

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD
MARCH 21, 2023, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

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

STAFF: Scott Langford, Duncan Murray, Larry Gardner, Tayler Jensen, Ray McCandless, Julie Davis, Paul Brockbank, Nathan Nelson

The pre-meeting was called to order by Ammon Allen, with a quorum present. The agenda was reviewed. Duncan Murray provided ethics training.

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

1. Approve Minutes from March 7, 2023

MOTION: Trish Hatch moved to approve the Minutes from March 7, 2023. The motion was seconded by Jay Thomas and passed 6-0 in favor.

2. LivAway Suites; 7372 & 7398 South Campus View Drive; Preliminary and Final Site Plan, Conditional Use Permit for Hotel and for building height over 40 feet, and Amended Subdivision Plat; P-O Zone; Ensign Engineering/Quintin Elder (applicant) [#29040, 29395, 29394; parcel 21-29-152-006; 21-29-301-004]

Aaron Converse, West77 Partners, said this will be the second groundbreaking of this brand, which they will be pushing across the country. The other location is in Tennessee. The concept is economy extended stay aimed at people such as construction workers and misplaced families who are moving. Each unit has a kitchen and there is a fitness center. Their company is located in Lehi, so they wanted to include Utah and this location made sense.

Tayler Jensen said the site contains two lots in the Jordan Landing Technology Park Phase III that will be combined. The plat already calls out the avigation easement and the setbacks and easements will remain the same. The area is appropriate for this type of use. The Design Review Committee reviewed the project and recommended approval of the elevations, site plan, and extended building height. The applicant accommodated cross access for the lot to the north to aid in future development. The parking requirement is met with 126 spaces. There are three comparable hotels in the area with heights of 51 feet, 49 feet, and four stories tall.

Based on the analysis contained in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permits allowing for a Hotel and a building taller than 40' (48'6"), a Site Plan, and Amended subdivision for LivAway Suites, an extended stay hotel located on approximately 2.52 acres at 7372 S Campus View Drive, with the conditions and requirements of approval listed.

Conditions and Requirements of Approval

There are no conditions of approval suggested by Staff because staff has not identified any reasonably anticipated detrimental effects of this use. If the Planning Commission disagrees with the Staff's

analysis and/or identifies any reasonably anticipated detrimental effects of this use, reasonable conditions should be identified, which, if imposed, would reasonably relate to and substantially mitigate each of the reasonably anticipated detrimental effects of the use, and which would comply with existing law. Such information should be clearly included in any motion made by and subsequent decision of the Planning Commission relative to the Application. Any Planning Commission decision will supersede any conflicting conclusions or recommendations of the Staff stated in the Report or otherwise presented to the Planning Commission.

Requirements of approval (existing law:)

1. Comply with all the requirements of the West Jordan City Code ("City Code") and other existing law, including but not limited to City Code Sections 13-13-1 through 13-13-10 inclusive.

Clarification was made on the retention basin location and that the avigation easement is already noted on the plat, so no additional condition is required due to airport proximity.

Ammon Allen opened the public hearing.

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

Duncan Murray said although staff did not find any detrimental effects or needed conditions, the Planning Commission can discuss and either agree with staff or impose conditions.

George Winn stated that he did not find any detrimental effects that would require any additional conditions. Ammon Allen agreed.

MOTION: George Winn moved to approve a Conditional Use Permit for a hotel for LivAway Suites on approximately 2.52 acres located at 7372 S Campus View Drive subject to all the requirements of approval. The motion was seconded by Kent Shelton and passed 6-0 in favor.

MOTION: George Winn moved to approve a Conditional Use Permit for a 48'6" building for LivAway Suites located on approximately 2.52 acres in the P-O zone located at 7372 S Campus View Drive subject to all the requirements of approval. The motion was seconded by Kent Shelton and passed 6-0 in favor.

MOTION: Kent Shelton moved to approve a Site Plan for LivAway Suites, an extended stay hotel located at 7372 S Campus View Drive subject to all the requirements of approval. The motion was seconded by George Winn and passed 6-0 in favor.

MOTION: Kent Shelton moved to approve an Amended Subdivision combining lots 305 and 306 of the Jordan Landing Technology Park Phase III into a single lot. The motion was seconded by George Winn and passed 6-0 in favor.

3. Copper Rim Phase 9; Continued from 3-7-23; Approximately 6400 West 7000 South; Major Variation to the Preliminary Master Development Plan changing the location of the Copper Rim Phase 9 Road and its classification from a Public Road to a Private Road and to amend the "Landscape / Special Amenity Plan" from a Tot Lot to Community Planter Boxes; CW Land Co./Ian Cahoon (applicant) [#29564]

Ian Cahoon, CW Urban, explained the request that will change the location of the loop road to connect to Copper Rim Drive instead of 7000 South. This is because 7000 South will become more and more congested and the slope of the road would be problematic at 12-17%. The new location would also be safer for pedestrians on the Mountain View Corridor trail. Changing it from a public to private road will require less grading and will help to preserve the natural ecology of the site. The view will be better because the height of the retaining wall will be reduced, and it will provide more usable open space. This layout will allow for closer, on-street parking for the residents. They also request changing the playground to a planter garden, which makes more sense near an age-targeted community.

Ray McCandless said this is considered a major variation to the development plan and will be considered for approval by the City Council. Staff did not have any concerns about the proposal to change the road layout or with removal of the tot lot at that location.

Staff recommended approval as requested by the applicant subject to the applicant submitting a fully updated preliminary development plan to reflect any proposed changes recommended by the Planning Commission.

Conditions and Requirements of Approval:

The preliminary development plan will need to be fully updated with updated graphics and text to reflect the proposed changes as recommended by the Planning Commission before being forwarded to the City Council.

Trish Hatch asked if there were any concerns with emergency access.

Ray McCandless said the ring road will be eliminated and the project will be served from private driveways off of Copper Rim Drive.

Paul Brockbank indicated from the audience that the fire department was not opposed to the change.

Ammon Allen wanted to be sure that intersection spacing was adequate and that there will be no problems with traffic backing up on Copper Rim Drive.

Ray McCandless explained that this plan is conceptual and the intersection spacing will be reviewed more closely at the preliminary approval.

George Winn said this road layout makes sense in directing traffic away from the more congested area, especially with an overpass for Mountain View Corridor on 7000 South.

Ian Cahoon said the traffic study conducted by Hales Engineering did not indicate any negative effects.

Ammon Allen opened the public hearing.

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

MOTION: Trish Hatch moved to forward a positive recommendation to the City Council to approve the major variance request to amend the preliminary development plan for Copper Rim Phase 9 subject to the applicant submitting a fully updated preliminary development plan with updated graphics and text to reflect the proposed changes before being forwarded to the City Council. The motion was seconded by Jay Thomas and passed 6-0 in favor.

MOTION: Jay Thomas moved to adjourn.

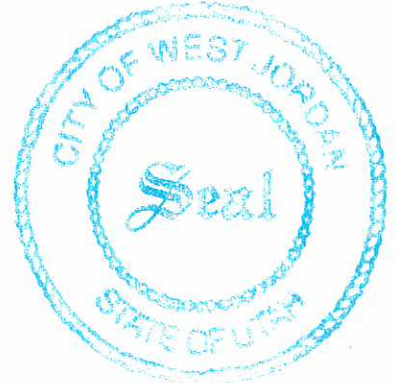
The meeting adjourned at 6:20 p.m.


AMMON ALLEN
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 4th day of April, 2023