

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 18, 2025, IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Larry Gardner, Tayler Jensen, Mark Forsythe, Duncan Murray, Julie Davis, Paul Brockbank, Todd Johnson

The briefing meeting was called to order by Jay Thomas with a quorum present. The agenda was reviewed and clarifying questions were answered. Duncan Murray provided training on by-laws and procedures of the Planning Commission.

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

1. Pledge of Allegiance

2. Approve Minutes from February 4, 2025

MOTION: Emily Gonzalez moved to approve the minutes from February 4, 2025. The motion was seconded by Trish Hatch and passed 7-0 in favor.

3. 6556 Airport Road Condominiums; 6556 Airport Road; Preliminary Condominium Conversion Plat; M-1 Zone; Wind Water Real Estate/Rudy Caamano (applicant) [#34140; parcel 21-19-100-035]

Nathan Weber, applicant speaking remotely, explained that the request is to take an existing building and convert it into individual business condominiums so that each unit can be owned separately. All access, parking, and easements were provided with the initial construction.

Mark Forsythe said the only thing that will change regarding the site and building is the ownership of the units. The site was originally allocated six parking spaces per unit. The M-1 zone allows for a range of uses, so parking needs were estimated to be an average between warehousing and manufacturing/office uses. All utilities exist, which are reflected with easements on the plat. He explained that the owners' association will need to handle the utility metering for billing. Monitoring for the fire suppression system is also handled by the owners' association. The Building Official has reviewed the site, and there is a Report of Property Condition on file. The Condominium Declaration outlines all rules and responsibilities that govern the project, and it must be recorded with the condominium plat.

Staff recommended that the Planning Commission approve the Preliminary Condominium Conversion plat for the 6556 Airport Road Condominiums, located at 6556 South Airport Road in an M-1 zone, with the Conditions and Requirements of Approval listed.

Conditions and Requirements of Approval:

1. The Condominium Conversion shall adhere to all applicable requirements of the West Jordan Building & Safety, Public Works, Public Utilities and Fire departments, as well as the requirements of any other applicable City department.
2. The Condominium Declaration and the Covenants, Codes & Restrictions shall be recorded with the Condominium Plat at the Salt Lake County Recorder's Office upon final approval by the City of West Jordan.
3. All private areas, common areas and limited common areas shown on the plat shall be consistent with the Condominium Declaration.
4. Apply for, and receive approval of, a Building Permit for all building interior construction work.

Mark Forsythe explained that once the units are parceled out, each owner will be responsible for obtaining any licenses or use permits separately, if needed.

Ammon Allen asked if the ADA parking locations need to be reviewed as a result of the plat.

Mark Forsythe said that the locations were reviewed and the requirements were met with the initial construction.

Ammon Allen asked if the city needs to get access to the electrical system as part of the building inspection.

Mark Forsythe said a building permit is required prior to installation of the new partition walls, which will be reviewed by the building official.

Jay Thomas opened the public hearing.

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

MOTION: Tom Hollingsworth moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to approve the Preliminary Condominium Conversion plat for the 6556 Airport Road Condominiums, located at 6556 South Airport Road in an M-1 zone, with the Conditions and Requirements of Approval listed in the staff report. The motion was seconded by Trish Hatch and passed 7-0 in favor.

4. **Gurdwara Sahib – Sikh Temple; 7733 South 2400 West; Preliminary Site Plan and Conditional Use Permit for Church/Place of Worship; P-O Zone; Gajjan Singh Tambhar Living Trust (applicant) [#29671, 29672; parcel 21-28-478-080]**

Gajjan Singh Tambhar, applicant, said the Sikh community had grown over the past few years and it is necessary to construct a larger place for worship and gathering. The proposed building will also

enhance the community visually with landscaping and architecture, including a dome that symbolizes peace and unity. Along with worship activities, the hall is a place where they serve free meals to the community regardless of faith and background. Other activities include children and youth tutoring, mentoring, and sports, workshops on leadership skills and industries, and educational meetings. These programs and interfaith gatherings also bring people to the area who in turn support local businesses. This is a welcoming space for people of all backgrounds. The Sikh community is known for its committed to upholding law and order and promoting positive community involvement. They plan to hold regular services each Sunday from 9:30 a.m. to 2:30 p.m. and other weekday gatherings as needed. They also host a special program for Holi day, weddings, and funerals. He stated that this project is about more than just a building, it is building community and cultural diversity in West Jordan.

Ammon Allen asked if everyone arrives at the same time on Sunday or if it is spread out during the timeframe.

Lakhwinder Singh said they currently have 50 to 80 attendees. Worship starts at 9:30 a.m. and everyone should be there by 1:30 p.m. People come from out of state and from other cities. Gurdwara is important to maintain identity. When he came from India in 1992 there was no temple. There has been a disconnect with the next generation regarding their traditions and understanding of culture, language, and philosophy. This building will provide a chance to come to a central place and talk about families and problems and to support each other so they don't lose their heritage. Over the years there have been many revisions to the site design and this proposal is the best of them and it provides ample parking space.

Mark Forsythe said the site is in the Professional Office zone. Religious services are found in most zoning districts throughout the city. The P-O zone seems to be a good fit for this use and impacts are minimal. The subject parcel is surrounded by single-family neighborhoods, but it is somewhat isolated. The required parking space for religious services is one space per 100 square feet of assembly, which is 65 for this project and 67 spaces have been provided. The site is on a cul-de-sac accessed from 7800 South with no connection to residential neighborhoods. Building setbacks have been met. Administrative relief for a reduction from 20 feet to 16 feet on the landscape buffer next to residential properties on the north and west is under review to meet the parking requirement. The buffer also requires a 6-foot masonry wall next to residential properties. The building architecture is unique and will be a good addition for the area. Building height is 22 feet, exclusive of the steeple, which is excluded from height restrictions. He mentioned that the Design Review Committee forwarded a positive recommendation for the design at their meeting.

Based on the findings analyzed and explained in the staff report, staff recommended that the Planning Commission grant approval for the Preliminary Site Plan and the Conditional Use Permit for the Gurdwara Sahib-Sikh Temple located at 7733 South 2400 West in the P-O zone with the Conditions and Requirements of Approval listed.

Conditions and Requirements of Approval:

The proposed Gurdwara Sahib temple meets all the criteria for approval of the Preliminary Site Plan and the Conditional Use Permit, pending adherence to all Requirements of Approval listed.

Preliminary Site Plan Requirements of Approval

1. In accordance with §13-7B-5 of the West Jordan City Code, the approved Preliminary Site Plan shall remain valid for one year following the date of the approval.
2. Preliminary Site Plan approval shall be subject to meeting all applicable City ordinances and adopted standards.

Conditional Use Permit

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

Trish Hatch wanted to make sure that those responsible for maintaining and plowing the private street understand their responsibility.

Mark Forsythe said the road is split down the middle and would be maintained by the property owners.

Tom Hollingsworth asked if there was a problem with fire access or fire hydrants.

Paul Brockbank stated that the project meets all fire code requirements.

Ammon Allen noted that there is an existing hydrant that will be put back into service. He agreed that this will be unique to the area. Parking for this project meets the code, but he really felt that the parking calculation code for this type of use needs to be revisited in the future.

Trish Hatch agreed that parking is sufficient for the immediate need, but they could run into problems as the congregation grows.

Jay Thomas opened the public hearing.

R. Vigil, West Jordan resident, stated that she lives in front of the property. Her concern was that as more people attend at this location parking will become a problem. She said when the church first moved in next to her, cars parked in front of her home restricted her ability to get in and out of her driveway safely. She said that a solution could be to tear down the house they are currently meeting in and use that property for additional parking.

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

Ammon Allen said the parking calculation is clear, and this proposal does meet the code. Long-term, he felt that the city needs to review that code.

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 Preliminary Site Plan for the Gurdwara Sahib-Sikh Temple located at 7733 South 2400 West in the P-O zone with the Requirements of Approval listed in the staff report. The motion was seconded by John Roberts and passed 7-0 in favor.

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 a Church/Place of Worship for Gurdwara Sahib-Sikh Temple located at 7733 South 2400 West in the P-O zone with no Conditions of Approval as explained in the staff report. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

5. GEM West Jordan Apartments; 6835 West New Bingham Highway; Preliminary Site Plan and Preliminary Subdivision Plat (1 lot and 1 Parcel on 20.771 acres); SWQ-MU Zone; Gardner Group/Max Muller (applicant) [#33871, 33870; parcel 26-10-100-007]

Max Muller, applicant, said Gem is the Gardner Group's flagship multi-family brand. This project is a 336-unit for-rent apartment project in 14 three-story buildings and a clubhouse. Additionally, they will build a 4-acre public park for West Jordan adjacent to this project and the neighborhood to the east, which will include amenities such as pickleball, soccer field, basketball, a playground, and pavilion. He noted that a road bisecting the park shown on the site plan will be removed based on comments from city council and the neighborhood. One focus was attainability by providing a nice, modern, and comfortable project that people can afford. The majority are 2- and 3-bedroom units that will draw young families, couples, and workers who have children. Another focus was sustainability by using long-lasting materials with a 30-year lifespan, and designed to be something they and the city will be proud of. Common space for public interaction is provided and all buildings except one face onto outdoor/greenspace. They have worked hard with the city to make a great product that will enhance surrounding property values and provide needed housing.

Trish Hatch referred to the comment of renters at 80% of median income and asked if there were incentives from the builders to provide a few units for those who fall lower on that scale.

Max Muller said they are not going for public financing. But they are offering units across the spectrum with the smallest at 60% of AMI for a one-bedroom 1,000 square foot unit.

Tayler Jensen gave an overview of the site location and project. The biggest change from the last layout during the MDA process was that the city council did not want a road connection through the middle of the park. Public parking from that same area will be relocated north of the park with the other public parking area and south off Wells Park Road. With this shift, the park will keep its integrity as a public park. The current stub road will dead end with a trail connection. He explained the subdivision plat with one lot for the apartment project and one parcel that will be dedicated to West Jordan after the park is developed.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision and Preliminary Site Plan for GEM West Jordan Apartments located on approximately 19.2 Acres at 9542 South Jones Ranch Drive with the conditions and requirements of approval listed.

Requirements of Approval:

1. Remove the parking lot and stub road that bisects the public park

2. The applicant shall work with City Staff to add additional parking and make improvements to the Utility Access drive located adjacent to the detention basin, north of the project.
3. Address and correct all redline comments generated by the City during Final Subdivision and Site Plan reviews.
4. The applicant works with Staff to provide public access to park from Wells Park Road.
5. Water Reimbursement shall be worked out with the Final Site Plan.

Trish Hatch really liked the project and the park.

Ammon Allen was concerned with giving approval for the site plan when so many components are up in the air regarding conditions 1 and 2.

Tayler Jensen explained that in the motion from City Council regarding the site plan changes, they gave the Zoning Administrator authority to make major or minor variations as needed. The applicant has a plan for the changes and if any parking is lost it will be one or two stalls. The plan will also respond to concerns from the Council and the neighborhood regarding the road connection. Although staff felt that connecting the road was best, the alternate plan will provide a more usable park area with fewer conflict points for pedestrians. Throughout the process, the applicants have been very responsive when changes are needed and willing to work with staff, so staff is confident. He explained that even though the City Council gave the Zoning Administrator authority to grant variations to the master development plan, the preliminary site and subdivision plat still need Planning Commission approval.

Jay Thomas opened the public hearing.

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

MOTION: Trish Hatch moved to approve a one (1) lot and one (1) parcel Preliminary Major Subdivision for GEM West Jordan Apartments located at 9542 South Jones Ranch Drive subject to all requirements of approval. The motion was seconded by Tom Hollingsworth and passed 7-0 in favor.

MOTION: Trish Hatch moved to approve a Preliminary Site Plan for GEM West Jordan Apartments; 336 Multi-Family Dwelling Units located at approximately 9542 South Jones Ranch Drive subject to all requirements of approval. The motion was seconded by Tom Hollingsworth and passed 7-0 in favor.

6. 5600 West Old Bingham Highway Station Area Plan; Recommendation to City Council for adoption of 5600 West Station Area Plan at 5600 West Old Bingham Highway; Small Area Plan; City of West Jordan (applicant)

Tayler Jensen gave a progress report regarding the required station area plans for the Trax stations within West Jordan. This plan for 5600 West Old Bingham Highway is the next in line for approval. It is the hope to have all seven adopted by the end of next year. They have had good success and support from city partners. He reviewed the project goals as listed in the plan. As they have gone forward with this area it moved from an industrial center to an expanded scope with commercial, industrial, office,

recreational, and residential uses. The plan attempts to capitalize on development to the south. Future land use will be TSOD, and implementation will be with a form-based code to allow for flexibility.

Emily Burrowes, Design Workshop speaking remotely, reviewed the plan and each component in detail. Examples of similar successful projects were shown.

Staff recommended that the Planning Commission make a recommendation of approval (Positive Recommendation) to the City Council for the 5600 West Old Bingham Highway Station Area Plan.

When asked how implementation would take place, Tayler Jensen explained that the station area plan is a general plan for a small area showing what might happen. The goal is that property owners in the area propose changes at a time that works for them. It is an applicant driven project. The city is not obtaining land or developing the project but will be a support throughout the process.

Trish Hatch said that she loved the proposed design.

Jay Thomas opened the public hearing.

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

MOTION: Ammon Allen moved to forward a positive recommendation for the 5600 West Old Bingham Highway Station Area Plan to the City Council. The motion was seconded by Emily Gonzalez and passed 7-0 in favor.

- 7. Text Amendment - Corridor Zone; Amend the West Jordan City Code adding a new Section 13-50 Corridor Zone (CZ) a form-based zoning ordinance with future applicability along Redwood Road and Amending Section 13-8-23: Balanced Housing adding development within the Corridor Zone as an exemption; City of West Jordan (applicant) [#34378]**

Tayler Jensen said this new zoning district is a way to appropriately introduce density in key locations along Redwood Road. When the City Council reviewed applications for two multifamily projects that asked for a senior housing exemption in the Balanced Housing ordinance along Redwood Road, the projects received favorable comments, but not as senior housing. This code could help those projects. No properties are recommended for the Corridor Zone at this time, but those requests will come by way of an application. The ordinance limits the locations to those fronting Redwood Road or those within 300 feet with frontage on Redwood Road, excluding the City Center and TSOD properties. He noted that this is not an overlay but a rezoning of the property that will also require a development agreement and a land use map amendment. There may be a city-initiated land use map amendment. He showed the hybrid form-based code and explained the concept of floor to area ratio, which is good for mixed-use developments. The code identifies minimum standards and maximum setbacks. He explained the purpose of having development closer to Redwood Road for visual interest. All current parking requirements would have to be met, which could be accomplished with podium or structured parking. There are different structure types listed in the ordinance, but no overarching architectural themes. He reviewed

some of the key design elements. A new concept regarding parks and open space is for applicants to pay a fee in lieu of, which would be spent on improving existing parks in exchange for higher density.

Based on the information and Criteria set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for the proposed changes to Titles 13-8-23B and 13-5O.

Trish Hatch said that she loved the plan and the in lieu of fee for parks, and she hoped it would be attractive to developers.

Jay Thomas opened the public hearing.

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

Tom Hollingsworth really liked this idea and gives West Jordan more of a downtown/hometown feeling.

MOTION: Tom Hollingsworth moved, based on the information and Criteria 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 proposed changes to Titles 13-8-23B and 13-5O. The motion was seconded by Trish Hatch and passed 7-0 in favor.

8. Text Amendment – Landscaping Ordinance; Amend the West Jordan City Code Title 13 Chapter 13: Landscaping Requirements adding requirements for single-family residential landscaping and removing landscape bonding requirements; City of West Jordan (applicant)

Larry Gardner said the City Council was concerned that there was no landscape maintenance requirement for single-family homes in the code. He explained that the revisions require landscaping to be maintained, and that new single-family construction follows the State of Utah mandate for water efficiency. The amendment also removed bonding requirements for landscaping for compliance with state statute.

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 an amendment to Title 13 Chapter 13: Landscaping Requirements.

Trish Hatch asked if this code would supersede HOA requirements for landscaping.

Larry Gardner thought that new HOAs are required to follow state water efficiency standards.

Trish Hatch asked if there is a landscape ordinance that requires businesses to maintain landscaping.

Larry Gardner said there is already a code in place for that.

There was a discussion regarding enforcement practices and penalties.

Ammon Allen thought that the city should consider banning artificial turf due to the increase in temperature and pollution.


Jay Thomas opened the public hearing.

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

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 forward a positive recommendation to the City Council for an amendment to Title 13 Chapter 13: Landscaping Requirements. The motion was seconded by John Roberts and passed 7-0 in favor.

MOTION: Jay Thomas moved to adjourn.

The meeting was adjourned at 7:51

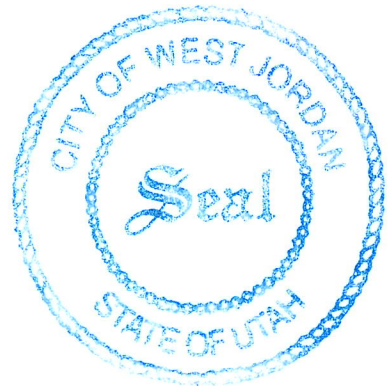


JAY THOMAS
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 4th day of March, 2025