

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 2, 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, Jeffrey Robinson, Julie Davis, Greg Mikolash, Scott Langford, Chris Gilbert, Nathan Nelson, Jennifer Jastremsky, and Reed Scharman.

OTHERS: Craig Ames, Mike Schofield, David Sanchez, Weng Chan Boon, Bob Neslen, Jan Erickson, and Mark Atencio.

The briefing meeting was called to order by James Dupaix.

Item #1B was briefly discussed with regards to parking stalls. An explanation was given as to why a subdivision was needed on Item #1C. Jeffrey Robinson wanted to be sure that condition #2 was clarified to state that they must comply with all requirements of Section 87-3-111.

David McKinney asked if there would be any discharge into Barney's Wash for Item #2. Nathan Nelson explained that the applicant is getting an easement in order to maintain the culvert all the way to the wash. Normally the requirement would be to install an oil-water separator.

Item #3 was briefly discussed regarding any benefits that the City might receive from converting a single-owner office building into office condominiums. Item #4 will be continued to a date uncertain because of a discrepancy in the property line with the lot to the south.

Tom Burdett announced that Jeffrey Robinson was recently appointed to City Attorney.

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

1. Consent Calendar

A. Approve Minutes from March 19, 2008

B. Wal-Mart Garden Center; 7671 South Campus View Drive; Temporary Use Permit; SC-3(ZC) Zone; David J. Sanchez (applicant) [#TUP20080004; parcel 21-29-377-006]

Staff recommended approval of the Temporary Use Permit for Wal-Mart Garden Center located at 7671 South 3800 West based on the findings outlined above with the conditions set forth below.

Conditions of Approval:

1. Meet all requirements of the Building Official, Fire Marshal, and the Engineering Division.
2. Comply with the approved site plan as seen in Exhibit C of this report.
3. Dates of operation are restricted to April 1, 2008 to June 30, 2008.
4. Hours of operation are restricted to 6:00 AM to 10:00 PM.
5. The Temporary Use Permit shall be renewed annually at the administrative level.
6. Provide a two-way drive aisle access on the west side of the Garden Center with a minimum width of 24'-8".
7. Provide a \$500.00 cash bond to cover clean up costs after the temporary use has concluded.

C. Jordan Valley Water Conservancy District Zone D Reservoir Subdivision; 10200 South 8200 West; Minor Subdivision Plat; P-F Zone; JWCD/Jan Erickson (applicant) [#SDMI20080001; parcel 26-10-300-002]

Staff recommended that the Planning Commission grant Preliminary Subdivision Plat approval for the JWCD Zone D Reservoir Subdivision located at approximately 10200 South 8200 West, with the conditions as set forth below. Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and site changes or additions may be required. Building

permits will not be issued until all departments' requirements have been satisfied, and a final Mylar plat has been recorded with the Salt Lake County Recorder's Office.

1. Meet all requirements of Title 87 of the Subdivision Ordinance and Title 89 of the Zoning Ordinance, and the adopted Engineering Design Standards of the City.
2. No building permits within the subdivision shall be issued until a final Mylar plat is either prepared and ready for recordation due to the ongoing condemnation proceedings, or recorded with the Salt Lake County Recorder's Office.

MOTION: Justin Stoker moved to approve the Consent Calendar as listed in the agenda. The motion was seconded by Nathan Gedge and passed 7-0 in favor.

MOTION: Justin Stoker moved to continue the Preliminary Site Plan for Item #4 Venture Commerce Center; 7398 South Campus View Drive to a date uncertain based upon evidence that has been provided to staff recently. The motion was seconded by Ellen Smith and passed 7-0 in favor.

Jeffrey Robinson asked if the motion to approve the Consent Calendar included the amendment to condition #2 on Item #1C to make reference that all of the conditions of Section 87-3-111 need to be met before they can get a building permit.

James Dupaix said it did not, but they can address that.

MOTION: Justin Stoker moved to amend the motion for the Consent Calendar for Item #1C for condition #2 to include the reference to the recently passed Municipal Code for 87-3-111, that building permits cannot be issued until all of the conditions of that section are met. The motion was seconded by Nathan Gedge and passed 7-0 in favor.

It was clarified that the original condition #2 is included in 87-3-111.

2. **Sunset Ridge #5 LDS Church; 8834 South Duck Ridge Way; Preliminary and Final Site Plan & Conditional Use Permit; R-1-12 Zone; PGAW Architects (applicant) [#SPCO20070023, CUP20070035; parcel 26-02-100-021]**

Greg Mikolash gave an overview of the proposed meeting house. It is proposed to be approximately 16,000 square feet with 215 parking stalls, and about 36% of entire site is landscaped. Phase 2 of Duck Creek is scheduled to be recorded in the next couple of weeks, so there is a condition of approval that a building permit cannot be issued until it is recorded. The approvals tonight are for preliminary and final site plan and a conditional use permit. He didn't feel that the church would cause any impacts given the surrounding uses.

Preliminary/Final Site Plan:

Staff recommended that the Planning Commission grant Preliminary and Final Site Plan approval for the Sunset Ridge #5 LDS Church and site located within Phase 2 of the Duck Creek Subdivision at 8834 South Duck Ridge Way (6200 West) with the conditions of approval as listed below. Planning Division approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval. Approval by these City divisions or departments may be required.

1. Meet all requirements of the R-1-12 zoning district in the West Jordan City Code, Title 89; Title 87 of the Subdivision Ordinance.
2. Meet all Engineer Department and Fire Department requirements.
3. Meet all Planning Staff requirements and conditions of approval as listed in the Conditional Use Permit section of this report.
4. The final Mylar plat for the *Duck Creek Phase 2 Subdivision* shall be recorded prior to the issuance of a building permit on the lot.

Conditional Use Permit:

Staff recommended that the Planning Commission approve the Conditional Use Permit for the Sunset Ridge #5 LDS Church located within Phase 2 of the *Duck Creek Subdivision* at 8834 South Duck Ridge Way (6200 West) with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval. Approval by these City divisions or departments may be required.

1. The Conditional Use Permit shall be subject to review/revocation as per §89-5-404 of the Zoning Ordinance.
2. Meet all requirements of the Building & Safety, Fire, and Engineering Departments, including parking and traffic circulation issues.
3. Meet all Staff requirements and conditions of approval as listed in the Preliminary and Final Site Plan section of this report.

There was a brief discussion regarding the discharge of storm drainage on the site into Barney's Wash. The verbiage was read from the plat that indicates there will be a storm water treatment unit. It was pointed out that the topography of the property slopes toward Barney's Wash.

Additional discussion was held regarding water quality issues due to large storm runoff into the Wash. The treatment facility will remove certain amounts of oil and debris with a separation action. Nathan Nelson didn't think that the levels of nitrates would be at a level of concern. He explained that detention facilities themselves aren't designed to remove the dissolved solids either, but they are used to slow the discharge of water into the Wash.

The order of the proceedings in the application was discussed regarding approval of the site plan before recordation of the subdivision plat. In this case the plat is very close to being finalized, and for purposes of entitlement the church would like to see the site plan approved in order to close on the real estate at one time and begin construction. The condition that requires recordation before building permit will ensure that everything is done properly. Because of site issues with Duck Creek Phase 1, it put this item behind schedule, and they don't want to hold it up any further.

James Dupaix mentioned that he is a member of the congregation that would meet in the proposed building, and after consultation with legal counsel, it was determined not to be a conflict of interest.

Craig Ames, Principal of Pasker Gould Ames and Weaver Architects, appreciated the courtesy that had been given them to have this review done concurrently with the subdivision. Up until last week it was held up by a land swap with the City, and now it is only down to some title issues. He pointed out a large depressed area on the site that will be a detention pond. Ideally the sediment will filter into the lawn area before it can overflow into Barney's Wash. The City is requiring the mechanical devise.

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

MOTION: Justin Stoker moved to approve the Preliminary and Final Site Plan for Sunset Ridge #5 LDS Church; 8834 South Duck Ridge Way; PGAW Architects (applicant) based upon the findings of fact and with conditions 1 through 4 as listed in the Planning Commission packet. The motion was seconded by John Winn.

AMENDED

MOTION: David McKinney moved to correct condition #1 to refer to the R-1-12 zoning district instead of P-C. The motion was accepted by Justin Stoker and John Winn and passed 7-0 in favor.

MOTION: Nathan Gedge moved to approve the Conditional Use Permit for Sunset Ridge #5 LDS Church; 8834 South Duck Ridge Way; PGAW Architects (applicant) based on positive findings of fact and with the conditions of approval as listed in the Planning Commission packet. The motion was seconded by David McKinney and passed 7-0 in favor.

3. West Ridge Professional Condominiums; 8487 South Redwood Road; Preliminary and Final Condominium Plat; P-O Zone; CDR Development/Michael & Brandon Schofield (applicant) [#SPCD20080001; parcel 21-34-452-002]

Chris Gilbert gave the overview of the application to convert an existing office building into condominiums in order to allow the individual building spaces to be owned separately. There are no changes to the approved site plan. The plat identifies the three lots for the three buildings. Also identified are the common space, convertible space, and limited common areas inside the structures. There are two other buildings that were approved, but not constructed yet. The Engineering Division reviewed the plat, and any required changes will have to be addressed on the final Mylar prior to recordation.

Staff recommended that the Planning Commission grant Final Condominium Plat approval for the West Ridge Professional Condominiums, located at approximately 8487 South Redwood Road, with the conditions as set forth below. Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and additional changes or additions may be required.

1. Meet all requirements of Title 87 of the Subdivision Ordinance, Title 89 of the Zoning Ordinance, the City Engineering Standards and Specifications, and the requirements of the P-O zoning district.
2. Following approval by City, provide as-recorded copy of Condominium Declaration and plat back to City after filing the documents with the Salt Lake County Recorder.

At the request of Chairman Dupaix, Chris Gilbert clarified how a condominium plat is different from a subdivision plat. In this case there is an approved site plan and this plat will identify each building as separate ownership opportunities and each floor is also separated into individual ownership opportunities. An owners' association will maintain the common space.

David McKinney thought this development was planned for only one owner, so he wondered why they would need to convert them to condominiums.

Mike Schofield, CDR Development 2090 East Murray Holladay Road, #12, stated that the individual interested in purchasing at least one of the buildings wanted the flexibility to be able to lease it out or sell portions of the space. Mr. Schofield stated that the buildings were designed from the beginning to be condominiums.

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

MOTION: Justin Stoker moved to approve the Final Condominium Plat for West Ridge Professional Condominiums; 8487 South Redwood Road; CDR Development (applicant) based upon the positive findings of fact in the discussion with conditions 1 and 2 as listed in the staff report. The motion was seconded by Ellen Smith and passed 7-0 in favor.

4. Venture Commerce Center; 7398 South Campus View Drive; Preliminary Site Plan; P-O Zone; Jeff Randall (applicant) [#SPC020070024; parcels 21-29-152-006, 21-29-301-004, 21-29-301-005]

Staff recommended that the Planning Commission continue the Preliminary Site Plan for the Venture Commerce Center located at 7398 South Campus View Drive to a date uncertain, in order to give the applicant time to resolve questions regarding property ownership.

MOTION: Justin Stoker moved to continue the Preliminary Site Plan for Item #4 Venture Commerce Center; 7398 South Campus View Drive to a date uncertain based upon evidence that has been provided to staff recently. The motion was seconded by Ellen Smith and passed 7-0 in favor.

5. Visualizing Density Part I, presentation by Scott Langford

Scott Langford gave a presentation of information gathered from a workshop given by the Lincoln Institute of Land Policy entitled "Visualizing Density". Topics addressed were why we need density and myths and facts of density. Density is needed because of the growing population. Good density can enhance economic competitiveness, reduce pressure on local budgets, and reduce commuting time. Today's fastest growing households are young professionals, empty nesters, single parents, couples without children, and senior citizens. He reviewed density versus crowding as it relates to perception. Design is an important consideration with high density developments.

It was pointed out that Utah's statistics may not reflect the National average. However, we do have an aging population and should at least look at the national trends. West Jordan will be affected by the baby boomers that want to downsize as they move into the retirement age. It is important for us to consider how to design housing types when getting above the 3 and 4 units per acre. Also mentioned was the upcoming generation that won't be able to afford the larger homes and lots. Another good design consideration that was raised was to mix generations within the same development.

James Dupaix asked that Part II of the presentation be placed on the next agenda.

The Transit Oriented Development field trip will be held on April 19th from 9:30 a.m. to 1:00 p.m. leaving from City Hall.

Tom Burdett said they had been working with public relations to get some interest in the J-Station/Briarwood area. There will be a kick-off meeting for the light rail with businesses and residents on Thursday, April 9th at City Hall.

James Dupaix congratulated Jeffrey Robinson on his appointment as City Attorney.

MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 7:37 p.m.

James F. Dupaix
Chair

ATTEST:

JULIE DAVIS

Executive Assistant

Community Development

Approved this _____ day of _____, 2008