

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 16, 2008 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: James Dupaix, David McKinney, Justin Stoker, Nathan Hendricks, Ellen Smith, and John Winn. Nathan Gedge was excused.

STAFF: Tom Burdett, Greg Mikolash, Jeffrey Robinson, Julie Davis, Madeline Francisco-Galang, Scott Langford, Chris Gilbert, Jennifer Jastremsky, and Reed Scharman.

OTHERS: Jim Lems, Wayne Niederhauser, Doug Howell, Clark Gines, Beverly Sawyer, James Greaves, April Brewster, David Mullins, Lindsay Bruse, Bruse Family, Joyce Johnson, Greg Ahrens, David Ingleby, Mark Klotovich, Don Gansen, Chris Gamvroulas, Matthew Robison, and David Robison

The briefing meeting was called to order by James Dupaix.

A grammatical correction was made to the minutes. The time period was discussed for Item #1B. Chris Gilbert clarified that there will be a 16' x 13' structure on the Questar District Regulator Station property. An explanation of the pipeline was given for Item #1C.

Item #3 was discussed regarding the approach for infill development, piecemeal rezoning, and master planning of the entire area. Non-conforming use policies were discussed.

Tom Burdett gave the history of the property involved in Item #4.

The regular meeting was called to order at 6:05 p.m.

1. Consent Calendar

A. Approve Minutes from April 2, 2008

B. Lowe's Storage Containers; 7456 South Plaza Center Drive; Temporary Use Permit; SC-3 Zone; Seismic/Cheryl (applicant) [#TUP20080006; parcel 21-29-326-008]

Staff recommended approval of the Temporary Use Permit for Lowe's Storage Containers located at 7456 South Plaza Center Drive based on the findings outlined above with the conditions set forth below.

Conditions of Approval:

1. Meet all requirements of the Building Official, Fire Marshal, and the Engineering Division.
2. Comply with the approved site plan as seen in Exhibit C of this report.
3. Dates of operation are restricted to April 16, 2008 to July 16, 2008.
4. Block off the parking stalls and the southern drive aisle from vehicular traffic with fencing and traffic cones.
5. Provide a \$500.00 cash bond to cover clean up costs after the temporary use has concluded.

C. Questar District Regulator Station Subdivision; 5701 West 7800 South; Minor Subdivision Plat; SC-2 Zone; Questar Gas Company /Rick Hellstrom (applicant) [#SDMI20080002; parcel 20-35-200-004 (portion of)]

Staff recommended that the Planning Commission grant Preliminary Subdivision Plat approval for the Questar Gas District Regulator Station WJ0001 Subdivision located at approximately 5800 West 7800 South, with the conditions as set forth below. Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and site changes or additions may be required. Building permits will not be issued until all departments' requirements have been satisfied, and a final Mylar plat has been recorded with the Salt Lake County Recorder's Office.

1. Meet all requirements of Title 87 of the Subdivision Ordinance and Title 89 of the Zoning Ordinance, and the adopted Engineering Design Standards of the City.

2. No building permits within the subdivision shall be issued until a final Mylar plat is approved by the City and recorded with the Salt Lake County Recorder's Office.

MOTION: Justin Stoker moved to approve the Consent Calendar as listed in the agenda. The motion was seconded by Ellen Smith.

AMENDED

MOTION: David McKinney moved to amend the motion to approve the minutes with the direction to staff to review page 4 paragraph 6 to correct the grammatical error. The amendment was accepted by Justin Stoker and Ellen Smith and passed 6-0 in favor. Nathan Gedge was absent.

2. **Gator Wash;** 1377 West 7800 South; Preliminary Site Plan; C-M Zone; Russ Naylor/ Nichols Naylor Architects (applicant) [#SPCO20070029; parcel 21-34-227-001]

Jennifer Jastremsky gave the overview of the application for a fully automated car wash, which is located on the site of a former self-service car wash. Setback requirements have been met. Adequate parking has been provided, and landscaping exceeds the minimum requirement. Building materials include stucco and cultured stone. The preliminary site plan meets all preliminary requirements from Planning, Engineering, and the Fire Marshal.

Staff recommended that the Planning Commission grant Preliminary Site Plan approval for Gator Wash, located at 1377 West 7800 South, with the following conditions:

1. Apply for and receive Final Site Plan approval from City Staff.
2. Address and adhere to all department comments, conditions of approval, and all applicable code standards, including the Planning Department redline review comments dated March 19, 2008.
3. Eighteen trees are required on site, 14 of which are required to be street trees, please update the landscape plan to reflect this requirement.
4. The architectural plans label the west cross street 1300 West. Please show the correct cross street listing of 1410 West.

Lindsay Bruse Sawyer, applicant, 2313 Straw Circle, said they have been residents of West Jordan for 38 years. They are anxious to get the project started.

David McKinney noted that the access on 7800 South is an exit only and asked what type of visual queues would prevent motorists from attempting to use it as an entrance.

Cory Bruse, applicant, said there will be 'exit only' signage and painted striping of directional arrows.

Jennifer Jastremsky said the directional signs are not included on the site plan, but the pavement striping is. Staff stated that the Commission could add a condition that staff reviews directional signs.

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

Justin Stoker agreed that signage needed to be installed on 7800 South to prevent people from turning into the exit.

David McKinney asked if the exit only is for right turn only.

Madeline Francisco-Galang referred the site plan in Exhibit C, which shows it as a left or right exit only. It is 20 feet wide. There is no median on 7800 South, so they can turn either way. She agreed that 'exit only' signs should be used in order to prevent people from entering.

Nathan Hendricks asked if there were sufficient access points for the fire department.

Reed Scharman explained that it was sufficient.

James Dupaix said he wasn't comfortable with the left turn egress considering the amount of traffic on 7800 South, especially during rush hour times. He said there is good access onto 7800 South from the other road, and he would like to see that the exit be right out only.

Madeline Francisco-Galang said they could curve the driveway to make it right out only.

Justin Stoker said if they make that right out only, they would have to change the entrance as well in order to give access to 1410 West as an egress to be able to turn left onto 7800 South.

John Winn felt it would be unnecessary.

Madeline Francisco-Galang said they could widen the entryway to the maximum 30 feet to allow for an exit point, but emphasizing that the main exit is on 7800 South. She said the Commission could make a condition to work with the traffic engineer for a better circulation plan.

David McKinney preferred to do that rather than dictate a solution to the traffic issue.

MOTION: David McKinney moved to approve the Preliminary Site Plan for Gator Wash; 1377 West 7800 South; Russ Naylor/Nichols Naylor Architects (applicant) with the conditions indicated in the staff report and adding:

5. The applicant work with City staff to develop a signage plan and address access issues prior to final approval.

The motion was seconded by Nathan Hendricks and passed 4-2 in favor with Justin Stoker and John Winn casting the negative votes. Nathan Gedge was absent.

3. Egli Farms Rezone; approximately 1546, 1577, 1589, 1621 West 8600 South; Rezone approximately 5.19 acres from RR-1A to R-1-8; ASWN/Dave Peterson (applicant) [#ZC20080005; parcels 27-03-201-013, 012, 011; 21-34-454-026]

Chris Gilbert gave the overview of the requested rezone. The proposed area is an older neighborhood where many lots are non-conforming as to size. He showed a concept proposal for a subdivision on the southern properties, which would have to go through a subdivision review. He stated that the Engineering Department had no major concerns with the rezoning. He said the Commission may wish to ask the City Council to consider expanding the rezoning area to incorporate more lots in the neighborhood since the master plan calls for medium density residential and given the number of lots in the area that are non-conforming in size. The Jordan School District stated that they could accommodate the rezoning.

Surrounding and nearby R-1-8 zones all require a minimum new home size of "B" on lots within the zones. Staff recommended the minimum home size of "B" be attached to the requested R-1-8 zoning classification.

Based on the findings of fact, Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the request to rezone approximately 5 acres of property located approximately in the 1600 West block of 8600 South from RR-1A (Rural Residential) to R-1-8B (Single Family Residential).

Ellen Smith asked how large of a home could fit on an 8,000 square foot lot.

Chris Gilbert said the issue is with footprint size. The code gives the maximum lot coverage of 35%, which would be 2,800 square feet for an 8,000 square foot lot.

Ellen Smith said this area wouldn't be included in the covenants of any of the surrounding developments, so they would be allowed to build whatever they wanted, such as a single-story home next to a two-story home.

Chris Gilbert said that is currently the case in the City. There is a height maximum of 30 feet, and there is a mixture of home styles. He didn't think that a homeowners' association would be very effective for an 8-lot subdivision.

James Dupaix welcomed Senator Niederhauser, Sandy representative, to the meeting.

Matthew Robison, applicant, 3524 East Golden Circle, Eagle Mountain, said they are asking for R-1-8 with the average lot size being above that. There will be Codes, Covenants, and Restrictions that will give a minimum home size among other things. However, there will not be an HOA. He said these will probably be smaller homes starting at about 2500 square feet up to about 3500 square feet in order to keep home prices lower so that more people can afford them.

David McKinney noticed that horses roam along several properties on the south and asked who owns the horses.

Matthew Robison indicated the owner of the horses lives outside of the rezone area and stated that as soon as a subdivision is approved a gate will be installed so the horses won't roam.

Clark Gines, West Jordan resident, stated that he lives on the property to the east. He indicated that 8600 South is only a half road. He said they don't get snowplow service now, and he asked who will take care of the road when more people start using it. There is an irrigation ditch on the back of the property that will need to be piped with two head gates installed. He doesn't want to change his zoning, because he has horses.

David Robison, owner of one of the subject properties as well, stated that his concern was with increased traffic as well, but according to the report from the traffic engineer the area wouldn't see any substantial traffic increases.

Beverly Sawyer, West Jordan resident, said she would like the proposed road in the subdivision plat go on the other property and not hers.

Chris Gilbert said that is only a concept plan and is subject to change during a review process if the rezoning is approved.

James Dupaix appreciated the suggestions and considerations and suggested they speak to staff.

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

Mark Klotovich, applicant, explained that years ago a barrier was installed on 8600 South at 1500 West, but it was later taken down. He suggested that an electric gate or barrier be installed there until street improvements are made. He stated that the Hartman Subdivision is West Jordan's second oldest. He said the people living on the road will see a change when the road goes in and suggested that the south side have curb, sidewalk, and no park strip. He said there are no animals on his property at this time, which is probably a plus for the area. Mr. Gines is the watermaster and will be involved with any piping that is needed. He indicated that the water meters

and power poles are placed correctly, and the water level is at 12 feet now rather than zero, which it was previously. He showed the location of his son's property who didn't get an affidavit, but they will be working on that.

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

Nathan Hendricks asked if they are all horse properties.

Chris Gilbert said they are all zoned as horse properties, but they all don't currently have them. By changing the zoning the animal rights wouldn't be there for the future, but existing ones could continue as long as the use did not cease for more than a 1-year period of time.

Commissioner Hendricks asked about the irrigation issues and asked why it wasn't shown on the concept plan.

Chris Gilbert said there will not be a detailed review of a subdivision until the property is rezoned.

Justin Stoker felt that the City-initiated rezoning that was mentioned should be limited to the properties north of 8600 South in order to preserve animal rights for those that were opposed.

James Dupaix felt that they could live with legal non-conforming uses, but for the master planning of the entire area he thought that it made more sense to go forward with the entire area.

David McKinney was against the piecemeal approach. If rezoning is appropriate they should consider the entire area. The options are whether or not they grant the rezoning tonight and also recommend to the City Council to consider rezoning the whole area or denying the rezoning request and recommending a rezoning request for the whole area. He felt that redevelopment of the area is inevitable. He felt that the higher densities are more appropriate in this part of the City being close to Redwood Road, commercial, and professional office zones. Trying to keep islands of rural residential property is difficult. It is worth addressing traffic and road concerns by stating that the most likely way for the road to be improved is for the property to develop.

Nathan Hendricks wasn't in favor of the rezone and disagreed that the area will inevitably be built out. West Jordan has a tradition of some of the rural areas, and they should be preserved as much as possible. Even the property owners included in the proposed rezoning area had concerns. He said if all of the property owners in the area were in favor then he would be in favor.

David McKinney said one issue is that there are already non-conforming lots in the area. The rezoning would be taking the lots out of non-conforming status. This is an area that could be improved with redevelopment.

The non-conforming lots were pointed out, which include half-acre and smaller lots on the north side of 8600 South.

Justin Stoker felt that the Commission should have to identify negative findings for the majority of the criteria in order to deny it.

Ellen Smith asked if the letter from the school district was only for the proposed area marked in red and not the expanded area.

Chris Gilbert said that is correct, but the e-mail clearly stated that there was ample capacity in the schools on this side of the City.

Ellen Smith asked if the properties along Redwood Road should be considered in the expanded R-1-8 area or left alone so they could expand into the professional office zoning.

Chris Gilbert pointed out the 8,000 to 10,000 square foot lots that are hampered due to their non-conforming status, and rezoning the entire area would bring many properties into compliance with the General Plan. He pointed out an existing daycare center on Redwood Road and stated that property all along Redwood Road isn't optimal for residential.

James Dupaix clarified that they don't need a majority of the findings of fact for the criteria, but just one is sufficient to deny a rezoning. Additionally the City was hoping that the Redwood Road Corridor Study would be completed prior to an application of this type along the corridor. That study has been postponed due to budgetary considerations. However, he felt that they needed to move forward in some way to have a better idea of what would happen in the area. He thought their recommendation should consider what is appropriate for this area. He didn't want to see piecemeal ideas but wanted an idea in their mind as to what is best for the entire area. It might be appropriate for R-1-8, but they don't need to limit the ideas of a master plan in the general vicinity.

Nathan Hendricks read Criteria 2 that says the proposal is harmonious with the overall character of existing development in the immediate vicinity of the subject property, yet on the north, east, and west sides they are larger lots with rural residential uses. Criteria 3 says that the amendment won't adversely affect the adjacent properties. He said the houses that are built in the area will be next to the horses, which they may not like, and to put higher density homes in the rural residential area would adversely affect it. He didn't think either of those criteria had been met.

David McKinney said it is judgment call on both Criteria 2 and 3. He was inclined to favor the zoning change with a recommendation that zoning of the entire area be considered.

Justin Stoker agreed with Commissioner McKinney.

MOTION: David McKinney moved to forward a positive recommendation to the City Council for the Eggli Farms Rezone; approximately 1546, 1577, 1589, 1621 West 8600 South; ASWN/Dave Peterson (applicant) to rezone approximately 5.19 acres from RR-1A to R-1-8B based on the positive findings of fact in the staff report. The motion was seconded by Justin Stoker.

ROLL CALL VOTE:

Commissioner Stoker -	yes
Commissioner Dupaix -	yes
Commissioner Winn -	yes
Commissioner Hendricks -	no
Commissioner Smith -	no
Commissioner McKinney	yes
Commissioner Gedge -	absent

The motion passed 4-2 in favor of a positive recommendation.

MOTION: David McKinney moved to forward a recommendation to the City Council to reconsider the zoning designation approximately in the 1600 West Block of 8600 South that is currently designated RR-1A. The motion was seconded Justin Stoker.

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Nathan Hendricks said we are doing the current property owners who did not want their property rezoned a great disservice by making a recommendation to rezone their land, because it could affect their ability to use their property, and he would vote against the motion.

Justin Stoker said he was supporting the recommendation because the current uses won't change until the property is sold or the animals are removed.

Jeffrey Robinson said the non-conforming rights run with the land. The legal non-conforming status would remain unless the use was discontinued for a period of 1 year. There are other legal considerations with regards to abandonment.

Nathan Hendricks asked about the situation where a property was purchased with the intent to have animals, but that never happened before the rezoning of the property.

Jeffrey Robinson explained that the right to use it in that manner would be lost, because there is no continuous use. In order to get vested rights in something that would give rise to a legal, non-conforming use you have to do something more than just buy the property with the intent to use it.

James Dupaix asked about the effect of the motion on the City Council. He said the Planning Commission does the planning and then proposes the planning to the City Council. Rather than motion the City Council should the Planning Commission do some planning.

Tom Burdett said no. The Planning Department's work program is guided by the City Council. The Commission should do as they are here by making a recommendation to the City Council, and then they will determine if they want to follow through with the activity. He asked for clarification on the boundary of the request.

Jeffrey Robinson spoke regarding the concern erupting from the audience over the motion in question. He stated that just because the Commission is making a motion now it doesn't mean that the citizens won't have the right to make a statement. It still has to go through the public hearing process with an opportunity to come to another public hearing and speak to that action.

MOTION: Nathan McKinney moved to reopen the public hearing to discuss this second motion.

It was noted that there was a motion and second on the table.

David McKinney spoke to the question from Mr. Burdett on the motion that there area in question is the RR-1A district approximately in the 1600 West block of 8600 South.

Nathan Hendricks said if the motion is defeated he intended to make a motion to reopen the public hearing to allow the public to comment on the second motion.

ROLL CALL VOTE:

Commissioner McKinney	yes
Commissioner Winn	no
Commissioner Hendricks	no
Commissioner Smith	yes
Commissioner Dupaix	no
Commissioner Stoker	yes
Commissioner Gedge	absent

The motion failed 3-3.

MOTION: Nathan Hendricks moved to reopen the public hearing to discuss the motion to send this to City Council to give the public another opportunity to make comment.

Jeffrey Robinson clarified that the second motion made by the Commission is not noticed for a public hearing, so there is not a public hearing to reopen, and perhaps it would be on another agenda.

Ellen Smith stated that she was concerned with the piecemeal development of the property. She said if they do forward a suggestion on to the City Council regarding the whole area there will be ample opportunity for the citizens to comment.

MOTION: Ellen Smith moved to reconsider the motion made by Commissioner McKinney to recommend the City Council consider the zoning of the entire area. The motion was seconded by David McKinney.

AMENDED

MOTION: Nathan Hendricks moved to amend the motion to have this discussion at a future meeting and that it be noticed for a public hearing.

David McKinney said the second motion that he made was simply about bringing up the question before the City Council to reconsider the zoning in the area, which seemed totally innocuous to him. They are just asking for the question to be considered, and there wasn't even a recommendation of a specific zoning. They are only saying that RR-1A might not be the appropriate zoning for the area and for direction from the City Council. They have already forwarded a recommendation for part of the area, so it makes sense to consider what to do with the entire area.

Jeffrey Robinson clarified that all they are voting on at this time was whether or not to reconsider the motion that Commissioner McKinney made, which failed.

The amendment was not accepted.

ROLL CALL VOTE:

Commissioner Winn	yes
Commissioner Smith	yes
Commissioner Stoker	yes
Commissioner McKinney	yes
Commissioner Hendricks	no
Commissioner Dupaix	yes
Commissioner Gedge	absent

The motion passed 5-1 in favor.

Justin Stoker felt that what they should do now is just pass along the recommendation to ask for feedback on the zoning of the area, which satisfies what Commissioner McKinney was looking for. It also ensures that they will see it at another public hearing with proper feedback and noticing.

Ellen Smith said if they can get an idea of what they would like for the whole area instead of piecemeal development it would be better.

David McKinney asked for clarification as to what the Planning Commission can ask of the City Council.

Tom Burdett suggested that they ask the City Council to consider initiating a zoning study of a broader area so that it can be developed as a more cohesive neighborhood.

David McKinney asked if that is the most effective way to have this come back to the Planning Commission for a public hearing.

Tom Burdett said if the City Council agrees that it is desirable on behalf of the community they will tell staff to either initiate a study or a rezone, either of which would have to come back to the Planning Commission before they could act legislatively.

MOTION: Justin Stoker moved to ask the City Council to initiate a City-initiated study of the zoning of this area and possibly a rezoning of this area based upon the discussion. The motion was seconded by Nathan Hendricks.

AMENDED

MOTION: David McKinney moved to amend the motion to clarify it is a study of the zoning in the 1600 West block of 8600 South currently zoned as RR-1A. The amendment was accepted by Justin Stoker and Nathan Hendricks.

ROLL CALL VOTE:

Commissioner Hendricks	yes
Commissioner Stoker	yes
Commissioner Dupaix	yes
Commissioner Smith	yes
Commissioner McKinney	yes
Commissioner Winn	yes
Commissioner Gedge	absent

The motion passed 6-0 in favor.

4. Princeton Park Rezone (Stone Creek); approximately 5001 West 7800 South; Rezone approximately 15 acres from P-C (Planned Community) 3.22 units per acre to P-C (Planned Community) 6.33 units per acre; City of West Jordan (applicant) [#ZC20080006; parcels 20-36-203-004, 005]

Greg Mikolash gave the overview of the application. The density of the Stone Creek area had been under consideration for the last two years. He gave the history of the density and zoning of the property. This application is part of a settlement agreement with Ivory Homes where the City Council will entertain a modification of the established density to 6.33 dwelling units per acre or 95 total dwelling units.

Based on the findings of fact, Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the request to rezone 15 acres of land located at approximately 5001 West 7800 South from P-C (Planned Community) 3.22 dwelling units per acre to P-C (Planned Community) 6.33 dwelling units per acre, though subject to the conditions of approval as follows:

1. Seventy-five percent (75%) of the units shall be at least "D" size dwellings or greater, and twenty-five percent (25%) of the units shall be at least "C" size dwellings or greater.

Tom Burdett said City Council directed staff to bring forward the settlement agreement reached by the City's counsel. The area is proposed to include 95 units with single-family detached and townhomes, which is under the original cap of 924 units approved in the first development plan for Stone Creek in 1999. The proposed 95 units will include 37 single-family detached and 58 townhomes. The townhomes will be located around the

water tank facility to the north and northeast. Should this be executed by the City Council, the Planning Commission will have the opportunity to review the development plan and site plans and determine the physical form of any development that should take place on the property. Comments were received from the school district, which felt that they had reviewed the capability to serve the 95 units in the assessment of the Stone Creek master plan area. This request will add 3 more units per acre from what it is currently zoned, or 47 units. He suggested that impacts to traffic be addressed at the development plan/site plan stage with a traffic study. One condition was requested by staff and the property owner that 75% of the units should be at least "D" size dwellings or greater and 25% of the units be "C" size or greater, which closely matches Ivory's Bloomfield Farms development in West Jordan.

David McKinney asked if the traffic impact study will automatically be required.

Tom Burdett said it will be automatic, so it is not necessary to add it as a condition of approval at this point.

Tom Burdett explained the discrepancy in the proposed density as listed on the agenda and in the report. There was some discussion on whether the acreage was 15.5 acres or 15.1 acres. Our research found it to be 15.1 acres, which calculates to 6.33 units per acre. However, the key number of the settlement agreement is the 95 units.

David McKinney asked what density was originally approved for the Stone Creek Development.

Tom Burdett said the original master plan could be interpreted 2 different ways, because it was internally inconsistent. In one way it was 106 units and in another it was 95 units. The different being whether there were 6 or 3 units per acre on the far southerly acreage of the property. They chose the most restrictive number, which they felt would approximate what was intended in the development plan. That is the number that has been agreed upon.

Chris Gamvroulas, Ivory Development, said they executed the settlement agreement and delivered it today. They appreciate staff's hard work in the matter. He had no comments on the staff report and looked forward to a positive recommendation.

James Dupaix asked if litigation is still pending.

Jeffrey Robinson explained that it is pending. The settlement agreement has been signed by Ivory Development, but it still needs to go before the City Council and be approved. Once the agreement is approved the litigation can be dismissed.

David McKinney asked if the proposed combination of housing types will be similar to the Ivory Highlands.

Chris Gamvroulas said the single-family will be more like Bloomfield Farms. He showed an elevation of a possible concept plan of the townhomes, which are like their Centerville and Ivory Ridge developments.

Commissioner Dupaix recognized the presence of Councilmember Lems.

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

Justin Stoker felt the proposed density made sense considering the 9 units per acre on both sides of the property. The Commission received letters and previous testimony on this property regarding the transportation and education issues for the area, and the Commission will expect some sort of remediation for these issues when the site plan comes forward. He was in favor of the rezoning.

David McKinney said they had heard from some neighbors in the area who oppose this, but he agreed that the development is consistent with the overall character of the existing development and is basically consistent with the original overall master plan that was approved for this area. The adverse effects on adjacent properties are the types of things that are manageable and are to be expected in this type of development. He agreed that the rezoning should go forward.

James Dupaix stated for the record that the Planning Commission received letters from Eric Hanna and Hunter Scott, who were both opposed to the rezone.

John Winn said he had read the letters from the public and was also concerned that they would look like apartments and buildings stacked upon buildings. He appreciated seeing what the development would look like, which changed his mind. He now felt that it is consistent with the look of area, and he is in favor of it.

MOTION: Justin Stoker moved to forward a positive recommendation to the City Council for the Princeton Park Rezone; approximately 5001 West 7800 South; City of West Jordan (applicant) to rezone approximately 15 acres from P-C 3.22 dwelling units per acre to P-C 6.33 dwelling units per acre based upon the findings and the discussion held with condition #1 in the staff report. The motion was seconded by David McKinney and passed 6-0 in favor. Nathan Gedge was absent.

5. Visualizing Density Part II, presentation by Scott Langford

Scott Langford discussed design considerations for high density developments. Topics included keeping the integrity of the streetscape, public open space, landscaping, building placement, and building architecture.

The Commission was reminded of the TOD Tour on Saturday beginning at 9:30 a.m. There was a brief discussion regarding affordable housing that can be a good product.

Tom Burdett gave an update of the recent Council actions. He stated that a presentation was given by Greg Simonsen regarding connecting trails around historic sites such as Gardner Village, the Rock Church, and Sugar Factory. He thanked Nathan Gedge for his participation on the CDBG Committee.

MOTION: Nathan Hendricks moved to adjourn.

The meeting adjourned at 8:22 p.m.

James F. Dupaix
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development

Approved this _____ day of _____, 2008