

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MARCH 5, 2013 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Nathan Gedge, David Pack, Ellen Smith, Dan Lawes, John Winn, Lesa Bridge, and Zach Jacob.

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

OTHERS: Jim Harris, Kim Giebler, Richard Norton, and Lyndi Reed.

The briefing meeting was called to order by Nathan Gedge.

The agenda was reviewed. A discussion was held regarding conditional uses versus permitted uses. There were questions regarding why the applicant on Item #2 isn't asking for a rezoning instead of changing the code. This property is part of a larger planned community zone, and that would be more up to the property owner than the tenant. Robert Thorup requested that Item #3 be tabled. There was a brief discussion on the new State Code and how that will apply to City regulations in the business licensing code. Robert Thorup explained the reasons for a new code regarding graffiti, which will be coming to the commission's next meeting. Tom Burdett said the city council approved formation of a committee to review codes relating to digital billboards and they would like two planning commission members to participate.

The regular meeting was called to order at 6:06 p.m.

**1. Consent Calendar
Approve Minutes from February 19, 2013**

MOTION: John Winn moved to approve the Consent Calendar, the minutes from the February 19, 2013, meeting. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

2. Text Amendment – Amend the West Jordan Municipal Code Section 13-5C-4 to Allow Secondhand Store as a Permitted Use in the P-C (Planned Community) Zone; City-wide applicability; Calvary Thrift Store (applicant) [#TA20130003]

Jennifer Jastremsky said the applicant is seeking to run a religious non-profit store, which will assist funding various community organizations such as the Rescue Mission and Big Brothers Big Sisters. This use is currently allowed in the C-G, SC-2, and CC-F zones with a conditional use permit and is permitted in the C-M zone. The applicant would be agreeable to a conditional use as well. Photos of model stores were shown. These types of stores generally come in two fashions: 1) A religious organization providing mentoring to residents and aid to those in need, and 2) a commercial establishment geared towards providing used goods for a less expensive cost than a new product. Both of these configurations would complement other uses within the planned community and mixed use zones by providing diversity and convenience to the center and residents. Trendy secondhand stores are typically found in walkable, historic, and pedestrian friendly shopping districts, which is a goal of the planned community zone. This applicant is proposing boutique-style marketing for their specific store. This amendment will also open up the door for greater diversity within all P-C zones, all of which have or will have commercial centers.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve a zoning text amendment to allow secondhand stores as a permitted use within the P-C (Planned Community) zone.

If the Planning Commission has reservations about the proposed use being permitted, they may alternatively forward a recommendation to the City Council to approve the text amendment to allow secondhand stores as a Conditional Use within the P-C (Planned Community) zone.

Jim Harris, 7584 Park Village Drive, applicant and assistant pastor with Calvary Chapel in Salt Lake City, asked that the commission go forward with the amendment based on staff's recommendation. Their goal is to give back to the community by providing resources and jobs.

Lesa Bridge asked if a rezoning of their property was considered rather than a text amendment for all P-C zones.

Jim Harris said they would be open to a conditional use for that property. They are taking over the Go Bananas store and changing it to more of a boutique model thrift store.

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

Dan Lawes said in other zones where this type of use is allowed it is conditional except for the C-M zone. He asked why the P-C zone is so distinct that it would be permitted instead of conditional. From a consistency standpoint it should be a conditional use.

Lesa Bridge and Zach Jacob agreed. Commissioner Jacob said they discussed in the pre-meeting a rezoning to SC-2, and if that occurred on this site it would be a conditional use.

Nathan Gedge agreed as well.

MOTION: Dan Lawes moved to forward a positive recommendation to the City Council to approve the Text Amendment to allow Secondhand Store as a Conditional Use in the P-C (Planned Community) Zone. The motion was seconded by Zach Jacob and passed 7-0 in favor.

3. Text Amendment – Amend the West Jordan Municipal Code to create a new use titled “Tobacco Specialty Business”, amending sections: 13-2-3 “Definitions” and 13-5E-3, 13-5F-2, and 13-5I-4 “Permitted and Conditional Uses”; City-wide applicability; City of West Jordan (applicant) [#TA20130004]

Nathan Gedge said that staff requested that the item be tabled indefinitely.

MOTION: Dan Lawes moved to table the Text Amendment creating a new use titled “Tobacco Specialty Business” amending sections: 13-2-3 “Definitions” and 13-5E-3, 13-5F-2, and 13-5I-4 “Permitted and Conditional Uses”; City-wide applicability; City of West Jordan (applicant) to an undetermined date. The motion was seconded by Ellen Smith and passed 7-0 in favor.

4. Discussion - Potential amendments to the West Jordan Future Land Use Map regarding high density residential development

Ray McCandless said in March 2012 the city adopted a new general plan and future land use map. Prior to adoption, there was an extensive review of the land use map with more than 50 changes, most of which were made to reflect the current property uses. Other changes were made based on what they thought would be the most appropriate use for the site. Since that time there have been questions raised regarding some vacant land

designated as very high and high density and whether or not it is appropriately located with respect to bus rapid transit, TRAX line, commercial districts, etc. Staff is asking for input on several different pieces of property.

David Pack wanted to ensure they are staying with what was originally decided while recognizing that things change. However, if a change to the map is made it should be because something has occurred such as a change in transportation, demographics, or needs of the city that necessitates the change.

Ray McCandless pointed out a property at 9000 South and 1100 West that is located next to the River Oaks apartments and is designated as very high density. The property to the west is designated commercial.

Zach Jacob commented on the limited gateways into West Jordan, and he would like to showcase the city at its best in these locations. He felt that apartment buildings in that location would identify the city as a bedroom community.

Nathan Gedge said that is his same concern with 7800 South in Midvale where it is getting very high in density. He would prefer to avoid that image at 9000 South.

Ellen Smith said high density can be appropriate in specific areas. She felt that 7800 South at Gardner /Village works because of the TRAX location. It also depends on design controls. At the location in question she would rather see a nice commercial development. They also need to consider the traffic congestion at that location.

Ray McCandless asked if they would consider a professional office use.

Several said that would be okay, except you don't want more office in the city than what can reasonably be developed. There needs to be a balance and they also need to consider the specific sites and acreage to see what makes the most sense with infill areas.

Ray McCandless showed the property that is set back west of Redwood Road at approximately 7300 South and asked if high density land use is appropriate for this area.

Nathan Gedge liked how it created a transition buffer for the medium density to the east.

Greg Mikolash said this area is also located within the Redwood Road corridor study boundary and might be reviewed at that time as well.

Ellen Smith said her recommendation would be to either leave it as is or change it to medium density. The existing property owners wouldn't want high density.

Zach Jacob and Lesa Bridge thought it made sense to leave it as it sits today.

Ray McCandless said 5600 West at 7800 South has a mixed use area at the northwest corner with commercial to the west. The planning commission recently voted to remove the TSOD designation from that area. The mixed use area on the southwest corner will remain.

Zach Jacob asked what types of uses are shown for this property in the Highlands master plan.

Greg Mikolash said it is stand alone service such as restaurants, but there were no elevations profiles to show if there would be any horizontal mixed use areas.

Ray McCandless pointed out the commercial nodes west of 5600 West where they are ringed with high density and asked if it still made sense to do that.

Greg Mikolash said most of those areas had been approved through the Highlands development so they would have to coordinate any changes with the developer. The conceptual plan was adopted and each village will be approved phase by phase.

Tom Burdett said they could also amend them phase by phase as the preliminary designs come in. When this is taken to the city council for a recommendation they will have a future transit map that will help to guide future decision making.

Nathan Gedge felt that staff should meet with the developer first before making a recommendation.

Zach Jacob said most of the issues for that intersection had already been considered and approved with the Highlands master plan.

Greg Mikolash said mixed use is still a good option, but they don't know if it is appropriate at this location. Commercial is allowed in a mixed use zone.

David Pack said the more information they can get the better informed decision they can make.

Tom Burdett said staff will bring to the next meeting a draft tentative schedule for the billboard committee and will ask for two planning commission volunteers.

Nathan Gedge invited everyone to the "Meet the City" event tomorrow night from 6:00 p.m. to 9:00 p.m.

MOTION: Dan Lawes moved to adjourn.

The meeting adjourned at 6:37 p.m.

NATHAN GEDGE
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2013