

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 1, 2024 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Larry Gardner, Mark Forsythe, Megan 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.

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

1. Approve Minutes from September 17, 2024

MOTION: Ammon Allen moved to approve the minutes from September 17, 2024. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Trish Hatch was absent.

2. The Swing Station; 7352 South Airport Road; Conditional Use Permit for Personal Instruction Services; M-1 Zone; The Swing Station, LLC/Jordan Burbidge (applicant) [#33900; parcel 21-30-176-005]

Jordan Burbidge, applicant, explained that their indoor baseball training facility uses 23,000 square feet of the subject building. There will be 15 batting cages and four pitching tunnels. The second floor contains offices, and a weight room in on the bottom floor. Warehouse buildings with large open space and 40-foot ceilings are perfect for this type of use. The only detrimental effect the applicant identified was a possible parking situation, but the landlord has given permission to use some space that would normally be the dock area if additional parking is needed. They hope to open the end of November once the additional sprinkler system items have been passed off by the fire marshal. She and her husband provided information regarding their baseball background and experience. This location is central to four high schools in the area. It will be available for other coaches and individuals as well.

Megan Jensen said this is a newly constructed warehouse building. Personal instruction service is a conditional use in the M-1 zone. The business will occupy about 23,000 of the 63,000 square-foot warehouse. The business will operate Tuesday through Sunday from 10:00 a.m. to 8:00 p.m. with likely 10 to 20 customers per hour. The parking requirement is 22 spaces based on the city code, and 65 are provided.

Staff recommended that the Planning Commission approve the Conditional Use Permit for The Swing Station, located at 7352 South Airport Road in an M-1 zone, provided that all Conditions of Approval can be fully adhered to at all times.

Conditions and Requirements of Approval

The conditions below supported by substantial evidence as described in the analysis of section IV of the staff report are imposed to mitigate the reasonably anticipated detrimental effects of the proposed use.

1. If parking needs ever exceed that which are explained in the letter of intent and this report, an updated parking plan shall be submitted to the West Jordan Planning & Zoning Department, and Planning staff shall review the change to ensure parking capacity is maintained on-site.

George Winn asked for clarification regarding the potential parking issue.

Megan Jensen explained that a condition use permit runs with the land. The Swing Station will have enough parking, but a condition of approval was added in case another personal instruction service business wants to use the building. There would be a review to determine if there is sufficient parking for that business. There are no other tenants in the building currently, so the minimum parking requirement for the vacant space is based on a warehouse use, which would require another 22 spaces.

Paul Brockbank explained why the building has temporary occupancy based on the need to install sprinklers under the interior stairways because the stairs are not grated. The building can only be occupied once that is completed.

George Winn opened the public hearing.

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

Ammon Allen thought that this business is a great use, and it will be a hub to bring people to West Jordan.

MOTION: Ammon Allen 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 The Swing Station, located at 7352 South Airport Road in an M-1 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. The motion was seconded by John Roberts and passed 6-0 in favor. Trish Hatch was absent.

3. **Hidden Willow Ink Studio; 7650 South Redwood Road, Suite D; Conditional Use Permit for Tattoo and Body Engraving Services; C-G Zone and Redwood Road Overlay Zone; Hidden Willow Ink Studio, LLC/Romina Rosas (applicant) [#33966; parcel 21-27-376-023]**

Romina Rosas and Breanna Werner, applicants, were present.

Romina Rosas presented their business proposal for a tattoo studio. The two of them are licensed tattoo

artists with experience in multiple styles such as fine line, realism, illustrative, etc. Their model is to provide for the needs of the client with a safe and clean environment. They have analyzed their application according to the city's purposes and goals and did not identify any detrimental effects. Business will be by appointment only with a few exceptions and holiday events. They expect to have only two to three clients at a time.

Both applicants provided some of their background experience in response to questions from the Commission. The West Jordan location will be convenient for them and for their current clients. They also explained the process for licensing and apprenticeship training. They are certified in CPR and blood borne pathogens.

Mark Forsythe showed the proposed business location. Tattoo and body engraving services are allowed as a conditional use in the Redwood Road Overlay zone. Staff did not identify any detrimental effects caused by this type of use, so no conditions of approval were recommended. There is two-way access from Redwood Road with sufficient backout space. Four parking spaces are required, which should be adequate for the expected number of clients. All of the parking is shared in this shopping center and considering all required parking spaces for the current tenants, a minimum of 32 is required and 39 spaces are provided.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Tattoo and Body Engraving Services, located at 7650 South Redwood Road in a C-G Zone & Redwood Road Overlay Zone, with no Conditions of Approval based on the findings in this report.

George Winn 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 Hidden Willow Ink Studio, located at 7650 South Redwood Road in a C-G Zone & Redwood Road Overlay Zone, with no conditions of approval as explained in the staff report. The motion was seconded by Tom Hollingsworth and passed 6-0 in favor. Trish Hatch was absent.

4. Text Amendment – Amend Section 8-15-4(D) of West Jordan City Code; General Naming Principles and Placement of Memorials, Monuments, and Naming of Public Places and Facilities; City-wide applicability; City of West Jordan (applicant)

Alan Anderson, City Council Director, explained that Title 8 of the city code includes principles for naming and placement of signs. The City Council recently reviewed the language with street naming, and they would like to strike the words 'unduly long, difficult to spell, or difficult to pronounce' as there are related constitutional issues. They are also changing the words 'one hundred' to the number '100'. This item will go to the City Council for adoption along with the code on naming of streets that will reflect these naming principles.

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 this application.

There was a discussion regarding how subdivision streets are named. It was explained that the developer proposes street names, and it is common for them to use names from their own family. As long as Salt Lake County determines the names are not duplicative, they are typically approved.

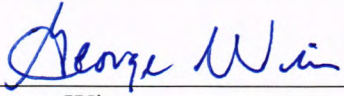
George Winn opened the public hearing.

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

MOTION: Ammon Allen 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 a Text Amendment to Section 8-15-4(D) of the City Code. The motion was seconded by Jay Thomas and passed 6-0 in favor. Trish Hatch was absent.

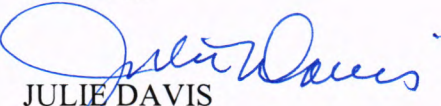
MOTION: Jay Thomas moved to adjourn.

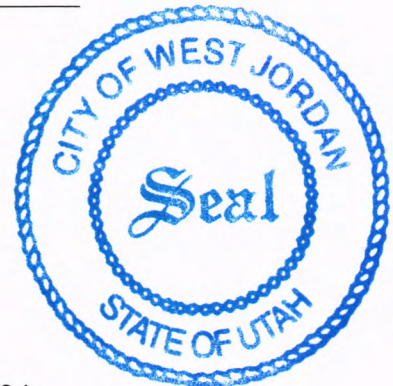
The meeting was adjourned at 6:32 p.m.



George Winn
Chair

ATTEST:


JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 15 day of October, 2024