

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 21, 2012 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** David McKinney, Ellen Smith, Dan Lawes, Nathan Gedge, John Winn, Jesse Valenzuela, and Lesa Bridge

**STAFF:** Tom Burdett, Greg Mikolash, Robert Thorup, Ray McCandless, Nathan Nelson and Julie Davis

**OTHERS:** Steve Petersen and Scout Troop 407

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The briefing meeting was called to order by David McKinney.

The agenda was reviewed. Ray McCandless explained the purpose of the text amendment. There was a discussion regarding the potential uses of the overlay district throughout the city.

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

**1. Consent Calendar  
Approve Minutes from February 7, 2012**

**MOTION:** Nathan Gedge moved to approve the Consent Calendar Item #1 the minutes from the February 7, 2012 meeting. The motion was seconded by John Winn and passed 7-0 in favor.

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**2. Text Amendment – Amend the West Jordan Municipal Code making miscellaneous amendments to Title 13, Chapter 5, Article J and Chapter 6, replacing and modifying the West Side Planning Area (WSPA) with a new Performance Based Overlay District (PBOD); City-wide applicability; City of West Jordan (applicant) [#TA20120002]**

Ray McCandless gave an overview of the amendment. The West Side Planning Area was adopted in 2006 for approximately 6,000 acres of land west of 5600 West. As part of the General Plan update, the City Council voted to make the WSPA an overlay district. One of the main reasons was to avoid a perception that there is a difference between the east and west sides of the city. The overlay district is an extra layer of requirements added to a specific geographic area where there are unique characteristics that you want to encourage or preserve. This amendment will shift the existing WSPA zoning code to the overlay chapter of the code. There were minor modifications made with the most significant changes to the Required Standards and Optional Improvement Density Incentive chart that adds multi-modal, walkability elements that give additional incentives to developers to locate near transit stations or commercial businesses. The City Council also wanted to rename the chapter from Performance Based Overlay District to Performance Based Planning Area. He invited the Commission to recommend other appropriate density incentives to the chart.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for the proposed Text Amendment regarding Title 13, Chapter 5, Article J and Chapter 6.

Dan Lawes referred to page 2 of the staff report that indicated the maximum density would be 94% outside of the TSOD, TRAX, and BRT and asked how that number was determined.

Ray McCandless said he calculated the percentages with the assumption that those were not located close to a TRAX or other transit station, so that would be the maximum percentage points that could be achieved.

David McKinney asked if it was a rule of thumb that those additional benefits will only apply to the developments within a TSOD or within a certain distance from such a place.

Greg Mikolash said yes, they were applying more points to developments that are closer to a transit area, where before you could feasibility obtain more bonus points if you were basically anywhere and more particularly along a trail or riparian corridor. But they scaled that back and with the new chart you could max out if you are next to a transit corridor or an overlay district, and if not they can't receive the maximum density.

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

**MOTION: Nathan Gedge moved based on the findings in the staff report and the presentation tonight to forward a positive recommendation to the City Council for the proposed text amendment that deletes Title 13 Chapter 5 Article J and adopts a new Chapter 6 Article I as addressed in the planning commission report related to the proposed performance based overlay district, recommending that the title be changed to Performance Based Planning Area. The motion was seconded by Dan Lawes and passed 7-0 in favor.**

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Tom Burdett gave an update on recent city council actions. Since there are no items scheduled for the March 6 meeting the Commission could either cancel the meeting or receive some training.

There was a discussion regarding types of training that would be beneficial in the future as there will probably be other opportunities when the agenda is very light. Some of those items include review of the bylaws and procedures; transportation planning issues, projects, trip generation, and potential along the new freeway; presentation from the school district on how they plan for growth.

The March 6 meeting will be cancelled and training will be prepared for a future meeting.

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

The meeting adjourned at 6:23 p.m.

David R. McKinney  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012