

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 16, 2011 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Greg Mikolash, Robert Thorup, Ray McCandless, Jennifer Jastremsky, Julie Davis, Paul Brockbank, Nathan Nelson, and Bill Baranowski.

OTHERS: Kent Saxey, Clive Killpack, Ellen Smith.

The briefing meeting was called to order by Justin Stoker.

The agenda was reviewed. There was a discussion regarding the mini-park classification and maintenance in association with the general plan parks element. A brief discussion was held regarding eliminating the distinction between major and minor collector roads within the general plan. Explanation was given on rain harvesting procedures.

The regular meeting was called to order at 6:03 p.m.

**1. Consent Calendar
Approve Minutes from August 2, 2011**

MOTION: Dan Lawes moved to approve the Consent Calendar. The motion was seconded by John Winn and passed 6-0 in favor. Nathan Gedge was absent.

2. CoreBrace Paint Shop; 5789 West Wells Park Road; Conditional Use Permit for Operations in Drinking Water Source Protection Overlay; M-1 Zone; CoreBrace/Kent Saxey (applicant) [#CUP20110011; parcel 26-11-200-027]

Jennifer Jastremsky gave an overview of the project. The property is located in subzone 4 of the Drinking Water Source Protection Overlay Zone. It is currently developed with office and manufacturing buildings as well as outdoor storage, and the applicant would like to add a paint and fabrication shop to the site in order to manufacture their CoreBrace steel joint system. The applicant proposes to store and use 12 different chemicals on site; seven primers, one tint base, one finish coat, and three color pigments or paints, which are listed in the staff report. The Fire Department report states that the chemicals could be a contaminant to the well water if exposed to the system, but the Fire and Engineering departments believe that the chemicals can be safely used without contamination. A containment facility needs to be installed within the building. All storage and use of the chemicals are proposed to be located within a future building, which will require an amended site plan approval. Staff will review the proposed method for containment at that time, which will have to meet BMP's and Fire and Engineering requirements.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant Conditional Use Permit approval for CoreBrace Paint Shop located at 5789 West Wells Park Road for chemical storage in the Drinking Water Source Protection Overlay Zone and in an M-1 zoning district with the conditions of approval as listed.

Conditions of Approval:

1. Apply for and obtain amended site plan approval for the proposed paint building.
2. Fill out and return to the Engineering Department the Potential Contamination Source Questionnaire.
3. Annual fire inspections shall be obtained for any chemicals stored on site which may require such an

- inspection per Fire Department regulations.
4. Best Management Practices shall be followed at all times for all chemicals stored on site, including but not limited to secondary fluid containment, loading and off-loading containers from vehicles, critical spill clean-up equipment, and any other needed or required response plans, training, or equipment that will assist in containing an unexpected release on-site.
 5. Environmental or firefighting run-off shall be contained on-site in an approved containment system, as approved by the Engineering Department and Fire Department.
 6. Dispose of all products properly, including those requiring disposal in approved waste dump sites under the Resource Conservation and Recovery Act.
 7. Address all redlines comments from the Planning, Engineering, and Fire Departments.
 8. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
 9. Per Zoning Ordinance Section 13-7E-9, no conditional use permit shall be valid for a period longer than twelve months, unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion, or unless a certificate of occupancy is issued and a use commended within that period, or unless a longer time is requested and granted by the planning commission.
 10. Per Zoning Ordinance Section 13-7E-10, a conditional use permit may be revoked by the community development director after review and recommendation by the planning commission, after a finding of one or more of the five criteria found in Section 13-7E-10 A-E.

Kent Saxey, applicant, said none of the chemicals are new to their operations; they will just be located in a different area. The site itself will be entirely concrete, so they don't feel there would be any contamination of water, except as noted in the staff report in a situation of excessive water during fire fighting. They will show how they will handle that situation in their amended site plan application.

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

MOTION: David McKinney moved based upon the findings of the staff and the information presented in the hearing this evening to approve the Conditional Use Permit for Chemical Storage in the Drinking Water Source Protection Overlay zone for CoreBrace Paint Shop; 5789 West Wells Park Road; CoreBrace/Kent Saxey (applicant) with the conditions of approval 1 through 10 as listed in the staff report. The motion was seconded by Dan Lawes and passed 6-0 in favor. Nathan Gedge was absent.

3. **Comprehensive General Plan Update (2011) – Update Chapter 5 Transportation; Chapter 6 Parks, Recreation, Trails and Open Lands; Chapter 7 Environment of the West Jordan Comprehensive General Plan; City-Wide; City of West Jordan (applicant) [#TA20110006]**

Transportation

Ray McCandless explained the editing key that shows recommendations from the General Plan Committee and staff. The reference to the 1998 Transportation Master Plan was removed from the text since a subsequent version had been adopted. The General Plan Committee added a statement regarding the division of collector street categories for clarification. The area regarding street widths had been updated. During the public open house period in April a survey question asked about areas of concern with transportation. A lot of the comments were geared toward traffic congestion on Bangerter Highway, so that concern was noted in the plan and that UDOT is currently making some major revisions to help improve the east/west congestion along Bangerter. They also added a paragraph with information on the Mountain View Corridor. Information about the Capital Facilities Plan was removed, because they didn't feel that specific projects should be in the general plan. The General Plan Committee felt it was very important to have bicycle lanes and suggested implementing a lane on

Grizzly Way, as an example, so there is a goal or policy to that effect. The Committee was also interested in maintaining safety near schools and implementing traffic calming measures in neighborhoods, so goals and policies had been revised accordingly. The section that defines arterial and collector streets was removed, because that is not really a policy. Other corrections by the General Plan Committee were for clarification. The Committee also felt it was important to have new activity centers located along existing or planned transit corridors, so an implementation measure was added.

Justin Stoker suggested that it is important to give a general example of an 'activity center'. Regarding the language that speaks of future light rail, he wondered where that would be located.

Greg Mikolash said they are looking at the potential for a phased transit system that would move from BRT to light rail. Currently those corridors would be 5600 West and Redwood Road. This would be very long-term.

Ray McCandless suggested it could be worded as 'alternative transit modes'.

Greg Mikolash said even though the plan is revised every five to six years, their goal is to plan out to the year 2030.

Justin Stoker didn't see the potential for future light rail within the next 15-20 years after the Mid-Jordan Trax line.

Greg Mikolash said they would still want to forecast it.

David McKinney said it doesn't hurt to keep options open, which is the intent of the general plan.

Ray McCandless said they may want to broaden the statement to encompass all of the public transit components.

Justin Stoker definitely thought there was BRT potential along 5600 West and Redwood Road, so they could make the other statement more vague.

Ray McCandless stated that under Goal 4 Policy 1, another implementation measure was added to encourage bicycle friendly streets through striping, regular street sweeping and maintenance and removal of obstacles.

Ellen Smith, West Jordan resident and planning commission liaison to the General Plan, said the Committee considered 'activity centers' to encompass things such as commercial centers, sporting events, parks, and places like Gardner Village that are destination stations where they can plan for public transportation but not need a lot of parking or cars in the area. When they were thinking of future light rail, something people want to have is a public transportation system that works within West Jordan. There are a lot of people who like to ride the bus and trains to get to work, so if the city leaders can help to identify bus routes (even with local bus service) to make it more continuous it would help a lot. Regarding a definition for activity centers, the Committee wanted to leave it vague because the scope of activities ranges from shopping to sporting events, etc.

Kathy Hilton suggested that they say 'destination points', because that describes more of what the activity is all about, but 'activity' could seem to mean a park or something with open space.

Ellen Smith said it could state "planned destinations", but the Committee felt that 'destination' could also include somewhere to go with your family for a quiet afternoon.

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

Dan Lawes remembered that the city is trying to get away from the east/west designation. He referred to page 2 of the strike-and-bold copy last paragraph under Street Classification and suggested language such as, "In general, collectors are divided into major and minor categories with the exception of the West Side Planning Area".

Ray McCandless said staff didn't have a problem with eliminating the reference to east and west side.

David McKinney also pointed out that the table on page 3 doesn't distinguish between east and west sides, so it made sense to eliminate that designation.

Justin Stoker agreed that they could just refer to the West Side Planning Area.

Dan Lawes referred to page 5 under Public Transportation last sentence and stated that Trax is here, so he suggested changing it to include that the new service began August 7, 2011.

Ray McCandless said they could change the tense on the sentence indicating that services are provided.

MOTION: David McKinney moved based on the findings set forth in the staff report and the discussion and information provided here this evening to forward a positive recommendation to the City Council for the proposed changes to Chapter 5 Transportation element of the Comprehensive General Plan 2011 with additional modifications based upon the discussion here this evening. The motion was seconded by Kathy Hilton and passed 6-0 in favor. Nathan Gedge was absent.

Parks, Recreation, Trails and Open Lands

Ray McCandless said the open lands information is being combined with the parks, recreation and trails. A joint committee including members of the Parks, Open Lands, and General Plan Committee was formed at the direction at the city council to review the policies from the various master plans for parks and open spaces and they made recommendations that were included with the staff report. Staff has incorporated those recommendations in the text, and other additions are for clarification. A new Parks, Recreation, Trails, and Open Space Handbook was compiled as a guideline containing maps, amenities, etc. available for the general public and is more detailed than the general plan. Included in this element is a breakdown of the types of parks. An added statement that came from the open houses that states residents are definitely interested in a recreation center to be located on the west side of the city. One of the General Plan Committee members was interested in a feasibility study for relocating the rodeo arena to a western location so the current location could be used for a civic center use. That language was included in purple on the draft; it wasn't a consensus but was a recommendation from the General Plan Committee.

There was a discussion regarding Goals 2, Policy 1, Implementation measure 3 and if the volunteer coordinator was meant to be a city employee or a citizen. Justin Stoker felt that if it is a volunteer they should add language that they coordinate with the parks department.

Dan Lawes referred to Goal 3: Provide a diversity of parklands and associated activities, Policy 1, Implementation Measure 9 and asked if the property will always be known as 'the old Sugar Factory site' or if they should use a generic address to make it clear to new residents.

Ray McCandless understood that even though the buildings are gone, the site is still on the National Historic Register. Tom Burdett thought the city council has a goal to place a marker or monument within the future park design for the area.

Kathy Hilton referred to Goal 1: To Maintain Parkland Service Levels, Policy 2, Implementation Measure 4 and felt it should be clarified to reflect the city's intention of not wanting to maintain the mini-parks.

Greg Mikolash felt they could add to the end of the sentence 'rather than city-owned and maintained mini-parks'.

Justin Stoker thought mini-parks are appropriate when maintained by homeowners' associations.

Ellen Smith said the Committee felt that having a lot of little parks is nice - but expensive to maintain. They felt that residents should invest in some of the things we enjoy whether through volunteer efforts or with homeowners' associations. When they talked about encouraging volunteerism to help the community look better they thought of a volunteer position to coordinate with the parks department to help encourage volunteerism.

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

David McKinney stated that every year there are hundreds of Boy Scout and other types of groups looking for projects, and having a coordinator would facilitate getting that resource used in a productive way.

MOTION: Dan Lawes moved to forward a positive recommendation to the City Council for Chapter 6 Parks, Recreation, Trails and Open Lands element of the Comprehensive General Plan 2011 including the comments from the discussion this evening. The motion was seconded by John Winn and passed 6-0 in favor. Nathan Gedge was absent.

Environment

Ray McCandless said most of the changes were made for clarification. New policies were highlighted and an earthquake hazard map was added.

Dan Lawes referred to Goal 8, Policy 1, Implementation Measure 12 and recommended changing Airport II to South Valley Regional.

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

MOTION: David McKinney moved based on the findings set forth in the staff report and the discussion this evening to forward a positive recommendation to the City Council to approve proposed changes to Chapter 7 Environment element of the Comprehensive General Plan 2011 with the additional discussion items as presented this evening. The motion was seconded by Kathy Hilton and passed 6-0 in favor. Nathan Gedge was absent.

Tom Burdett gave an update on recent city council actions.

MOTION: Dan Lawes moved to adjourn.

The meeting adjourned at 6:51 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2011