

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 17, 2007 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** David Beecher, David McKinney, Ellen Smith, James Dupaix, Justin Stoker, Nola Duncan, and Nathan Hendricks.

**STAFF:** Tom Burdett, Jeffrey Robinson, Nathan Crane, Reed Scharman, Madeline Francisco-Galang, Jeremy Olsen, Jennifer Jastremsky, Chris Gilbert, and Julie Davis.

**OTHERS:** Jerry Hanson, Mike Davey, and Kalani White.

\*\*\*\*\*

The briefing meeting was called to order by David Beecher.

There was a discussion of Item #1B regarding uses and parking requirement. The parking calculation will be reviewed when the new site plan is submitted and can be adjusted at that time. Item #1C was discussed regarding the road dedication and access. Item #2 was discussed regarding the turnaround requirement.

\*\*\*\*\*

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

**1. Consent Calendar**

**A. Approve Minutes from October 3, 2007**

**B. Nueva Esperanza Seventh Day Adventist Church; 7681 South 2200 West; Conditional Use Permit; R-1-8B Zone; Nevada-Utah Association/Gary Norman/Ezequiel Alaniz (applicant) [#CUP20070031; parcel 21-27-351-007]**

Staff recommended approval of the Conditional Use Permit for Nueva Esperanza 7<sup>th</sup> Day Adventist Church located at 7681 South 2200 West based on the findings outlined above with the conditions set forth below.

1. Meet all requirements of Title 89 of the West Jordan Municipal Code.
2. Obtain Preliminary and Final Site Plan approval from the West Jordan Planning Department.
3. The Conditional Use Permit is subject to review and/or revocation as per §89-5-404(f).
4. The Conditional Use Permit shall be valid for a period no longer than 12 months from date of approval unless the existing building has been occupied or a building permit for a new building has been issued and construction has actually begun within that period per Section 89-5-404(f)(1).

**C. Sunset Ridge Seminary; 8348 South Skyline Arch Drive; Preliminary Site Plan; P-F Zone; Denis Butler Architects (applicant) [#SPCO20070016; parcel 20-34-300-006]**

Staff recommended preliminary approval of the site plan for the Sunset Ridge Seminary located at 8348 South Skyline Arch Drive in a P-F zone subject to the conditions of approval below. Approval of this preliminary site plan does not include Public Safety, Fire, Building and Safety, or Engineering approval. Approval by these city divisions or departments may be required.

1. The final site plan shall be in general conformance with the site plan date stamped September 26, 2007, except as follows:
2. The final site plan shall be amended to incorporate all Engineering Department comments and requirements described in Exhibit G.
3. The final site plan shall be amended to alter the western pedestrian crosswalk to provide adequate vision for pedestrians and motorists using the crosswalk.
4. The final site plan shall be amended to incorporate all Fire Department comments and requirements described in Exhibit H.

**D. Clearwire Co-location #UTSLC085; 8600 South 3392 West; Conditional Use Permit; M-1 Zone; Clearwire US, LLC/Jerry Hanson (applicant) [#CUP20070022; parcel 21-32-476-007]**

Staff recommended the Planning Commission approve the proposed Conditional Use Permit subject to the following conditions:

1. The use of the property shall conform to the narrative, the site plan, and the elevations dated 7/10/07 part of this application except as modified by these conditions.
2. The applicant shall obtain a building permit for installation of all new equipment.
3. The Conditional Use Permit is subject to review and/or revocation as per Section 89-5-404.
4. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and site changes or additions may be required.

**E. Clearwire Co-location #UTSLC071; 7900 South 1225 West; Conditional Use Permit; P-F Zone; Clearwire US, LLC/Jerry Hanson (applicant) [#CUP20070020; parcel 21-35-103-002]**

Staff recommended the Planning Commission approve the proposed Conditional Use Permit subject to the following conditions:

1. The use of the property shall conform to the narrative, the site plan, and the elevations dated 7/10/07 part of this application except as modified by these conditions.
2. The applicant shall obtain a building permit for installation of all new equipment.
3. The Conditional Use Permit is subject to review and/or revocation as per Section 89-5-404.
4. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and site changes or additions may be required.

There were none who desired to speak on the items.

**MOTION: Justin Stoker moved to approve the Consent Calendar as listed in the Planning Commission agenda. The motion was seconded by James Dupaix and passed 7-0 in favor.**

\*\*\*\*\*

**2. White's Garden Subdivision (2 lots); 7706 South 2700 West; Minor Preliminary Subdivision Plat; R-1-10B Zone; .83 acres; Kalani H. White (applicant) [#SDMI20070006; parcel 21-28-378-022]**

Chris Gilbert gave an overview of the item for a 2-lot preliminary subdivision. Existing utility services to the subdivision shall not be required to be undergrounded as the lines are in excess of 69 kilovolts. Both lots will meet or exceed the zoning requirements of the R-1-10B Zone. Engineering and Fire comments will have to be met before final plat approval. Staff found that the proposed subdivision conforms to all necessary standards and ordinances.

Staff recommended that the Planning Commission grant Preliminary Subdivision Plat approval for White's Garden Subdivision, located at 7706 South 2700 West, with the conditions as set forth below. Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and site changes or additions may be required. Building permits will not be issued until all departments' requirements have been satisfied, and a final mylar plat has been recorded with the Salt Lake County Recorder's Office.

1. The Final Plat submitted pursuant to this Preliminary Plat approval shall substantially conform to the most recent plat drawing submitted to the City on September 21, 2007, and included in this staff report except as modified by the following conditions.
2. Change Preliminary Plat title block to "Utility and Grading Plan" for the Final Plat submittal to the City.
3. The Final Plat and construction drawings shall be amended to address all redline comments from the Engineering Department as contained in Exhibit D.

**Planning Commission Meeting Minutes**

**October 17, 2007**

**Page 3**

4. A fully paved, 20-foot wide emergency vehicle access and turnaround is required to be provided for the flag lot as the driveway stem will exceed 150 feet in length.
5. Meet all requirements of Title 87 of the Subdivision Ordinance and Title 89 of the Zoning Ordinance, and the adopted Engineering Design Standards of the City.
6. No building permits including grading and/or land disturbance permits, within the subdivision shall be issued until a final mylar plat is recorded with the Salt Lake County Recorder's Office.

Kalani White, applicant, 7455 South 2450 West, was available for questions.

There were none to speak on the item.

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

**MOTION: Justin Stoker moved to approve the Preliminary Subdivision Plat for White's Garden Subdivision; 7706 South 2700 West; Kalani H. White (applicant) based upon the findings of fact in the staff report and with conditions 1 through 6 as stated in the staff report. The motion was seconded by James Dupaix and passed 7-0 in favor.**

\*\*\*\*\*

Tom Burdett gave an update on recent City Council action. The Stone Creek master plan was slightly modified to show townhomes. The Council approved 924 units with the requirement that 76 of the units are senior-only clustered in one area of the development. A transition of uses across Clay Hollow Wash is required with twinhomes, tri-plex, and four-plex units leading to the apartments. They also have to bond for the park improvements. The loft units were capped at 75. The official ordinance adopting the amendment will come back to the Council before the year ends.

City Council also requested that staff look into amending the code regarding additional RV parking surfaces, such as asphalt, turf block, grass-crete, and gravel. A motion was also made to eliminate the screening requirement for RV's.

Regarding the recommendation from the Planning Commission to address the loophole in the undergrounding utilities ordinance, staff will discussed the entire undergrounding issue at the Strategic Planning meeting.

Nola Duncan gave an update of the barn moving, which was set on the foundation today.

**MOTION: James Dupaix moved to adjourn.**

The meeting adjourned at 6:25 p.m.

David L. Beecher  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Community Development

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007