

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD
FEBURARY 7, 2023, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

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

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

The pre-meeting was called to order by Ammon Allen, with a quorum present. The agenda was reviewed. Commissioner Marchant's position on the Design Review Committee has become vacant because she is moving from the city. Trish Hatch volunteered to fill that position. Training was provided by Assistant City Attorney, Duncan Murray regarding how an enforceable code is drafted.

The meeting was called to order by Ammon Allen at 6:00 p.m., with a quorum present.

1. Approve Minutes from January 17, 2023

MOTION: Jay Thomas moved to approve the Minutes from January 17, 2023. The motion was seconded by Matt Quinney and passed 6-0 in favor. McKenna Marchant was absent.

2. Gold Coast Plaza Sign Relocation; 1411 West 9000 South; P-C Zone; Approval of sign materials and design; Neal Knight (applicant) [#29120; parcel 27-03-426-095]

Mark Forsythe gave an overview of the request to relocate a pole sign due to widening of 9000 South. The existing sign was approved by the Planning Commission and constructed in 1987 at a time when pole signs were allowed in the P-C Zone. However, the current code no longer allows pole signs in the P-C Zone. Since the sign is legal, non-conforming, the code provisions allow for the sign to be moved as long as the size and height do not increase. It is also a requirement of the code that the sign be enhanced in some way. The proposal is to add stone to the base of the sign. The Design Review Committee reviewed the enhancements and gave a positive recommendation with the addition of a finished concrete cap on top of the stone. He explained the clear vision zone as it relates to the stone placement.

Staff recommended that the Planning Commission approve the sign materials and design for the Gold Coast Plaza sign relocation located at 1411 West 9000 South in a P-C Zone, with the Requirements of Approval listed in the report.

Requirements of Approval:

- A. The overall height, sign area, and width of the new sign shall not exceed that of the existing sign. Permit plans shall provide these dimensions for the existing sign.
- B. New materials applied to an existing sign shall not increase the size of the existing sign beyond the thickness of the new materials.
- C. New architectural features shall be added to enhance the appearance of the existing sign and shall not extend more than one foot (1') beyond any surface of the sign.

- D. The new or existing sign shall be erected according to all of the requirements of this title.
- E. The new materials shall be of a higher quality and durability than the materials that are currently on the existing sign.
- F. The materials and design of the sign shall be reviewed by the Design Review Committee.
- G. The materials and design shall be approved by the Planning Commission.

There was a discussion on sign design that has so many different tenants, which makes it look cluttered. The Commission questioned how the city could prevent this type of sign or at least require a uniform font or graphic. Speech cannot be regulated as a first amendment right. With the number of businesses on the property and some located behind other buildings, a monument sign would not be practical. Often the purpose of a pole sign is to consolidate signage for all businesses into one instead of having excessive monument signs.

Neal Knight, applicant attending remotely, said that the landlord prefers this sign. The tenant signage will be upgraded to today's standards and the current businesses and installed on the structure, which will be painted to reflect the building color.

The monument sign for the credit union located east of this site complies with the code and can be moved without additional approvals. It was noted that this is a business item with no public hearing required.

MOTION: Trish Hatch moved, based on the information and staff analysis and opinions set forth in the staff report and upon the evidence and explanations received today, to approve the sign materials and design for the Gold Coast Plaza sign relocation located at 1411 West 9000 South in a P-C Zone, with the Requirements of Approval listed in the report. The motion was seconded by Matt Quinney and passed 6-0 in favor. McKenna Marchant was absent.

3. West Jordan Comprehensive General Plan and Future Land Use Map; Continued from 1-17-23; Recommendation to the City Council for the adoption of the updated West Jordan Comprehensive General Plan and Future Land Use Map; City-wide applicability; City of West Jordan (applicant)

Ray McCandless said the process to update the General Plan began in 2020. Much time and effort from the General Plan Committee and staff was expended to bring it to this point. Each of the chapters have been discussed in previous planning commission meetings and comments were incorporated. During those meetings they talked about the State requirement for having a General Plan, about the General Plan Committee, and the public involvement process to receive comments that were integrated into the plan. This is now the formal public hearing stage. Since October when the Planning Commission last heard the item, staff has been formatting the document into the draft plan before them tonight. They have not received any additional comments from the public.

Mark Forsythe said there were some small changes in the land use map since the Planning Commission last met. The community commercial designation on the entire Highlands South subdivision did not take into consideration the residential piece that Peterson Development is planning to develop as planned in the Highlands Master Plan. That is why the southern portion will remain as it exists today on

the current map. He asked for feedback on property in the Southwest Quadrant that is designated as business research park. Some ideas have been shared that would change it to the mixed-use designation allowed within the Southwest Quadrant zoning or to leave it as research park.

Ammon Allen asked if staff had a preferred use for that area.

Ray McCandless said there are mixed feelings. It depends on what the vision for the entire area is. Topography is within the foothills, and it can be expensive to develop large buildings that are typically found within a research park on such topography.

George Winn referred to the Balanced Housing ordinance and commented that it could make sense to dedicate part of the property to single family housing to get the numbers more in line with the ordinance.

Scott Langford said business research park does not allow for any residential whereas the Southwest Quadrant allows for single family and multifamily.

Matt Quinney said he would be hesitant to support any single family in that area due to the surrounding industrial uses. If it is a large commercial center, then it should be designed to bring in people from South Jordan and Herriman. He was not opposed to multifamily in that location.

Larry Gardner clarified that the piece near Home Depot that is being left as it is today because a change to commercial would be inconsistent with the Highlands Master Plan that shows residential in that location.

Trish Hatch asked if there is any hope for transit in the southwest area.

Scott Langford said it would be decades if anything is provided. The closest station is the Welby station. Employers in the area were included in discussions about a circulator route for the short term. Probably the closest BRT in the future would be on 5600 West.

Kent Shelton said he associates a research park as being near a university campus and he asked if it would work without one.

Ray McCandless said it is important to have a transition between heavier industrial uses and residential uses to the north, which is why this was in part designated as research park and to improve the overall appearance with a more upscale look.

Scott Langford said in about 2017 the City Council talked about getting a university extension into this area, but things have changed since then. A research park does not necessarily have to be tied to a university or higher learning facility. There are more big industrial users in this area than we expected when the last land use map was prepared. Staff felt there are merits to both options, but the physical geography in that area is challenging and expensive for large pad sites.

Larry Gardner said if the use table for Research Park is very limited. The Southwest Quadrant allows for all of those uses, but it also allows commercial, industrial, and housing. Because a master plan for development would be required, he thought that it would give the city more control over what and how

it is developed. The housing component has to be specifically approved as to the location by the Planning Commission and City Council. With 600 acres and the topography, he did not think there would be just one type of use for the property. He thought the Southwest Quadrant made more sense.

George Winn said with the ambiguity that surrounds that area, they would like to have as much flexibility as possible. He asked which option would give the most flexibility.

Mark Forsythe said the Southwest Quadrant zoning is the most flexible zoning district in the code, and it is developed in a master planned way.

Trish Hatch commended staff and the General Plan Committee for their efforts in presenting a document that is cohesive and flows together. She was in favor of the Southwest Quadrant for the area in question.

Kent Shelton liked the flexibility that the Southwest Quadrant offers.

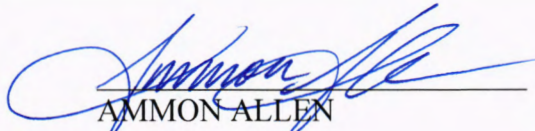
Ammon Allen opened the public hearing.

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

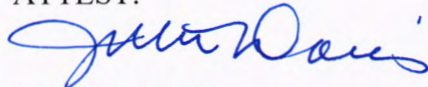
MOTION: George Winn moved to forward a positive recommendation to the City Council to approve the updated General Plan and Future Land Use Map with the recommendation for 600 acres discussed tonight as Southwest Quadrant land use designation. The motion was seconded by Kent Shelton and passed 6-0 in favor. McKenna Marchant was absent.

MOTION: Jay Thomas moved to adjourn.

The meeting adjourned at 6:35 p.m.


AMMON ALLEN
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 21 day of February, 2023