

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 18, 2010 IN THE WEST JORDAN COUNCIL CHAMBERS**

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

**STAFF:** Tom Burdett, Darien Alcorn, Julie Davis, Greg Mikolash, Scott Langford, Ray McCandless, Todd Johnson, Rodger Broomé, Jennifer Jastremsky, and Jim Riding.

**OTHERS:** Jim Cooper, Chuck Piper, Helen Olabarri Hooper, Jeff Byers, Bill Kuan, Nick L., Jun Khaysauaug, John Cutler, Olga V. Cano Sotelo, James Dupaix, and Peggy McDonough.

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The briefing meeting was called to order by Justin Stoker.

The agenda was reviewed. An updated elevation sheet for item #3 was distributed. The maximum building height on item #5 was updated to 47'2". A suggestion was made for a turnout lane in front of the library.

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

**1. Consent Calendar**

**A. Approve Minutes from May 4, 2010**

**B. The Hot Dog Temporary Food Stand; 1550 West 7800 South; Temporary Use Permit (150 days); CC-F Zone; Olga V. Cano Sotelo (applicant) [#TUP20100010; parcel 21-27-453-022]**

Staff recommended that the Planning Commission grant Conditional Use Permit approval for The Hot Dog Stand located at 1550 West 7800 South in a CC-F 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. Dates of operation are from May 19, 2010 to October 16, 2010.
2. A \$300 site restoration bond shall be placed with the City. The bond will be released after the use has ceased operation and the site has been cleaned and restored to previous conditions.
3. Maintain the temporary stand in good order and the parking lot free from trash, debris during the extent of the temporary use.
4. The stand and all associated equipment/materials shall be removed from the site, and the site fully restored, within five days of permit expiration, or by October 21, 2010.
5. Obtain and maintain a valid West Jordan City Business License.
6. Obtain approval from the Salt Lake County Health Department.
7. Provide for a safe pedestrian standing area next to the temporary stand. This area must be blocked off to prevent vehicular traffic from entering by either traffic cones or by other appropriate device, as approved by staff.

**MOTION:** David McKinney moved to approve the Consent Calendar Items #1A and #1B. The motion was seconded by Ellen Smith and passed 5-0 in favor. Kathy Hilton and Nathan Gedge were absent.

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**2. Discussion – General Plan Public Participation**

Ray McCandless said the General Plan Committee had been meeting for a year now with almost all elements reviewed. When all elements are completed the public participation stage of the update will take place. This is very important to the update and is required by State law. The desire is to get input from the planning commission

regarding public participation and how to get the most from a limited budget. He listed several different ways to help involve the public, which included:

- Hire a consultant that may have technology or other methods that are not available to the city. They may have experience with local and regional agencies, which could provide a broader perspective.
- City website highlighting, for example, the plan elements, notices of upcoming meetings, a link to a survey, and a comments section.
- Open houses. Staff originally felt that one in each of the four council districts would be good. The general plan committee recommended two sessions with one at city hall and one at the Bingham Creek library.
- Public hearings are required and will be brought to the planning commission and city council.
- Notices in the utility bill to inform citizens of the public open houses.
- Postings at libraries, city hall, and other public buildings.
- Articles in the West Jordan Journal and newspapers.
- Survey.
- Other options including a mailing list compiled from a web page link; flyers; display boards; the cable TV channel; newsletters; public service announcements; city hall reader board; and neighborhood workshops.

Tom Burdett said the budget is extremely limited. However, the overall timing of the general plan update is very good, because the city is at a crossroads where some of the goals and objectives of the existing plan have been met and the city is reviewing other goals for the future. The more citizens that are aware and get involved with the update the more likely those goals and objectives come to fruition. As a large city there are opportunities for West Jordan to direct and help to enhance the community through long range planning. He felt the extra things should be done to gain public participation in this plan update.

Ellen Smith asked for an update on possible grant money that was discussed at the general plan meeting.

Tom Burdett stated that the Orton Foundation was recommended as an alternative to Envision Utah. That foundation had helped in some smaller community projects in Idaho and Colorado, but they do not provide a direct grant, but assistance in the form of public facilitation with their own staff. They told him they are available to talk to us if we want to explore it further. However, since they haven't worked in Utah before they may not be familiar with Utah's legislation.

David McKinney asked which of the options are most effective.

Ray McCandless stated that the city website and open houses are seen regularly and are a good way to get interaction between staff and residents. Public hearings are mandatory. The notices would just be informational. Newspaper articles don't seem to be as effective as they only received two responses from a recent article.

Tom Burdett felt that key is to put out information to the citizens and then make the most of the open houses by getting a higher participation with those and the survey. He also thought that they should improve upon engaging business more to plan for compatible business growth and for more diversified jobs.

James Dupaix, chair of the West Jordan General Plan Committee, stated that the committee had made good headway in the last year and a half working on the update. He wanted to add one other method of participation that hadn't been discussed, which was making presentations at business organizations and affiliations such as the chamber of commerce. He felt that they need to involve three parties in order to make the general plan update successful: 1) citizens 2) business community 3) developers. Without a strong buy-in from these groups the general plan is just paper and not a working document. Some of the committee members had concerns with using Envision Utah, because they have been involved with almost all the planning in Salt Lake County, and those concerned didn't feel like West Jordan should be another one, but that they should have ideas from other sources.

Personally, he felt that Envision Utah could do an excellent job, but they are expensive. He suggested another option, which is to use planning programs in universities to help us in engaging with the community. He agreed that the most effective methods would be the website and engaging in the other venues, such as having the general plan committee going to the chamber and business association meetings on a one-to-one basis. He encouraged the commission to provide input to the committee.

Justin Stoker agreed that the website is a great tool, even for simple forms and information. It can be simple, convenient, and full of information. He felt most of the funds should be spent in getting the word out and explaining what the general plan is and then get the feedback through the website or open houses. He also felt that universities are a great source of help by using pre-professionals at a minimal cost.

Ellen Smith felt there should be at least one open house in each council district, because limiting it to two may cause them to lose some of the issues and concerns from certain districts. She likes the idea of the website. Although she had nothing against Envision Utah, it is good to know that there are other options out there and we can at least consider those before making a final decision. She also agreed that they need to involve businesses and developers especially for ideas on new development types such as transit oriented developments. She also felt that open houses are the way to go, along with the website.

John Winn had experience on a university project that involved a door-to-door survey and open houses, which produced some great ideas on public safety, growth, and future development in Salt Lake. He felt that using universities, public hearings, and surveys together would be very cost effective.

Justin Stoker felt the survey could be helpful, but it needs to be convenient to people. If it were in the utility bill or noticed in the bill that directs them to a website it would be a good idea.

Ellen Smith agreed that it would be good to put on the website and noticed in the utility bills, the West Jordan Journal, etc. However, they need to make sure to explain why the general plan and participation are important.

David McKinney said surveys are a great idea, but the challenge is to get accurate information. Participants on the website are self-selected but to get an accurate view they need a random sample.

John Winn agreed that they could get some good input from a door-to-door survey, because it would involve different types of people, locations, and ideas.

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**3. Comfort Suites; 7271 South Campus View Drive; Preliminary Site Plan; P-O Zone; Comfort Inn, Sandy/Bill Kuan (applicant) [#SPCO20100003; parcel 21-29-151-013]**

Scott Langford gave the overview of the item. The conceptual plan and conditional use permit were presented to the commission last November. The 85-room hotel will also have an indoor pool and meeting room space. He reviewed the conditions of approval and emphasized those items that need correcting. He felt that the design and architecture will complement the area.

Staff recommended that the Planning Commission grant Preliminary Site Plan approval for Comfort Suites 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 applicant shall address and adhere to all City of West Jordan Municipal Code standards in effect at the time of this approval.
2. Address all Engineering Department redlines.
3. Provide a copy of any cross access easements/agreements with surrounding properties.

4. Final Site Plan shall adjust the width of the landscaped area running along the south property line to a minimum width of 8 feet in order to bring this area into compliance with code section 13-13-7B.
5. Final Site Plan shall be altered to meet the requirements of code section 13-12-6F. This includes, but is not limited to, the extension and connection of the sidewalk on the northwest corner of the building to the sidewalk located on the west side of the Hampton Inn, the sidewalk on the northeast corner of the building to the sidewalk located on the east side of the Hampton Inn, the sidewalk on the west side of the building to the public sidewalk located along Campus View Drive, and the sidewalk on the southeast corner of the building to the sidewalk extending to the southern property line next to the private access road.
6. All pertinent sheets of the Final Site Plan shall be amended/updated to show the placement of the concrete bicycle parking pad on the west side of the building. The pad shall be directly connected to the adjacent sidewalk and not separated by landscaping.
7. The Final Site Plan shall be amended/updated with consistent symbology that clearly differentiates between pavement types; i.e. asphalt, concrete, stamped or decorative concrete, etc.
8. The Final Site Plan shall be amended to include the same site data table on both the architectural and civil site plans. This site data table shall include all the information required by the Final Site Plan application checklist.
9. All signage shown on the plans and building elevations will require a separate review and approval via a building permit application.
10. All landscaping and irrigation plan redline comments must be corrected prior to Final Site Plan approval.

Jeff Byers, Richardson Design Partnership, 510 South 600 East, said they will work with the staff to make the amendments as required by the conditions.

Helen Hooper, Cottonwood Heights resident, asked for the access points to be shown and asked if there would be allowed parking on Campus View Drive.

Justin Stoker pointed out that there would be one access on Campus View Drive, another on Center View, and two more that will connect to the Hampton Inn property.

Scott Langford said Campus View Drive is a public street, but he didn't think there would be a lot of parking on the street since there are 89 parking stalls for 85 rooms, and all rooms aren't typically full at the same time. The parking meets the code, and it had been sufficient so far.

Helen Hooper stated for the record that she was concerned about parking on Campus View Drive since there are 85 rooms as well as convention facilities.

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

John Winn didn't see the parking as a problem in this situation, because there is ample parking provided.

**MOTION: David McKinney moved to approve the Preliminary Site Plan for Comfort Suites; 7271 South Campus View Drive; Comfort Inn, Sandy/Bill Kuan (applicant) with the conditions of approval 1 through 10 as listed in the commission packet. The motion was seconded by John Winn and passed 5-0 in favor. Kathy Hilton and Nathan Gedge were absent.**

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4. **Veterans Memorial Park Subdivision; 8000 South Redwood Road; Preliminary Subdivision Plat to Consolidate Multiple Parcels into 9 Lots; P-F Zone; City of West Jordan/Jim Riding (applicant) [#SDMA20100003; parcels 21-34-101-001 thru 21-34-101-027; 21-34-151-002, 010, 011, 012; 21-34-126-001; 21-34-127-002; 21-34-128-015, 016, 017; 21-34-177-006 thru 010]**

Scott Langford explained that the proposed subdivision will create a lot for the new library. In addition, it will take approximately 37 tracts of land and consolidate them into 9 new lots of record. It will also dedicate some road right-of-way along 8020 South. He reviewed the owners of the nine parcels, seven of which are owned by West Jordan, one by the State of Utah, and one by Salt Lake County.

Staff recommended that the Planning Commission grant Preliminary Subdivision Plat approval of the Veterans Memorial Park Subdivision Plat located at 8000 South Redwood Road in a P-F, R-1-10B, R-3-8 zoning district with the following conditions:

Conditions of Approval:

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
2. The final subdivision plat must meet all requirements of the Engineering and Fire Departments.

It was noted that the city was the applicant.

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

**MOTION: David McKinney moved to approve the Preliminary Subdivision Plat for Veterans Memorial Park Subdivision; 8000 South Redwood Road; City of West Jordan/Jim Riding (applicant) with the conditions of approval 1 and 2 as presented in the staff report. The motion was seconded by Ellen Smith and passed 5-0 in favor. Kathy Hilton and Nathan Gedge were absent.**

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**5. West Jordan Library Complex; 1825 West 8030 South; Preliminary Site Plan; P-F Zone; Salt Lake County/Chuck Piper (applicant) [#SPCO20100004; parcel 21-34-151-012]**

Scott Langford showed a map of the property and described the site layout. Proposed is a 2-story, 25,500 square-foot library located on the east side of the building connected to a 26,000 square-foot event center on the west side that includes a 300-seat auditorium and meeting rooms. Another 20,000 square feet of office, storage, and other ancillary uses brings the total to 71,665 square feet. In addition to the building, an outdoor amphitheater with an overhead trellis and solar panels is located on the west side of the building. He reviewed the main parking for the library, which is on the south side of the building and is well integrated and connected to other uses with 230 stalls. Additionally, the city is working with the county to create a shared parking situation as laid out in the staff report. The project is being designed with the goal of achieving a LEED gold standard and will be the first LEED building in West Jordan. He explained the components of a LEED project and how this project incorporates them. Good vehicular circulation is provided around the site. Because many of the patrons will also be park patrons, staff requires that the pedestrian connection leading to the Veterans Memorial Park be changed to line up to the main building entrance in order to avoid any accidents. A raised speed table is recommended to increase the visibility. The architecture was reviewed. The main building height is 38'7", with parapet walls it will extend to 40'7" and with utilities and elevator equipment, the highest portion of the building will extend to 47'2". The Public Facilities zone requires a conditional use permit to go to a height greater than 30 feet. Noticing had already been sent when the code requirement was discovered, so staff is asking that the commission delegate their approval authority for the building height to the zoning administrator in order for the project to stay on schedule. The style and design of the building will be unique, and staff supported the new design and architecture as a signature building for West Jordan. All seven criteria can be met provided that all the conditions of approval are met.

Staff recommended that the Planning Commission grant Preliminary Site Plan approval for a Salt Lake County library complex located at 1825 West 8030 South 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:

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1. The applicant shall address and adhere to all City of West Jordan Municipal Code standards in effect at the time of this approval.
2. Address all Engineering Department redlines.
3. Final Site Plan shall be altered to meet the requirements of code section 13-12-6F; all pedestrian crossings must be well marked using permanent pavement treatments, signs and landscaping.
4. The Final Site Plan shall be amended to show a pedestrian route that crosses Veterans Memorial Park Drive which aligns with the main library entrance on the north side of the building. Said pedestrian crossing shall be constructed to meet City design specifications.
5. The Final building elevations shall be amended to screen all building mounted mechanical units with integrated architectural features per Code section 13-14-3C.
6. A subdivision plat shall be recorded in order to create a buildable lot for this site, prior to Final Site Plan approval.
7. A Conditional Use Permit must be approved prior to Final Site Plan approval to allow for building heights greater than 30 feet. (13-5G-4A)

David McKinney suggested to the applicant that given the likely congestion in the area that they either add now or plan for in the possible future a turnout along Veterans Memorial Park Drive for drop-off and pick-up. He felt that it is likely that people will stop their cars along the road in the front rather than driving into the parking lot.

Ellen Smith pointed out that the playground and picnic areas are further to the east and stated that they may want to consider another crosswalk there as well, because people might want to cross at that location instead of walking to the one across from the main entrance.

Chuck Piper, Salt Lake County Facilities Manager, thanked the city for their cooperation on the project. They will add the comments from the commission to those of the planning staff for consideration.

Jim Cooper, Director of Salt Lake County Library Services, addressed the comment regarding the turnout and stated that the ring road is one-way, so the majority of the traffic will be directed into the library itself off of 1820 West rather than taking the ring road all the way around. They prefer to focus the traffic and patronage for the library facility to the south.

Peggy McDonough, MHTN Architects, said the design has been approached so that all vehicle traffic will be from 1820 West. There will be a primary monument sign and a secondary directional sign so those approaching from the east will see the sign and be directed to the south parking lot. Also the design heavily emphasizes the entry courtyard between the two buildings. The secondary monument is at the northeast corner of the parking, and the signs are designed to cultivate a habit for the patrons to use the south entrance.

David McKinney said that is basically true, but maybe it could be designed so the space is there in case the traffic patterns don't work like expected. Also, there is the possibility of connecting Veterans Memorial Park Drive to 2200 West, which may generate more traffic coming to the library from that direction.

Justin Stoker said gold standard LEED is very aggressive, and there are some of the aspects in the water standards section that are risky. For example, Fashion Place mall installed zero flow urinals, and they are horrible, so he asked them to consider health codes in their planning.

Jim Cooper said they had installed them in two of their facilities and they were not happy with the results, so they won't be installed in this building.

Peggy McDonough said they are not challenging any city codes with the water savings standards.

Jesse Valenzuela suggested that the site plan be rotated so the parking could be shared with park patrons and also so it will be more accessible from the park road.

Peggy McDonough said it would be quite a bit of effort to do that. Also, the parking lot is located in such a way to keep the vehicles from the park so the park can stay a park and a pedestrian zone and a play zone and family zone. The building acts as a good separation from the cars. If they were to rotate the site plan the building would disconnect from the park.

Jim Cooper said the building was purposefully located to connect into the park. There will be many activities that will occur in the park that will flow into the library space and to have that ability is helpful. They didn't think it was the right approach to look from the park into a sea of asphalt. The building as presented is beautiful and makes a nice transition from the civic buildings into the recreation zone.

Tom Burdett pointed out Exhibit A and said the placement of the building not only supports pedestrian mobility to the north, but it allows for the use of walkways associated with the ring road between the county recreational facility and the senior center without having to go through the rodeo grounds or detention pond area.

John Winn suggested that there could be another sign that directs people to the drop-off area on the south in order to alleviate some of the concerns of possible drop-off in front of the building.

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

Ellen Smith said she is excited for the project and liked the design. If the pedestrian walkways can be more aligned for the people walking from the park it will be a great project.

**MOTION: David McKinney moved that the planning commission delegate the approval authority to the zoning administrator to process the required conditional use permit administratively for the variation in building height for the West Jordan Library Complex; 1825 West 8030 South; Salt Lake County (applicant). The motion was seconded by Ellen Smith and passed 5-0 in favor. Kathy Hilton and Nathan Gedge were absent.**

**MOTION: David McKinney moved to approve the Preliminary Site Plan for the West Jordan Library Complex; 1825 West 8030 South; Salt Lake County (applicant) with conditions of approval 1 through 7 as presented in the staff report. The motion was seconded by Ellen Smith and passed 5-0 in favor. Kathy Hilton and Nathan Gedge were absent.**

**MOTION: John Winn moved to adjourn.**

The meeting adjourned at 7:20 p.m.

Justin Stoker  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2010