

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 17, 2009 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Greg Mikolash, Scott Langford, Robert Thorup, and Julie Davis.

OTHERS: Russ Naylor, Ted Seal, and Rocco Liebsch.

The briefing meeting was called to order by David McKinney.

A brief explanation was given for Item #2.

The regular meeting was called to order at 6:02 p.m. by Justin Stoker

- 1. Consent Calendar**
Approve Minutes from May 20, 2009

MOTION: Nathan Gedge moved to approve the Consent Calendar. The motion was seconded by Ellen Smith and passed 7-0 in favor.

- 2. Carpet America Rezone/Land Use Amendment;** approximately 8700 South Redwood Road; Rezone approximately .436 acres from R-1-10D (Single-family residential 10,000 square foot minimum lot size) to SC-1 (Neighborhood Commercial) and General Plan Land Use Amendment from Low Density Residential to Neighborhood Commercial; Nichols Naylor Architects/Russ Naylor (applicant) [#GPA20090002 & ZC20090002; portion of parcels 27-03-128-008, 012, 013, 014, 060]

Scott Langford gave the overview of the request to expand an existing SC-1 zone. In order to develop the commercial site staff recommended that the depth be increased to provide the required parking, setbacks, and buffer to the neighboring residential uses. A lot line adjustment or subdivision plat will be required along with the site plan review prior to any development on the property. There is one property owner from the initial rezoning who does not wish to participate in this request.

General Plan Amendment

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the future land use map from Low Density Residential to Neighborhood Commercial land use for 0.435 acres located at approximately 8700 South Redwood Road, based on the findings of fact as mentioned in this staff report.

Zoning Map Amendment

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the rezone property from R-1-10D to SC-1 for 0.435 acres located at approximately 8700 South Redwood Road, based on the findings of fact as mentioned in this staff report.

Justin Stoker asked for the disposition of the Zimmiski home if the property were to develop.

Scott Langford said the applicant could address that issue, but that property owner gave permission for this application. Lot lines and parcels will be reviewed as the subdivision and site plan applications are received to make sure that future development will occur on developable lots.

Russ Naylor, architect representing the applicant, 1155 East Wilmington Avenue, said they had been working with the property for over a year trying to get a configuration that would work with the existing SC-1 zone, but this is the only way to be able to develop it in a good manner. They hope to be able to expand the commercial to

the north beyond this first phase. The ultimate plan for the home in question would be that it is removed when that property is developed.

David McKinney asked if most of the property is commonly owned by the applicant and if the ultimate plan is to take out all of the older residential homes and develop those properties.

Russ Naylor said that is the end plan.

David McKinney asked about loading docks on the future development that will have large delivery trucks.

Russ Naylor said this property would not accommodate semi trucks at this stage, so product would have to be delivered in something smaller.

Justin Stoker asked what would happen to the rest of the Zimmiski parcel in order to keep it usable when a portion of goes to this development.

Russ Naylor said those things would have to be resolved as they work on the subdivision plat. He understood that the home is still occupied, so they would have to accommodate an access from Gardner Lane or removed it if it falls onto the portion of the developed property.

Greg Mikolash said that those types of questions would be answered with the subdivision and site plan process, and the approval of this request would accommodate the future subdivision.

Ted Seal, West Jordan resident, said his is the parcel directly to the south and he was opposed to the application. His family also owns a piece of property on Gardner Lane. He originally agreed to the rezoning in 2004 when it was only 137 feet deep, but now this is expanding and he was concerned that this could happen again and again, which would bring the commercial property closer to his property on Gardner Lane. If this is approved, he asked that there be specific conditions for the permits that there will not be any semi truck delivery.

David McKinney asked Mr. Seal if he had any other concerns generally of there being commercial in this area other than what he said about the possibility of even further expansion.

Mr. Seal said no. At the request of Commissioner Stoker he pointed out his family's property on Gardner Lane and stated that it is occupied.

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

The applicant did not wish to add anything further.

David McKinney said the concern with delivery is valid, but it would be addressed at the time the site plan is reviewed. This application is to determine whether or not the rezoning and land use amendment is appropriate. He felt that the size of a zoning district needs to be adequate for the intended use, which is the intent in this case. He felt that the request was appropriate.

There was a brief discussion on the history of the initial rezoning request that only provided for the existing commercial area. Staff recommended that it be larger at that time as well, but that applicant didn't think their building would require the extra area. This applicant has shown staff a conceptual plan that indicates that this request will be adequate. Staff recommended that this application take place so it could accommodate the landscape buffer, setbacks, parking stalls, etc. They are fairly confident that another typical SC-1 building would work on this site should the proposed building not be constructed at this time.

The owners of the subject parcels were given and the current zoning boundaries as they relate to the lot lines were pointed out.

MOTION: David McKinney moved to forward a positive recommendation to the City Council for the Carpet America Land Use Amendment; approximately 8700 South Redwood Road; Nichols Naylor Architects/Russ Naylor (applicant) to amend the Future Land Use Map for approximately .436 acres from Low Density Residential to Neighborhood Commercial based on the findings of fact listed in the commission packet. The motion was seconded by Nathan Gedge and passed 7-0 in favor.

MOTION: David McKinney moved to forward a positive recommendation to the City Council for the Carpet America Rezone; approximately 8700 South Redwood Road; Nichols Naylor Architects/Russ Naylor (applicant) to rezone approximately .436 acres from R-1-10D to SC-1 based upon the findings of fact and recommendations of the staff. The motion was seconded by Nathan Gedge and passed 7-0 in favor.

Tom Burdett updated the Commission on the progress of the Mid-Jordan Trax Line. The Jordan School District is moving into their new West Jordan facilities, and preliminary discussions have been conducted with J-Station regarding redevelopment of their property. Other project and economic development updates were given.

MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 6:36 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development

Approved this _____ day of _____, 2009