

WOODS CROSS PLANNING COMMISSION MEETING
JANUARY 9, 2024

This is the meeting of the Woods Cross Planning Commission meeting held January 9, 2024, 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
Melanie Brooks

Mike Doxey-remote
Jim Grover
Jake Hennesy

COMMISSION MEMBERS EXCUSED:

Eric Jones

STAFF PRESENT:

Tim Stephens, Community Development Director
Bonnie Craig, Secretary
Gary Sharp, City Council

VISITORS:

Valerie Claussen
Blake Dunkley
Glenn Girsberger

Robert Wilde
Jordan Dunkley
Robert Dunkley

Fred Turnier
Jon Shaw

PLEDGE OF ALLEGIANCE:

Jim Grover

ANNUAL ELECTION OF CHAIR AND VICE CHAIR

Chairman Rupp asked the Community Development Director if this item could be postponed until the next meeting so everyone could be present to participate in the election of the Chair and Vice Chair. Mr. Stephens said that it would be fine to take care of this matter at the next meeting.

Commissioner Blackley made a motion to table this item until the next Planning Commission meeting. Commissioner Grover seconded the motion all voted in favor of the for the motion.

APPROVAL OF MINUTES

Chairman Rupp called for the review of the minutes of the Planning Commission meeting held December 12, 2023.

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

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OPEN SESSION

Chairman Rupp then opened the meeting for comments from the public that were not on the agenda.

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

**FLY HIGH TRAMPOLINE PARK CONDITIONAL USE—2119 SOUTH 1200 WEST, BUILDING A—
BLAKE DUNKLEY**

Mr. Stephens then reviewed this item with the Commission. He noted that this applicant is proposing to operate a trampoline park and family event center within the city. He noted the applicant's proposed lease would be leasing the suite in the south end of the building where Caliber Collision is currently located in the north end of the building. Mr. Stephens noted that Fly High is an indoor entertainment venue for kids and families. He said the company hosts group and family events including birthday parties. He said they will have soft play, slides and ninja facilities and the facility will also include a small area for concessions. He noted the application indicates there will be as many as 22 employees and the business will operate from 10:00 A.M. to 10:00 P.M. Friday through Monday and 3:00 P.M. to 9:00 P.M. Tuesday through Thursday. He said the application further indicates the occupancy for the space allows for 299 persons with roughly 200 people at any given time. Mr. Stephens went on to further indicate they will be using 135 parking stalls in the area of their suite with 150 available.

Chairman Rupp asked about the wording in the conditions and wanted it strong enough to make sure adjacent businesses were not impacted regarding this business. He also said he wanted to make sure this business would have no parking at the school that is located across the street. Mr. Stephens said the conditions could make sure parking is not an issue with this new business.

Following the information given by the Community Development Director, Mr. Blake Dunkley addressed the Commission. He said he was excited to be at the meeting tonight representing this item. He said he had brought with him Mr. Jordan Dunkley and Mr. Robert Dunkley who were Officer/Owner's as well as Mr. John Shaw who was their real estate agent. He said they all have an interest in making this a successful business. Mr. Blake Dunkley gave a slide presentation and went through the features of this business. Mr. Dunkley gave the Commission an overview of what this type of business provides for the community. He said he felt like the parking that is being provided is enough parking to handle the amount of participants they think they will have at the park at any given time. He also said they will be using a corner of the building which is about 15,000 square feet. He said they are very excited and feel like this is a very good area to locate this new business and thought it would be a good thing for the community.

Mr. Dunkley said their busiest time is on Saturday but being located in an industrial park is beneficial because many of those businesses are not open on Saturdays. He said the hours that seem to be the busiest on Saturday are between noon and 4:00 P.M. He said when the capacity hits around 200 people, they start restricting participants. He said they would have a concession area where they sell simple and prepackaged snacks. Mr. Dunkley noted they would hire 20-30 team members to work at the park. Mr. Dunkley went on to say that the hours of operation for park hours change during the summer from 10:00 A.M. to 9:00 P.M. Monday through Thursday and then Friday through Saturday from 10:00 A.M. to 10:00

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P.M. He said summer tends to be slower since the weather is nice, and people are doing other outdoor activities. He said the hours shorten and they open at 12:00 P.M. Tuesday through Thursday and the crowds come more on Friday evenings and then on Saturday and Sunday. He also noted their sound system would not be loud enough to be a problem. He also explained their safety in limiting occupancy and capacity for the park.

Mr. Dunkley went on to note he felt like there is plenty of parking for what the plan of for capacity. He said he felt like it was adequate and would be more than enough. He said he did not think they would ever funnel into the street or use all the parking that is being provided.

Commissioner Grover asked if there would be a super trampoline. Mr. Dunkley said there will probably be some Olympic sized trampolines, but they are not planning on a super trampoline. He also said the parking looked like it would work with the drawing that had been shown for the occupancy of the building.

Chairman Rupp asked about parking and said he does have some concern that customers might park in the school parking lot that is located across the street. He asked if they had a plan to mitigate that problem. Mr. Dunkley said they can put up signs directing parking to be located at the business and not at the school. Chairman Rupp said the sign could say "more parking in the rear" if the parking spots are being taken up in the front of the building. Chairman Rupp said parking is always a concern for the Planning Commission to consider.

Commissioner Brooks asked when they plan to open the park and Mr. Dunkley said in about eight months after they sign the lease, possibly around July or August, but he said he was not sure.

There were no further questions and Commissioner Grover made a motion to approve the Fly High Trampoline Park conditional use with the following conditions:

1. At no time may the proposed use negatively impact adjacent land uses or nearby residential areas of the city.
2. Applicant's business operation shall be in conformance at all times with any government entity having jurisdiction over the business or subject property.
3. At no time may any materials or equipment be stored or staged outside the enclosed building.
4. Applicant shall obtain a South Davis Metro Fire Inspection approval and submit a copy to the city prior to the issuance of a business license.
5. Applicant shall obtain and maintain a Woods Cross business license.
6. At no time may any business or recreational activity take place outside the enclosed building.
7. Should any exterior signage involving lighting be installed, at no time may signs or lighting from the project negatively impact adjacent residential areas.

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

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WILDER GROUP CONDITIONAL USE—2511 SOUTH REDWOOD ROAD, #19—GLENN GIRSBERGER

Mr. Stephens reviewed this item with the Commission. He noted that the Wilder Group is a company that develops and stores large convention exhibit displays for various companies. He noted the subject property ad suite will be used for general office and warehousing. He said this use will operate from 8:00 A.M. to 5:00 P.M. and will have anywhere from 1-5 people on site at any given time. He noted there had previously been two other similar businesses that were approved for conditional uses on the same property.

Following the information given, Mr. Glenn Girsberger appeared before the Commission and said Mr. Robert Wilde had joined remotely and they were representing this item.

There were no questions from the Commission and Commissioner Brooks made a motion to approve the Wilder Group conditional use with the following conditions:

1. At no time may any equipment or materials be stored or staged outside the enclosed building.
2. Applicant's business operation shall be in compliance at all times with any government entity having jurisdiction over the business or subject property.
3. Applicant shall obtain a South Davis Metro Fire Inspection approval and provide a copy to the city prior to the issuance of a business license.
4. Applicant shall obtain and maintain a Woods Cross City business license.

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

PUBLIC HEARING: PROPOSED AMENDMENTS TO TITLE 11, SUBDIVISION REGULATIONS—TIM STEPHENS

Mr. Stephens then noted there are proposed amendments to Title 11, Subdivision Regulations from the state legislature. He noted the state legislature passed Senate Bill 174 mandating that each community should create an administrative land use authority for the review and approval of single-family, two-family, and townhome subdivisions plats. He said the new state law no longer permits these types of subdivision plats to be reviewed and approved by City Councils.

Mr. Stephens went on to say that to comply with the requirements of Senate Bill 174, the city was able to secure funding and obtain the services of Planning Outpost Consultants to assist in a re-write of several sections of the subdivision code. He said the proposed amendments will bring Woods Cross City into compliance with state law. He said it would be up to the Planning Commission to review this matter in more detail and then hold a public hearing collecting any public comments. He also noted that The Planning Outpost personnel will be in attendance and will be presenting a slide presentation regarding the amendments.

Mr. Stephens turned the time over to Ms. Valerie Claussen and Mr. Fred Turnier from Planning Outpost Consultants, who presented a slide presentation introducing this item. Mr. Stephens noted they were the consultants who had been helping with these changes by the legislature. They gave an overview of this

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subdivision update and what it consisted of and how they would recommend implementing it in Woods Cross City.

Chairman Rupp asked if the timelines were set by the bill and the answer was yes, they were set by the bill. It was noted that the timeline set is a very tight timeline that would have to meet those requirements. Chairman Rupp asked if there was a waiver that could be used in case of more complex applications that may need more time than is allowed. Ms. Claussen said it is highly likely there could be some type of waiver for allowances but it is still being discussed. She said she felt like there would need to be some type of consideration for the smaller jurisdictions to make sure that the timeline is being met. It was noted there is some language that does have some exceptions that says they may have modifications or corrections on an individual basis for the timeline.

Following the information given, Chairman Rupp opened the public hearing.

Mr. Gary Sharp asked if there is a definition of who can serve on the DRC. Mr. Stephens said it is himself, the city engineer, public works director and South Davis Metro fire marshal. Mr. Sharp asked if a citizen or City Council member could serve on that board. Mr. Stephens said there cannot be a City Council Member that serves on the DRC committee. Mr. Stephens noted that the Council will still be reviewing the site plans that will come through the process.

Mr. Sharp said he heard that the majority of the problems that may need to be addressed are with the developers because they are coming in with incomplete plans. Mr. Stephens said that is what is difficult because if a developer comes in unprepared with incomplete plans, those are the ones that are taking the time through city staff review and that sets things back.

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

Commissioner Grover moved to an online format at this time.

**CONSIDERATION AND RECOMMENDATION TO THE CITY COUNCIL REGARDING PROPOSED
AMENDMENTS TO TITLE 11, SUBDIVISION REGULATIONS—CHAIRMAN RUPP**

Following the information given, Commissioner Blackley made a motion to forward to the City Council the Planning Commission's recommendation to approve the amendments to Title 11 and Title 11 B, Subdivision Regulations. Commissioner Brooks seconded the motion, and all voted in favor of the motion through a roll call vote.

CITY COUNCIL REPORT

Council Member Sharp reported on the City Council meeting held January 2, 2024. Please see the minutes of the meeting for the details of his report.

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GENERAL AND PENDING BUSINESS

Mr. Stephens noted that with the amendments to the SFRT Zones that CW Urban will be coming in with a site plan as well as the project that was recently approved by the Commission who will be building the townhome project locating east of the high school..

ADJOURNMENT

There being no further business before the Commission, Commissioner Hennessy made a motion to adjourn the meeting at 7:39 P.M.

Joe Rupp, Chairman

Bonnie Craig, Secretary