

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD DECEMBER 16, 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, Greg Mikolash, Larry Gardner, Nannette Larsen, Nathan Nelson, Paul Brockbank, Robert Thorup, and Julie Davis

OTHERS: Scott Hardey, Stonehocker, Stacy Young, Tracy Stocking, Jake Satterfield, Brad Harvey

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed and clarifying questions were addressed. Concerns regarding the queuing of traffic north of the medical center near the train crossing were expressed. Information regarding future design guideline standards was given. There was a briefing on the City Center development activity.

The regular meeting was called to order at 6:05 p.m.

**1. Consent Calendar
Approve Minutes from December 2, 2014**

MOTION: Lesa Bridge moved to approve the Consent Calendar the minutes from December 2, 2014. The motion was seconded by Zach Jacob and passed 7-0 in favor.

2. Jordan Valley Medical Cancer Center; 3580 W. 9000 S.; Preliminary Site Plan; P-F Zone; TSA Architects/Tracy Stocking (applicant) [#SPCO20140018; parcel 27-05-251-029-2000]

Tracy Stocking, TSA Architects, gave an overview of the application for a 22,000-square foot, two-story addition to the existing hospital. He stated that the addition will include a number of cancer related services including a linear accelerator for radiation treatment that will be housed in a vault with six to seven feet of concrete on all sides. A brachytherapy area will also be on the main floor. A connector hallway to the hospital is provided and most of the office space and clinics will be on the west end. They propose a dedicated entrance/drop-off area and parking lot for the cancer patients. Their goal is to minimize the impact on the site and to minimize the need for additional parking. The updated parking calculations based on patient load and physicians show that there is adequate parking even with the addition. He stated that the new proposed location for the helipad will be at the northwest corner of the property that had been used as a temporary helipad area at times in the past. He showed a rendering of the building that architecturally complements the existing hospital structure. They wanted to make the cancer center fairly prominent and representative of the technology and high quality care that is being given. A primary feature is the large glass area on the upper level in the chemotherapy section where they wanted to give those patients who are there for long periods of time a nice place.

Lesla Bridge asked if the proposed helipad site is currently being used as physician parking, and she asked if there would still be adequate parking for physicians and others with that move.

Tracy Stocking said it is generally staff parking and there will still be adequate parking. The back parking lot is mostly empty every day. The original helipad site will continue to be used as parking with about 18-20 stalls.

Dan Lawes asked if the center would be inpatient only.

Tracy Stocking said it would be both, but it is primarily outpatient. The two vault areas will be closest to the hospital for the occasional inpatient stay.

Nannette Larsen felt that the applicant's review was comprehensive. The new helipad location will be reviewed during the final site plan.

Greg Mikolash stated that condition #1 could be removed with the relocation of the helipad.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Amended Site Plan to allow Jordan Valley Cancer Center to be constructed on the property located at 3580 West 9000 South in a P-F Zoning District, with the following conditions of approval:

Conditions of Approval:

1. An easement release for the 50' aqueduct easement must be provided prior to Final Amend Site Plan approval.
2. Address and adhere to all Department comments, redlines, conditions of approval and all applicable code standards.
3. All changes to the site shall be consistent with the Preliminary Site Plan application, letter of intent, and site plan.
4. Approval of a Final Site Plan shall become null and void if development does not commence within two (2) years of Final Site Plan approval.

Dan Lawes opened the public hearing.

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

MOTION: Zach Jacob moved based on the findings set forth in the staff report and the discussion this evening to approve the Preliminary Amended Site Plan for Jordan Valley Medical Cancer Center; 3580 West 9000 South; TSA Architects/Tracy Stocking (applicant) with the conditions 2 through 4 as recommended in the staff report. The motion was seconded by Sophie Rice and passed 7-0 in favor.

3. **Satterfield Land Use Amendment; 7101 West 8200 South; Amend the West Jordan Future Land Use Map for approximately 54.983 acres from Low Density Residential and Professional Office to Medium Density Residential designation; A-20 Zone; Jake Satterfield (applicant) [#GPA20140009; parcel 20-34-300-008]**

Jake Satterfield, applicant, said they are requesting a change in the density and removing the professional office designation as it seems out of place. For subdivision layout purposes and with the

demand and direction of the city they are requesting a change to medium density. Jake Satterfield explained that the northeast corner of the property was being considered for an elementary school by the Jordan School District and the detention pond areas were noted in gray. However, since this concept was submitted both parties have decided to go in a different direction. They now have an updated conceptual drawing that shows lots on the entire piece of property. Depending on the lot size, that area could add between 20 and 30 lots for a total of between 160 and 190 lots.

Larry Gardner said the request is to change the future land use map for approximately 55 acres to medium density residential and removing the professional office designation. The city council will ultimately decide if the map will be amended. The portion of the property outside of the 55 acres would remain low density residential. He reviewed the surrounding densities and zoning, which are mostly in the medium density range. He pointed out that the recommendation tonight isn't specific to the concept plan or lot sizes, which are determined by the zoning and subdivision layout.

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 54.98 acres from Low Density Residential and Professional Office to Medium Density Residential on property generally located at 7101 West 8200 South.

It was pointed out that the property just to north is zoned P-C (Planned Community) with the Jordan Hills Villages project, which wasn't tied to hard and fast lots sizes, but rather on density ranges. Those lots directly across 8200 South from this property average between 5,000 and 8,000 square feet. Other areas across U-111 are zoned R-1-6 and R-1-8.

Zach Jacob pointed out that although the properties in the Bridgeport Subdivision are zoned R-1-6 for setback reasons they are still 8,000 square foot minimum lots.

Dan Lawes opened the public hearing.

Scott Hardey, West Jordan resident, said they are excited to see growth near their neighborhood, but he asked for an explanation of the density and zoning terminology. They would be happy with single-family lots between 8,000 and 10,000 square feet, but he asked what the worst case scenario would be with medium density residential.

Dan Lawes said they aren't addressing the zoning tonight.

Brad Harvey, West Jordan resident, asked if the removal of the Professional Office designation indicates that the property will only be used as single-family residential or if it would still allow for business or other development. He asked what medium density consists of.

It was explained that the request is for medium density residential, which allows for 3.1 to 5 units per acre for single-family and not multifamily.

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

Zach Jacob said for the sake of transparency, the code does allow for attached single-family structures within the medium density designation. He stated that he still didn't think they are reading and

applying the code correctly for Finding B. The finding is that ‘the development pattern contained on the land use plan inadequately provides appropriate optional sites for this use and/or change’. He felt that is asking if the future land use map has other areas for medium density residential and not whether or not this is the correct use for this property.

Ellen Smith agreed with that explanation, but she didn’t think that was the intent of the finding and that it should be rewritten.

Lesa Bridge said the trend dictates that the change for this property is appropriate.

Ellen Smith said looking at the surrounding development, this request is reasonable because it matches the existing uses. The only thing she would ask is that the intent of the general plan be followed with the lot sizes getting larger as they go farther west. So as this property and others are developed and as the site plan is being considered that the lots could maybe go from R-1-8 to R-1-10 as it goes farther west.

Zach Jacob agreed that the amendment is probably appropriate and fitting, but he said it doesn’t fit what is written in the code. He thought they need to discuss this issue in the future to amend the wording of the code for that finding.

MOTION: Dan Lawes moved based on the findings set forth in the staff report to forward a positive recommendation to the City Council for the Satterfield Land Use Amendment; 7101 West 8200 South; Jake Satterfield (applicant) to amend the future land use map for 54.98 acres from low density residential and professional office to medium density residential. The motion was seconded by Lesa Bridge and passed 6-1 in favor with Sophie Rice casting the negative vote.

Tom Burdett thanked Ellen Smith for her years of service on the Planning Commission. Commissioner Smith as well stated that she will miss all those involved with the Commission.

MOTION: Lesa Bridge moved to adjourn.

The meeting adjourned at 6:38 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2015