions on the conditions for traffic and if it becomes a problem down the road, the conditional use request could be revoked.

There was more discussion on what the cost of a traffic study would be and what would be the benefits from a traffic study, especially if the study was done right now during the summertime when school is not in session.

Commissioner Doxey said his biggest concern was the with UDOT blocking off 1880 S and not being able to turn left. He said he sees that as an issue for the neighborhood.

There were no further questions and Commissioner Rupp made a motion to approve the conditional use for Mountain West Gymnastics Academy at approximately 1950 South 500 West with the following conditions:

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1. At no time may the business activity negatively impact adjacent land uses, both commercial, high school and residential areas.
2. Applicant's business operation shall be in compliance with any government agency having jurisdiction over the business operation or the subject property.
3. Traffic generated by the proposed use is prohibited, other than in an emergency to use the streets in the residential neighborhood to the north of the subject site and the applicant affirmatively educate their patrons on best practices regarding traffic flow to further minimize the impact on the surrounding area.
4. Applicant shall submit a detailed site plan as per the requirements of chapter 12-19 entitled Site Plan Review of the Woods Cross City Zoning Ordinance. Such site plan shall be designed to meet all of the requirements of the Woods Cross City Zoning and Land Development Ordinances including off-street parking.
5. Applicant shall obtain and maintain a Woods Cross City Business License.

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

**CHEVERE AUTO LLC CONDITIONAL USE—1751 SOUTH REDWOOD ROAD—  
EFRAIN GARCIA**

Mr. Stephens reviewed this item with the Commission. He noted that this applicant is proposing to operate an online auto sales business from the location as noted above. He said they will be utilizing some or all of the existing office/warehouse building at this location. He noted that business license records indicate that there is another business within the building. He noted the applicant is proposing to operate from 9:00 AM to 7:00 PM Monday through Saturday with three employees and four cars in the bays of the warehouse. He also noted that in addition to the auto sales, some light repair and detailing will be involved. He said the applicant indicates that no mechanical, engine work or oil changes will take place.

Mr. Efrain Garcia then addressed the Commission. He said they are trying to make this business area look a lot nicer. He said the people that are currently there are putting things outside, but he said he plans on cleaning it up and is hoping to make it look better.

The Commission asked if there was another business located in the building. Mr. Garcia said yes there is. He said they are similar to the business Diesel Sellerz. He said he is hoping that the business will leave in the future. He said he is just a small dealer, and he will have a few cars to sell. He said the cars he will sell will be located on the site. He said he is only planning on putting 4 or 5 cars outside and 4 inside. The Commission asked how many employees there would be, and he said 3-4 employees. The Commission asked Mr. Garcia if he was all right with the conditions as they were listed, and Mr. Garcia said that he was fine with the conditions.

The Commission thanked Mr. Garcia for working towards cleaning up the property. There were no further questions and Commissioner Doxey made a motion to approve the Chevere Auto LLC conditional use with the following conditions:

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1. At no time may the business operation negatively impact adjacent properties or nearby residential areas.
2. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or the subject property.
3. At no time may any materials, auto parts, or equipment be stored outside the enclosed building.
4. Applicant shall obtain a South Davis Metro Fire inspection and approval and submit the same to the city prior to the issuance of a business license.
5. Applicant shall obtain and maintain a valid Woods Cross City Business License.

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

**REVIEW OF DRAFT ZONING ORDINANCE CHAPTERS—TIM STEPHENS**

Mr. Stephens then noted the Commission had a few more draft zoning ordinance chapters for their review. He said they would be going over the General Provisions Chapter and Zoning Administration.

The Commission thanked Mr. Stephens for the hard work on the draft zoning ordinance chapters.

**CITY COUNCIL REPORT—MATT TERRY**

Council Member Terry reported on the City Council meeting held July 20, 2021. Please see the minutes of that meeting for the details of his report.

**GENERAL AND PENDING**

Mr. Stephens noted at the next meeting the Commission will be reviewing the sign ordinance. He said this would be a more involved chapter for review. He also said Mr. Dell Nichols has an amended sign ordinance for consideration that had been tabled previously by the Planning Commission. Mr. Stephens said he would be inviting Mr. Nichols to the next meeting so he can listen to the discussion on the sign ordinance.

**ADJOURNMENT**

There being no further business before the Commission, Commissioner Doxey made a motion to adjourn the meeting at 7:56 P.M.

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Gary Sharp, Vice Chairman

Bonnie Craig, Secretary