

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 6, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Matt Quinney, Sophie Rice, David Pack, Zach Jacob, Bill Heiner, and Joshua Suchoski.

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

OTHERS: Stacy Young, David Barber

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed. Bill Heiner stated that he was interested in accepting the position of CDBG Committee representative. The CDBG program was explained. Tom Burdett explained an upcoming proposal to change the composition of the Design Review Committee, which will include two members of the Planning Commission. Plans for a future field trip were discussed.

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

Business Items

1. Oath of Office for New Commissioners

City Clerk Melanie Briggs administered the Oath of Office to newly appointed Commissioners Matt Quinney and Joshua Suchoski.

2. Election of Chair and Vice Chair for 2015

Nominations for Chair

David Pack nominated Dan Lawes and Zach Jacob nominated David Pack.

Vote: Commissioner Dan Lawes was elected as Chair.

Nominations for Vice Chair

Dan Lawes nominated David Pack and Sophie Rice nominated Zach Jacob.

Vote: Commissioner David Pack was elected as Vice Chair.

Bill Heiner accepted an appointment to the 2015 CDBG Committee.

3. Approve Minutes from December 16, 2014

MOTION: Bill Heiner moved to approve the minutes from December 16, 2014. The motion was seconded by Zach Jacob and passed 7-0 in favor.

4. S & K Machine Greenwood Subdivision; 8134 South 1300 West; Amended Final Subdivision Plat (1 lot on 1.45 acres); M-1 Zone; Bush & Gudgell, Inc., Dave Mortensen (applicant) [#SDMA20140017; parcel 21-34-278-025; 21-34-277-026, 028]

Stacy Young, Bush & Gudgell, stated that the application is to amend the subdivision plat. They want to add onto an existing property, but there was a slight overlap. They need to resolve issues in terms of dedicating a 3 ½-foot strip of property in the roadway and adjusting the lot line so the building will fit properly on the site, which requires a subdivision plat.

Larry Gardner said this property is part of the Greenwood Industrial Park that was approved in 1980. This amendment will consolidate the parcels into one lot and it will dedicate a portion of the parcel which is in the right-of-way. The city process for dedication of roadway requires a major subdivision plat. The site plan for the addition for a 7,000 square foot warehouse to the south of the building will be reviewed and approved administratively.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the S & K Machine Greenwood Subdivision amended Final Subdivision Plat subject to the following conditions:

1. All Engineering Department, Fire Department and Planning Division preliminary and final redline comments shall be addressed before recording.
2. The recordable plat shall comply with the applicable requirements of Title 15-Subdivision Regulations and Title 8 – Public Works (Public Ways & Property).

Zach Jacob said part of the additional parcel in question has an overlap of open space land use designation along Bingham Creek. He asked if that is acceptable and if it requires a land use map amendment.

Larry Gardner said the building will have a 25-foot required setback from the creek bank because it is a County floodway, so it will not encroach in the parks and open space area. That setback will leave space for a trail in the area designated as open space when that occurs. This request is only for a subdivision and it does not need a land use map amendment. The map sets aside what the city desires for the future use as a trail.

Dan Lawes opened the public hearing.

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

MOTION: David Pack moved based on the findings set forth in the staff report and upon the evidence and explanations received today to approve the Amended Final Subdivision Plat for S & K Machine Greenwood Subdivision; 8134 South 1300 West; Bush & Gudgell, Inc., Dave Mortensen (applicant) with conditions 1 and 2 as listed in the staff packet. The motion was seconded by Sophie Rice and passed 7-0 in favor.

Tom Burdett gave a briefing on the proposed change to the composition of the Design Review Committee. With the new proposal two members will be appointed from the Planning Commission. He asked if the Commission was in agreement with the changes and can fill two positions in the future.

There was a discussion regarding professional qualifications for two of the five overall members, time commitment, and term limits. The Commissioners recommended a change to the proposed language to make the Planning Commission representatives' service on the Design Review Committee a one-year term with the option of reappointment on a year-by-year basis or on a rotation because the three-year term on the Planning Commission may not coincide with the three-year term of the Design Review Committee, making it necessary to replace committee members prior to the end of their term. It will also allow a Planning Commissioner the opportunity to serve on the Committee without making an initial three-year commitment.

MOTION: Bill Heiner moved to adjourn.

The meeting adjourned at 6:23 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2015