

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 5, 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, Scott Langford, Jennifer Jastremsky, Nathan Nelson, Rodger Broomé, and Julie Davis

OTHERS: Mark Garza, Luz Panchi, Darin Haskell, Mike Roach, Matthew Smith, Marion Willey, Clive Killpack, and Troy Sanders.

The briefing meeting was called to order by Justin Stoker.

Item #1B was briefly discussed and noted that the business will have to meet the requirements of the Board of Health. The business will meet all the necessary spacing requirements.

Tom Burdett stated that the applicant on Item #2 submitted a letter requesting that the item be continued in order for their traffic engineer to be in attendance. Scott Langford stated that the resident who had been in charge of organizing a petition against the proposal had been notified of the request and had been trying to spread the word. It was suggested that if there is anyone that cannot attend the next meeting that they be allowed to give public comment tonight. It was noted that the Jordan School District will have a representative present at the next meeting to address impacts, and staff will also provide an updated analysis.

The regular meeting was called to order at 6:02 p.m.

1. Consent Calendar

A. Approve Minutes from September 21, 2010

B. La Costeñita Catering; 6271 South 3655 West; Temporary Use Permit (150 days); C-G Zone; Luz Panchi (applicant) [#TUP20100028; parcel 21-20-129-002]

Staff recommended that the Planning Commission grant Temporary Use Permit approval for La Costeñita Catering located at 6271 South 3655 West in a C-G 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 October 5, 2010 to March 4, 2011, or shall not exceed 150 consecutive days.
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 keep the parking lot free of trash and debris during the extent of the temporary use.
4. The stand and all associated equipment/materials shall be removed from the site within five days of permit expiration.
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 in the 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: Nathan Gedge moved to approve the Consent Calendar as listed in the planning commission packet. The motion was seconded by John Winn and passed 7-0 in favor.

MOTION: Nathan Gedge moved to change the agenda to hear public hearing Item #3 before public hearing Item #2. The motion was seconded by Ellen Smith.

David McKinney explained that the applicant had requested that the item be continued to October 19, 2010, and he suggested that the commission ask if there are any in attendance who could not attend the next meeting who would like to speak tonight. If there are none, then they could just continue the item until that time.

Justin Stoker reiterated that the applicant asked that the item be continued. However, he stated that if there are any who cannot attend the October 19th meeting they could speak at this time. There was one response from the audience from a resident who wished to speak.

Nathan Gedge withdrew the motion based on the limited number of people who wished to speak on the item.

2. Maple Hills Land Use Amendment; 6509 West 7800 South; General Plan Land Use Amendment for approximately 49.3 acres from Low Density Residential to High Density Residential; Wasatch Pacific/Mark Garza (applicant) [#GPA20090004; parcel 20-27-400-017; 20-27-476-001]

Justin Stoker explained that the applicant for this item asked that it be continued to October 19, 2010. At that time there will be a more thorough presentation by staff, the applicant, school district, and other qualified professionals. However, due to the lateness of the request to continue, the commission would like to give anyone who cannot attend the October 19th meeting a chance to give testimony at this time.

Scott Langford showed the general location of the property. The request is to amend the land use map from low density to high density residential. The low density range is from 1 to 3 dwelling units per acre and high density provides a range from 5.6 to 10 units per acre. The concept plan shows 430 units that would be a gross density of 8.72 dwelling units per acre; however, a specific density is not being locked in at this point. The previous approval that was not recorded was for 146 units. The P-C zoning on this property was adopted for single family use and the city council capped the density at 2.87 units per acre. He pointed out that this property was approved separately from the larger Jordan Hills Villages development.

Troy Sanders, ASWN, 5151 South 900 East, representing the applicant, was available to answer questions and preferred to wait until the next meeting to make the full presentation.

John Winn asked if they would be developing the property or if it would be sold.

Troy Sanders said he believed the intent was to sell to a builder. They had been working with Holmes Homes who is currently building a variety of products at Daybreak.

Mike Roach, West Jordan resident, stated that he cannot attend on the October 19 meeting. He was concerned that 7800 South is still a two-lane highway in this area and it is very congested, and he also understood that there are no immediate plans to widen it further. He stated that his children have to walk to school and cross 7800 South. Even though there are crossing guards, the busier the street gets the more dangerous it become for the children. He stated that in previous applications for this property there were concerns with collapsible soils and at that time the engineer was only considering single-family homes. He wondered if the soil would be able to handle the increased density and larger townhome structures. He was concerned with the lack of commercial infrastructure in the area. He noted that there is existing high density at the nearby Serengeti Springs Apartments. He was against the increase in density as he purchased knowing that it was in a low density neighborhood with green space and open areas.

Justin Stoker stated that the item and public hearing will be continued to October 19, 2010.

3. West Jordan Senior Housing II; 7900 South 3200 West; Preliminary Site Plan and Development Plan; P-C Zone; West Jordan Senior Housing II, LLC/Ryan Hackett (applicant) [#SPCO20100006, DP20100003; parcel 21-32-227-022]

Jennifer Jastremsky described the project. The 72 units are designed specifically for seniors. Access is provided using two driveways off of 3200 West. A 4-foot walkway runs along the perimeter of the entire project and will connect to the public sidewalk and interior walkways. Approximately 25,000 square feet of landscaping is provided. The existing street trees along 3200 West will remain and additional ones provided. Given the small size of the property, the applicant requested and obtained administrative relief for the required 20-foot landscape buffer along the south side of the property, which brings the width to 16 feet. The applicant has been required to provide the same amount of trees as would have been required with a 20-foot buffer. Although the buffer is not required, tree counts along the west and north sides will also meet the 20-foot buffer requirement. The Design Review Committee reviewed the project and recommended that four parking stalls be removed from the front area of the building in order to extend the entryway feature and also to eliminate 6-8 spaces directly in front of the building along the street to provide a landscaped entrance from the street. The two-story building is in a classic U-shape, and building materials include Hardiboard siding and shingles along with brick. Three different fencing types are proposed: a 6' masonry wall adjacent to the commercial property, a 6' decorative iron along the street front, and a 6' vinyl fence along the south property lines that will match the existing fencing to the west. The photometric plan shows that there will be no light pollution on adjacent properties.

Preliminary Development Plan:

Staff recommended that the Planning Commission grant Preliminary Development Plan approval for the West Jordan Senior Housing II project located at 7900 South 3200 West in a P-C 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. Final Development Plan submittal shall include updated drawings as provided for the Final Site Plan submittal.
2. Address all Planning Department redlines.

Preliminary Site Plan:

Staff recommended that the Planning Commission grant Preliminary Site Plan approval for the West Jordan Senior Housing II project located at 7900 South 3200 West in a P-C 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. Administrative relief has been granted allowing a 20% reduction in the width of landscape buffer areas; however, the tree requirement within those buffer areas shall be calculated assuming the regularly required width and shall not take into account the 20% reduction in width.
2. Address the changes discussed by the Design Review Committee on 9/28/10, specifically:
 - a. Eliminate 4 parking spaces within the courtyard area and expand the landscaping to allow for an entryway feature, such as benches.
 - b. Eliminate 6-8 parking spaces fronting 3200 West, directly in line with the porte cochere and replace the parking with landscaping in order to provide a more visible and attractive front to the project, as viewed from the street.
3. Address all Planning, Engineering, and Fire Department redlines.

David McKinney asked if the city required the perimeter sidewalk.

Jennifer Jastremsky said the walkway is not required but was proposed by the applicant.

David McKinney asked what the requirement was for landscape buffers on the other property lines.

Jennifer Jastremsky said the code only required it on the south next to single-family residential. Since residential is being built next to existing commercial the buffer is not required on the north, and it is not required on the west since it has comparable density. The plan shows 10-11 feet on the west side and 8 on the north side.

Marion Willey, applicant, Utah Non-Profit Housing Corporation, 223 West 700 South, indicated that they also did the senior housing project on Sugar Factory Road, which has a waiting list. This project is for seniors 55 and older. The perimeter walkway was provided for outdoor exercise.

Justin Stoker asked if there were any comments regarding the parking reduction as recommended by the design review committee.

Marion Willey said they are fine with it as long as they meet the requirement for senior housing and visitors, which it appears they do.

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

MOTION: David McKinney moved to grant Preliminary Development Plan approval for West Jordan Senior Housing II; 7900 South 3200 West; West Jordan Senior Housing II, LLC/Ryan Hackett (applicant) with the conditions of approval 1 and 2 as listed in the staff report. The motion was seconded by Nathan Gedge and passed 7-0 in favor.

MOTION: David McKinney moved to grant Preliminary Site Plan approval for West Jordan Senior Housing II; 7900 South 3200 West; West Jordan Senior Housing II, LLC/Ryan Hackett (applicant) with the conditions of approval 1 through 3 listed in the staff report. The motion was seconded by Kathy Hilton and passed 7-0 in favor.

Tom Burdett informed the commission of a recent announcement regarding the condemnation order for the Sugar Factory buildings and silos. Information in a report from CRSA indicated that the silos could topple in a seismic event. The city council had not included the silos in their motion for demolition so they will have to address that issue.

MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 6:28 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2010