

MINUTES OF THE REGULAR MEETING (ELECTRONIC) OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD REMOTELY ON JUNE 16, 2020

PRESENT: Matt Quinney, Jay Thomas, Trish Hatch, Corbin England, and Ammon Allen. Kent Shelton was absent.

STAFF: Larry Gardner, Mark Forsythe, Scott Langford, Julie Davis, David Cottle, Lisa Elgin, Ray McCandless, Duncan Murray, Paul Brockbank

OTHERS: Kory Coleman, Mayor Burton, Paul Topham, Harrison Cleeland, unidentified caller

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

1. Approve Minutes from June 2, 2020

MOTION: Trish Hatch moved to approve the minutes from June 2, 2020. The motion was seconded by Jay Thomas and passed 5-0 in favor. Kent Shelton was absent.

2. Text Amendment – Continued from 5-19-20; Amend the 2009 City Code Title 13 to include “Micro Wireless Facility and Small Wireless Facility” in Chapter 16, Low Power Radio Service Antennas; City-wide applicability; City of West Jordan (applicant) [#21088] – Business Item

Ray McCandless gave an update on the proposed text. Three pole types are now listed instead of four. New poles, existing utility poles, and streetlights (existing or replacement). The maximum height is 50 feet for a new pole, maximum antenna size is 6 cubic feet, and electrical equipment is 20” wide x 60” high. There is a maximum extension of 10 feet on top of a pole. He highlighted the changes that were made from the June 2nd version, which took into consideration comments from the carriers and the commission. Staff will review each location to minimize impacts to adjoining uses as part of the application. The carriers were concerned that there may be cases where lines from existing poles would have to be undergrounded. Staff can look at those situations individually, but in general all lines should be undergrounded. The equipment shroud for new or replacement poles has been increased to 60 inches high and 20 inches wide as recommended by the carriers so that the equipment can fit. The antenna shroud was changed to an 18-inch outer diameter and no more than 6 cubic feet in volume with a maximum height of 10 feet. Clarification was given regarding the transition between the equipment cabinet and the pole.

Ammon Allen asked if there is a direct process for approval in writing and/or from a certain individual already in the code so that “requires city approval” is clearly explained.

Ray McCandless said these applications are in the public way, so it isn’t just one person or department giving approval. When the application is submitted, there will be a meeting with representatives from all of the different groups to make sure the request complies in all areas.

Duncan Murray said Title 8 deals more with the process and calls out specific responsibilities given to the zoning administrator and other city officials. The portion of the code being reviewed tonight is more specific to what the pole looks like, etc.

Ammon Allen asked about the RF Certification letter that doesn't indicate that it has to come from a certified individual.

Ray McCandless said that if there is a certification required then that will be inserted.

Ammon Allen pointed out that the state code allows no more than 28 cubic feet for all materials. Figuring the maximum sizes in this code it will easily fit within that 28 cubic foot limit. He asked if there is any other equipment that uses the rest of the 28. He just wanted to be sure that the carriers agreed with our code maximum of 17 cubic feet. He liked the approach taken in this ordinance.

Ray McCandless said there generally is not any other equipment, unless there is a power meter. The carriers didn't think there was anything larger that was needed.

Corbin England liked the revised, more polished code.

MOTION: Corbin England moved to forward a positive recommendation to the City Council to Amend the 2009 City Code Title 13 to include "Micro Wireless Facility and Small Wireless Facility" in Chapter 16, Low Power Radio Service Antennas; City-wide applicability; City of West Jordan (applicant). The motion was seconded by Ammon Allen and passed 5-0 in favor. Kent Shelton was absent.

3. Big O Tires; 7761 South 3200 West; Preliminary Site Plan and Conditional Use Permit; SC-2 Zone; KEC Properties/Kory Coleman (applicant) [#20934, 20936; parcel 21-28-352-001]

Kory Coleman, applicant, said he and his brother own six Big O Tires stores. They would like to expand their operations to add this building. The new building will be about 7500 square feet. They will use both properties for their operations. Traffic should not increase much, and it will probably be less than what the Tesoro station generated. All repairs will be done inside of the building. There are only 18 parking stalls at the current facility, and this will add 48 parking stalls. They average 55 cars in one day.

Lisa Elgin said the proposal meets all of the code requirements. The Design Review Committee commented that the east elevation should be broken up, so the applicant added another pop-out.

Staff recommended that the Planning Commission approve the preliminary site plan and conditional use permit for Big O Tires; 7761 South 3200 West.

1. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
2. Per section 15-5-3: Appeals to the Board of Adjustment may be taken by any person aggrieved by any administrative decision or action of city staff or the planning commission on matters pertaining to the interpretation and application of title 12, 13, 14, or 15 of this code. The appeal shall be filed within thirty (30) days following the decision at issue. The person filing the appeal shall file written notice with the Zoning Administrator and with the Board of Adjustment specifying the reasons for the appeal.

3. An approved preliminary site plan shall remain valid for one year following the date of the approval. One 6-month extension may be granted by the zoning administrator for approval of the preliminary and/or final site plan if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety or welfare of the city.
4. Hazardous materials disposal such as motor vehicle fluids, solvents, tires, etc. shall be disposed of in compliance with the Standard and Rules of the Utah Department of Environmental Quality Division of Waste Management.
5. Salt Lake County Health Department's Noise Ordinance shall be followed at all times.

There was a brief discussion regarding power poles and undergrounding lines. Larry Gardner had determined that it is not required because the property doesn't meet the frontage requirement and it is an amended site plan.

Ammon Allen said the building is taller than the previous one. He asked if the wall pack lights will be higher than the existing building lights and if there would be light pollution to the properties to the north.

Lisa Elgin said they meet the requirements of being less than one foot-candle at the property line.

Ammon Allen said that he recently saw a pile of tires at the southwest corner of the building. He asked where the tires will be stored on this site to meet the screening requirement.

Kory Coleman said there is a drop trailer in one of the parking stalls that gets hauled away when it is full. Commissioner Allen probably saw the tires on a day when the trailer was being emptied, so it was a temporary situation. The trailer is enclosed, so there won't be any tires left outside.

Lisa Elgin stated that they need to meet all health and safety codes, which includes storage and disposal of tires.

Matt Quinney opened the public hearing.

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

MOTION: Jay Thomas moved to approve the Preliminary Site Plan and Conditional Use Permit for Big O Tires; 7761 South 3200 West; KEC Properties/Kory Coleman (applicant) subject to the conditions of approval 1 through 5 as listed in the staff report. The motion was seconded by Corbin England and passed 5-0 in favor. Kent Shelton was absent.

4. **Moonbeam Auto Sales/The Used Car Factory; 8261 South Redwood Road; Conditional Use Permit for Motor Vehicle Sales and Service; C-G Zone; Moonbeam Auto Sales/The Used Car Factory/Harrison Cleeland (applicant) [#21336; parcel 21-34-401-013]**

Harrison Cleeland, applicant, said their business is for the repair and sale of used passenger vehicles. The repairs will be basic maintenance such as tire change, oil changes, fluid exchanges, etc. There will

be no bodywork or painting at all. They use Emerald Oil Services, which takes away all of the used antifreeze, oil, and hazardous waste from the site.

Mark Forsythe explained the business activities and reviewed the surrounding uses. Motor vehicle sales is a conditional use in the C-G zoning district. They will also be doing vehicle repair, limited, which is a permitted use in this zone. Vehicle repair, general, is not allowed. He reviewed how the building is divided, which is shared with TruGreen. The outdoor vehicle storage is for cars in for repair or excess inventory, if any. They anticipate some vehicle display on Redwood Road, which is set up well for that situation. Most of the parking adjacent to the building can be used for customers. The site has good security measures and lighting in place. The required parking is 64 spaces, with 70 currently provided and area for even more. There are some bay doors that face residential areas. The existing 6-foot masonry wall should block most of the noise, but they need to comply with Salt Lake County noise regulations.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Moonbeam Auto Sales/The Used Car Factory, located at 8261 South Redwood Road in a C-G zone, with the conditions of approval listed below:

1. The use of the property shall conform to the Site Plan, Letter of Intent, and the Application attached as part of this application. Major deviations from these plans shall be reviewed by the City of West Jordan Planning Department.
2. On-site vehicle and equipment repair shall not involve body work, engine or transmission rebuilding, installation of major accessories or any other repair work that falls under the definition of "Vehicle and Equipment Repair, General", as defined in Section 13-2-3 and as mandated by the use table in Section 13-5E-3 of the West Jordan Municipal Code.
3. All vehicles shall be loaded or unloaded on the premises. Loading or unloading vehicles within any public right of way is prohibited.
4. Vehicles shall not be parked in a manner that fully or partially blocks a drive aisle.
5. The outside storage of any inoperable, wrecked, abandoned or junk vehicles on or near the premises is prohibited in accordance with Section 13-8-2 of the West Jordan Municipal Code. However, inoperable, wrecked, abandoned or junk vehicles may be stored inside the fully enclosed building.
6. Comply with all applicable noise ordinances of the Salt Lake County Health Department.
7. All vehicles shall be parked on a paved asphalt or concrete surface.
8. Vehicles shall not be parked or stored on any neighboring properties.
9. Obtain permits for any permanent or temporary signs.
10. Obtain and maintain a valid Business License with the City of West Jordan.

Trish Hatch asked what the plans are for improving the landscaping, which is just weeds and scrub.

Harrison Cleeland said he spoke to the TruGreen business which is happy to help with that. The sprinkler heads were recently repaired so that the grass gets watered more evenly. The worst section is the northwest corner that will either get sod or xeriscape. The main area in front of the building has nice grass, so they fertilized for weeds and there should soon be a big difference in appearance.

Ammon Allen was concerned with the parking situation given what is shown on the aerial photo. He asked to know where the vehicles on display will be.

Harrison Cleeland said the image is a year or two old before his company moved in. The office area in red has five spaces reserved for customers. The cars that are ready to be sold will be parked in front of the repair area and in front of Redwood Road. The outdoor vehicle storage will house cars that need repairs. Any given week they will sell 5-10 cars, which will then be replaced with others. They moved in mid-March, but with the Covid-19 pandemic there was a decline in sales, so they are getting back on their feet and they are taking care of the situation.

Ammon Allen said it sounds like the site will be getting a lot better and more attractive and will benefit the city. He appreciated the efforts of cleaning up the area.

Matt Quinney asked if the parking requirement is based on the building size or on the anticipated volume of car sales.

Mark Forsythe said it is based on the uses and the occupied square footage, which takes into consideration the TruGreen business.

Matt Quinney opened the public hearing.

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

MOTION: Trish Hatch 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 Motor Vehicle Sales and Service for Moonbeam Auto Sales/The Used Car Factory; 8261 South Redwood Road; Moonbeam Auto Sales/The Used Car Factory/Harrison Cleeland (applicant) with the conditions of approval 1 through 10 listed in the staff report. The motion was seconded by Corbin England and passed 5-0 in favor. Kent Shelton was absent.

5. Oquirrh View Industrial Park (MJ – Project 1) Subdivision; 6835 West New Bingham Highway; Preliminary Subdivision Plat (2 lots on 198 acres); M-1 Zone; Gardner Company/Ben Seastrand (applicant) [#21313; parcel 26-10-100-005]

MOTION: Corbin England moved to continue the Preliminary Subdivision Plat for Oquirrh View Industrial Park Subdivision located at 6835 West New Bingham Highway to the July 7, 2020 meeting. The motion was seconded by Ammon Allen and passed 5-0 in favor. Kent Shelton was absent.

Trish Hatch asked when the Commission will be moving to live meetings.

Mayor Burton said the City Council is moving toward meeting in person in July. He asked what the Planning Commission would like to do. Spacing can be met with the audience, but the concern is with separation on the dais.

The Commission would like to move in July.

Mayor Burton said he is working on filling the current commission vacancy.

MOTION: Corbin England moved to adjourn.

The meeting adjourned at 6:53 p.m.

MATT QUINNEY
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this _____ day of _____, 2020

DRAFT