

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 18, 2009 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Greg Mikolash, Robert Thorup, Julie Davis, Jennifer Jastremsky, Greg Davenport

OTHERS: James Anderson, Tracy Doong, King Yu Kuan, Sung Ju Kuan, Morgen Peck, and Rich Wright.

The briefing meeting was called to order by David McKinney.

The agenda items were briefly reviewed and clarified. Tom Burdett briefed the commissioners regarding the forming of a committee to review a proposed ordinance that would allow chickens in residential zones.

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

- 1. Consent Calendar**
Approve Minutes from November 4, 2009

MOTION: Nathan Gedge moved to approve the Consent Calendar Item #1 the minutes. The motion was seconded by Chad Nichols and passed 6-0 in favor. Justin Stoker was absent.

- 2. Comfort Suites; 7271 Campus View Drive; Concept Plan and Conditional Use Permit; P-O Zone; Comfort Inn/Bill Kuan (applicant) [#CUP20090013, 14 & MISC20090004; parcel 21-29-151-013]**
Greg Mikolash gave an overview of the conceptual plan for a new hotel facility. Minimum parking, landscaping, and buffering requirements can be met. A conditional use permit is required to approve a building height over 40 feet. Taking into consideration other facilities in the area that were granted a conditional use permit for similar heights, this request is compatible. The commission will review the preliminary site plan at a later date.

Conditional Use Permit:

Staff recommended that the Planning Commission grant Conditional Use Permit approval to allow for a hotel use in a P-O zoning district and to allow a maximum building height of 58 feet 3 inches for a new Comfort Suites Inn located at 7271 South Campus View Drive 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 Conditional Use Permit is subject to review and/or revocation according to §13-7E-10 of the Municipal Code.
2. A Preliminary and Final Site Plan must be submitted to and approved by the City.

Concept Plan:

Staff recommended that the Planning Commission grant Conceptual Site Plan approval for a new Comfort Suites Inn located at 7271 South Campus View Drive.

It was pointed out that since this is only a conceptual layout, it is difficult to determine the final parking calculations. Those numbers would be provided at preliminary approval.

David McKinney reviewed the various heights on the building and asked for a height comparison of the neighboring Hampton Inn.

Greg Mikolash said the Hampton Inn has a maximum height of 52'5", so this structure would be about six feet higher.

Rich Wright, Richardson Design Partnership, 510 South 600 East, was available to answer questions of the commission. He felt the proposal is a compatible use in the area and would be a great benefit to West Jordan.

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

MOTION: John Winn moved to approve the Conditional Use Permit for Comfort Suites; 7271 Campus View Drive; Comfort Inn/Bill Kuan (applicant) to allow for a hotel use and to allow a maximum building height of 58'3" with the conditions of approval as listed in the planning commission packet. The motion was seconded by Ellen Smith and passed 6-0 in favor. Justin Stoker was absent.

MOTION: Nathan Gedge moved to grant Conceptual Site Plan for Comfort Suites; 7271 Campus View Drive; Comfort Inn/Bill Kuan (applicant). The motion was seconded by John Winn and passed 6-0 in favor. Justin Stoker was absent.

3. ABC Great Beginnings; 7172 South Center Park Drive; Preliminary & Final Site Plan; P-O Zone; Jordan Landing Child Care/Johnny Anderson (applicant) [SPCO20090018; parcel 21-29-102-002]

Jennifer Jastremsky pointed out the location of the subject project. This proposal would develop the northwestern portion of the property with the possibility of subdividing the property in the future. The daycare will have up to 226 children and 26 employees. She reviewed the ingress and egress points and noted the future access point on the east side of the property that will tie into any future development or lots adjacent to this development. The building is will be approximately 14,000 square feet. Forty-two parking spaces are proposed in two separate parking areas, and there are also two separate play areas. Landscaping requirements have been met, and a walkway from the public sidewalk to the building is provided to accommodate pedestrians given the close proximity to residential. Proposed building elevations fit in well with the office park.

Staff recommended that the Planning Commission grant Preliminary and Final Site Plan approval for the ABC Great Beginnings project located at 7172 South Center Park Drive 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.

Conditions of Approval:

1. Meet all requirements of the West Jordan City Municipal Code.
2. Address all redline comments from the Planning and Engineering Departments.

James Anderson, ABC Great Beginnings, applicant and West Jordan resident, 7685 South 3530 West, said they are excited to be part of the Jordan Landing area and look forward to providing a good service for the residents of the community.

David McKinney asked how much of the site will be occupied by this development and how much property will remain.

James Anderson said they will keep about 1.9 acres and try to subdivide off 1 acre in the front.

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

MOTION: Chad Nichols moved to approve the Preliminary and Final site plan for ABC Great Beginnings; 7172 South Center Park Drive; Jordan Landing Child Care/Johnny Anderson (applicant) with the conditions as listed in the packet. The motion was seconded by John Winn and passed 6-0 in favor. Justin Stoker was absent.

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Tom Burdett gave an update of recent council actions. They want a committee to study out the issue of allowing chickens in residential zones. They would like 2 planning commissioners to serve with 2 council members and 2 - 4 citizens. They want both pro and con viewpoints represented.

Nathan Gedge recommended Commissioner Stoker and Commissioner McKinney for the committee.

John Winn felt that would provide the two viewpoints.

David McKinney said he would be happy to serve, but he thought they should ask Justin if he is able to serve before giving his name to the council. If Commissioner Stoker can't serve on the committee he asked that staff send a general e-mail to the rest of the commission to obtain another volunteer.

There was a brief discussion regarding the possible timeframe for the committee.

A replacement for Commissioner Nichols will be coming forward soon. Staff contemplates an open house for the Redwood Road corridor prior to considering a new plan for the area.

MOTION: Nathan Gedge moved to adjourn. There were none opposed.

The meeting adjourned at 6:23 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development

Approved this _____ day of _____, 2009