

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 21, 2011 IN THE WEST JORDAN COUNCIL CHAMBERS**

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

**STAFF:** Tom Burdett, Greg Mikolash, Scott Langford, Julie Davis, Robert Thorup, Mark Forsythe, and Paul Brockbank.

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The briefing meeting was called to order by Justin Stoker. The agenda was reviewed.

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

**1. Consent Calendar**  
**Approve Minutes from June 7, 2011**

**MOTION:** Nathan Gedge moved to approve the minutes from June 7, 2011. The motion was seconded by John Winn and passed 5-0 in favor. Kathy Hilton and David McKinney were absent.

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**2. Fetzer Mountain View Facility Expansion; 5630 West Dannon Way; Waiver of Requirement to Underground Utilities and Conditional Use Permit for operations in the Drinking Water Source Protection Overlay Zone; M-1 Zone; Fetzer Architectural Woodwork/Erik Fetzer (applicant) [#SPI20110004, CUP20110008; parcel 26-02-400-028]**

Scott Langford gave an overview of the application. The existing facility is proposing a 48,000-square foot warehouse addition for cabinets and other woodworking products. Review of the site plan showed existing power poles that are required to be undergrounded. He said at no point on that particular power line are they undergrounded. In 2007 the parcel directly to the south was granted a partial waiver based on the existence of lines on other properties as well as the existing Questar Gas line that runs through the area. The same reasons could be given for this request as well as the fact that there is a street light on each of the three power poles along 5600 West, which would have to be replaced if the power poles were removed. The amended site plan is being reviewed by staff as allowed by the code.

The property is located in Zones 2, 3, and 4 of the drinking water source protection overlay and requires a conditional use permit for use of the chemicals needed for manufacturing their product. The existing situation of that site is that all chemicals are stored within a fairly small portion of the concrete building. Staff felt that there are mitigating improvements on the site so there is really no chance for the stains and varnishes to be spilled into the ground water.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant a waiver to Section 8-2-4 requiring the undergrounding of overhead utilities for property located at 5630 West Dannon Way. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant a Conditional Use Permit to allow a furniture stripping, painting and finishing business on property located at 5630 West Dannon Way, in an M-1 zone, and zones 2, 3, and 4 of the Drinking Water Source Protection Overlay Zone, 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 Conditional Use Permit is subject to review and/or revocation as per City Code Section 13-7E-10.
2. The State Division of Drinking Water Quality shall review business operation on the property. Any recommended improvements to the property or business operation by the Division shall be implemented.

Nathan Gedge asked if the site is currently out of compliance with today's code because there is no conditional use permit for use of the materials in this overlay.

Scott Langford said the review of the site plan gave them the chance to research any prior conditional use permits. The property is currently out of compliance, and this is an opportunity to bring the site up to code.

The applicant was not in attendance.

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

**MOTION:** Dan Lawes moved based on the findings in the staff report and upon the evidence and explanations received today to grant a Waiver to Section 8-2-4 Requiring the Undergrounding of Overhead Utilities for property located at 5630 West Dannon Way; Fetzer Mountain View Facility Expansion; Fetzer Architectural Woodwork/Erik Fetzer (applicant). Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval. The motion was seconded by Nathan Gedge and passed 5-0 in favor. Kathy Hilton and David McKinney were absent.

**MOTION:** Dan Lawes moved based on the findings in the staff report and upon the evidence and explanations received today to approve the Conditional Use Permit for Fetzer Mountain View Facility Expansion; 5630 West Dannon Way; Fetzer Architectural Woodwork/Erik Fetzer (applicant) to allow a furniture stripping, painting, and finishing business in Zones 2, 3, and 4 of the Drinking Water Source Protection Overlay Zone with the conditions of approval as listed in the staff report. The motion was seconded by Nathan Gedge and passed 5-0 in favor. Kathy Hilton and David McKinney were absent.

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Justin Stoker said the Sugar Factory Playhouse is performing *Annie Get Your Gun* at Copper Hills high school, and he encouraged all to support the city arts program.

Nathan Gedge reminded everyone of the Western Stampede activities that begin this weekend and encouraged their participation.

Tom Burdett reminded the commission of the joint meeting with the city council and general plan committee for the general plan update kick-off on June 29.

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

The meeting adjourned at 6:11 p.m.

Justin Stoker  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2011