

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD DECEMBER 15, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Dan Lawes, Kelvin Green, Matt Quinney, David Pack, Zach Jacob, Bill Heiner, and Josh Suchoski

**STAFF:** Scott Langford, Ray McCandless, Robert Thorup, and Julie Davis

**OTHERS:** Donna Clinger

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The briefing meeting was called to order by Dan Lawes. The agenda was reviewed and clarifying questions were answered regarding traffic and parking.

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

**1. Consent Calendar  
Approve Minutes from December 1, 2015**

**MOTION:** Zach Jacob moved to approve the minutes from December 1, 2015. The motion was seconded by Josh Suchoski and passed 7-0 in favor.

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**2. West Pointe Studios; 8575 South 2940 West; Conditional Use Permit for Personal Instruction Services; M-1 Zone; West Pointe Studios, LLC/Donna Clinger (applicant) [#CUP20150014; parcel 21-33-377-006]**

Donna Clinger, applicant, explained that there is a drop-off and pick-up area so there shouldn't be an issue with parking. That area will be in front of the lobby on the pedestrian sidewalk, possibly using the first parking spot as a pull-in area so they don't have to cross traffic. If the pull-in area is occupied then the parent can park and walk their child across the parking lot.

David Pack asked if there were any other protective measures to make sure the drop-off area is being used correctly, such as having someone from the studio directing traffic.

Donna Clinger said if it becomes a problem they would probably have a parent volunteer to watch them come in and out, and they could also use 'caution' signage.

Ray McCandless said the request is to operate a dance studio in the M-1 zone. A conditional use permit is required to make sure the safety concerns are met. Typically industrial areas have heavier manufacturing uses with large trucks, etc. In this case the neighboring business is a CrossFit studio so there aren't those concerns. The parking requirement has been met. There are two stalls in front that could be used as a pick-up and drop-off area.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant Conditional Use Permit approval for West Pointe Studio located at 8575 South 2940 West in an M-1 zoning district with the following condition of approval:

1. The Conditional Use Permit is subject to review and/or revocation as per City Code Section 13-

7E-10.

Kelvin Green referred to criteria 3 where the square footage totals 4846. He asked if a drawing needs to be submitted.

Ray McCandless said the applicant did an interior measurement and they calculated the parking based on that number. They then count the number of stalls on the site, and in this case there are 22 available stalls based on what was approved for the adjoining use, which leaves two extra stalls.

Dan Lawes opened the public hearing.

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

**MOTION: Zach Jacob moved to approve the Conditional Use Permit for Personal Instruction Services for West Pointe Studios; 8575 South 2940 West; West Pointe Studios, LLC/Donna Clinger (applicant) with the condition of approval as listed in the staff report. The motion was seconded by Matt Quinney and passed 7-0 in favor.**

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Good wishes were extended to Zach Jacob as he leaves the Planning Commission for the City Council.

Scott Langford explained that two items would be returning to the Planning Commission at the direction of the City Council. 1) The View at 5600 was remanded to take a more in-depth look at density buy ups and to explain in more detail why certain percentages were allocated for each buy up; 2) Text Amendment regarding Wall Art and Murals. The City Council could have made amendments at their meeting, but they felt that the Planning Commission may have an increased perspective on how to draft the amendments.

Visiting students in the audience were recognized.

**MOTION: David Pack moved to adjourn.**

The meeting adjourned at 6:16 p.m.

DAN LAWES  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2016