

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 5, 2009 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Julie Davis, Greg Mikolash, Ray McCandless, Chris Gilbert, Todd Johnson, Rodger Broomé, and Darien Alcorn.

OTHERS: John Clayton and Anne Kurek.

The briefing meeting was called to order by Justin Stoker.

There was a brief review of Item #1B regarding road and sidewalk layout. Clarification was given as to the need for a conditional use permit and amended subdivision plat for Item #2.

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

1. Consent Calendar

A. Approve Minutes from July 15, 2009

B. Jordan Pines North; 8750 South 3200 West; Final Subdivision Plat and Final Site Plan; R-3-12 Zone; John Clayton Construction, Inc./John Clayton (applicant) [#SDMA20080006 and SPCD20080002; parcel 27-05-227-011]

Final Plat

Staff recommended that the Planning Commission grant approval of the final plat for the Jordan Pines North Townhomes, located at approximately 8750 S. 3200 West 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 Title 13, Zoning Ordinance and Title 14, Subdivision Ordinance, and the requirements of the R-3-12 and TSOD zoning districts.
2. Address all outstanding Engineering redlines.
3. All utility services to the subdivision shall be undergrounded.
4. No building permits including grading and/or land disturbance permits, within the subdivision shall be issued until a final mylar plat is recorded with the Salt Lake County Recorder's Office.

Final Site Plan

Staff recommended that the Planning Commission grant approval of the final site plan for the Jordan Pines North Townhomes, located at approximately 8750 S. 3200 West 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 Title 13, Zoning Ordinance and Title 14, Subdivision Ordinance, and the requirements of the R-3-12 and TSOD zoning districts.
2. Address all outstanding Engineering redlines.
3. The subdivision fence adjacent to 3200 West shall be consistent with the wrought iron and brick pillar fencing used by the adjacent Jordan Pines development.

C. Rainbow Snow; 7301 South Jordan Landing Blvd.; 90-day Temporary Use Permit; SC-3 Zone; Rich Wade (applicant) [#TUP20090026; parcel 21-29-176-003]

[This item was withdrawn by the applicant.]

MOTION: Nathan Gedge moved to approve Consent Calendar Items #1A and #1B as listed in the packet. The motion was seconded by Ellen Smith and passed 6-0 in favor. Chad Nichols was absent.

There were none to speak on Item #1B.

2. St. Joseph the Worker Catholic Church; 7405 South Redwood Road; Preliminary Site Plan, Conditional Use Permit, and Amended Subdivision Plat; R-1-8C Zone; Sparano + Mooney Architecture/John Sparano (applicant) [#SPCO20090010, SDMA20090003, CUP20090007; parcels 21-27-401-015, 21-27-252-002]

Ray McCandless reviewed the applications that are before the Commission with regards to this item. The proposal is to demolish an existing church in order to construct a new church. The existing accessory structures will remain. He reviewed the proposed site plan, which places the new facility closer to the Redwood Road and Bora Bora Drive frontage to allow for better visibility from the road. 150 parking spaces will be behind to the east. One access point is proposed from Redwood Road and one from Bora Bora Drive. Elevations, building materials, and the landscape plan were shown. Existing mature trees will remain and will help to screen the parking from adjoining residents to the east. The subdivision is required only to consolidate two parcels. Regarding the conditional use permit, staff felt that this proposal has similar impacts to what exists, but the structure is placed in a better location. He reviewed the listed conditions of approval.

Staff recommended that the Planning Commission grant Preliminary Site Plan, Conditional Use Permit and Amended Subdivision approval for the St. Joseph the Worker Catholic Church located at 7405 South Redwood Road in an R-1-8C 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 obtain approval from the urban forester to allow the street trees to be clustered in the parkstrip.
2. Any existing fencing along street frontages must be removed.
3. Sign Permits are required for any proposed signage.
4. ADA access be provided to the ball field.
5. Notice of the proposed development and signature approval of such development must be obtained from the city water and sewer utility administrator.
6. The applicant shall adhere to all Engineering, Fire and Public Works Department requirements.

David McKinney asked how the proposed parking volume compared to the existing parking.

Ray McCandless said the overall area is about the same, maybe less than what exists. However, he hadn't done a calculation on the number of existing stalls.

David McKinney referred to the lighting plan and asked how it compared to the existing lighting.

Ray McCandless said it will be improved. He pointed out where new lighting would be installed and where three existing lights would be removed. He stated that the applicant was informed at the beginning of the process that staff wanted all the proposed lighting standards to be brought in away from the property lines, which was accomplished. However, he didn't have a copy of where the existing lights are for a point of reference to compare the two plans.

John Sparano, architect for the project, 511 West 200 South, Salt Lake City, had nothing to add.

David McKinney reiterated the questions regarding the parking and lighting.

John Sparano said the number of parking stalls will go from 135 to 150. He hadn't measured the existing lighting and compared it to the proposed plan, but he felt that it was comparable since the parking area is about the same.

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

MOTION: Nathan Gedge moved to approve the Preliminary Site Plan, Conditional Use Permit, and Amended Subdivision Plat for the St. Joseph the Worker Catholic Church; 7405 South Redwood Road; Sparano + Mooney Architecture/John Sparano (applicant) based upon the presentation and discussion with the 6 conditions of approval as listed in the Planning Commission packet. The motion was seconded by John Winn and passed 6-0 in favor. Chad Nichols was absent.

Tom Burdett gave an update of recent City Council and General Plan Committee meetings. The commission schedule will be unaltered at this time. The City Council will meet on August 18 to determine the best use for the open space bond money. General Plan Committee, Parks and Open Lands Committee, and Planning Commission are invited to attend.

There was a short discussion regarding correct procedures for adjournment of Planning Commission meetings. Upon review it was noted that the motion to adjourn does not need a second, but it requires a vote. This procedure was determined to be adequate.

MOTION: Nathan Gedge moved to adjourn. The motion passed 6-0 in favor.

The meeting adjourned at 6:20 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development

Approved this _____ day of _____, 2009