

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MARCH 5, 2008 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: James Dupaix, Nathan Gedge, David McKinney, Justin Stoker, Nathan Hendricks, Ellen Smith, and John Winn.

STAFF: Tom Burdett, Nathan Nelson, Greg Mikolash, Scott Langford, Jennifer Jastremsky, Reed Scharman, Julie Davis, and Jeffrey Robinson.

OTHERS: Paul R. Bourne, Scott J. McCashland, Brent B. Orton, Kevin R. Orton, and Zane Morris.

The briefing meeting was called to order by Justin Stoker.

Jeffrey Robinson explained that at the previous meeting the Commission forwarded a positive recommendation for the changes and updates in the Municipal Code in association with the recodification. The motion was based upon the summary sheet that was provided at that meeting. However, the reference to the change in Section 89-1-201(k) regarding the permissive nature of the code was excluded from the summary sheet. In order to include that recommendation the Commission needs to make a motion to reconsider the original motion, and then make a motion to amend the recommendation at the same time that the minutes are being considered and before they are approved.

Jennifer Jastremsky gave a clarification on the staff report for Item #2 regarding the location and screening of loading doors. Ellen Smith requested a copy of the Water Well Protection Zones map. It was explained that the Engineering Department will be reviewing the Best Management Practices submitted by the applicant.

Scott Langford made an update to some of the numbers in the table in the staff report for Item #3.

Item #4 will be postponed to a date uncertain. There was a brief discussion/update on the light rail line schedule.

The regular meeting was called to order at 6:00 p.m. by James Dupaix.

ITEM 1 Consent Calendar

A. Approve Minutes from February 20, 2008

MOTION: Justin Stoker moved to reconsider the motion made on February 19, 2008, regarding the recodification of the Municipal Code to consider including in the motion a positive recommendation to the City Council the amendment of Section 89-1-201(k) to clarify the permissive nature of Title 89 as discussed in the January 16, 2008 Planning Commission meeting. The motion was seconded by Ellen Smith.

James Dupaix clarified to the audience the procedure and ability of the Commission to reconsider a motion.

VOTE: Passed 7-0 in favor.

MOTION: Justin Stoker moved to amend the recommendation that we made at the last Planning Commission meeting to include the amendment of Section 89-1-201(k) to clarify the permissive nature of Title 89 as discussed in the January 16, 2008 Planning Commission meeting. The motion was seconded by Ellen Smith and passed 7-0 in favor.

MOTION: Justin Stoker moved to reschedule Item #4 South Station Phase 1 to a date uncertain and to approve the Consent Calendar as listed in the agenda. The motion was seconded by Ellen Smith and passed 7-0 in favor.

2. Rocky Mountain Custom Glass; 9290 South Prosperity Road; Preliminary Site Plan and Conditional Use Permit for location in the Well Water Protection Zone; M-1 Zone: Jay McCashland (applicant) [#CUP20070036, SPI20070020; parcel 26-02-300-014]

Jennifer Jastremsky gave an overview of the request for preliminary site plan and conditional use permit. She reviewed access points, landscaping, and parking, all which meet the code. She pointed out a future 6,000 square foot expansion area as well as a proposed future 6,600 square foot accessory building. The proposed building is 37,600 square feet in size. The dumpster will be completely blocked from public view at the back of the building and constructed out of the same materials as the main building. Fifty-eight required parking stalls are provided, which will also meet the requirement for the future expansion. Architectural features were reviewed. The applicant proposed four overhead doors on the front of the structure with four on the back and one on the south side. She clarified that the zoning ordinance requires that service and loading areas be screened from the public view. Staff encourages these areas to be located at the side and rear of the building, but Planning Commission can approve the alternate layout with sufficient landscaping. The applicant prefers to have the doors in an east/west fashion because of the south winds in the area and the vulnerability of the glass product. The applicant has provided twice as much overall landscaping in order to ensure the proper screening. The landscaping plan shows overall 24% on the site. About 15,000 square feet of the landscaping will be desertscape located at the rear of the property. The site is located within Well Water Protection Zone 4. All business operations will be conducted indoors including, cutting, edging, drilling, cleaning, texturizing, glazing, and sandblasting glass products. The Protection Zone requires that Best Management Practices be followed to reduce the chance of well water contamination. The Engineering Department is currently reviewing the site plan for compliance with BMP's and does not object to the approval of the conditional use. However, if any discrepancies are found, those will have to be corrected before issuance of the final site plan. The Fire Marshal has no objections.

Preliminary Site Plan

Staff recommended that the Planning Commission grant Preliminary Site Plan approval for Rocky Mountain Custom Glass, located at 9290 South Prosperity Road, with the following conditions:

1. Meet all requirements of the Conditional Use Permit.
2. Receive Final Site Plan approval from City Staff.
3. Address and adhere to all Department comments, conditions of approval and all applicable code standards.
4. Meet all redline review comments dated February 13, 2008 and show these changes on the Final Site Plan drawings.
 - a. Update parking information. Parking numbers have changed from 57 to 58 spaces and handicapped stalls have changed from 2 to 3 spaces.
 - b. Stairs are shown going up to several doors on the Electrical Plan. No other plan sheets in the set show stairs. Please remove stairs from electrical plans.
 - c. Rear parking/landscaping area has been reconfigured, please update electrical plan to show site plan changes.
 - d. Either take plants off of the electrical plan or make tree/shrub count accurate to landscaping plan. See redlines for missing trees on electrical plan.
 - e. The plant table lists 59 Broadmore Juniper (JSB) shrubs. However, there are three shrubs missing on the landscape plan in the southeast corner of the office landscaping area, as redlined on the plans.
 - f. The arrow pointing out the location of the Green Velvet Boxwood (BGV) shrubs does not point to any plants. Please extend the arrow as redlined on plans.
 - g. Please address the redline comments from Von Isaman below.
 - i. No reference in plan re: design spray head 60% Du. (1.2.3)
 - ii. No reference in plan re: Valve/meter box capable of being bolted closed after

- installation. (1.4.4)
- iii. No reference in plan re: Remote control valve I valve box has ample space for service & to remove valve cover. (1.5.5)
- iv. No reference in plan re: Sprinkler heads attached to lateral line pipe w/ flexible/adjustable swing assembly. (1.6.1)
- v. No reference in plan re: SH adjacent to hardscape paving spaced 1 to 3" away from paving. (1.6-3)
- vi. No reference in plan re: SH adjacent to walls, buildings, fences or structure spaced minimum of 6" away from structure. (1.6-3)
- vii. No reference in plan re: Separate water meter installed for irrigation system with landscape area > 1000 sq. ft. (89-6-703(b)(8))
- viii. No reference in plan re: Separate water meter size based on demand, billed separately, not a sub-meter. (89-6-703(b)(8))
- ix. No reference in plan re: 80% of trees and shrubs shall be designated from 'Water-Wise Plants for Salt Lake City'. 67% of the trees and shrubs are water-wise. (89-6-704(a) (1).
- x. No reference in plan re: Turf grasses shall be <50% of area. (89-6-704(a)(3)
- xi. No reference in plan re: Soil prep shall scarify soil > or = 6". (89-6-705(b)(5))

Conditional Use Permit

Staff recommended that the Planning Commission approve the Conditional Use Permit for Rocky Mountain Custom Glass, located at 9290 South Prosperity Road, with the following conditions.

1. Meet all requirements of the Preliminary Site Plan.
2. The project shall comply at all times with the City of West Jordan Best Management Practices, as determined by the Engineering Department.
3. The Conditional Use Permit shall be subject to review and/or revocation as per §89-5-404.

Ellen Smith asked how the City determines the Best Management Practices for storing and using these chemicals on site.

Nathan Nelson explained that the applicant submits a plan outlining what BMP's they intend to use. This addresses things such as storage of materials, how spills are cleaned up and neutralized, disposal of used products, etc. Engineering reviews the reports against any State regulations that apply. There is not a standard list of requirements that the City has on file.

James Dupaix asked if there were any particular items staff will look for in the Water Protection Zone that are different from other manufacturing areas in the City, or are there any conditions that they should be especially concerned about.

Jennifer Jastremsky said the code just requires that Best Management Practices be reviewed by the City and followed. The conditional uses in the well water protection zone are mostly for chemical storage and manufacturing items that could lead to runoff that could contaminate the water. The conditional use permit allows for an extra look at the application.

Ellen Smith referred to the well water protection zone map and asked if they were City wells and what they are used for.

Nathan Nelson said they are mostly City wells that augment the City's water system. Most of the City's water is purchased directly from connections they have with Jordan Valley Water. Most of them are culinary wells.

Ellen Smith asked at what depth the wells are screened.

Nathan Nelson said that the City's Utilities Manager would have that information.

Reed Scharman explained secondary containment. In this case the applicant is reporting that they don't have reportable quantities of hazardous materials.

Scott J. McCashland, applicant, 3314 Iron Gate Road, stated that he had no comments to make.

Justin Stoker said it was his understanding that they were asking for overhead doors on the east and west sides for safety and functionality.

Scott McCashland stated that was correct. The glass sheets are extremely large, and any wind that might come in as they are being loaded could blow the sheets over. The door orientation will help, because the winds are more prevalent going south to north.

David McKinney asked if the proposed expansion area will initially be paved until construction occurs.

Scott McCashland said he thought there would be desertscape in that area.

James Dupaix asked if they will be etching glass.

Scott McCashland said they are custom fab shop. They buy the sheets in a large size and cut them to size and then polish, bevel, drill holes, and surface sandblast in a contained area, but there is no etching.

James Dupaix said then there is no heating of the glass or chemical etching, but it is sandblasting, cutting, shaping, and that sort of thing.

Scott McCashland said that is correct, but they will have a tempering furnace.

James Dupaix said he is happy to see a manufacturer come in.

Further public comment was closed at this point for this item.

Justin Stoker said with the additional landscaping provided along Prosperity Road he didn't have a problem with the east/west bay doors.

MOTION: Nathan Gedge moved to grant Preliminary Site Plan approval for Rocky Mountain Custom Glass; 9290 South Prosperity Road; Jay McCashland (applicant) based on positive findings of fact and with the conditions listed in the Commission packet. The motion was seconded by John Winn.

Justin Stoker asked for clarification of whether or not the Commission needed to state they gave approval for the east/west doors. Jennifer Jastremsky said that orientation would be approved as part of the approval of the site plan, and she didn't think it needed to be specifically stated in the motion.

VOTE: The motion passed 7-0 in favor.

MOTION: Nathan Gedge moved to approve the Conditional Use Permit for Rocky Mountain Custom Glass; 9290 South Prosperity Road; Jay McCashland (applicant) with the conditions listed in the Commission packet. The motion was seconded by Ellen Smith and passed 7-0 in favor.

3. Serengeti Springs Apartments #2; 7963 South U-111; Amended Preliminary Site Plan and Phase 2 Final Site Plan; P-C Zone; Triton Investments, Inc./Zane Morris (applicant) [#SPCO20070007; parcel 20-34-100-009]

Scott Langford reviewed the history of the development and surrounding area. Since the preliminary site plan was approved, the applicant is asking to modify the footprint of the buildings in Phase 2. The width had been reduced by 167 feet, which changes the overall layout of the phase. These changes were made to accommodate a future commercial site, which is currently being reviewed by staff. He referred to Page 2 of the staff report and modified the numbers on Table 1 for the number of units under the original plan it should be 152. Table 2 that states the original plan for the entire development, the number of units should read 344 and 296, respectively. With these changes, the size of Phase 2 has been reduced by 3 acres, the number of units is reduced by 48, and the number of parking stalls has been reduced by 54. He indicated that the original plan was thoroughly reviewed going through a number of hearings, an architectural review, traffic impact study, etc. The applicant intends to use the same building elevations that are in Phase 1. Mr. Langford referred to Criteria #5, which is where staff is requesting additional conditions of approval to make sure the ingress and egress are as efficient and safe as possible. He pointed out the access road that will connect to 7800 South and will eventually go through the commercial site. Staff would like that road to maintain its functional purposes of creating a safe and efficient means of access once the commercial property is developed. Staff also had comments for pedestrian connection and safety and is asking that a sidewalk be extended to the north boundary. There is also a condition that the required wall along the north property line be reduced when it is directly adjacent to the sidewalk and roadway. He indicated that one of the conditions of approval in the staff report is that before building permits are allowed the Final Development Plan for the Central Village will have to be amended. This is a very flexible document and with the reduction in size they were able to meet all of the other requirements in the plan.

Staff recommended that the Planning Commission grant Preliminary and Final Site Plan approval for the Serengeti Springs Phase 2 multi-family residential development located at approximately 7800 South and 6700 West in a P-C zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Approvals by these City divisions or departments are required.

Conditions of Approval:

1. The Applicant shall address and adhere to all City of West Jordan Municipal Code standards in effect at the time the *Jordan Hills Villages Preliminary Development Plan* was adopted (Unified Development Code, Title 88); and adhere to all departmental comments, conditions of approvals as identified in this staff report
2. An access road connecting Serengeti Springs Phase 2 to 7800 South shall be constructed to City Engineers approval prior to occupancy of any buildings in Phase 2.
3. A 25 foot wide permanent cross-access easement shall be recorded on the commercial property along the north side of Serengeti Springs Phase 2, where ingress/egress is shown as being outside the boundaries of the project and shared with the future commercial property to the north. Said easement shall be recorded prior to occupancy of any building in Phase 2.
4. Design and development of the commercial portion of this master plan shall maintain the functional purpose of the required access road by providing efficient and safe traffic from 7800 South to Serengeti Springs Phase 2. In no case shall parking spaces be allowed on more than one side of the access road at any one given location.
5. A Sidewalk shall be extended from the existing network of sidewalks located at the intersection of 6865 West Maasai Drive, north to the edge of the Serengeti Springs development where the access road begins on the commercial property. Design and development of the commercial portion of this master plan shall maintain the functional purpose of this pedestrian connection by providing efficient and safe links to the sidewalk extension.
6. To improve both vehicular and pedestrian sight visibility and safety, the required 6 foot tall precast wall

panels directly adjacent to the east and west sides of the sidewalk and access road shall be reduced to 36 inches in height measured from the finished grade.

7. Prior to building permit approval on any structure located in Serengeti Springs Phase 2, complete sets of amended Final Site Plans shall be submitted to the City that clearly show compliance to all conditions of approval.
8. Prior to building permit approval on any structure located in Serengeti Springs Phase 2, all pertinent sections of the Central Village at Jordan Hills Villages Final Development Plan must be updated to clearly show compliance to all conditions of approval.
9. Approval of the Final Site Plan shall become null and void if development does not commence within one year of the approval.

David McKinney said the initial approval of the plan was approved as part of an approved density, and he wondered if that had been considered. He wanted to make sure the density is within the approved limit.

Greg Mikolash said in the fall of 2005 the density was 344 total units. He explained that with the modification of the area it was reduced by 48 units.

David McKinney asked if the change in the number of units was based upon the approved density.

Tom Burdett said the density is about the same. It was 15.1 and went to 15 units per acre.

Zane Morris, Triton Investments, 2476 East Bear Hill Circle, said they are in concurrence with all staff findings, recommendations, and conditions of approval. They have 40 families living out there already, and he felt that it will be a really good product for the residents and the City.

Ellen Smith said it appears that there is a lot less open space between the original preliminary plan and new one. She noted the detention pond that is shown and asked if they will use it as open space and if it were to be improved.

Zane Morris said it is landscaped with sod and landscaping. The residents are free to use it as a recreational area.

Scott Langford noted that the original preliminary plan had the same number of active amenities as the current proposal, but they are just in a more compact area.

Zane Morris said the density went down, but the open space is within a percent of what it was. The only difference is that there are a few more parking stalls per unit in this plan than the last one.

Scott Langford said just over half of the area is designated open space.

Mr. Morris gave the produce mix, which is about 25% one-bedroom, 30-35% three-bedrooms and rest are two-bedroom units. There are both flat and townhome styles for the three-bedroom units. One-bedroom units are about 1,000 square feet, two-bedrooms are just less than 1,200 square feet, and the three-bedrooms run from 1,375 to 1,550 square feet. These are rental units.

John Winn asked for clarification on the access points to the project.

Zane Morris said there is one straight to 7800 South, one to the west that is already connected, and one on 6700 West.

Further public comment was closed at this point for this item.

MOTION: Justin Stoker moved to approve the Amended Preliminary and Final Site Plan for Serengeti Springs Phase 2; 7963 South U-111; Triton Investments, Inc./Zane Morris (applicant) based upon the findings of fact and the testimony received with the conditions listed in the staff report. The motion was seconded by Nathan Hendricks and passed 7-0 in favor.

4. South Station Phase 1; 3400 West 9000 South; Final Subdivision Plat (41.513 acres) and Amended Final Development Plan; P-C Zone (TSOD Overlay); ASWN/Troy Sanders (applicant) [#SDMA20050013; parcels 27-05-227-008, 010; 27-05-203-019; 27-05-251-017; 27-05-251-018]

Staff recommended that the Planning Commission reschedule this item to a date uncertain.

MOTION: Justin Stoker moved to reschedule Item #4 South Station Phase 1 to a date uncertain. The motion was seconded by Ellen Smith and passed 7-0 in favor.

Tom Burdett gave updates on the progress of the recodification. The zoning and sign code portions will be heard on March 11. The Lincoln Institute is sponsoring a workshop on visualizing density that they are invited to attend.

MOTION: Nathan Hendricks moved to adjourn.

The meeting adjourned at 6:46 p.m.

James F. Dupaix
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development

Approved this _____ day of _____, 2008