

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 21, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Larry Gardner, Nathan Nelson, and Julie Davis

OTHERS: David Barber, Harold Larsen, Matthias Mueller, and Peter Moyes.

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed. David Pack presented information from the recent APA Conference.

The regular meeting was called to order at 6:02 p.m.

**1. Consent Calendar
Approve Minutes from October 7, 2014**

MOTION: Lesa Bridge moved to approve the minutes from October 7, 2014. The motion was seconded by Ellen Smith and passed 5-0 in favor. Zach Jacob and Bill Heiner were absent.

2. Utah National Guard Land Use Amendment and Rezoning; 7602 South Airport Road; General Plan Land Use Amendment for 20 acres from Research Park to Light Industrial and Rezoning from BR-P (Business Research Park) Zone to M-1 (Light Manufacturing) Zone; State of Utah DFCM/Matthias Mueller (applicant) [#GPA20140008, ZC20140006; parcel 21-30-376-001]

Matthias Mueller, State of Utah DFCM, State Office Building, Capitol Hill, expressed his appreciation to the Commission and staff for their consideration of this application.

Peter Moyes, Architectural Nexus, 2505 Parley's Way, read a summary of the application for amendments to the zoning and land use maps. He reviewed the surrounding area, which include C-M and M-1 zonings. He explained that when the National Guard conducts drills there are many cars on the road, so his company was retained to find options to expand on-site parking. They looked at all options. The southern portion of the property has a challenge with the retention area and the property to the west contains Guard equipment in a controlled zone. They will expand some to the east, but ultimately they decided to go to the north, which is adjacent to storage units. The BR-P zoning requires a setback but the M-1 zone allows for a zero lot line. They don't intend to go to a zero lot line, but the zoning will allow them to legally expand the parking in order to accommodate the demand. It is not the intent to change the function of the building or the type of land use.

David Pack asked if the proposed expansion will just meet the current need or if it allows for growth.

Peter Moyes said the number needed depends on which group is drilling, but in the worst case scenario they come very close, and that scenario occurs only a couple of times per year. Otherwise this

expansion should get them to where the bulk of the parking is off of the street and onto this property. They have tried to utilize all of the extra usable space.

David Pack asked if they have tried to anticipate growth and the need for more parking.

Peter Moyes said the building is landlocked as far as the types of drills and functions, but the National Guard would have to speak to that.

Larry Gardner added that the rezoning won't change the use of the property, so the impact to the surrounding neighborhood won't change. The request satisfies the findings for the general plan amendment and the criteria for a zone change.

Future Land Use Map Amendment

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the Future Land Use map for 20 acres of property from Research Park to Light Industrial on property, located at 7602 S. Airport Road.

Zoning Map Amendment

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone 20 acres from BR-P (Business and Research Park) to M-1 (Manufacturing) Zone on property located at 7602 South Airport Road.

David Pack asked staff if they thought that the change in zoning and setback would cause any problems for the adjacent properties.

Larry Gardner said he didn't see any problems. This property is currently in the BR-P zone and is located between a Heavy Commercial zone to the south and a Light Industrial zone to the north. The property is owned by Salt Lake City, who also owns the airport, so he didn't think any other use would go on this site. The landscaping between the parking lot and the storage unit is nice, but not necessary. He appreciated what the applicant did to keep the landscaping along the roadway.

Dan Lawes opened the public hearing.

Harold Larsen, 7808 South Airport Road, owner of the storage units to the north, stated that this was the first he had heard about the parking lot expansion. He didn't have a problem with the parking lot, but he felt that the National Guard has gotten special privileges because of who they are, and he just wants to make sure this is done right. They share the property line and were required to have landscaping in that area in order to meet the minimum requirements. He stated that everyone else to the north and south had to install curb and gutter and storm drains, but the National Guard did not. He wondered if that will ever be required or if it should be required now in order to solve some of the storm drain problems. He also noted that the parking lot will collect additional water.

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

Peter Moyes said the parking lot will slope away from the storage units. They also plan to clean up an intersection that currently gathers water, so their intent is to contain the water on the property and

make sure it doesn't go on the storage unit property. They were never asked to address curb and gutter on the street and it is not in their scope of work.

Matthias Mueller stated that they are within their purview to request a rezoning and he didn't think they were asking for a special privilege. He mentioned that they will comply with all of the building codes and requirements as part of their permit. The property belongs to Salt Lake City and is being rented by the National Guard.

David Pack wanted to be sure that the resident's concerns are addressed and asked what the plans are for curb and gutter on Airport Road.

Greg Mikolash said the application is for a general plan land use amendment and rezoning and does not address the site plan.

David Pack just wanted to be clear for the resident that curb and gutter concerns are outside of the scope of what they are discussing tonight.

MOTION: Lesa Bridge moved based on the findings set forth in the staff report to forward a positive recommendation to the City Council for Utah National Guard; 7602 South Airport Road; State of Utah DFCM/Matthias Mueller (applicant) to rezone 20 acres from BR-P (Business Research Park) Zone to M-1 (Light Manufacturing) Zone. The motion was seconded by Ellen Smith and passed 5-0 in favor. Bill Heiner and Zach Jacob were absent.

MOTION: Lesa Bridge moved based on the findings set forth in the staff report and the evidence and further explanations and discussions received today to forward a positive recommendation to the City Council for Utah National Guard; 7602 South Airport Road; State of Utah DFCM/Matthias Mueller (applicant) to amend the future land use map for 20 acres from Research Park to Light Industrial. The motion was seconded by Ellen Smith and passed 5-0 in favor. Bill Heiner and Zach Jacob were absent.

MOTION: David Pack moved to adjourn.

The meeting adjourned at 6:24 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014