

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JULY 15, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Sophie Rice, David Pack, Zach Jacob, Lesa Bridge, Ellen Smith, and Bill Heiner

STAFF: Tom Burdett, Nannette Larsen, Nathan Nelson, Darien Alcorn, Paul Brockbank, and Julie Davis

OTHERS: Steve Burton, Janice Burton, Jason Brixey, Leslie Morton, and Jeff Malmstone

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed and clarifying questions were answered.

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

1. Consent Calendar
Approve Minutes from July 1, 2014

MOTION: Zach Jacob moved to approve the minutes from July 1, 2014. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

2. J & R Rentals; 5769 Feulner Park Circle; Building Loading Area Screening associated with the Preliminary Site Plan; M-1 Zone; J & R Rentals/Jason Brixey (applicant) [#SPI20140002; parcel 26-11-226-011]

Jason Brixey, applicant, explained that the building will store lawn care equipment, trucks, and trailers. A front garage door will allow vehicles to enter through the front and exit through the back of the building. The office will be located in the corner of the building. They have appropriate screening with columnar spruce trees on top of a 2-foot berm. He felt that the code requirement for screening had been met and asked that the project be allowed to move forward.

Nannette Larsen said the Planning Commission will review the screening of the loading bay doors located on the north elevation. The east and west sides of the loading bay door will each have five spruce trees on a 2-foot tall land berm.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Site Plan approval for J and R Rentals site plan located at 5769 West Feulner Park Circle in an M-1 zoning district, with the conditions of approval as listed below.

Conditions of Approval:

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements found in Titles 13 and 14 of the City Code.
2. The final site plan must meet all requirements of the Engineering and Fire Departments.

3. Approval of a Preliminary Site Plan shall become null and void upon one year of the date of approval.

Zach Jacob asked how tall the proposed trees will be when planted compared to their height at maturity.

Nannette Larsen said they will be 10 feet tall when planted with the additional 2 feet of height for the berm. The loading door is 14 feet tall. Her research showed that the trees will grow to 40 - 60 feet tall at maturity.

Dan Lawes opened the public hearing.

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

Zach Jacob said the planning commission is reviewing this because it is a loading door. He asked if loading and unloading will be done outside on the driveway or if it will be done inside.

MOTION: Zach Jacob moved to suspend the rules of order to allow the applicant to answer the question. The motion was seconded by Ellen Smith and passed 7-0 in favor.

Jason Brixey said the door is a thoroughfare to maximize the use of the building, but there will be no loading and unloading either outside or inside. It is really just a large garage for storage of equipment and trucks. There are three doors in the rear of the building where the trucks will line up and exit.

Zach Jacob read from the code that said the loading areas had to be completely screened from public view during the loading and unloading process. Since there will be no loading and unloading, his concern that the door will still be visible from the street is irrelevant.

MOTION: Lesa Bridge moved based on the findings set forth in the staff report and the information received in this meeting to approve the Preliminary Site Plan for J & R Rentals; 5769 Feulner Park Circle; J & R Rentals/Jason Brixey (applicant) with the conditions 1 through 3 as listed. The motion was seconded by Ellen Smith and passed 7-0 in favor.

3. **CVS Pharmacy; 7777 South Redwood Road; Preliminary Site Plan, Preliminary Subdivision Plat (2 lots on 2.422 acres), Preliminary Development Plan; CC-F (TSOD) Zone; Psomas/Leslie Morton (applicant) [#SPCO20140009, SDMI20140003, DP20140007; parcels 21-27-453-002 through 007, 009, 012 through 015, 026]**

Leslie Morton, Psomas, stated that Jeff Malmstone with Armstrong Development was also in attendance. The proposed CVS Pharmacy building will be 14,600 square feet in size with a single drive through for prescription drop-off/pick-up. The existing building will be demolished. They will close the two closest driveways to the intersection on 7800 South and will retain the one furthest east. The driveway closest to the intersection on Redwood Road will also be closed. The access from Redwood Road will be shared with Utah Idaho Supply. They will make improvements to the Utah Idaho Supply parking lot to make parking more convenient and adding some landscape islands. There

will be a truck loading area on the east side of the building. An amenity feature with a stamped concrete plaza and enhanced landscaping and benches will be located at the corner of 7800 South and Redwood Road. The Design Review Committee gave a positive recommendation on the building elevations and site plan.

Dan Lawes asked if the loading area will conflict with the drive through lane of the pharmacy.

Leslie Morton said there is 40 feet of asphalt and plenty of room for truck parking, the drive through lane, as well an area for cars passing through. There are rarely more than two cars stacked in the drive through at one time. Deliveries are made once or twice per week and are typically not during peak hours.

Dan Lawes asked if their standard design is to have the truck loading area away from the building.

Leslie Morton said the standard design is adjacent to the building, but there wasn't enough room on this site.

Lesa Bridge asked if they had any concerns with the environmental condition of the property.

Leslie Morton said they did a Phase 1 and Phase 2 environmental assessment. The existing property owner is responsible for removing the tanks and taking care of any needed remediation.

Preliminary Site Plan:

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Site Plan approval for CVS Pharmacy located at 7777 South Redwood Road in a CC-F zoning district, with the conditions of approval as listed below.

1. The proposed development shall meet all applicable Zoning Ordinance requirements.
2. The final site plan must meet all requirements of the Engineering and Fire Departments.
3. Approval of the Preliminary Site Plan shall become null and void upon one year of the date of approval.
4. Permanent and/or temporary signage shall adhere to the requirements in Title 12 of the City of West Jordan Municipal Code.

Preliminary Development Plan:

Staff recommended that the Planning Commission grant approval of the Preliminary Development Plan for CVS Pharmacy located at 7777 South Redwood Road in a CC-F Zoning District.

Preliminary Subdivision:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Subdivision for CVS Pharmacy located at 7777 South Redwood Road in a CC-F Zoning District, with the conditions of approval as listed below.

1. The proposed subdivision shall meet all applicable Zoning, Building, Engineering and Fire Department requirements.

2. The decision of the Planning Commission shall be final and effective fifteen (15) days from the date of the decision, unless an appeal is filed pursuant to section 15.5.2 and subsection 15.5.5B of this code (West Jordan City Code, section 13.7E.7B).

Lesa Bridge asked if there had been discussions and if there were any concerns with staff or UDOT regarding the full turn movement on the 7800 South access.

Nathan Nelson said staff and the traffic engineer felt that the access is a big improvement for the site. Should 7800 South be widened there might be the possibility of an island restricting left-hand turns and that is why the access point is as far east as possible.

Dan Lawes opened the public hearing.

Steve Burton, West Jordan resident, said his home is north of the development next to Map World. He said there is a section of property on the northeast corner that is not shown on the development plan. He pointed out the location of an existing open irrigation ditch and asked what would be done with it. He showed where the ditch had been piped in other locations. He said there is a 6-foot wall at ground level right now, but if they cover the ditch and build up the ground for parking it will only leave a 3-foot wall between the residential and commercial properties instead of the required 6-foot wall.

Dan Lawes closed the public hearing.

Leslie Morton said they are just getting into the design, but there isn't a significant grade change at that corner so it shouldn't impact the height of the wall. The ditch will be filled in or piped depending on whether or not it is an active ditch, and the area will be landscaped. She also wanted to be sure that everyone is aware that this is intended to be a 24-hour store.

David Pack liked the look of the building, especially at an important intersection. He liked the plaza area and the fenestration on the west and south sides of the building. If the 6-foot wall buffer to the residents is still provided then he felt it is a good fit for West Jordan.

MOTION: Bill Heiner moved based on the positive findings set forth in the staff report and the information received during this meeting to approve the Preliminary Subdivision Plat for CVS Pharmacy; 7777 South Redwood Road; Psomas/Leslie Morton (applicant) with the conditions of approval 1 and 2. The motion was seconded by Zach Jacob and passed 7-0 in favor.

MOTION: Bill Heiner moved based on the positive findings set forth in the staff report and the information received during this meeting to approve the Preliminary Site Plan for CVS Pharmacy; 7777 South Redwood Road; Psomas/Leslie Morton (applicant) with the conditions 1 through 4 as listed. The motion was seconded by Ellen Smith and passed 7-0 in favor.

MOTION: Bill Heiner moved to approve the Preliminary Development Plan for CVS Pharmacy; 7777 South Redwood Road; Psomas/Leslie Morton (applicant). The motion was seconded by Ellen Smith and passed 7-0 in favor.

4. Text Amendment – Amend the West Jordan Municipal Code Title 12 and Title 13 Regarding “Campus Style Signs (Center Signs)” ; City-wide; Anderson Wahlen and Associates/Brandon McDougald (applicant) [#TA20140006]

Staff recommended that the text amendment regarding “Campus Style Signs” be continued to the August 5, 2014, meeting.

MOTION: Zach Jacob moved to continue Item #4 a Text Amendment Regarding “Campus Style Signs” to August 5, 2014. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

Tom Burdett gave an update of recent city council actions.

There was a discussion regarding a declining focus on property management in commercial developments for landscaping and plaza areas. It is disheartening and embarrassing. Commissioners wanted to know what citizens can do or what enforcement can be done to make sure there is maintenance for the length of the tenure. Current code enforcement procedures were discussed. They are making progress in the community, but they are focusing on the more egregious issues and then they can tackle aesthetics. Citizens can report code violations on the internet. There was also a discussion on tree replacement procedures and preventive measures to ensure healthy tree species and placement.

MOTION: Zach Jacob moved to adjourn.

The meeting adjourned at 6:42 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014