

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD SEPTEMBER 2, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Robert Thorup, Ray McCandless, Nannette Larsen, Julie Davis

OTHERS: Roger Payne

The briefing meeting was called to order by Dan Lawes and the agenda was reviewed. Clarifying information regarding landscaping for Item #2 was given. The purpose of the Airport Zone would provide for ancillary uses associated with an airport.

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

**1. Consent Calendar
Approve Minutes from August 19, 2014**

MOTION: David Pack moved to approve the minutes from August 19, 2014. The motion was seconded by Bill Heiner and passed 6-0 in favor. Lesa Bridge was absent.

2. Well #3 Pump House Project; 9000 South 5700 West; Preliminary Site Plan and Conditional Use Permit; SC-3 Zone; City of West Jordan (applicant) [#CIP20140002; parcel 26-02-200-033]

Roger Payne, Engineering Manager for Utilities for the City of West Jordan, gave a brief background of Well #3 that was constructed in 1975 at 9000 South and 5600 West on an isolated 1-acre plot. This well was successful for almost 40 years. When Mountain View Corridor was proposed it was decided that 9000 South would be extended and 5600 West would be widened, so it was necessary to abandon the original Well #3. The City negotiated with UDOT and traded the 1-acre parcel for the subject alternate site. UDOT also provided funding for construction of a new well. At this point they need a well pump house to begin producing drinking water for the city. The building will be constructed of CMU block in two colors and will be utilitarian in design. The entire one-acre parcel will be landscaped. UDOT provided access with a curb cut and a driveway to the site. A waterline stub, power line stub, and drainage system connection have all been coordinated. The building will sit in the middle of the site in order to control a 100-foot radius so the groundwater doesn't get contaminated. The city would like to get the well back in production to contribute to the city's drinking water supply.

Zach Jacob said the site currently has tractors and equipment on it, and he asked what is occurring.

Roger Payne said the city's contractor has been doing some earthwork for the site preparation. When the property was acquired, UDOT hauled in about ten feet of fill material to raise the site. The material was determined not to be suitable for the foundation of the building, so the contractor dug it back down to the native soil and brought in a compacted fill.

Nannette Larsen added that the site will be surrounded by a six-foot wrought iron fence with CMU posts and a gate that will limit access. Because of limited access, parking isn't a concern. Staff felt that the structure design, the fence, and landscaping fit within the general plan designation of the area.

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 the Well #3 Pump House site plan located at approximately 9000 South 5700 West in a SC-3 Zoning District, with the conditions of approval as listed below.

Conditions of Approval:

1. The proposed development shall meet all applicable and Zoning Ordinance requirements.
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.

Conditional Use:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permit to allow for a major utility facility located at approximately 9000 South 5700 West in a SC-3 zoning district, with the conditions of approval as listed below.

Conditions of Approval:

1. The proposed business shall meet all applicable zoning, building, engineering and fire requirements.
2. All changes to the site shall be consistent with the Conditional Use application and Final Site Plan.
3. 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).

Dan Lawes opened the public hearing.

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

MOTION: David Pack moved based on the positive findings set forth in the staff report and the information received during the meeting to approve the Site Plan for Well #3 Pump House; 9000 South 5700 West; City of West Jordan (applicant) with conditions 1 through 3 as listed in the staff report. The motion was seconded by Ellen Smith and passed 6-0 in favor. Lesa Bridge was absent.

MOTION: David Pack moved based on the positive findings set forth in the staff report and information received during the meeting to approve the Conditional Use Permit for Well #3 Pump House; 9000 South 5700 West; City of West Jordan (applicant) with the conditions 1 through 3 as outlined in the staff report. The motion was seconded by Ellen Smith and passed 6-0 in favor. Lesa Bridge was absent.

3. Text Amendment - Amend the West Jordan Municipal Code making miscellaneous amendments to Title 13 and adding language relating to a new Airport Zone (and Special Purpose Districts); City-wide applicability; City of West Jordan (applicant) [#TA20140007]

Dan Lawes stated that staff is waiting for comments from the Department of Airports. Options for the commission could be to continue the item to the next meeting with or without a presentation by staff or forward a recommendation conditioned upon incorporating any suggested language into the text.

David Pack said he would like to know what the language is before voting on it. He asked if the changes would be significant.

Tom Burdett said they would probably relate to definitions and possibly some use changes.

Ray McCandless said if there were anything more substantial than that they would bring it back to the commission.

MOTION: Zach Jacob moved to continue the Text Amendment relating to a new Airport Zone to the September 16, 2014, meeting. The motion was seconded by Ellen Smith and passed 6-0 in favor. Lesa Bridge was absent.

Tom Burdett gave an update on recent city council actions.

MOTION: Bill Heiner moved to adjourn.

The meeting adjourned at 6:19 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014