

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 1, 2009 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Justin Stoker, Chad Nichols, Nathan Gedge, David McKinney, John Winn, and Jesse Valenzuela. Ellen Smith was excused.

**STAFF:** Tom Burdett, Robert Thorup, Greg Mikolash, Scott Langford, Chris Gilbert, Rodger Broomé, Nathan Nelson, and Julie Davis.

**OTHERS:** Martie Leo, Greg Fennewald, Eddie Perez, Stan Spencer, Bob Mardula, Ryan Garlick, Steve Royer, Raymond Johnson, Patricia Johnson, Eric Tuttle, Pratt & Brenda Cole, Marianne Young, and Norman Riggs.

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The briefing meeting was called to order by Justin Stoker.

The question was raised as to why power lines are being extended to the west in Item #1B when the facilities to be served are to the east. Scott Langford stated that the applicant for Item #2 is now showing an 8-foot wall. A new lighting plan was also submitted. Staff noted the types of limited retail that would be allowed in a P-O zone. Item #4 was recommended for the Consent Calendar.

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

**1. Consent Calendar**

**A. Approve Minutes from March 18, 2009**

**B. Rocky Mountain Power Transmission Line Extension and Upgrade; between 6524 West and SR-111 on 10200 South; Conditional Use Permit; M-1, C-M, and A-20 Zones; Rocky Mountain Power/Martie Leo (applicant) [#CUP20090003; parcels 26-11-353-001; 26-11-351-003; 26-11-376-002, 001; 26-11-400-010; 26-10-400-001; 26-14-100-009; 26-10-300-002; 26-15-100-008-4001; 26-10-300-003, 26-14-501-002]**

**[This item was moved from the Consent Calendar for discussion.]**

**C. Summit Adventure Church; 6671 South Redwood Road; Conditional Use Permit; P-O Zone; Summit Adventure Church/James Bagwell (applicant) [#CUP20090005; parcel 21-22-402-035]**

Staff recommended that the Planning Commission grant Conditional Use Permit approval for the Summit Adventure Church located at 6671 South Redwood Road in a P-O, Professional Office zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. The Applicant shall obtain a building permit and any other necessary permits for all interior remodeling work on the existing building and shall comply with all adopted Building Code and Fire Code regulations.
2. The Conditional Use Permit is subject to review and/or revocation as per Section 89-5-404.

**4. Jaguar Place; 8777 – 8791 South Redwood Road; Preliminary Condominium Plat; P-O Zone; Parcell Construction/Walt Parcell (applicant) [#SDMI20090003; parcels 27-03-202-001, 003, 004, 023]**

Staff recommended that the Planning Commission grant Preliminary Condominium Plat approval for the Jaguar Place Office Condominiums project located at 8787 S. Redwood Road in a P-O, Professional Office, zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. Overhead utilities are to be undergrounded, per the approved site plan for Jaguar Place.
2. Address all outstanding engineering redlines.

Justin Stoker asked if there were any to speak against the Consent Calendar items or Item #4 Jaguar Place; there were none. He stated that he knows the applicant of Item #1C; however, it isn't a conflict of interest.

**MOTION: Nathan Gedge moved to remove Item #1B from the Consent Calendar for discussion and to add Item #4 to the Consent Calendar and to approve Consent Calendar Items #1A, 1C, and 4. The motion was seconded by Chad Nichols and passed 6-0 in favor. Ellen Smith was absent.**

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**B. Rocky Mountain Power Transmission Line Extension and Upgrade; between 6524 West and SR-111 on 10200 South; Conditional Use Permit; M-1, C-M, and A-20 Zones; Rocky Mountain Power/Martie Leo (applicant) [#CUP20090003; parcels 26-11-353-001; 26-11-351-003; 26-11-376-002, 001; 26-11-400-010; 26-10-400-001; 26-14-100-009; 26-10-300-002; 26-15-100-008-4001; 26-10-300-003, 26-14-501-002]**

Staff recommended that the Planning Commission grant Conditional Use Permit approval for the Rocky Mountain Power Extension and Upgrade located on Old Bingham Highway between 6524 West and SR-111 in A-20 and M-1 zoning districts with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. "The vacuum excavation of power poles shall take place two (2) weeks in advance of foundation construction."
2. The location of the water line north of the existing power poles along Old Bingham Highway is to be noted and may not be disrupted during construction.
3. Another Conditional Use Permit will be required before the extension and/or upgrade of poles 21-24, as may be needed to serve the property at 6100 West Old Bingham Highway.

David McKinney understood that the power line upgrades are for providing power to the new Oracle Data Center and eBay Data Center. However, those two sites are east of the KraftMaid factory and substation, yet the application is for power lines going west, and he asked for clarification as to why.

Martie Leo, 1569 West North Temple, Rocky Mountain Power, explained that the power lines involved are on the north side, and they need to tap into the lines south of KraftMaid to bring them south across the highway to the eBay facility. Oracle is delayed at this time, so they will most likely only be building the facilities to serve the eBay site at this time.

Bob Mardula, 1407 West North Temple, PacifiCorp Project Manager, explained that the service to eBay has to be tapped off of the existing 138 lines on the north side of Old Bingham Highway that run east and west. Capacity increase isn't being done to that existing line. They need to tap the line to service the eBay customer, which is on the south side of the highway.

David McKinney asked if the point of the application is that the lines that are being upgraded on the north side are to be able to feed power across Old Bingham Highway into the eBay site.

Bob Mardula said yes.

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

**MOTION:** Nathan Gedge moved to approve the Conditional Use Permit for Rocky Mountain Power Transmission Line Extension and Upgrade; between 6524 West and SR-111 on 10200 South; Rocky Mountain Power/Martie Leo (applicant) based on the findings of fact and discussion, with the conditions of approval 1 through 3 as listed in the Commission packet. The motion was seconded by John Winn and passed 6-0 in favor. Ellen Smith was absent.

Justin Stoker reviewed the action that had taken place so far in the meeting.

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**2. Naylor Farm Professional Building; 3823 West 9000 South; Preliminary and Final Site Plan; P-O Zone; Tuttle and Associates, Inc./Eric Tuttle (applicant) [#SPCO20090004; parcel 27-05-302-004]**

Scott Langford gave the overview of the request for a new professional office building. A revised landscaping plan will need to be submitted showing the modified sidewalk layout. He showed an updated lighting plan that increases the number of lights within the parking area due to the limited pole height adjacent to residential areas. Wall pack lights will be mounted on the building and will be directed to shine down. A drop off area is provided for patients using the dialysis center. The north elevation shows a wall to screen the service bay from 9000 South. He reviewed materials and colors. There is a residential district to the east and south, so the applicant proposes an 8-foot decorative concrete panel wall. The code only requires a 6-foot wall, but the Commission can approve up to 8 feet, and condition #3 should be amended to reflect the change in height.

Staff recommended that the Planning Commission grant Preliminary and Final Site Plan approval for Naylor Farms Professional Building located at 3830 West 9000 South in a P-O zoning district 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.

Conditions of Approval:

1. The Applicant shall address and adhere to all City of West Jordan Municipal Code standards in effect at the time of this approval.
2. The Final Landscape Plan shall be amended to reflect the sidewalk layout of the approved Final Site Plan as approved by the Planning Commission. All required landscape and irrigation notation shall also be included on the amended Final Landscape/Irrigation Plan.
3. The Final Site Plan shall be amended to show the required 6 foot tall decorative concrete wall along the east and south property lines. The wall along the south property line shall end 10 feet from the public right-of-way line for Naylor Farm Drive. §89-6-804(c).

David McKinney asked what types of retail uses could locate in a P-O zone.

Scott Langford said there are some small-scale limited commercial uses that can go in the professional office district. For example restaurants, and fast food restaurants, banks, and medical services are all permitted. Even though the building is divided up to support a future leased area, the parking calculations were based on the possibility of medical uses for the entire building, which should provide ample parking. There are other uses that would require conditional use permits.

There was a brief discussion regarding uses normally found in a strip mall that would not be allowed in this building. Pawn shops and bail bond services would not be allowed. The biggest difference is that general retail uses aren't allowed. The term 'retail' as stated in the staff report was perhaps misleading, but food services are allowed. Tom Burdett said the purpose and intent of the professional office district is much different than the commercial districts.

Eric Tuttle, 1648 East 3300 South, Tuttle and Associates, said the tenant is Liberty Dialysis, which is a very strong business. He explained that the light poles are 14-foot tall shielded lights shining directly down, and the nearest one is 50 feet from the property line. They are happy to work with the neighbors regarding the wall or any other concerns they may have.

David McKinney asked what the light intensity is of the wall lighting on the east side of the building.

Eric Tuttle didn't know the wattage, but they are required by code to be at exits on the exterior of the building. They are shielded, down lights that are intended to aid in exiting the building in an emergency.

Justin Stoker asked the applicant if it was their intention to have an 8-foot wall.

Eric Tuttle said the civil engineer drew it on his plan. He thought that the builder probably wouldn't mind spending less for the 6-foot wall, but they will accept whatever the Commission requires.

Raymond Johnson, West Jordan resident, asked if he could get a number of a contact person who they can work with especially with coordination of the wall construction. He asked for information regarding construction timelines for the building and the wall. He asked for the total height of the building, the distance between the south edge of the retention pond and the north edge of the building, how far north the block wall will run, and if the pond will be cleaned up or landscaped. He was in favor of the 8-foot wall.

Norman Riggs, West Jordan resident, also asked for the 8-foot wall. He asked if there will be regulations regarding hours of delivery. He was happy to see improvement to the area.

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

Eric Tuttle invited the resident to contact him or the contractor, Judd Construction. They anticipate construction to begin by May 1 and to be completed with the site and building shell by September. The wall would extend all the way to the residential to the north. There is a defined area for the detention pond, and the building is outside of that area. The building is probably about five to ten feet from the pond. The detention pond and the entire site will be heavily landscaped. He wasn't aware of the delivery hours, but they would comply with any limitations.

There was a brief discussion regarding any regulations for hours of delivery. Those types of restrictions are generally placed with a conditional use permit and not on a site plan.

Scott Langford responded to the question regarding building height. There are various parapet walls with heights of 16 feet, 18 feet, and 22 feet.

David McKinney felt an 8-foot wall was appropriate, as it would prevent reflection from the wall lights.

**MOTION:** Nathan Gedge moved to approve the Preliminary and Final Site Plan for Naylor Farms Professional Building; 3823 West 9000 South; Tuttle and Associates, Inc./Eric Tuttle (applicant) with the conditions 1 through 3 as listed in the Commission packet, amending:  
3. The Final Site Plan shall be amended to show the 8-foot tall decorative concrete wall along the east and south property lines. The wall along the south property line shall end 10 feet from the public right-of-way line for Naylor Farm Drive.

The motion was seconded by John Winn and passed 6-0 in favor. Ellen Smith was absent.

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**3. University of Utah Credit Union; 7621 & 7631 Jordan Landing Boulevard; Preliminary and Final Site Plan; SC-3 Zone; Nichols Naylor Architects/Ryan Garlick (applicant) [#SPCO2009007; parcels 21-29-351-014, 015]**

Greg Mikolash gave an overview of the project. He reviewed the access layout and said the traffic engineer didn't feel there was a conflict. Approximately 40% of the site is dedicated to landscaping.

Staff recommended that the Planning Commission grant Preliminary and Final Site Plan approval for the University of Utah Credit Union project located at 7621 and 7631 South Jordan Landing Blvd. in a SC-3 zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. Meet all requirements of the Planning, Building and Safety, Fire and Engineering Departments, including the most recent Planning and Engineering redline comments.
2. Conform to approved Site Plan, Landscape Plan and Construction Drawings.
3. Provide proof of lot consolidation for lots 2 and 3 prior to final construction drawing sign-off by staff.
4. Note on the final site plan the most accurate legal description for both properties and note inconsistencies with the recorded subdivision plat for staff review.
5. Show all easements on the site plan.
6. Provide a separate water meter for irrigation. Sub-meters will not be accepted.

Clarification was given on condition #6.

Ryan Garlick, Nichols Naylor Architects, 1155 East Wilmington Avenue, said they are excited to bring the project to Jordan Landing, and they have no exception with any of the conditions.

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

**MOTION: John Winn moved to approve the Preliminary and Final Site Plan for University of Utah Credit Union; 7621 & 7631 Jordan Landing Boulevard; Nichols Naylor Architects/Ryan Garlick (applicant) with the conditions of approval as listed in the Planning Commission packet. The motion was seconded by Chad Nichols and passed 6-0 in favor. Ellen Smith was absent.**

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**4. Jaguar Place; 8777 – 8791 South Redwood Road; Preliminary Condominium Plat; P-O Zone; Parcell Construction/Walt Parcell (applicant) [#SDMI20090003; parcels 27-03-202-001, 003, 004, 023]**

**[This item was moved to the Consent Calendar and approved.]**

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Tom Burdett updated the Commission on upcoming meetings and recent Council actions.

There was a discussion regarding the Mountain View Corridor funding, timing, and other transportation projects/needs.

**MOTION: Nathan Gedge moved to adjourn.**

The meeting adjourned at 6:53 p.m.

Justin Stoker  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009