

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 19, 2016 IN THE WEST JORDAN COUNCIL CHAMBERS**

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

**STAFF:** Scott Langford, Larry Gardner, Nannette Larsen, Nathan Nelson, Julie Davis, and Darien Alcorn

**OTHERS:** Vic Barnes, Michael Petric, Lane W. Walton Jr., Pete Moore, Eric Hansen

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The briefing meeting was called to order by Dan Lawes and the agenda was reviewed. Item #5 will be continued to May 3, 2016. Clarifying questions were answered.

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

**1. Consent Calendar  
Approve Minutes from April 5, 2016**

**MOTION:** David Pack moved to approve the minutes from April 5, 2016 as recorded in the staff packet. The motion was seconded by Josh Suchoski and passed 5-0 in favor with Judy Hansen abstaining. Kelvin Green was absent.

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**2. Legacy Welding and Fabrication, LLC; 9371 South Hawley Park Road; Conditional Use Permit for Manufacturing within the Drinking Water Source Protection Overlay; M-1 Zone; Legacy Welding and Fabrication, LLC (applicant) [#CUP20160004; parcel 26-01-351-008]**

Michael Petric, applicant, explained that they have a small service, repair and food separating equipment manufacturing business. They have been in business since 2010 in West Jordan but they have moved to a different building, which put them in the Drinking Water Overlay zone.

Larry Gardner gave an overview of the application. The building is in the wellhead protection zone. The conditional use permit application is to allow manufacturing and chemical storage. He showed the submitted schematic indicating locations for spill kits, floor drains, and emergency procedures. All chemical documentation has been provided to the fire department, and the fire marshal has no concerns with the type of chemical or the amount. Our engineers also have no concerns with the configuration or the type of chemicals.

Staff recommended that the Planning Commission grant Conditional Use Permit approval for Legacy Welding and Fabrication located at 9371 South Hawley Park Road for chemical storage in Zone 2 of the Drinking Water Source Protection Overlay Zone with the following conditions:

1. The Chemical Management Program for Legacy Welding and Fabrication shall be followed at all times. The Chemical Management Program, including training practices and chemical inventory etc. shall be updated as needed.

2. Completed Inspection Forms and Spill logs shall be made available upon request.
3. Storage of any chemicals out of doors is prohibited
4. Dispose of all products properly, including those requiring disposal in approved waste dump sites under the Resource Conservation and Recovery Act.
5. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
6. Per Zoning Ordinance Section 13-7E-10, a conditional use permit may be revoked by the community development director after review and recommendation by the planning commission, after a finding of one or more of the five criteria found in Section 13-7E-10 A-E.

Dan Lawes opened the public hearing.

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

**MOTION: Josh Suchoski moved based on the information in the staff report and the information presented to grant the Conditional Use Permit for chemical storage in Zone 2 of the Drinking Water Source Protection Overlay for Legacy Welding and Fabrication; 9371 South Hawley Park Road; Legacy Welding and Fabrication, LLC (applicant) with the conditions contained in the staff report. The motion was seconded by Matt Quinney.**

David Pack said for the record, it was pointed out in the preliminary meeting that the facility is 100 feet away from the well, employees are trained and certified, and all pertinent information has been provided, so he saw no reason why this would be an issue.

**VOTE: The motion passed 6-0 in favor. Kelvin Green was absent.**

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3. **Loneview South Subdivision; 8200 South 6400 West; Preliminary Subdivision Plat (63 lots on 19.63 acres) and Preliminary Development Plan; LSFR Zone; Chance 13.5, LLC (applicant) [#SDMA20160001, DP20160002; parcels 20-34-200-013, 014, 041, 042; 20-34-276-001, 002, 003]**

Victor Barnes, applicant, said this project was approved two years ago and received one extension, but the approval had since expired. Only minor changes were made to the original plan. Loneview North was developed by a different company, but they've used the same engineer and planner, so it is very similar. The phasing was changed as requested by the builder associated with the project. He clarified that the first two phases will have 23 lots and the third phase has 17. The plat also shows the provision for a future sewer, which includes a trail connection. The Highlands community allows for density buy-ups. The LSFR zone has a range from 2.01 to 4.5 lots per acre. They are asking for 3.2 lots per acre with buy-ups that include enhanced open space with picnic areas and pavilion, etc., and trail. He reviewed the fencing. The builder has agreed with the home improvement buy-ups, including 50% of homes with covered porches, enhanced window treatments and high quality materials. Appendix 1 in the development plan has a list of required standards. They hope to get approval soon so they can start building this year, which will help provide rooftops in the area for a successful commercial area at 5600 West 7800 South.

Josh Suchoski liked their designs and the fact that it is a low density product.

Judy Hansen was also glad to see that the lots are approximately 1/3 acre, which adds to the subdivision and to the city.

Larry Gardner explained that this is part of the overall Highlands development, which includes about 430 acres. He reviewed the preliminary plan, home layout, and open wash area and amenities that allow for pedestrian use. The walkway to the northwest will connect to the future Orchard Heights. There is a 63% increase in buy-ups that gives about 3.2 units per acre. The layout provides for good connectivity with no cul-de-sacs. He showed the entryway monuments, which have been a recurring theme in the Highlands. The split rail fence will go along the yards that back the wash, which also continues the theme, and a solid vinyl fence along the backyards of the open area. The collector streets will have a masonry-type wall. Street lighting in the WSPA is 250 feet apart and more pedestrian friendly in height. 75% of the homes will have a minimum 6-foot recessed front loaded garages, 50% of the homes will have covered front porches at least 500 square feet in size, enhanced window and door treatments will be on all homes. These homes are more focused on architecture and design with high quality materials. It meets all of the criteria of the zoning and subdivision ordinances.

#### Loneview South Sub-area Preliminary Development Plan

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Loneview South Sub-area Preliminary Development Plan generally located at approximately 8200 South 6400 West with a residential density of 3.19 units per acre for a total of 63 single-family residential lots, subject to the following conditions:

1. Update the Final Development Plan to address all city required corrections pertaining to the Loneview South Subdivision Plat.
2. All of the open space and common green, including the pavilion, benches, table, trash receptacles and bridge over the wash shall be installed as detailed in the Preliminary Development Plan.
3. The applicant shall provide a list of the specific design requirements and required architectural review procedures as contained in the Loneview South Development Plan, to all future home builders within this development to ensure compliance with these adopted architectural standards.
4. The applicant shall update the sub-area preliminary development plan to specifically show which lots must have a front covered porch greater than 50 square feet in size.

#### Loneview South Preliminary Subdivision Plat

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Loneview South Preliminary Subdivision Plat generally located at approximately 8200 South 6400 West, subject to the following conditions:

1. The Loneview Final Subdivision Plat shall integrate traffic calming design within the interior of the subdivision as directed by the city engineering staff.
2. The dedication of the right-of way on 6700 West shall match the width of the dedication of the right of way of the property located to the north at 8137 South 6700 West.
3. The Loneview Final Subdivision Plat shall address all engineering redline comments.

David Pack had a question about the natural 'native' grass areas that will be maintained probably twice yearly. He didn't want it to be just a weed patch and fire hazard.

Larry Gardner said the Highlands has an assessment area established where the city collects an additional fee from all property owners in the area that goes to maintenance of the landscaping in the rights-of-way and washes that are owned by the city. When the Highlands master plan was approved the planning commission and city council wanted to keep those washes more natural in order to reduce resources for maintenance. It has never been the intent to make the wash an active open green space. The city is now taking a much keener interest in these areas to make sure the natural grasses get maintained and better established. They don't want it to become a fire hazard or dumping zone. Its main purpose is to carry water.

Scott Langford said the assessment fees were established based on the drainage corridors staying as 'native' and not heavily irrigated. If that were to change now it would upset the balance of the SAA financing.

Josh Suchoski said the plan on page 12 shows two natural landscape treatments. One has a variety of plants and the other area has a plain grass look. Maybe they can resolve a concern by requiring a variety instead of just one type, which accomplishes the same goal.

David Pack said they would have to be in the recommended plant list.

Judy Hansen asked the applicant if the lots would be sold to different builders like they'd done in the past.

Vic Barnes said Fieldstone Homes is doing the project.

David Pack said the wash is dry most of the time, but he asked if there is a safety issue when water is in the wash.

Nathan Nelson said there is enough water that it could pose a hazard, but that would usually be during an intense rainstorm and wouldn't last long. The channels are usually dry, but they are designed to allow people to be able to climb up and out of them. They don't think it would be the best idea to fence the area off.

David Pack asked under what circumstances do they pipe the wash and bury it.

Nathan Nelson said a lot of times developments like it piped because it is easy to maintain, but later they try to reemerge natural streams from underground as an attractive feature. Some people want them piped in order to use the land for other reasons, but the West Jordan ordinance encourages and requires the natural streams be kept open as much as possible.

Josh Suchoski said any time they can leave a stream open it helps to recharge the aquifer.

Dan Lawes opened the public hearing.

Lane Walton, West Jordan resident, said in the nine years he has lived in Bloomfield Heights there has never been more than a trickle of water in the wash. For the past two years the construction traffic has used 6400 West and he requested that the construction access for this subdivision come from 6700 West so it won't affect the Maples to the south or Bloomfield Heights to the east. He was happy that the project was low density.

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

David Pack asked how the construction traffic could be addressed.

Nathan Nelson said he will raise the issue with staff. He agreed that 6700 West is more appropriate for construction traffic. Before any project gets started a pre-construction meeting is held where all of those issues are reviewed.

Victor Barnes thought that the construction entrance might be showing off of 6400 West right now. It is always easiest to develop from the downhill side first, which is the east end of this project. The first phase has entrances from 6400 West and 8200 South. Maybe a better solution would be to come down 6700 West and then to 8200 South. Otherwise they are going a half-mile through the dirt, and mud tracking becomes an issue. He said they will work with staff on that.

**MOTION: Dan Lawes moved to approve the Preliminary Development Plan for Loneview South Subdivision; 8200 South 6400 West; Chance 13.5, LLC (applicant) with a residential density of 3.19 units per acre with the conditions 1 through 4 as listed in the staff report. The motion was seconded by Judy Hansen and passed 6-0 in favor. Kelvin Green was absent.**

**MOTION: Dan Lawes moved to approve the Preliminary Subdivision Plat for Loneview South Subdivision; 8200 South 6400 West; Chance 13.5, LLC (applicant) with conditions 1 through 3 as listed in the staff report. The motion was seconded by Josh Suchoski and passed 6-0 in favor. Kelvin Green was absent.**

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**4. Residence Inn; 7556 South Campus View Drive; Preliminary Site Plan and Conditional Use Permit; SC-3 (ZC) Zone; LodgePros (applicant) [#CUP20160002, SPCO20160002; parcels 21-29-352-005; 351-013]**

Eric Hansen, Richardson Design Partnership, stated that the proposed product is a Marriott Residence Inn within Jordan Landing. He distributed a new color scheme than what was initially proposed, which he felt was fresher and more modern and includes earth tones and a nice blue. The parking lot was adjusted to remove some stalls that were located in the road easement. They have 108 stalls for 99 rooms. The building is four stories high and the conditional use permit request is to allow them to exceed the 45-foot height limit. The main building is at 43 feet but the tower elements extend beyond that to 49 feet in height. He clarified that there is no mechanical equipment visible on the roof.

Nannette Larsen gave an overview of the application for a preliminary site plan and conditional use permit for a hotel in the SC-3 district and in the horizontal zone of the airport overlay district and to allow for a building with a 49-foot height maximum. A request to go higher than 45 feet is not unusual

in the Jordan Landing development as two buildings to the north exceed that designation. The Design Review Committee heard the application and recommended approval to the planning commission. One of their recommendations was that any mechanical equipment whether on the roof or surrounding the hotel would need to be screened with materials that are of similar quality and design, which is included as a condition of approval for the preliminary site plan. Staff felt that the proposed building will be an overall improvement to the Jordan Landing area.

Conditional Use:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permit to allow a hotel and a building with a height of 49' located at 7556 South Campus View Drive an SC-3 (ZC); Airport Overlay (AH) zoning district, with the conditions of approval as listed below.

1. All changes to the site shall be consistent with the submitted Conditional Use application, letter of intent, elevations, and Preliminary/Final Site Plan.
2. The proposed use shall meet all applicable Zoning, Building, Engineering, and Fire Department's requirements.
3. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
4. Approval of a Conditional Use shall become null and void upon twelve (12) months, unless a building permit is issued and construction is actually begun within that period.
5. The decision of the planning commission or zoning administrator shall be final and effective fifteen (15) days from the date of the decision, unless an appeal is filed.

Preliminary Site Plan:

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission approve the Preliminary Site Plan for Residence Inn located at 7556 South Campus View Drive in a SC-3 (ZC) zoning district, with the conditions of approval as listed below.

1. Mechanical screening materials shall match those used on the exterior of the building in quality and design.
2. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
3. All changes to the site shall be consistent with the Preliminary/Final Site Plan application and site plan.
4. All redline corrections need to be addressed prior to Final Site Plan approval.
5. The final site plan must meet all requirements of the Engineering and Fire Departments.
6. 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.

David Pack asked if the DRC representatives from the Planning Commission had any concerns with the new colors.

Judy Hansen and Bill Heiner both preferred the new colors.

Eric Hansen clarified that the towers are part of the Marriott design and aesthetics, but they also serve to screen the rooftop equipment and they break up the building elevations.

Dan Lawes opened the public hearing.

Pete Moore said he is an owner in the JLDPC building to the west. He paid a premium price for the land and was promised that their views would be unobstructed since the property was originally going to be a car dealership. This project will directly impede his perfect view of the mountains.

Dan Lawes checked with staff and stated that the commitment would not have come from the city.

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

**MOTION:** Bill Heiner moved based on the positive findings set forth in the staff report and the information received during this meeting to approve the Conditional Use Permit to allow a hotel with the height of 49 feet in the (AH) Overlay District for Residence Inn; 7556 South Campus View Drive; LodgePros (applicant) with the conditions 1 through 5 as listed in the staff report. The motion was seconded by Matt Quinney and passed 6-0 in favor. Kelvin Green was absent.

**MOTION:** Bill Heiner moved based on the positive findings set forth in the staff report and information received during the meeting to approve the Preliminary Site Plan for Residence Inn; 7556 South Campus View Drive; LodgePros (applicant) with the conditions 1 through 6 as listed in the staff report. The motion was seconded by Matt Quinney and passed 6-0 in favor. Kelvin Green was absent.

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5. Text Amendment – Amend the 2009 West Jordan City Code regarding “Mural or Wall Art”; City-wide applicability; City of West Jordan (applicant) [#TA20150006]

**MOTION:** David Pack moved to continue Item #5 the Text Amendment regarding “Mural or Wall Art” to May 3, 2016. The motion was seconded by Dan Lawes and passed 6-0 in favor. Kelvin Green was absent.

**MOTION:** Matt Quinney moved to adjourn.

The meeting adjourned at 6:52 p.m.

DAN LAWES  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Department

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