

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 7, 2020 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Matt Quinney, Kent Shelton, Jay Thomas, Trish Hatch, Corbin England, and Bob Bedont

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

OTHERS: Kolin Tate, Kris Pasker, Ammon Allen, Mayor Dirk Burton, Jim Ganatos

The briefing meeting was called to order by Matt Quinney. The agenda was reviewed. Nominations were held for Chair and Vice-chair. Matt Quinney was recommended for Chair and Corbin England for Vice-chair. All agreed. Jay Thomas and Kent Shelton volunteered to be on the Design Review Committee. Trish Hatch asked to be the representative for the CDBG/HOME Committee once more. Item #6 was briefly discussed regarding screening for 7000 South.

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

1. Oath of Office for New and Returning Commissioners

Tangee Sloan, Deputy City Clerk, administered the oath of office for Trish Hatch and Kent Shelton.

Mayor Burton welcomed the new and returning commissioners. He thanked the commission for their work and service as advisors to the city council.

2. Election of Chair and Vice Chair for 2020

MOTION: Trish Hatch moved to confirm the nominations for Matt Quinney as Chair and Corbin England as Vice-chair as discussed in the pre-meeting. The motion was seconded by Jay Thomas and passed 6-0 in favor.

3. Appointment of Two Commissioners to the Design Review Committee

MOTION: Corbin England moved to appoint Kent Shelton and Jay Thomas to the Design Review Committee as discussed in the pre-meeting. The motion was seconded by Bob Bedont and passed 6-0 in favor.

4. Appointment of One Commissioner to serve on the CDBG/HOME Committee

MOTION: Corbin England moved to appoint Trish Hatch to the CDBG/HOME Committee as discussed in the pre-meeting. The motion was seconded by Bob Bedont and passed 6-0 in favor.

5. Approve Minutes from December 17, 2019

MOTION: Trish Hatch moved to approve the minutes as contained in the packet, noting that Bob Bedont was at the pre-meeting. The motion was seconded by Jay Thomas and passed 6-0 in favor.

6. Goodwill; 6968 South Redwood Road; Conditional Use Permit for Secondhand Store; SC-2 (ZC) Zone; PGA & W Architects/Kris Pasker (applicant) [#20143; parcel 21-22-381-022]

Kris Pasker, PGW&A Architects, 5263 South Commerce Drive, said they have worked on six projects for Goodwill. This location will redevelop a pharmacy building that has been empty for about 10 years. The drop off area will be expanded and the canopy extended. Drop offs will be during business hours. There will not be any outdoor storage, but everything is taken directly inside. The dumpster near the trash compactor will be screened. They will update the façade to be more compatible with other improvements to the shopping center.

Jay Thomas asked where larger items and appliances will be stored.

Kris Pasker said everything will be brought inside. The operation is similar to Deseret Industries.

Corbin England said they discussed in the pre-meeting screening the drop off area from 7000 South. He asked if the landscape island and trees in that location will remain.

Kris Pasker said it will stay.

Bob Bedont also wanted to be sure that the drop off area is adequately screened from 7000 South.

Jim Ganatos, Utah and Idaho Retail Director for Goodwill, said they take donations during operating hours only in a carhop scenario similar to DI. There is directional signage. Their Murray store gets about 70 donations throughout the day.

Mark Forsythe gave an overview of the application. This use is appropriate for the area. The interior space has 14,463 square feet, which is a quarter the size of Deseret Industries. The parking requirement is 63 stalls and the immediate site has 73, plus shared parking. A trash compactor will be added on the southwest corner of the building, which must be screened. The plan shows an 8-foot tall masonry wall with concrete cap running parallel to the street. Outdoor storage is not allowed.

Staff recommended that the Planning Commission approve the Conditional Use Permit for Goodwill, located at 6968 South Redwood Road in an SC-2(ZC) zone, with the conditions of approval listed below:

1. The business activities shall be substantially consistent with the submitted application, letter of intent and site plan.
2. Trash compactors, dumpsters and similar equipment must be screened from 7000 South with a masonry wall, as required by Section 13-14-3C of the West Jordan Municipal Code.

3. All merchandise, equipment, containers, materials, trash, etc. shall be stored entirely inside the building at all times. Outdoor storage of any kind is prohibited.
4. Large donations, such as large household appliances, furniture, lawn care equipment, and other similar items, shall be unloaded at the southwest drop-off area or rear loading area.
5. The business shall not engage in lending money or pawn-related activities.
6. Obtain a Building Permit for any interior and/or exterior construction work, as required by the West Jordan Building & Safety Department.
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.

There was additional clarification regarding screening of the compactor area versus the drop off area. The code requires screening of the trash compactor and loading areas. There isn't a screening requirement for the drop off area, and since there won't be a large traffic volume, staff wasn't concerned that items would be left outside.

Matt Quinney opened the public hearing.

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

Bob Bedont was still concerned with a potential clutter situation at the drop off. He suggested a taller berm and shrubbery to block the view from 7000 South.

Matt Quinney asked if that could be reviewed and added later if it becomes an issue. He drives by that area every day. He didn't anticipate it becoming an issue, but if they could add a requirement later, he would be satisfied.

Larry Gardner said they could either add a condition now or require it later if it becomes a problem. Duncan Murray agreed and said they should clarify that in a condition of approval.

MOTION: Corbin England moved to suspend the rules and allow the applicant to speak. The motion was seconded by Trish Hatch and passed 6-0 in favor.

Kris Pasker asked for clarification if the screening would be a solid wall or landscaping.

Bob Bedont said he would be comfortable with increased landscaping.

Kris Pasker didn't think this was different than a business that has a drive-up window. Someone might be there for only a few minutes to unload a trailer.

Bob Bedont said this is different, because items are being removed from the vehicle, placed on the ground, and then bringing them in as opposed to a drive up where you are just getting something through a window.

Kris Pasker asked if they build a berm and plant evergreens for year-round coverage, would that be okay.

Matt Quinney said that doesn't need to happen right now, but could be required in the future, if needed.

Kris Pasker said the island has some width, so he will look at that. Regarding the screening wall for the loading area, the plan said it would be masonry. However, most of the building is stucco or painted, and he asked if the wall could have a facing that will tie in with the building.

Mark Forsythe indicated that would be okay.

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 a Secondhand Store for Goodwill; 6968 South Redwood Road; PGA&W Architects (applicant) with the conditions listed, adding:

- 9. A landscape barrier be placed on the existing berm if the drop-offs and debris, etc. become unsightly.**

And amending:

- 2. Trash compactors, dumpsters and similar equipment must be screened from 7000 South with a wall that matches the exterior of the refaced building, as required by Section 13-14-3C of the West Jordan Municipal Code.**

The motion was seconded by Bob Bedont and passed 6-0 in favor.

MOTION: Corbin England moved to adjourn.

The meeting adjourned at 6:26 p.m.

MATT QUINNEY
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Services Department

Approved this _____ day of _____, 2020