

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 2, 2016 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Kelvin Green, Matt Quinney, David Pack, Bill Heiner, Josh Suchoski, and Judy Hansen

STAFF: Scott Langford, Nannette Larsen, Julie Davis, Robert Thorup, and Paul Brockbank.

OTHERS: Kris Pasker, Ken Curry, Tony Archuleta

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed. Clarifying questions were answered and recommendations on landscaping were given for Item #2. Item #3 will be tabled to an undetermined date. Scott Langford provided an update on the Cap and Grade ordinance, housing ratios, and a text amendment proposal that will be presented at the next meeting.

The regular meeting was called to order at 6:01 p.m.

1. Consent Calendar
Approve Minutes from January 19, 2016

MOTION: David Pack moved to approve the minutes from January 19, 2016. The motion was seconded by Judy Hansen and passed 7-0 in favor.

2. ACJ Properties (Clean Machine); 9706 Prosperity Road; Preliminary Site Plan with street-facing loading doors; M-1 Zone; PGAW/Kris Pasker (applicant) [#SPI20150010; parcel 26-11-151-004]

Kris Pasker, PGAW Architects, stated that he is assisting in the design of Clean Machine, a business that manufactures high grade machine parts for aircraft and medical industries. They have outgrown their current Murray facility and would like to build a 40,000 square foot tilt-up concrete structure. The front portion has office space and a mezzanine, and the back 3/4 is mostly for manufacturing. The side loading dock is set back from Prosperity Road almost 400 feet. There is area for future expansion, if the need arises.

Kelvin Green asked if the location of the current dock would move if there is an expansion.

Kris Pasker said there are no plans to move it unless the owners make that decision later on.

Nannette Larsen explained that industrial site plans don't normally go to planning commission, but because the loading bay doors face the street, even with the large setback, it requires planning commission review.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Site Plan approval for ACJ Properties site plan located at 9706 South Prosperity Road in an M-1 zoning district, with the conditions of approval as listed below.

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements found in Titles 13 and 14 of the City Code.
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.

Dan Lawes asked if this would be out of place in the area.

Nannette Larsen said Taffy Town and J&R Rentals to the north both applied for street-facing loading bay doors and received preliminary approvals, so it would not be out of place.

Dan Lawes opened the public hearing.

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

Judy Hansen suggested to the applicant that more shaded landscaping be included on the west side of the detention pond. They could move some of the larger deciduous trees to that area to provide more shaded parking. She wondered if they could include some evergreen trees (not close to parking) with the landscaping that would help to screen the bay doors in the winter.

MOTION: Josh Suchoski moved based on the findings set forth in the staff report and information received during the meeting to approve the Preliminary Site Plan for ACJ Properties; 9706 South Prosperity Road; PGAW/Kris Pasker (applicant) with the conditions 1 through 3 as set forth in the staff report. The motion was seconded by Judy Hansen and passed 7-0 in favor.

Kris Pasker offered a suggestion that the city may want to address this ordinance with some additional language that gives more latitude to the planning staff to approve this type of application so there isn't added expense and time required for the property owners. He understood there may be some instances that need the added review, for example if the entire frontage had loading docks.

3. The View at 5600 West

Dan Lawes noted that with the short time frame they were not able to pull this item from the agenda, so he asked for a motion to table to a time to be determined.

MOTION: Kelvin Green moved to table agenda Item #3 to a date to be determined. The motion was seconded by Josh Suchoski and passed 7-0 in favor.

Kelvin Green said he will send a survey to the commission and key staff members to get some initial feedback regarding the wall art ordinance that he can include in the draft code.

MOTION: Josh Suchoski moved to adjourn.

The meeting adjourned at 6:11 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2016