

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 3, 2010 IN THE WEST JORDAN COUNCIL CHAMBERS**

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

**STAFF:** Tom Burdett, Robert Thorup, Greg Mikolash, and Julie Davis.

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The briefing meeting was called to order by Justin Stoker. Item #2 is noticed to be continued to August 17. Robert Thorup provided training regarding the conflict of interest policy as it relates to the city's public bodies.

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The regular meeting was called to order at 6:01 p.m.

**1. Consent Calendar  
Approve Minutes from July 20, 2010**

**MOTION:** Nathan Gedge moved to approve the Consent Calendar Item #1 the minutes from July 20, 2010. The motion was seconded by David McKinney and passed 6-0 in favor. Kathy Hilton was absent.

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**2. 21<sup>ST</sup> Century Business Park Lot 14- Continued to 8-17-10 - 6099 West New Bingham Highway; M-P Zone; General Plan Land Use Amendment for 32.20 acres from Light Industrial to Regional Commercial and Rezone 32.20 acres from M-P (Manufacturing Park) to SC-3 (Regional Shopping Center); LaMar Coon (applicant) [#ZC20050028 & GPA20050013; parcel 26-02-300-016]**

Justin Stoker explained that this item is being continued to August 17, 2010 in order to meet noticing requirements.

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**3. Text Amendment – Amend the 2009 West Jordan City Code—Section 13-7E-8 “Conditional Use Permits-Findings for Approval” and Section 14-3-6 “Subdivisions-Review Process-Final Subdivision Plat Requirements”; City-Wide; City of West Jordan (applicant) [#TA20100003]**

Robert Thorup reviewed the proposed changes to the West Jordan Municipal Code. The changes are to better clarify that in these two instances the approval of water system design is with the City Engineer and to establish those parameters.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council as to the requested text amendments discussed and presented in the report, based on the findings of fact set out in the staff report.

There was a brief discussion regarding inclusion of the language ‘health, safety, and welfare’ and whether or not it is necessary. This phrase is the standard for decisions being made and currently exists in several places within the code.

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

**MOTION:** Nathan Gedge moved to forward a positive recommendation to the City Council to approve the text amendments to amend the 2009 West Jordan City Code – Section 13-7E-8 “conditional Use Permits – findings for Approval” and 14-3-6 “Subdivisions – Review Process – Final Subdivision Plat Requirements”; city-wide; City of West Jordan (applicant) as noted in the legislative copy in the planning commission packet. The motion was seconded by Ellen Smith and passed 6-0 in favor. Kathy Hilton was absent.

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**4. Discussion - Jordan Valley TOD; 3295 West 8600 South**

Greg Mikolash gave a history of the property as it relates to a transit oriented development. He showed the conceptual view of the development that will have a large concentration of residential dwelling units in multi-levels surrounding the Trax station. In order to accommodate the number of people who will live there, two large shared-parking structures will be constructed as well as smaller structures for residents only. UTA will need 830 parking stalls to accommodate the station. Uses in the development will include condominiums, apartments, commercial, professional office, and possibly restaurants. Conceptual architecture was shown.

There was a discussion regarding the amount of retail provided and needed. There should be available retail space in various sizes, which could accommodate a market. Retail is a supporting use and is not typically within a TOD. The development will be done in eight phases. After preliminary approval, phase 1 of entire development will be brought forward consisting of the two shared-parking structures and the roadway system. Phase 2 is anticipated to follow before the end of the year.

The design review committee will review each phase prior to planning commission review.

**MOTION: Nathan Gedge moved to adjourn.**

The meeting adjourned at 6:41 p.m.

Justin Stoker  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

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