

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD DECEMBER 7, 2010 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Jennifer Jastremsky, Paul Brockbank, and Julie Davis.

OTHERS: Barry Nash, Neil Hamilton.

The briefing meeting was called to order by Justin Stoker.

The agenda was briefly reviewed. Tom Burdett gave an update on the progress of the Jordan Valley TOD and Oracle projects as well as the updated landscape code. Upcoming topics of discussion or action may include social service group homes in residential areas.

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

**1. Consent Calendar
Approve Minutes from November 16, 2010**

MOTION: Nathan Gedge moved to approve the Consent Calendar Item 1 the minutes from November 16, 2010. The motion was seconded by John Winn and passed 6-0 in favor. David McKinney was absent.

2. Approve Planning Commission Calendar for 2011

MOTION: John Winn moved to approve the 2011 Planning Commission Calendar. The motion was seconded by Nathan Gedge and passed 6-0 in favor. David McKinney was absent.

3. Granger Medical Fence Modification; 3181 West 9000 South; Request for Modification of Fencing Requirement to allow for a vinyl fence in place of a masonry fence along the east property line; P-O Zone; Gateway Business Properties, LLC/Barry Nash (applicant) [#MISC20100006; parcel 27-04-301-015]

Jennifer Jastremsky explained that during construction, the applicant discovered that cable, power, and telephone lines run along the eastern property boundary. These lines prohibit the ability to install the required masonry wall that would need a continuous foundation of one-foot in height and two and one-half feet in width. The location of the site detention also presents a problem since it is located directly next to the wall and the eastern property line and creates a conflict with the existing utilities and the wall foundation. The applicant proposed a 6-foot tall tan vinyl fence with 1-inch spacing between the slats. A vinyl fence does not require a continuous foundation, but the posts are buried 27 inches into the ground and will only require a 10-inch by 10-inch area for each post, which will give more leeway in the fence alignment. There are 18 parking spaces located 20 feet from the property line. Staff was concerned that the gaps in the proposed fence might allow light and noise pollution into the adjacent residential area. The approved landscaping will allow for some mitigation to those impacts, however, staff felt that there is room for additional landscaping for further mitigation. Masonry allows for more relief options regarding aesthetics and they tend to last longer. Masonry is standard within the city and is required between all residential and commercial and office uses and adjacent to all arterial and collector roads. Staff felt that the proposed fencing would work with the mitigating features as listed in the recommended conditions.

Staff recommended that the Planning Commission grant Fence Modification approval for Granger Medical Office Building 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.

1. A full privacy 6-foot vinyl fence is to be used rather than the proposed semi-private fence with gaps in between slats in order to provide as much privacy as possible to the adjacent residents.
2. Masonry pillars shall be provided at 20-foot intervals, unless installation is unfeasible due to conflicts with the utility lines.
3. Supplementary landscaping shall be added in and around the detention areas in order to mitigate potential noise and/or light pollution as a result of the new fence type. Overall buffer landscaping shall include a variety of plants including evergreen and deciduous, and an updated landscape plan shall be provided for staff review.

Nathan Gedge asked if the utility lines would still be in the way even with the vinyl fence option.

Jennifer Jastremsky said the foundation for the masonry fence is very wide and will cover more area than the vinyl. Also, the foundations for the vinyl posts aren't continuous so placement can be manipulated.

Ellen Smith asked if the masonry pillars would create the same issues since they will have a wider footer.

Jennifer Jastremsky said yes, but it is their hope that since it is not a continuous footer they can shift it somewhat. She pointed out that condition of approval #2 provides for the option of no masonry pillars if the installation is unfeasible. The applicant is currently verifying whether or not it is possible.

Ellen Smith asked if there is a Plan B in case it is unfeasible.

Jennifer Jastremsky said it would be vinyl only.

Kathy Hilton said the foundation for the masonry columns won't have to be as deep, and she felt that if they can install a post, they can also install a pillar. She wanted to remove the option and just require the pillars.

Justin Stoker wanted to know what the footer size is for the concrete pillars.

Barry Nash, Western Real Estate Investors, applicant, said they just missed the fact that the utilities were in the way. There is also a transformer that can't be moved, so they will have to fence around that. They felt that the next best option for fencing was vinyl. It isn't as heavy and the footings are spaced every 6 feet. By adding a decorative masonry column it will enhance the fence, but it is not structural, so they can work around the utility lines. They agreed that denser landscaping would provide a light and noise buffer while still being consistent with good landscaping design. The fence manufacturer and architect will be involved with the design. He understood that over time they will need to provide maintenance on the fence, and they need to make sure the pillars will allow for that, but he was certain it could be done. He gave an update on the status of construction.

Neil Hamilton, West Jordan resident, felt that this should have been accounted for from the beginning before the project got to this stage. Changing to vinyl will create a precedent that is occurring in other cities, and it wouldn't be appropriate. He wondered, since this is a medical facility, about the possibility of someone losing control of their car and going through the fence. He thought that a masonry fence is the only option.

Justin Stoker asked Mr. Hamilton if he had any suggestions or recommendations keeping in mind the footer size.

Neil Hamilton said they could clear out some of the soil, put road base in, compact it well, and then build it up.

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

Barry Nash appreciated the resident's concern, but the practical issue is that they can't bury the existing lines any deeper because of access. If they move them to the west it puts them in the drainage swale, so they would have to go deeper. He thinks that the vinyl fence would be the best solution.

John Winn wanted to verify that the fence is 20 feet from the closest parking stalls.

Jennifer Jastremsky said yes, and there is a drainage swale that runs the entire length of the property.

Greg Mikolash said the increased landscaping could help with the concern of cars hitting the fence.

John Winn didn't see a problem with the vinyl with masonry pillars, and he agreed that the option in condition #2 should be taken out.

The commissioners agreed that because of the applicant's statement that there shouldn't be a problem installing the pillars that the option of not providing them should be removed.

**MOTION: Nathan Gedge moved to approve the Fence Modification for Granger Medical Office Building; 3181 West 9000 South; Gateway Business Properties, LLC/Barry Nash (applicant) based on the discussion and findings of fact with the conditions of approval 1 through 3 listed in the planning commission agenda, modifying:
2. Masonry pillars shall be provided at 20-foot intervals.
The motion was seconded by Ellen Smith and passed 6-0 in favor. David McKinney was absent.**

Tom Burdett said that at a future meeting staff will be bringing forward a discussion regarding staff report format.

MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 6:22 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2010