

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD SEPTEMBER 20, 2011 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Jennifer Jastremsky, Ray McCandless, Paul Brockbank, Julie Davis, and Jeremy Olsen

OTHERS: Mark Isaac, Perrin Love, and Ellen Smith

The briefing meeting was called to order by Justin Stoker. The agenda was reviewed and clarifications given on Item #2.

The regular meeting was called to order at 6:08 p. m.

**1. Consent Calendar
Approve Minutes from September 6, 2011**

MOTION: Nathan Gedge moved to approve Consent Calendar Item #1 the minutes from the September 6, 2011 meeting. The motion was seconded by David McKinney and passed 7-0 in favor.

2. Text Amendment – Amend the West Jordan Municipal Code Section 13-5E-3 to Allow “Medical Service (excluding blood banks)” in the SC-3 Zone; City Wide; Foursquare Properties, Inc./Mark Isaac (applicant) [#TA20110009]

Greg Mikolash gave the overview of the request to add Medical Services (excluding blood banks) in the SC-3 zoning district. There are two regional commercial areas in the city. This use is currently permitted in the other shopping center zones. Staff didn't feel there were reasons to prohibit this use in the SC-3 zoning district.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for a text amendment to Code Section 13-5E-3, adding Medical Service (excluding blood banks) as a permitted use to the Regional Commercial (SC-3) zoning district.

There was a brief discussion regarding whether or not a pharmacy would be considered a medical service. It could possibly fall into that category, but it may also be considered retail.

Mark Isaac, applicant, Foursquare Properties, 5850 Avenida Encinas, Carlsbad, CA, stated their desire is to allow medical services, such as dentists, in the SC-3 zone at Jordan Landing. Their idea is to diversify the services in the retail center. More and more of these uses are locating in shopping centers in order to help consolidate trips of the clientele. It also helps to round out the amenities of a shopping center by creating a full complement to the regional draw. Since there are only two SC-3 areas in the city they won't be flooded with these applications. Specific to their property, they have an applicant who wants to locate next to a restaurant use.

Justin Stoker asked the applicant if he felt there were any uses in the SC-3 zone that would be incompatible with dental or medial uses.

Mark Isaac said he couldn't see anything that would cause a conflict. He said they try to locate tenants next to uses that will benefit each other. Also, they wouldn't allow a use that would not fit well in their shopping

center. The language of their lease requires approval from the other tenants, so that is another layer of protection against a use that they might not be considering today.

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

MOTION: David McKinney moved based on the findings in the staff report and the evidence and information presented this evening to forward a positive recommendation to the City Council for a Text Amendment to Section 13-5E-3 adding Medical Service (excluding blood banks) as a permitted use to the SC-3 zoning district. The motion was seconded by Nathan Gedge and passed 7-0 in favor.

3. Comprehensive General Plan Update (2011) – Update Chapters 2, Population and Demographics; Chapter 10, Economic Development and revisions to the Future Land Use Map of the West Jordan Comprehensive General Plan; City-Wide; City of West Jordan (applicant) [#TA20110006]

Ray McCandless gave the overview of the update.

Population and Demographics

This element includes historical and anticipated population. It is anticipated that the population will reach over 150,000 in the next 20 years. The element includes updated charts and graphs.

There was a brief discussion and clarification regarding the age distribution and education level charts. **The subtitle of ‘Residents 25 years of age and older’ should be added to the education level chart.**

Questions were asked regarding information for projected growth of the other cities that are now larger than West Jordan. Salt Lake City is mostly built out. West Valley City has room to grow.

Justin Stoker referred to **figure 2.1** and asked if there should be a **separate scale for West Jordan rather than on the same scale as Salt Lake County in order to get a better idea of how the populations have changed over time.** He also noted that there was text overlap on some of the charts.

Ray McCandless stated the overlap will be fixed with the editing committee.

Economic Development

The General Plan Committee wanted to make sure that all of the charts and graphs are updated, which staff did. Ray McCandless explained the jobs-to-housing ratio and stated that West Jordan is currently at .88 and considered a bedroom community. The goals and policies of this section list ways to improve that number. The element also addresses the historical unemployment rate and identifies the retail sector.

Editing changes were pointed out.

David McKinney asked that **Policy 2 on page 32 be clarified.**

Nathan Gedge recommended that under **Implementation measure 1, Goal 1, Policy 1 on page 32 the portion of the sentence beginning ‘such as ...’ be stricken as it is duplicative.**

David McKinney said on **page 33 the numbering of policies needs to be corrected.**

Nathan Gedge referred to page 34, Policy 5, Goal 3, and said he felt that the term ‘actively’ was too forceful and recommended that it be removed. He didn’t feel that a non-city organization should be so prominently expressed in a city document.

Justin Stoker didn’t feel that the Chamber of Commerce was being utilized to its full potential, so he felt there was more that could be done to give the Chamber a better voice within the city. He liked the term ‘actively’ because it acknowledges that we have more to do, without spending any more city resources. He suggested that it could be rephrased to ‘better cooperate with’ or something along those lines in order to show that they want to strengthen that relationship.

Ray McCandless suggested that **Policy 5, Goal 3 on page 34 could say ‘strengthen partnerships’**, which was generally agreed upon.

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 the recommended revisions to Chapter 2, Population and Demographics with additional changes as suggested by the Commission and also Chapter 10, Economic Development with additional changes and suggestions from the Commission, of the Comprehensive General Plan 2011. The motion was seconded by Nathan Gedge and passed 7-0 in favor.

Land Use Map

Ray McCandless suggested that based on comments in the pre-meeting they review the details of this section at the workshop to be held next week and only go over the major changes at this time. He stated that the proposed changes and justifications are reflected in the staff report. He briefly explained the recommendations for the Redwood Road corridor, the area north of the Jordan Station TOD, and areas along the Mountain View corridor and U-111.

Greg Mikolash said most of the other changes are corrections in order to match the existing zoning in areas where the use will probably never change.

David McKinney asked for clarification on the **proposed change #2**.

Greg Mikolash said that should be a change to public facilities and not research park.

Ray McCandless explained proposal #5 that firms up the location of the park under staff’s recommendation. The general plan committee didn’t feel a park was needed and recommended professional office.

Nathan Gedge said his questions will be with #41, #42, and #43 to be discussed in more depth next week. He said they should consider whether or not residential is the correct use between the highway and the power corridor.

MOTION: Nathan Gedge moved to continue public comment and action on the request to amend the Future Land Use Map to the October 4, 2011, Planning Commission meeting. The motion was seconded by Dan Lawes and passed 7-0 in favor.

4. Moderate Income Housing Plan Biennial Report

Jennifer Jastremsky explained the requirement for the report, which follows the format as provided by the State. Once the update of the general plan is adopted we will provide the State with the new housing plan.

Staff recommended the Planning Commission forward a positive recommendation to the City Council for the approval of the biennial report for submission to the State of Utah Department of Community and Culture and the local Association of Governments.

Clarifying questions on the draft Housing element of the General Plan update were answered regarding better forecasting tools with regards to projected home price appreciation in figure 4.17 and if the numbers take into account the recent housing troubles and long-term demographic trends that are likely to suppress home price appreciation for the next 10 to 20 years.

MOTION: Nathan Gedge moved to forward a positive recommendation to the City Council for their approval of the biennial report for submission to the State of Utah Department of Community and Culture and the local Association of Governments, and to hopefully incorporate any changes based upon staff’s research for the table referenced by Commissioner McKinney. The motion was seconded by John Winn and passed 7-0 in favor.

The Commission was reminded of the Planning Commission/General Plan Committee Workshop to be held September 27th at 5:30 p.m.

MOTION: John Winn moved to adjourn.

The meeting adjourned at 7:02 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2011