

**MINUTES OF THE REGULAR MEETING (ELECTRONIC) OF THE WEST JORDAN  
PLANNING AND ZONING COMMISSION HELD REMOTELY ON DECEMBER 1, 2020**

**PRESENT:** Matt Quinney, Kent Shelton, Jay Thomas, Trish Hatch, Corbin England, Ammon Allen, and Pamela Bloom.

**STAFF:** Larry Gardner, Scott Langford, Duncan Murray, Mark Forsythe, Julie Davis, Paul Brockbank

**OTHERS:** Mayor Dirk Burton, Jeff Hammond, Jeff Larsen

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Matt Quinney read the statement regarding Utah Code 52-4-207(4).

The briefing meeting was called to order. The agenda was reviewed and clarifying questions were answered. Staff provided updates on some active projects in review.

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The regular meeting was called to order at 6:01 p.m.

Matt Quinney read the statement regarding Utah Code 52-4-207(4).

**1. Approve Minutes from November 17, 2020**

**MOTION:** Jay Thomas moved to approve the minutes from November 17, 2020. The motion was seconded by Corbin England and passed 7-0 in favor.

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**2. Premier Diagnostics; 1627 West 9000 South; Temporary Use Permit (150 Days) for drive-through medical testing; P-C Zone; Justin Hohl (applicant) [#22817; parcel 27-03-401-047]**

Mark Forsythe gave an overview of the request for a drive-through Covid-19 testing center. He reviewed the site layout within the parking lot east of Taco Bell. Physicians are at the east end of the drive-through to allow for the maximum number of parking stations. Staff initially asked for the testing location to be in the center of the larger parking lot to the south, but the property owner did not approve of that location. The applicant explained that Taco Bell doesn't lease this parking lot, so it won't interfere with their business operations. All samples and used equipment will be chemically sterilized and proper disposal practices will be used. Signage needs to be located out of the clear vision area.

Staff recommended that the Planning Commission approve the Temporary Use Permit for Premier Diagnostics, located at 1627 West 9000 South in a P-C zone, with the Conditions of Approval listed below:

1. The business activities shall be consistent with the submitted application, letter of intent and site plan.
2. The Temporary Use Permit is valid from November 11, 2020 through April 9, 2021.
3. Testing technicians should be stationed at the east end of the drive aisles to allow for the maximum queueing length for vehicles.

4. The site shall be kept free of trash and debris at all times.
5. All medical waste shall be properly contained and disposed of in accordance with all applicable County, State and Federal health requirements.
6. One, 32 square-foot sign is allowed with the Temporary Use Permit and must be securely attached to temporary poles in a landscaped area. One additional sign is allowed only with approval of a Temporary Sign Permit.
7. The sign must be placed at least 3 feet behind the back of the sidewalk along 9000 South in order to comply with clear vision requirements.
8. The storage shed shall be securely locked between the hours of 5:00 PM and 9:00 AM.
9. The storage structure, looper tubes, trash cans, sign(s) and all associated equipment, shall be completely removed from the site when the Temporary Use Permit expires. The site shall be fully restored to its original condition within 5 days of permit expiration.

Jay Thomas asked the applicant to explain the process with regards to vehicular traffic, stacking, and number of clients seen.

Jeff Larsen, applicant, said they only do saliva testing, which takes 2 to 3 minutes per car. This site tests between 150 to 200 people per day and has never had a line that spills out beyond the highlighted area on the site plan. 80% of the patients pre-register online, which makes the process smooth. After driving up, the nurse greets them, collects information, and gives them the test tube. The patient parks until they are finished spitting into the test tube (car windows are rolled up during this process). When they are finished, the nurse approaches the car, collects the sample, puts it in a sterile container, and the patient drives away. The whole process takes 3 to 5 minutes. They have had no problems with long lines at this site that he is aware of. No appointment is necessary, it is 100% drive up. There is a little rush period in the morning and around 4:00 p.m. It is pretty slow during the day.

Matt Quinney said it sounds like they have already been in operation, so they already know what the numbers are like.

Jeff Larsen said that is correct. They have been operating in other cities, so he was unaware of the need for a permit through West Jordan.

Ammon Allen asked Mr. Larsen if they will be done by April when the permit expires.

Jeff Larsen said if the virus can get under control and the vaccine is widely distributed by then, there will be no need for the testing facility. If something happens to create a continued need, then they would ask for an extension of the permit or move to a different site in West Jordan, whichever the city requires.

Pamela Bloom asked if they plan to distribute the vaccine.

Jeff Larsen said he would love to distribute the vaccine, but that would require a total change in their business model. They are interested in doing that, but he cannot tell them at this time that they will distribute at this site in West Jordan.

Kent Shelton asked for real numbers of how many are being tested per day.

Jeff Larsen said they have been testing between 100 and 200 people per day consistently. Today they saw 144 patients.

Kent Shelton said it takes between 3 to 5 minutes per person for the test. In the worst-case scenario with 200 customers there is 16 ½ hours' worth of work, so his concern is with car stacking.

Jeff Larsen said that is assuming they test only one person at a time, but they are able to test 15-20 people in parallel. They have 1 site manager and 5 testing technicians who are assisting patients and each employee can handle 4-5 patients in parallel to get people through quickly. If there is a line, the technician will move down the line and give people their tests ahead of time.

Jay Thomas appreciated that there are more testing areas available.

**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 approve the Temporary Use Permit for Premier Diagnostics, located at 1627 West 9000 South in a P-C zone, with the conditions of approval 1 through 9 listed in the report. The motion was seconded by Pamela Bloom and passed 7-0 in favor.**

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**3. Banfield Pet Hospital; 1607 West 7000 South; Conditional Use Permit for Veterinary Service; SC-2 Zone; Scott | Edwards Architecture/Jeff Hammond (applicant) [#22800; parcel 21-27-201-052]**

Jeff Hammond, architect representing Banfield Pet Hospital, said since 1955 they have been providing pet care with more than 950 facilities nationwide. The model is to provide small neighborhood clinics in shopping centers for a convenient one-stop shopping experience. There is no overnight boarding, outside facilities, or long-term care. They routinely partner with other 24-hour facilities in the area if overnight care is required. They are a neighborhood clinic that will see approximately 20 pets per day. During peak times there may be five clients and between four and seven employees at one time. Clients are typically parked between 15-30 minutes. Impacts to neighboring properties is minimal, with no impact to health, safety or welfare.

Kent Shelton asked if they provide an outdoor area for owners to potty their pets before going inside.

Mr. Hammond said they don't have a specific area, but a pet waste disposal station is provided for that situation. Staff will monitor the property several times per day. He confirmed that the drive-through portion of the building is closed, and the ATM was removed.

Trish Hatch and Pamela Bloom were happy there will be another pet clinic option in West Jordan.

Mark Forsythe gave an overview of the facility and surrounding area and uses. The SC-2 zone accommodates a variety of retail and commercial uses, that includes a vet clinic. The interior will be extensively remodeled, but no changes are proposed to the exterior. Kenneling is not allowed and the applicant has said they will not have boarding or pet daycare. Biological waste is either disposed of properly or frozen until it can be taken off site and properly disposed of. The nearest residential

dwelling is 180 feet away and the nearest building is Southwest Family Medicine to the east. There shouldn't be noise impacts from this use.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Banfield Pet Hospital, located at 1607 West 7000 South in an SC-2 zone, with the conditions of approval listed below:

1. The business activities shall be substantially consistent with the submitted application, letter of intent, site plan and floor plan. Deviations from these documents shall be reviewed by all pertinent departments of the City of West Jordan.
2. The business shall comply with all applicable noise ordinances of the Salt Lake County Health Department.
3. Cremation shall not occur on site.
4. Biological waste shall be properly frozen, stored and disposed of in accordance with all applicable County, State and Federal health regulations.
5. If any kenneling, boarding or pet daycare occurs on site, it must be accessory to the primary clinic use. No more than ten percent (10%) of the gross floor area of the building may be used for kenneling, boarding or pet daycare.
6. A Building Permit must be obtained prior to commencement of any interior and/or exterior construction work, as required by the Building Official.
7. A permit shall be obtained for any new exterior signage.
8. The business shall adhere to all sign requirements, as set forth in Section 13-17 and Title 12 of the West Jordan Municipal Code.

Kent Shelton asked what would happen in a situation where the animal needs to be kept overnight for observation.

Jeff Hammond said they work with local 24-hour hospitals that the animal would be transferred to. There could be situations where a pet is dropped off in the morning for teeth cleaning and not picked up for a couple of hours. He explained how the larger pet care group has other divisions based on type of care. Banfield is a daily clinic, Blue Pearl is a 24-hour hospital, and VCA facilities also have some 24-hour locations.

Matt Quinney opened the public hearing.

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

**MOTION: Kent Shelton 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 Banfield Pet Hospital, located at 1607 West 7000 South in an SC-2 zone, with the conditions of approval 1 through 8 as listed in the staff report. The motion was seconded by Jay Thomas and passed 7-0 in favor.**

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**4. Text Amendment – Mining Extraction Overlay; Amend the 2009 City Code Section 13-6 adding Article L Surface Mining Extraction Overlay Zone; City-wide applicability; City of West Jordan (applicant) [#22824]**

Staff recommended that the Planning Commission continue this item until the December 15, 2020 meeting.

[The motion to continue was made after Item #2]

**MOTION: Corbin England moved to continue the text amendment adding Article L Surface Mining Extraction Overlay Zone until the December 15, 2020 meeting. The motion was seconded by Ammon Allen and passed 7-0 in favor.**

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**5. Text Amendment – PCFB Zone; Amend the 2009 City Code adding 13-5 Article L “Planned Community Form Base (PCFB) Zone”; City-wide applicability; City of West Jordan (applicant) [#19432]**

Staff recommended that the Planning Commission continue this item until the December 15, 2020 meeting.

[The motion to continue was made after Item #2]

**MOTION: Corbin England moved to continue the text amendment adding 13-5 Article L “Planned Community Form Base (PCFB) Zone until the December 15, 2020 meeting. The motion was seconded by Ammon Allen and passed 7-0 in favor.**

**MOTION: Corbin England moved to adjourn.**

The meeting adjourned at 6:35 p.m.

MATT QUINNEY  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Development Services Department

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2020