**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 1, 2022, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

**PRESENT:** Jay Thomas, Kent Shelton, Ammon Allen, George Winn, and McKenna Marchant. Trish Hatch and Matt Quinney were excused.

**STAFF:** Scott Langford, Larry Gardner, Mark Forsythe, Duncan Murray, Megan Jensen, Julie Davis

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The pre-meeting was called to order by Jay Thomas. The agenda was reviewed. Mark Forsythe reviewed the Balanced Housing ordinance and there was a discussion. The Commission wanted a formal discussion for possible reconsideration of certain aspects such as removing townhomes from the multi-family classification or other changes that will help it to be more in line with the goals of the draft general plan.

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The meeting was called to order at 6:00 p.m.

**1. Approve Minutes from October 18, 2022**

George Winn pointed out a typographical error on page one.

**MOTION: McKenna Marchant moved to approve the Minutes from October 18, 2022. The motion was seconded by Jay Thomas and passed 5-0 in favor. Trish Hatch and Matt Quinney were absent.**

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**2. Comprehensive General Plan – Discuss and provide input regarding the 2022 West Jordan Comprehensive General Plan Update; City-wide applicability; City of West Jordan (applicant)**

Mark Forsythe said a new chapter for the future land use map was added rather than having it only attached to the general plan. Since many of the changes were previously discussed at the City Council/Planning Commission work session, the focus tonight was on proposed changes made since that meeting.

<u>6783 South Redwood Road</u>
The property currently has a split designation between professional office and commercial. It was proposed that the entire parcel be changed to Community Commercial. There were no concerns.

<u>Northeast Corner 4000 West 9000 South</u>
Councilmember Whitelock had suggested changing this piece to Medium Density residential to match the neighborhood to the east. Another option is to leave it in the Community Commercial designation. The current zoning is M-1. Jay Thomas said keeping it commercial would keep it in line with the Smith's property to the west. Kent Shelton was not in favor of changing the designation. McKenna Marchant was not in favor of changing it to residential. George Winn said the roads are too narrow in that area for the large vehicle traffic that the site generates.

5651/5799 West Old Bingham Highway:
Currently the power station and light rail station are in the Light Industrial designation. Because this use is unlikely to change, the proposed designation is for Public Facilities. The Commission agreed with the change.

Old Bingham Highway 8600 South Industrial
McKenna Marchant said it made sense to her to include the entire industrial area to be in the TSOD designation, matching the property to the south. Staff said most of that area is developed as light industrial and there may be some issues with connectivity. The area is within the TSOD overlay on the zoning map. This area could be revisited after the station area plans for Gardner Station and City Center are complete.

Southwest Corner of 5600 West 7800 South
The proposal is to change from Mixed Use to Community Commercial to reflect future development of the Home Depot site. There were no concerns.

Copper Rim Drive
The area east of Copper Rim Drive is proposed to change from Medium Density to Open Space to match the power corridor to the east. There were no concerns.

North of Maples Hills Park
City Council had talked about reducing this designation since the new park is completed. The recommendation is to change it to Medium Density to blend in with the surrounding neighborhoods. There was a question as to if this area is underserved with parks. McKenna Marchant was hesitant to change that designation because we won't get it back. Staff said there has been an active land use application for housing on the property since 2015. The property is not owned by the city, and Council has been pooling most of the financial resources to Ron Wood Park, which is the regional park for the west side. Kent Shelton said we cannot tell a property owner that they cannot develop their property, so West Jordan would have to purchase it. McKenna Marchant said if the area is developed, she would like to see some portion reserved for a park for that development. Jay Thomas mentioned that a master development plan could include that type of amenity to be maintained by an HOA. Ammon Allen felt that the area is already represented with the Maple Hills Park.

Oaks Area
The vacant property at 6400 West Fall Oak Drive was recommended to change from Community Commercial to Medium Density to match the surrounding designation since the property has shown no economic viability. There were no concerns.

Some of the Councilmembers asked staff to reassess the existing designations within the residential neighborhoods and match them to what was actually built. The densities were recalculated, and most of the proposed changes increased by one designation. There were no concerns.

Water Tank U-111 and 7800 South
The Public Utilities Director requested that the two parcels being used for a water tank and detention basin be changed from Parks and Open Land to Public Facilities. There were no concerns.

Redwood Road
McKenna Marchant said Redwood Road is a natural space for commercial development and she would love to see commercial all along that road, especially to the south.

Mark Forsythe said staff will compile the changes to the entire general plan and bring it back to the Commission for a public hearing and recommendation.

The Commission requested that the Balanced Housing Ordinance be added to the next agenda.

Scott Langford introduced new Assistant Planner, Megan Jensen.

**MOTION: McKenna Marchant moved to adjourn.**

The meeting adjourned at 6:34 p.m.

JAY THOMAS
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 15 day of November, 2022

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