

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 20, 2024 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Larry Gardner, Ray McCandless, Duncan Murray, Julie Davis, Paul Brockbank

The briefing meeting was called to order by Ammon Allen with a quorum present. Duncan Murray provided training on Vesting and Contract Zoning.

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

1. Approve Minutes from August 6, 2024

MOTION: Jay Thomas moved to approve the minutes from August 6, 2024. The motion was seconded by Trish Hatch and passed 5-0 in favor. George Winn and Emily Gonzalez were absent.

2. Text Amendments – Sign Code/PCH Zone; Amend the 2009 West Jordan Municipal Code Sections 13-17-2, 12-3-2 and 13-5L-7 to establish sign standards for the Planned Community Hillside (PCH) Zone including allowing Roof Signs in the PCH Zone; City-wide applicability; City of West Jordan (applicant)

Ray McCandless said when the PCH zone was adopted three years ago, sign standards specific to the PCH were not adopted. Staff felt that it is important that each standalone zone is represented. The proposed standards mimic those in the P-C zone with a couple of exceptions. There is a correction to the reference of where sign standards are found. The only new sign type for this district is roof sign. Roof signs allow a wayfinding or placemaking sign on a building to identify the overall development. This is similar to the library sign on the south side of the West Jordan library with letters that are up to 4 feet high. With the standards in place, staff felt that it could be permitted instead of conditional.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the text amendment regarding the Sign Code/PCH Zone.

Trish Hatch asked why a separate code is needed for the PCH zone instead of just using the PC zone standards, and if there are any other opportunities for a PCH zone in the city.

Ray McCandless said there is still a lot of vacant property outside of the city that may apply sometime in the future, but it is limited. He said it is good practice to have sign standards specific to each zoning district. The P-C sign standards are close to what is proposed.

Trish Hatch was concerned to think that a roof sign will take the visual impact on the hills even higher.

Ray McCandless explained that the code limits the number of roof signs to two per development (not phase) and is limited to a percentage of the roof area looking straight at it. He didn't feel it will be a problem.

Ammon Allen suggested that the paragraph before the table in 13-17-2 be updated to include a reference to administrative conditional use. He asked if roof signs are allowed in any other zone, and if they need to be added.

Scott Langford said they were part of the discussion with the creation of the Transit Station Overlay Districts, but they were never included.

Ammon Allen asked how it is decided who gets the signs or if a homeowner could request one.

Ray McCandless said a qualifier as to what 'development' is could be added.

Ammon Allen asked what it is about the Terraine development that the PCH zone should be the only place that roof signs are allowed.

Duncan Murray explained that entryway signs can be an important feature to some developments. Smaller subdivisions might have a small monument sign, but the PCH zone must have at least 400 contiguous acres. The entryway feature is used to create a sense of neighborhood or community. The developer of a 650-acre development would like to build an entryway feature using a large shed near an entrance that could house storage or seasonal decorations and equipment. The sign would be placed on the roof of the building or the gable, so the building serves two purposes.

Scott Langford said it is very common for a master planned community to have placemaking signage. The Highlands community was approved to have stone obelisks at subdivision entries. During the four years they have worked through the entitlement process with Terraine, the focus had been mostly design. The developer was told to refer to the PC zone for signage for the time being. However, as the project moves ahead, he thought that the roof sign lends itself to the unique throwback design and architecture in the master plan. This type of signage was common in the 40's and 50's. This seemed to make sense to staff as they discussed potential monuments to the community. It is unique to the PCH zone, but the commission and/or council could make a counter proposal. He explained that the cleanest way to include this sign is to add it into the code instead of updating the complicated MDA document, which also points to the code.

John Roberts asked if there is anything to limit the utility of the sign, such as digital advertising, and if they could limit the total square footage.

Larry Gardner said the proposed code limits the sign to 50% of the roof area, which he felt was reasonable. Digital display would be prohibited, and billboards are a different type of signage.

Ammon Allen opened the public hearing.

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

There was a discussion regarding a maximum square footage in addition to 50% of the roof area. Information regarding how the sign would be placed was given. The building in Terraine will probably be set back 600-700 feet from U-111 so a larger size is needed than what a business 50 feet from the road would need. The purpose of the sign is to advertise the community and is conceptually going to be about 200 square feet. There will probably be lights shining down on the letters, but that would be subject to a photometric plan regulation. There would not be electronic display on this type of sign.

Commissioners Hatch and Roberts agreed that the proposed code language is sufficient to keep the signage to a reasonable level, and their concerns had been assuaged.

MOTION: John Roberts moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council for the text amendment regarding the Sign Code/PCH Zone with the amendment to include 'administrative conditional (AC)' in the descriptive language in 13-17-2. The motion was seconded by Trish Hatch and passed 5-0 in favor. George Winn and Emily Gonzalez were absent.

3. **Text Amendment – Overlay Zoning Districts; Amend the 2009 West Jordan Municipal Code regarding Changing or Removing the Senior Housing Overlay District (SHO) Designation or any other Overlay Zoning District Designation; Amending Development Plan Requirements Sections 13-6H-12A and adding 13-6H-12D; Amending Authorized applicant Council Work Session and Quarterly Map Meeting Section 13-7D-4C2 and adding 13-7D-4C3; Amending Criteria to Recommend Approval adding Section 13-7D-6A6; Variations from Approved Plans and Development Standards adding Section 13-7I-5B4; City-wide applicability; City of West Jordan (applicant)**

Scott Langford said the proposed text amendment is a result of several meetings the City Council held after the Senior Housing Overlay was removed from a development. This is an effort to help the process for similar requests to be less awkward in the future.

Larry Gardner explained that one change is that the review and vote to rezone a property to the base zone would come first and separate from consideration of the overlay.

Duncan Murray said the next change would require an applicant to come to a council work session prior to starting the process to remove an overlay district. The council will then decide if the applicant should move forward through the public hearing process. Another provision states that if even one lot is sold to someone who is not a financial institution, builder, developer, etc. then removal of the overlay is not allowed.

Larry Gardner explained that the work session is a less formal way for the applicant to describe their request prior to the public hearing process. Additional criteria for the planning commission were added, including a determination that the change will not create or exacerbate a nonconforming situation. The other criterion addresses design and that the change cannot significantly negatively

affect the properties or structures within the existing overlay zoning district. Any changes to the development plan would also have to be approved by the city council.

Based on the analysis and findings contained in the staff report and upon evidence received at the public hearing, staff recommended that the Planning Commission forward a recommendation of approval to the City Council for the Text Amendment regarding Overlay Zoning Districts.

Ammon Allen supported the change, but he also understood that in certain market conditions it could be a hardship to own a property with a senior housing overlay. He asked if it could be removed if all property owners wanted the change.

Larry Gardner said that would be a legislative decision for the city council.

Trish Hatch thought that the SHO imposes restrictions that do not benefit the city long-term, because it is too confining, and it does not serve the future. She had hoped that the SHO would be removed from the code.

Larry Gardner stated that the amendment does not prohibit the city from eliminating the senior housing overlay, but it applies to those that exist. The market was in a different situation 5 to 10 years ago when an older home could be sold with enough equity to purchase a new one. Other communities are also dealing with this situation.

Jay Thomas felt much the same as Commissioner Hatch and asked if the commission could propose to the city council elimination of the senior overlay.

Ammon Allen understood the proposed code to say that even if the developer were to buy back the lots that had been sold, removal of the overlay still would not be allowed.

Duncan Murray said that is how a strict interpretation would read, but that point could be argued.

Ammon Allen opened the public hearing.

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

Additional discussion was held concerning a recommendation to the city council to eliminate the SHO. That discussion would be placed on a future agenda and any action or recommendation would take place in a public hearing. At the time of discussion, staff should provide a listing of where current SHO zoning exists and if removal of the overlay would create a non-conforming use situation.

Commissioner Roberts said that the proposed amendment helps to resolve the negatives of the SHO, because any benefit that the developer gets that makes it nonconforming also binds them to it. Otherwise, the developer will have to build something conforming from the beginning if they want a chance to have the overlay removed later.

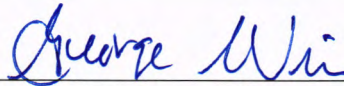
Duncan Murray said that it would be more realistic to lock the SHO from additional locations in a similar way to how the WSPA area is defined, but the zoning and regulations for it still exist.

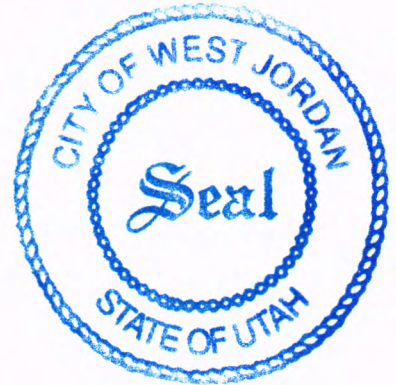
Larry Gardner said he will place this discussion on the next meeting and staff will provide the current SHO locations and if there are any current applications.

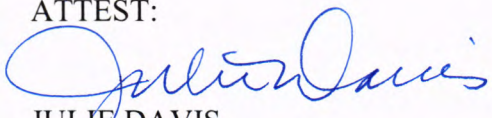
MOTION: Jay Thomas moved, based on the information and findings of the required criteria set forth in the staff report and upon the evidence and explanations received today, to forward a recommendation of approval to the City Council for the Text Amendment regarding Overlay Zoning Districts finding that an affirmative determination has been made for the criteria found in 13-7D-6B; 1 through 4. The motion was seconded by John Roberts and passed 5-0 in favor. George Winn and Emily Gonzalez were absent.

MOTION: Jay Thomas moved to adjourn.

The meeting was adjourned at 6:53 p.m.


George Winn
Chair



ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 3rd day of September, 2024