

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 7, 2009 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Greg Mikolash, Chris Gilbert, Rodger Broomé, Tom Burdett, Robert Thorup, and Vicki Hauserman.

OTHERS: Morgen Peck and Craig Gailey.

The briefing meeting was called to order by Justin Stoker.

The minutes from September 16, 2009, were corrected to state that David McKinney made the motion to adjourn.

Clarification was given on the conditions for Item #1B. Item #2 was recommended for the Consent Calendar.

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

1A. Approve Minutes from September 16, 2009

1B. Smith's Fuel Center Signage; 7061 South Redwood Road; Modified Sign Plan; SC-2 Zone; Golden West Advertising/Greg Llewellyn (applicant) [#SRP20090012; parcel 21-27-201-054]

Staff recommended that the Planning Commission grant approval of the Park Village Plaza Sign Development Plan amendments for a new monument sign and gas station canopy signage for the Smith's Fuel Center located at 7061 South Redwood Road in a SC-2, Community Commercial, 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 proposed monument base sign shall have the sign area reduced to a maximum of 50 square feet in accordance with code requirements.
2. The proposed monument signage base is recommended to be similar to existing free standing signs in both materials and appearance.
3. All signs shall be maintained in a safe and attractive condition.
4. The applicant shall apply for and receive a building permit for the proposed sign prior to any sign construction activity on the site.
5. No new sign or part thereof shall be located on public property.
6. No part of the new proposed signage shall impact any existing utility easements without appropriate waivers being issued.
7. All signage shall conform to the approved amended Sign Development Plan for Park Village Plaza.

2. Dental Office Condominium; 1662 West 9000 South Suites A and B; Condominium Conversion; SC-2 Zone; Dental Care, Inc./Craig Gailey (applicant) [#SDMI20090007; parcel 27-03-251-068]

Staff recommended that the Planning Commission grant Final Condominium Conversion Plat approval for the proposed Bladen-Gailey Condominiums located at 1662 W. 9000 South in a SC-2, Community Commercial, 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. Address all outstanding engineering redlines.

- 2. Apply for building permit to correct life-safety deficiencies noted on Building Official’s Report. Deficiencies shall be corrected by the applicant and final approval received from the Building Official prior to recordation of the plat.
- 3. Condominium Conversion Plat, Condominium Declarations, Report of Existing Condition, and By-Laws to be recorded with Salt Lake County upon final approval by the City of West Jordan.

MOTION: Nathan Gedge moved to approve Consent Calendar Items #1A and 1B and to add Item #2 to the Consent Calendar, unless there is opposition from the public. The motion was seconded by Ellen Smith.

There were none in attendance who wanted to speak in opposition to Item #2.

David McKinney asked if the intent of the motion was to also approve Item #2.

AMENDED

MOTION: Nathan Gedge moved to amend the motion to also approve Item #2 as part of the Consent Calendar. Ellen Smith accepted the amendment. The amended motion passed 7-0 in favor.

- 2. **Dental Office Condominium; 1662 West 9000 South Suites A and B; Condominium Conversion; SC-2 Zone; Dental Care, Inc./Craig Gailey (applicant) [#SDMI20090007; parcel 27-03-251-068]**

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

Tom Burdett gave an update of recent City Council actions. Greg Mikolash stated that staff is completing a survey on updates to the landscaping code, which he would be emailing to the Commissioners for input. Tom Burdett explained that when the landscaping code was amended a few years ago it didn’t provide for a balance that also allowed for some green areas in the landscaping while still conserving water.

MOTION: Nathan Gedge moved to adjourn. The motion passed 7-0 in favor.

The meeting adjourned at 6:06 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development

Approved this _____ day of _____, 2009