

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD
MAY 2, 2023, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

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

STAFF: Larry Gardner, Duncan Murray, Julie Davis, Paul Brockbank

The pre-meeting was called to order by Ammon Allen, with a quorum present. The agenda was reviewed. Clarifying questions were answered regarding the text amendment.

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

1. Approve Minutes from April 18, 2023

MOTION: Matt Quinney moved to approve the Minutes from April 18, 2023. The motion was seconded by Kent Shelton and passed 7-0 in favor.

2. Text Amendment - Petting Zoos; Amend the 2009 West Jordan City Code Sections 13-5C-4 and 13-5G-3 adding "Petting Zoos" as a conditional use in the P-C (Planned Community) and P-F (Public Facilities) zones; and amend Section 13-2-3 adding "Petting Zoos" to definitions; City-wide applicability; City of West Jordan (applicant)

Larry Gardner said this amendment would add "petting zoo" to the P-C and P-F zoning districts. As a conditional use, the planning commission would have the ability to assign conditions to mitigate any identified negative impacts. West Jordan has one existing petting zoo, which is in Gardner Village. That property was originally zoned agricultural but was later rezoned to Planned Community. This amendment would facilitate moving the existing petting zoo to other areas of the site in conjunction with another user.

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.

Kent Shelton said residential uses are allowed in a P-C zone, so his concerns were with potential smells and noise that could be impactful to residential uses.

Larry Gardner said the conditional aspect of the ordinance would give the Planning Commission the opportunity to impose conditions such as hours of operation, distance from future or existing residential, requirements to keep the operation in a pristine condition, or other appropriate conditions on a case-by-case basis. He said if the Commission felt that there would be impacts that could not be mitigated with conditions, then they could forward a negative recommendation to the City Council for the ordinance amendment. However, he thought that the Planning Commission had sufficient discretion to mitigate any impacts with conditions.

Matt Quinney said he had been to Gardner Village multiple times, and he did not have any concerns with the current petting zoo location. He asked if the intent was for the existing petting zoo to remain at Gardner Village but just move to a different location within the Village.

Larry Gardner said the petting zoo is currently at the extreme south of the property and next to the train entertainment venue. The train business owner would like to move the petting zoo within the confines of the entertainment village and to make nicer pens and a more convenient way to view the animals. The current location is a separate parcel that was agricultural at the time of approval, so they are limited in their location. The amendment would allow the petting zoo to move to a different location, but they would have to obtain a conditional use permit.

Catherine Richardson asked if the area would be enclosed. She mentioned that there are roaming ducks at Gardner Village that are not in an enclosed area.

Larry Gardner said the animals are in covered pens and the area where they are housed at night would be reconfigured. There are wild mallard ducks that come and go at Gardner Village, but the ducks in the zoo would be the domesticated Muscovy type.

Ammon Allen opened the public hearing.

Dirk Burton, West Jordan resident, stated for the record that he is a board member of the Farm at Gardner Village.

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 forward a positive recommendation to the City Council for the text amendment regarding "Petting Zoos." The motion was seconded by Matt Quinney and passed 7-0 in favor.

MOTION: Matt Quinney moved to adjourn.

The meeting adjourned at 6:10 p.m.


AMMON ALLEN
Chair

ATTEST:


JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 16 day of May, 2023

