

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD
MAY 7, 2024 IN THE WEST JORDAN CITY COUNCIL CHAMBERS**

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

STAFF: Scott Langford, Larry Gardner, Duncan Murray, Todd Johnson, Ray McCandless,
Megan Jensen, Julie Davis, Paul Brockbank

The briefing meeting was called to order by George Winn with a quorum present. The agenda was reviewed and clarifying questions were answered.

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

1. Approve Minutes from April 16, 2024

MOTION: Emily Gonzalez moved to approve the minutes of April 16, 2024. The motion was seconded by Jay Thomas and passed 5-0 in favor. Trish Hatch and John Roberts were absent.

2. Fallen Angel Tattoos; 6908 South Redwood Road; Conditional Use Permit for Tattoo and Body Engraving Services; SC-2 (Redwood Overlay) Zone; Fallen Angel Tattoos/Terrina Carrillo (applicant) [#32519; parcel 21-22-381-032]

Terrina Carrillo, applicant, said they have been operating in Salt Lake City for 12 years. They have all female artists and are best known for their work with breast cancer survivors and trauma survivors. She clarified that their services do not include body engraving. They recently were recognized internationally. They hold an annual fundraiser for Salt Lake County Animal Shelter, and they would love to do something similar for West Jordan. This location gives them room to grow and has more than enough parking, so traffic and parking will not be a problem. There are 3-6 clients at a time staying about three hours. There are no effects on public safety services or surrounding businesses. They do not require additional services or resources from the city, and there are no detrimental effects on the health or welfare of the public. They have never had violations with the health department. Hours of operation are about 10 a.m. to 7 p.m. They are all moms and like to go home to spend time with their families. Music in the facility is soft, the same as in retail environments, and they do not generate odors or fumes.

Emily Gonzalez asked about the amount of traffic that is generated in association with their events and if that would affect parking.

Terrina Carrillo said the parking lot will handle the demand. Even with their business on State Street that has very little parking, it did not create any problems. She explained that they have volunteers with clipboards who go through the line and schedule a time and then the client comes back. She has a lease at the other location for another year, and at that time they will decide if that location will close.

Megan Jensen showed the proposed location in the Redwood Road Overlay zone, which allows this use with a conditional use permit. There is plenty of parking with 14 parking stalls needed at most at one time. She reviewed the floor plan and hours of operation. This business is subject to the regulations of the Salt Lake County Health Department. There were no concerns from the Fire and Police Departments.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Tattoo and Body Engraving Services, located at 6908 South Redwood Road in an SC-2 zone and Redwood Road Overlay Zone.

There were no conditions of approval suggested by staff because staff had not identified any reasonably anticipated detrimental effects of this use.

George Winn opened the public hearing.

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

George Winn asked the Commissioners if they had identified any detrimental effects.

MOTION: Emily Gonzalez 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 Tattoo and Body Engraving Services, located at 6908 South Redwood Road in an SC-2 zone and Redwood Road Overlay Zone. The motion was seconded by Ammon Allen and passed 5-0 in favor. Trish Hatch and John Roberts were absent.

Clarification was made that the zoning code includes the term 'body engraving' for this type of use.

3. Terraine West Bench Grange Building; 7174 W Hidden Hills Way; Preliminary Site Plan; PCH Zone; Third Cadence LLC/Gary Langston (applicant) [#31545; parcel 20-27-101-001-4003]

Gary Langston, applicant, said this is the second commercial building within the Terraine West Bench (Wood Ranch) development. It is a one-story, 3500 square foot building that matches the Bistro building to the west. Materials include concrete, metal, and wood with a modern motif. This community/event center will have offices for the HOA and one large space for about 150 people that can be divided into smaller rooms. The residents can use the space for classes, receptions, etc. and there is an outdoor area as well.

Ammon Allen asked Mr. Langston to explain how much parking is available within a reasonable distance, including ADA parking.

Gary Langston pointed out the highlighted area on the site plan, which includes four ADA stalls to service both buildings. Street parking is available within 250 feet and should be enough to accommodate what is needed. An important part of the community is encouraging people to walk.

Ray McCandless pointed out the pedestrian access from trails on the east side of the building and above the building. Staff did not have any concerns about on-street parking because the center will be used intermittently. There were no concerns with the building height, orientation, or materials.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Site Plan for the Terraine West Bench Grange building located on .80 acres at 7174 West Hidden Hills Way in the Wood Ranch planned community with the requirements of approval listed in the staff report.

Conditions and Requirements of Approval:

1. Per City Code, Section 13-7B-5: Expiration of Approved Site Plans: An approved preliminary site plan shall remain valid for one year following the date of the approval.
2. The preliminary site plan shall comply with all applicable city code requirements and requirements of all applicable City Departments.
3. Final building occupancy shall not be granted until the Wood Ranch Plat 2 Subdivision is recorded.
4. Provide a photometric plan demonstrating less than 1 foot candle of light at property line at final site plan review.

Tom Hollingsworth asked what the maximum distance allowed is for ADA parking.

Ray McCandless said it is 600 feet with a clear path.

George Winn opened the public hearing.

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

Ammon Allen stated that he liked the design and layout and it appeared to meet all requirements.

MOTION: Ammon Allen moved to approve the Preliminary Site Plan for the Terraine West Bench Grange building located at 7174 West Hidden Hills Way; PCH Zone; Third Cadence LLC/Gary Langston (applicant) subject to meeting all requirements of approval. The motion was seconded by Emily Gonzalez and passed 5-0 in favor. Trish Hatch and John Roberts were absent.

4. **Copper Rim Preliminary Development Plan; Approximately 7516 South Copper Rim Drive; Recommendation to the City Council for a Major Variation to the Preliminary Master Development Plan and Master Development Agreement affecting portions of the undeveloped areas of Copper Rim Planned Community by (1) removing the requirement for 204 age-restricted senior housing units in Phase 9 and replacing it with single-family residential “cottage lots”; (2) revising roads and private alleys; (3) reconfigure phase boundaries, relocate lots, and other revisions; CW Land Co. (applicant) [#29564]**

Matt Dean, CW Land Co., addressed eight points regarding the proposed Preliminary Development Plan update. 1) Their organization conducted several studies over the last 1½ years and found that age-

restricted housing is not feasible for this area. Construction costs are high and there is a lack of financing opportunities for a development with a very shallow pool of potential renters or buyers. In order to avoid a low-quality product that would fail, they propose that the 204 age-restricted units be replaced with cottage homes to a wider range of buyers who want a quality single-family detached product. 2) The overall density would be reduced by almost 17% to 731 units in the overall Copper Rim master plan for an overall density of 3.5 units per acre. 3) The reduction in units frees up 150 ERC's that will now be available for other projects in the city. 4) With the reconfiguration, there is a slight increase in dedicated open space to 18.3%, which exceeds the 15% requirement. 5) Adjustments in the phase line boundary and minor shifts in density within Phases 4 through 9 will now allow for two points of access for emergency services and looping for water and sewer facilities. He explained where some minor densities were shifted in order to accommodate the correct lot widths. 6) The amended layout will help to preserve and stabilize the natural dry wash. 7) The amendment cleans up inconsistencies from the original 2018 preliminary development plan, such as the preserve lot widths. 8) The original layout of the exterior loop road in Phase 9 is unfeasible and has safety and traffic congestion issues. Moving the connection to the east will align with the existing intersection to the north. It will also prevent the intersection from being too close to the Mountain View Corridor overpass when 7000 South is widened. The original plan would have required massive cuts, fills, and extensive retaining walls due to steep slopes in Phase 9. They felt that for these reasons the proposed preliminary development plan changes are positive and an enhanced land plan will benefit the current and future residents of the Copper Rim community and West Jordan as a whole.

Ammon Allen asked if something has changed since 2018 regarding the senior housing product or if it was just an oversight.

Matt Dean said he was not on the project in 2018, but in their analysis in the past 1 ½ years it shows the rental rate that can be supported on this site is up to \$72 per square foot per month, and this product could not be built for that cost. So, they are removing the density and propose something that will get built.

Ray McCandless added that staff likes the modifications in Phase 6 that now have pedestrian connectivity where it was disjointed before. Also, the new lot layout on the west side of Phase 6 is improved. There have been a lot of iterations and meetings to get to this point, and staff felt that they have a good plan. He clarified that these amendments only affect the areas north of the roundabout.

Staff recommended that the Planning Commission forward a favorable recommendation to the City Council to amend the Copper Rim Preliminary Development Plan as requested by the applicant and update the Master Development Agreement to reflect the proposed changes. Following review by the Planning Commission, the Master Development Agreement will be updated to reflect recommended changes and forwarded to the City Council for approval.

George Winn asked if staff knew what else would be coming on the commercial parcels in addition to Furniture Row.

Ray McCandless said the first phase is the only one with an approval, but a commercial subdivision plat for future phases will come to the Commission. That subdivision plat will show access and lot layout and how it is integrated with the overall development plan for the Interchange Overlay Zone area.

Scott Langford said that all commercial site plans will come to the Planning Commission. The Economic Development department is actively looking to program additional pad sites in that area.

Tom Hollingsworth asked if there will be a requirement for an additional playground or open space in conjunction with the cottage lots.

Ray McCandless said the amenity package has not changed with this amendment. There are three tot lots within the development.

Ammon Allen asked if there will be bridges over Mountain View Corridor at 7000 South and 7400 South.

Todd Johnson said yes. Once the road on the west side is completed with development then UDOT will complete the bridge.

George Winn pointed out that the crossing at 7400 South will lead to Maple Hills Park, which is not too far away from this development.

George Winn opened the public hearing.

Ryan Wilkenson, speaking remotely, said the change felt like a bait-and-switch. He wondered why it took six years to identify that senior housing did not make sense for the project or if it was always known. His main concern is with east/west traffic. It was a problem 20 years ago, and this development adds 700 houses that he will have to compete with in traffic. He expressed his concern for lack of citations regarding the left lane travel law. He was opposed.

Nils, speaking remotely, said he owns a townhouse to the north and with the winds that are in the area, he said the project could generate a lot of dust. He asked if there was a mitigation plan.

Todd Johnson explained the SWPPP process and purposes that are required for every project. He said the project may bring a little bit of dust but there should be controls in place to mitigate that and after construction, the amount of dust will be drastically reduced.

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

Jay Thomas said the first caller mentioned a bait-and-switch, which it could be, but he felt that the change was for the betterment of the area and the community. With fewer homes and less density, travel will be reduced.

George Winn asked if anyone wanted to address economic viability and traffic concerns.

Ray McCandless said the project paves the way for better east/west connections by setting the stage for the bridges on 7000 South and 7400 South.

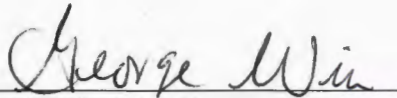
Duncan Murray said typically the Commission does not look at economic viability in these situations, but they should focus on the code and regulation requirements.

Ammon Allen said this proposal also eliminates a lot of the concerns that they discussed with the 2021 update. This site looks more navigable and is very appropriate. He pointed out that the plan was approved in 2018 and now they are moving forward with the update, which he felt would improve the traffic situation.

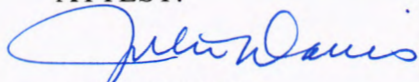
MOTION: Ammon Allen moved to forward a favorable recommendation to the City Council to amend the Copper Rim Preliminary Development Plan and update the Master Development Agreement to reflect the proposed changes. The motion was seconded by Emily Gonzalez and passed 5-0 in favor. Trish Hatch and John Roberts were absent.

MOTION: Jay Thomas moved to adjourn.

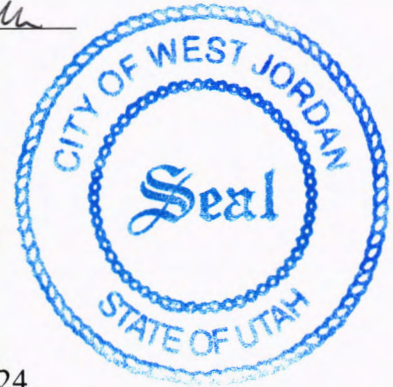
The meeting was adjourned at 6:47 p.m.


GEORGE WINN
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 21 May day of 2024, 2024