

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD
JANUARY 2, 2024 IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

PRESENT: Ammon Allen, Trish Hatch, Jay Thomas, George Winn, Emily Gonzalez, John Roberts, and Tom Hollingsworth.

STAFF: Scott Langford, Larry Gardner, Duncan Murray, Megan Jensen, Tayler Jensen, Julie Davis, Paul Brockbank

The briefing meeting was called to order by Ammon Allen with a quorum present. The agenda was reviewed, and introductions were made.

The regular meeting was called to order at 6:00 p.m. with a quorum present.

1. Oath of Office for New Commissioners

Tangee Sloan, City Recorder, administered the oath of office to Commissioners Emily Gonzalez, John Roberts, and Tom Hollingsworth.

2. Election of Chair and Vice Chair for 2024

MOTION: Trish Hatch moved to nominate George Winn to serve as Planning Commission Chair. The motion was seconded by Jay Thomas and passed 6-0 in favor with George Winn abstaining.

MOTION: Trish Hatch moved to nominate Ammon Allen to serve as Vice Chair. The motion was seconded by George Winn and passed 7-0 in favor.

3. Appointment of Two Commissioners to the Design Review Committee for 2024

Larry Gardner gave an overview of the duties of the Design Review Committee. Tom Hollingsworth and Emily Gonzalez volunteered to serve on the Design Review Committee.

MOTION: Ammon Allen moved to appoint Commissioner Hollingsworth and Commissioner Gonzalez to serve on the Design Review Committee for 2024. The motion was seconded by George Winn and passed 7-0 in favor.

4. Appointment of One Commissioner to serve on the CDBG Committee for 2024

Larry Gardner gave a summary of the duties of the CDBG Committee. Jay Thomas expressed interest in serving on the CDBG Committee.

MOTION: Trish Hatch moved to appoint Jay Thomas to the CDBG Committee. The motion was seconded by George Winn and passed 7-0 in favor.

5. Approve Minutes from December 19, 2023

MOTION: George Winn moved to approve the minutes from December 19, 2023. The motion was seconded by Jay Thomas and passed 7-0 in favor.

Trish Hatch said that City Council Member McConnehey had made comments in a meeting about the process of some applications that need to come back to the Planning Commission. She wanted to make staff aware and to make sure the applicant had completed everything that was requested before it went back to City Council.

6. Good Day Catering; 7872 South Old Bingham Highway; Conditional Use Permit for Reception Center; P-C Zone; Magic Clean Car Wash LLC/Karl Mason (applicant) [#31562; parcel 21-32-226-010]

Christine Mason, owner of Good Day Catering, gave a summary of their current catering business and listed some of the venues where they are approved to cater at, and which take a fee from each event. That is why it is important for them to have their own event space. They are planning to add 4,000 square feet of event space and 1,000 square feet of storage/staging area to their property that currently houses their catering operations. Hours of operation are anticipated to be from 8 a.m. to 10 p.m. seven days a week, excluding holidays. Most of their events last until 10:00 p.m. with time to clean up. There will be 48 parking spaces in front of the building and 23 spaces as part of a shared parking agreement with the property to the north, which is her husband's automotive business. They are not interested in obtaining a banquet or full alcohol license. However, clients would be allowed to rent one of their certified bartenders. They have not had any problems in the past, so she did not anticipate any at this location. Security staff would be present during events as well as an event coordinator and kitchen staff. She felt that West Jordan needs this type of business, because the only venue similar in style and size in West Jordan would be Gardner Village. This would be an opportunity to keep dollars in West Jordan with a beautiful facility. Responding to questions she explained what a banquet license is and noted that occupancy of the building is determined by the fire department, but events would probably be limited to about 200 persons.

Megan Jensen reviewed the size, location, and surrounding uses of the property. The Planned Community zone allows for a reception center with a conditional use permit. She reviewed the proposed building addition site plan, which is currently being reviewed by staff. There will be a covered patio for smaller receptions. The parking regulations require 52 spaces, but with the proposed layout, the flow of patrons to these kinds of events, and the shared parking agreement, staff and the traffic engineer did not have any concerns. The recommended conditions of approval relate to noise mitigation and safety, which she reviewed.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Good Day Catering, located at 7872 South Old Bingham Highway in a P-C zone, provided that all Conditions of Approval can be fully adhered to at all times.

1. The business shall not operate between the hours of 10:00 PM and 7:00 AM.
2. Management of the reception center, the lessee, or other designated party shall be on site at all times during business hours in order to monitor alcohol consumption, noise, crowd control, parking lot safety and security, and other health and safety issues. Alcohol consumption should be monitored to make certain that it is done in a manner that will prevent over-consumption, prevent underage drinking, and will not allow alcohol consumption in the parking lot area. Personnel shall be clearly identified by uniform or similar identification.
3. The reception center owner will provide parking lot security for patrons at all receptions.
4. All reception center activities shall be contained indoors and in the courtyard area.
5. All music and loudspeakers shall be fully contained inside the reception center.

Jay Thomas estimated that 75 parking stalls would be needed based on 150 guests with two people per vehicle plus staff. He asked if that would be adequate.

Larry Gardner said the parking requirement calculation is based on the ordinance. The site shows 48 spaces with the requirement of 52. However, with the cross-access easement parking should not be a concern.

Duncan Murray said he reviewed the cross-access and parking agreement recorded against the land, so even if the ownership changes it is still in force and those spaces can be counted. If the property to the north changes its use, then the parking for that property would be reevaluated, but the approval of this property would remain.

Paul Brockbank spoke to the question about emergency access for the site. The fire department reviewed the site and although it is a snug area, it meets the restrictions. Also, the applicant plans to install a fire sprinkler system in the whole building, which alleviates most of the fire code concerns.

It was pointed out that there is a shoulder on the adjacent street where cars can park, but those areas cannot be used in the parking calculation. The dumpster location is existing. Clarification was given regarding wall location and setbacks.

Karl and Christine Mason provided information regarding site lighting. The parking lot is well lit, but the lights are not directed toward the apartments. The courtyard in the back is primarily for small ceremonies with reception activities being conducted inside. There will be lights on the building, but it will be soft lighting in the back.

Larry Gardner said the code requires that light cannot cross the property line, so what the applicant is describing is acceptable. However, if it does become a problem then it would be an enforcement issue.

Ammon Allen opened the public hearing.

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

MOTION: Jay Thomas moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to approve the

Conditional Use Permit for Good Day Catering, located at 7872 South Old Bingham Highway in a P-C zone with the conditions that are supported by substantial evidence as described in the analysis of section IV of the staff report. The conditions are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use.

- 1. The business shall not operate between the hours of 10:00 p.m. and 7:00 a.m.**
- 2. Management of the reception center, the lessee, or other designated party shall be on site at all times during business hours in order to monitor alcohol consumption, noise, crowd control, parking lot safety and security, and other health and safety issues. Alcohol consumption should be monitored to make certain that it is done in a manner that will prevent over-consumption, prevent underage drinking, and will not allow alcohol consumption in the parking lot area. Personnel shall be clearly identified by uniform or similar identification.**
- 3. The reception center owner will provide parking lot security for patrons at all receptions.**
- 4. All reception center activities shall be contained indoors and in the courtyard area.**
- 5. All music and loudspeakers shall be fully contained inside the reception center.**

The motion was seconded by Trish Hatch.

Ammon Allen said this approval is for a conditional use permit to operate a reception center. He understood that the Commission will not review the site plan.

Larry Gardner said that was correct. Because there is a building on the site, the application is considered an amended site plan and is an administrative review and approval.

VOTE: The motion passed 7-0 in favor.

- 7. Station Area Plans; Recommendation to City Council for adoption of Three Station Area Plans; Bingham Junction at 7387 South Bingham Junction Boulevard (Midvale); West Jordan City Center at 8021 South Redwood Road; Historic Gardner at 1127 West 7800 South; Small Area Plan(s); City of West Jordan (applicant)**

Tayler Jensen said staff had been working for 1 ½ years on this project along with Midvale City, UTA, and UDOT. The goal of the station area plan is to create a vibrant place in the community that will be uniquely West Jordan. He presented the three station area plans, which are required by HB462 for a one-half mile radius from all Trax Stations. A small area plan is like a general plan for the area with ideas of what will happen in the catalyst sites. Any approvals for zoning or site development come to the Planning Commission and City Council in the future. He reviewed the project goals and each of the preferred concepts that involve city or public properties. The hope is that once they develop, other properties near them will then begin to redevelop.

Comments and questions from the Commission were discussed, which included concern with single-family right next to Trax, involvement with the Jordan School District for relocation of their warehousing activities, partnerships with UTA, benefits of added residential along the Trax line in Midvale that could bring an influx of workers to West Jordan, and the level of involvement the State has. Implementation of the plan could begin immediately and continue for 20-30 years. An official plan can be a benefit when the city is applying for grants or other funding for improvements to these areas.

Ammon Allen asked about plans for the other stations.

Taylor Jensen said West Jordan has funding from WFRC for the 5600 West Old Bingham Highway station, which they hope to have adopted by the end of the year. Some of the station area plans might get an exemption to the requirement because the areas are built out and do not have many redevelopment opportunities. The goal is to have all seven of the plans adopted by the end of 2025.

Staff recommended that the Planning Commission make a Recommendation of Approval (positive recommendation) to the City Council for the Three Stations, Station Area Plan.

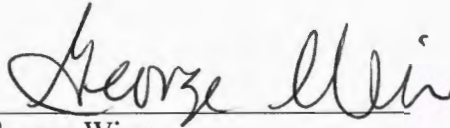
Ammon Allen opened the public hearing.

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

MOTION: George Winn moved to make a Recommendation of Approval (positive recommendation) to the City Council for the proposed Small Area Plan for the Three Stations, Station Area Plan. The motion was seconded by Trish Hatch and passed 7-0 in favor.

MOTION: Jay Thomas moved to adjourn.

The meeting was adjourned at 7:25 p.m.


George Winn
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 20 day of February, 2024

