

**WOODS CROSS PLANNING COMMISSION MEETING
MARCH 11, 2025**

The minutes of the Woods Cross Planning Commission meeting held March 11, 2025, 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
LeGrand Blackley
Mike Doxey
Robin Goodman-online

Jake Hennessy
David Lewis IV-online
Mariah Wall

STAFF PRESENT:

Curtis Poole, Community Development Director
Bonnie Craig, Administrative Assistant

CITY COUNCIL MEMBERS PRESENT:

Gary Sharp

VISITORS:

Don Schrader Lois Scrader Rachel Hanks

PLEDGE OF ALLEGIANCE:

Jake Hennessy

MINUTE APPROVAL

Chairman Rupp called for the review of the Planning Commission minutes for the Planning Commission meeting held January 28, 2025. Following the review of the minutes, Commissioner Blackley made a motion to approve the minutes with Commissioner Hennessy seconding the motion and all voted in favor of the motion through a roll call vote.

The Commission reviewed the minutes of the Planning Commission meeting held February 11, 2025. Commissioner Blackley made a motion to approve the minutes as written with the Council Member Hennessy 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 comments from the public that were not on the agenda.

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

GYMNASTIC AND TUMBLING CONDITIONAL USE—2193 SOUTH 1200 WEST, SUITE 101 (I-1 LIGHT INDUSTRIAL/BUSINESS PARK ZONE)—JACOB HANKS

Mr. Curtis Poole, the Community Development Director, reviewed this item with the Planning Commission. He noted the applicants, Mr. Jacob Hanks, and Ms. Rachel Hanks, are requesting approval for a conditional use permit for the purpose of operating a gymnastics and tumbling business from this location.

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He noted gymnastics and gymnasiums are an allowed use within this I-1 Light Industrial/Business Park Zone.

Mr. Poole noted this applicant is proposing to operate a gymnastics and tumbling training business at this location. He said the business would have organized class sizes that will be up to six kids with private lessons planned. He said the applicant has indicated there will be two employees, him, and his wife. He noted the anticipated hours of operation will be from 10:00 AM to 10:00 PM. He also noted existing parking is available for this development and will be sufficient for this business, as the applicant expects seven cars at peak times.

Mr. Poole said the applicant would ensure the children are safe regarding the traffic and that traffic does not impact the neighboring businesses. Mr. Poole also said other than pickup and drop off schedules, staff does not anticipate any potential negative impacts to surrounding property owners. He also said staff finds that the use complies with city codes, is consistent with the General Plan, and is compatible with neighboring properties within the zone.

Following the information given by the Community Development Director, Ms. Rachel Hanks addressed the Commission. She asked about how many students or employees might be added to the application if they were to grow their business in the future. Mr. Poole said there is no limit of how many kids are allowed but to keep in mind the impact adding more students may have on the surrounding businesses and property. Ms. Hanks said they have not had any problems with parking with the extra parking stalls behind the building that are available.

Commissioner Hennessy asked if Ms. Hanks would be having any gymnastics meets at the facility. Ms. Hanks said there would only be lessons given. Commissioner Hennessy wondered if there would be an impact with parking if parents or grandparents want to stay and watch. Ms. Hanks said there is typically just a parent or two that would stay and possibly siblings that would stay and watch. She said there is plenty of parking behind the building that does not get utilized so they will have plenty of parking.

There were no further questions and Council Member Lewis made a motion to approve the conditional use for gymnastics and tumbling for Mr. Jacob Hanks and Ms. Rachel Hanks with the following conditions:

1. Obtain and maintain a business license.
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 or subject property.

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

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CITY COUNCIL REPORT

Council Member Sharp reported on the City Council meeting held March 4, 2025. Please see the minutes of that meeting for the details of his report.

GENERAL AND PENDING

Mr. Poole reported the city hall planning meeting that will be coming up. He said to bring any questions or suggestions the Commission might have to the meeting that will take place next Tuesday before City Council meeting. He said dinner would be provided.

He noted there would be a plat for the Commission to review coming soon from Robin Goodman.

Mr. Poole said DC Customs had not contacted the city again regarding their business, so he was not aware of what was going on with them.

He said Auto Boss would be coming to the Commission to review their development.

ADJOURNMENT

There being no further business before the Planning Commission, Commissioner Goodman made a motion to adjourn the meeting at 6:43 P.M.

Joe Rupp, Chairman

Bonnie Craig, Administrative Assistant