

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JULY 16, 2024 IN THE WEST JORDAN COUNCIL CHAMBERS

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

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

The briefing meeting was called to order by George Winn with a quorum present. The agenda was reviewed. Training on development agreements was provided by Duncan Murray.

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

1. Approve Minutes from July 2, 2024

MOTION: Emily Gonzalez moved to approve the minutes from July 2, 2024. The motion was seconded by Trish Hatch and passed 6-0 in favor. Jay Thomas was absent.

2. QES Skyhawk; 4658 West Skyhawk Drive; Review of street-facing bay doors; M-1 (ZC) Zone; DS Partnership LLC/Ken Worton (applicant) [#33115; parcel 21-19-302-006]

The applicant was not in attendance.

Tayler Jensen said that the Planning Commission is required to approve any street-facing bay doors, but a public hearing is not required. One building will have bay doors facing south onto the public right-of-way. The applicant has proposed landscaping with trees along the right-of-way to block the visual appearance and bushes and rocks to screen the lower areas between the ground and the tree canopy. There will probably only be industrial traffic passing by the property. He said that the Design Review Committee reviewed the proposal and did not have any concerns.

Staff recommended that the Planning Commission approve the street-facing bay doors for QES Skyhawk located at 4658 West Skyhawk Drive.

Trish Hatch thought that the code was unnecessary.

George Winn said he visited the site and thought that the bay doors would not cause concern to anyone, because it is in a totally industrial area.

MOTION: Trish Hatch moved to approve the street-facing bay doors for QES Skyhawk located at 4658 West Skyhawk Drive with the landscaping shown in the report. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Jay Thomas was absent.

3. Jordan Valley Station; Continued from July 2, 2024; 3400 West 8600 South; Amended Development Agreement for the purpose of extending the expiration date; P-C (TSOD) Zone; Bangerter Station Associates, LLC [#33113]

Duncan Murray said under current state law, all development agreements and amendments are land use regulations that require a recommendation to City Council from the Planning Commission in a public hearing.

Taylor Jensen said the proposal is to amend the Jordan Valley Station development agreement by extending the expiration date. He provided a history of the agreement. The current expiration date is September 24, 2029, and the amendment would push it to 2039. Staff recommended that the Planning Commission forward a positive recommendation to approve the proposed extension of the Jordan Valley Station Development Agreement as presented.

George Winn opened the public hearing.

Alec Taylor, representing Boulder Ventures, said the real purpose of the extension is to allow them to continue to provide a class A product in West Jordan like they have been doing for the past 30 years, including the development of Jordan Landing. They are proud of the community that has been built at Jordan Valley Station. Current developments include the Novi, Upper West, and Momentum apartments and Starbucks, which are all quality products. The extension will give them time to thoughtfully plan each of the next phases and to build something that everyone can be proud of.

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

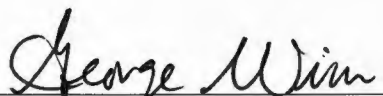
George Winn asked what the current occupancy is and what is left to be done.

Alec Tayler said Novi has 270 units at 96% occupancy, Upper West 207 units at 95% occupancy, and Momentum is about 50% occupied and should be fully leased out by the end of the year. The remaining land will be built out in phases according to market demand and is entitled to 676 additional residential units and 103,320 square feet of commercial/retail space.

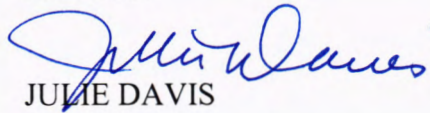
MOTION: John Roberts moved that the Planning Commission forward a positive recommendation to the City Council for the Amended Jordan Valley Station Development Agreement as presented. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Jay Thomas was absent.

MOTION: Ammon Allen moved to adjourn.

The meeting was adjourned at 6:12 p.m.


George Winn
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 6 day of Aug., 2024