

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 16, 2010 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Jennifer Jastremsky, Greg Davenport, Rodger Broomé, and Julie Davis.

OTHERS: Barry Nash and Eric Jones.

The briefing meeting was called to order by Justin Stoker.

Item #2 should be continued to a date uncertain. Item #3 was briefly discussed regarding the proposed parcel fronting 3200 West. A history of the stub street on 9050 South was also discussed. The commission suggested some topics of training to be discussed at the March 2nd meeting.

The regular meeting was called to order at 6:04 p.m.

**1. Consent Calendar
Approve Minutes from February 2, 2010**

MOTION: Nathan Gedge moved to approve Consent Calendar Item #1 the minutes from the February 2, 2010 meeting. The motion was seconded by David McKinney and passed 7-0 in favor.

2. Clearwire SLC0243; Continued from 1-5-10; 2325 West 9300 South; Conditional Use Permit; A-1 Zone; Clearwire Wireless, LLC/Stephen Crain (applicant) [#CUPA20090023; parcel 27-04-479-024]

Staff recommended that the Planning Commission continue the request for conditional use permit approval as stated above to a date uncertain.

MOTION: Nathan Gedge moved to continue Item #2 to a date uncertain. The motion was seconded by Kathy Hilton and passed 7-0 in favor.

3. Granger Medical Office Building; 3181 West 9000 South; Preliminary Site Plan; P-O Zone; Gateway Business Properties, LLC/Barry Nash (applicant) [#SPCO20090031; parcel 27-04-301-002]

Jennifer Jastremsky gave an overview of the request for a 2-story, 37,500 square foot medical office building located on 2.3 acres of the Swiss Village Lot 1 subdivision. The other portion of that lot will be considered for development in the future. The two access driveways will be located on 3200 West and 9000 South. Parking spaces are adequate at 145, but the 7,500 square foot basement storage area must remain as storage unless additional parking is provided. A required pedestrian access easement was shown. A 5-foot concrete walkway with raised crosswalks where it crosses a drive aisle will be provided and will connect to public sidewalks on 9050 South and 3200 West. The site includes 27,000 square feet of landscaping including a 20-foot landscape buffer along the eastern property line that will also include a 6-foot tall masonry fence. The building architecture was shown. The photometric plan shows that all lighting will be contained on-site.

Staff recommended that the Planning Commission grant Preliminary Site Plan approval for the Granger Medical Office Building project located at 3181 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.

Conditions of Approval:

1. The placement of parking lot lighting shall match the photometric site plan.
2. All parking lot lighting shall be reflected away from adjoining lots and shielded to reduce or eliminate up lighting.
3. The cross access easement and the pedestrian access easement shall be recorded prior to final site plan approval.
4. The building may include a basement up to 8,000 square feet in size for storage purposes only. A full basement may be provided for additional storage or the space may be converted to office use with the concurrent installation of additional parking to serve the site.
5. Address all redline comments from the Planning, Engineering, and Fire Departments.

Barry Nash, 5463 Chaparral Drive, applicant, said he had enjoyed his experience with city staff, which had been very professional and helpful.

Eric Jones, PRW Architecture, showed a color board that included thin stone, brick, stucco, and asphalt shingles.

Barry Nash said Granger Medical had been in this market for a number of years, and this will be their third facility. The primary focus of the building will be general practice, obstetrics, urgent care, physical therapy, other specialties, and possibly a pharmacy. The secondary parcel will be held to see if there are any complementary uses to this building. They intend to deed-restrict the property so that the construction materials and design will also be complementary. They hope to be under construction as early as April.

David McKinney asked for the hours of operation.

Barry Nash said urgent care will be after regular clinic hours. He didn't have information regarding the clinic hours, but he could ask about that.

David McKinney said his concern was with the noise associated with emergency vehicles that might come to the facility to transport to a hospital.

Barry Nash said they intend to place the urgent care facility in the northwest corner of the building, which is as far away from the residences as possible. There is a hospital in this area already, so by definition there will be ambulance noise and traffic. He didn't believe that the operations were 24/7.

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

Kathy Hilton said she lives off of 9000 South and there is currently an urgent care facility in the area of 2700 West that operates 24-hours a day. Also, she already hears sirens from emergency traffic probably once per hour if not more.

David McKinney asked if this issue was discussed during the original subdivision approval.

Jennifer Jastremsky said she didn't think it was discussed at the subdivision hearing.

Ellen Smith said the hospital is very close already, so there isn't the matter of great distance when transporting a patient. She noted that the pedestrian sidewalk is shown in a different location on the site plan versus the photometric plan.

Jennifer Jastremsky said Exhibit C would be the correct layout. They will ask for an updated photometric site plan with the final application. She didn't think that the change would affect the photometric plan.

Ellen Smith said there will be very little light around the detention basin at night with the site plan design.

Jennifer Jastremsky said the lighting is designed more for the parking lot and the building users. The detention pond is not designed as a park or to be used by the residents in the area.

Ellen Smith was thinking of anyone who might use the access at night to walk to the neighborhood, for example, after being let out at the bus stop on 3200 West.

Jennifer Jastremsky said they can have the applicant look at the two plans to see what they think.

MOTION: Nathan Gedge moved based upon the discussion and the presentation testimony to approve the Preliminary Site Plan for Granger Medical Office Building; 3181 West 9000 South; Gateway Business Properties, LLC/Barry Nash (applicant) with the conditions of approval 1 through 5 as listed in the planning commission packet. The motion was seconded by John Winn and passed 7-0 in favor.

Tom Burdett gave an update on recent council actions and on the progress of the Mid-Jordan Trax Line. Staff will provide training for the commission at the March 2, 2010 meeting, and the commissioners may email additional training topics to him.

MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 6:25 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2010