

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 7, 2009 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** Justin Stoker, Chad Nichols, Nathan Gedge, David McKinney, Ellen Smith, John Winn, and Jesse Valenzuela.

**STAFF:** Tom Burdett, Robert Thorup, Greg Mikolash, Scott Langford, Chris Gilbert, Nathan Nelson, Julie Davis, Rodger Broomé, and Melanie Briggs.

**OTHERS:** Kaylen Nichols, Reed Harris, G. Labonty, Scout Troop 1326, Jerry Garduno, Ken Olson, Jon Wilde, Kira Wilde, LaMar Coon, Lane Walton, Danny Harris, Ben Homer, Shanna Homer, David Barber, Adam Milner, John Clayton, and Gayle Evans.

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The briefing meeting was called to order by Justin Stoker. Tom Burdett welcomed new Commissioners Chad Nichols and Jesse Valenzuela.

The agenda was discussed. Item #3B will be pulled for discussion at the request of a property owner. Clarification was given as to the modification to design standards on Item #4. This would be a private street that is maintained by a homeowners' association. An overview of the general request was given for Item #5. An e-mail from resident Sharon Harris was distributed. The need for schools was discussed. Transitions between different land uses were discussed.

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The regular meeting was called to order at 6:03 p.m.

**Business Items**

**1. Oath of Office for New and Reappointed Planning Commissioners**

City Recorder Melanie Briggs administered the Oath of Office to new Commissioners Chad Nichols and Jesse Valenzuela, and reappointed Commissioner Justin Stoker.

**2. Election of Chair and Vice-Chair for 2009**

Nathan Gedge nominated Justin Stoker to serve as Chair. The nomination was seconded by John Winn. Justin Stoker accepted the nomination.

There were no other nominations.

**MOTION: Nathan Gedge moved that they approve Justin Stoker as Chair by acclamation. The motion was seconded by John Winn and passed 7-0 in favor.**

John Winn nominated David McKinney as Vice-Chair. The nomination was seconded by Nathan Gedge. David McKinney accepted the nomination.

There were no other nominations.

**MOTION: Nathan Gedge moved to accept David McKinney as Vice-Chair by acclamation. The motion was seconded by John Winn and passed 7-0 in favor.**

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**3. Consent Calendar**

**A. Approve Minutes from December 17, 2008**

**B. Cadyn Meadows Subdivision Phases 1 and 2; 6400 West New Bingham Highway; Final Subdivision Plat; R-1-8D and R-1-10E Zones; Cadyn Residential/Ken Olson (applicant) [#SDMA20060022; parcel 26-10-226-001; 26-10-200-002]**

[This item was moved from the Consent Calendar for discussion.]

**MOTION:** Nathan Gedge moved to remove Item #3B from the Consent Calendar into the public hearing and that they approve the minutes as listed in the Commission packet. The motion was seconded by Ellen Smith and passed 7-0 in favor.

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**3B. Cadyn Meadows Subdivision Phases 1 and 2; 6400 West New Bingham Highway; Final Subdivision Plat; R-1-8D and R-1-10E Zones; Cadyn Residential/Ken Olson (applicant) [#SDMA20060022; parcel 26-10-226-001; 26-10-200-002]**

Chris Gilbert gave the overview of the application for final subdivision plat. The plans had been approved by staff, subject to planning commission approval as required by a condition placed at the time of preliminary approval. Water is not presently available to serve the subdivision, but the Jordan Valley Water Conservancy District is near completion on their water tanks near Copperton. He showed the proposed road layout for 6400 West, which crosses over Lot 8 in the 21<sup>st</sup> Century Business Park and property owned by LaMar and Shirley Coon. The road plat will require the signatures of all property owners before it can be recorded and before any development can occur. The applicant would like approval so they can enter into the new 2-year automatic extension allowed before the final plat has to be recorded.

Staff recommended the Planning Commission grant Final Subdivision Plat approval for Cadyn Meadows, located at 6501 West New Bingham Highway, with the conditions as set forth below.

1. The approved final plat is valid for two years from the date of approval. Prior to expiration of this 2-year period, recordation of the plat and accompanying documentation shall have taken place and construction shall have commenced on the project.

The location of the new water tanks was pointed out. It was clarified that the infrastructure for water is in place to service the development.

Ken Olson, 10299 Springcrest Lane, applicant, stated that the project was originally delayed because of water, and now the market for single-family housing is down. He said Mr. Coon wants to talk about the commitments and agreements enter into with previous property owners. They intend to honor all the commitments for the improvements once they get a viable project. They need to work with the property owners in order to record the plat.

LaMar Coon, West Jordan property owner, indicated the property that he owns adjacent to this project. He didn't feel the roundabout was designed correctly since it is on an angle. He said that his development had been held back with while he has tried to help Cadyn Meadows. He had spent money on engineering and still hadn't received the portion promised him. He can't sell his property because of what is going on with this property. He learned today that another business will have to sell their building, because KraftMaid had shut down. He wants to get some things going in this area, and he felt that he had done a lot to help West Jordan.

Justin Stoker referred Mr. Coon to Greg Mikolash to discuss his concerns regarding the roundabout.

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

**MOTION:** David McKinney moved based on findings of fact, conclusions in the staff report, and information presented in the public hearing that they approve the Final Subdivision Plat for Cadyn Meadows Subdivision Phases 1 and 2; 6501 West New Bingham Highway; Cadyn Residential/Ken Olson (applicant) with the conditions as set forth in the staff report. The motion was seconded by John Winn and passed 7-0 in favor.

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**4. Jordan Pines North; 8750 South 3200 West; Preliminary Condominium Site Plan, Preliminary Condominium Plat, and Modification to Design Standards; R-3-12 Zone; John Clayton Construction, Inc./John Clayton (applicant) [#SPCD20080002 and SDMA20080006; parcel 27-05-227-011]**

Chris Gilbert gave the overview of the application as well as the surrounding uses. A non-public street is proposed to connect 3200 West and the existing Jordan Pines development. Eighteen 2-story condominiums are shown. They are intended to be sold fee-simple to individual buyers. A 20-foot landscape buffer is shown along 3200 West. Parking for residents and guests was pointed out. Fencing is shown around the perimeter. The code requires a masonry wall along 3200 West unless the fence is intended to match an adjacent development. Mr. Gilbert said the adjacent fencing, which is 6-foot tall wrought iron with brick pillars, would be more appropriate than the masonry. He explained the five significant changes to the engineering design standards, which are to have a private street, to be 1-foot narrower than standard for the actual roadway design, that the curb shall be a drivable type where ingress/egress is located for the units, the sidewalk on one side of the road shall be drivable where the ingress/egress is located for the units, and the sidewalk shall be 4-feet on both sides of the road instead of 5 feet. The overall gain is 5 ½ feet of cross sectional width in the design standard. The Engineering Department did the bulk of the review for that portion of the application, and the City Council will make the final decision regarding that matter. He reviewed the site plan requirements, which will require a review by the Design Review Committee if approval is given tonight.

**Preliminary Condominium Plat and Preliminary Site Plan**

Planning staff recommended the Planning Commission approve the Preliminary Condominium Plat and Preliminary Site Plan for Jordan Pines North Condominiums, located at approximately 8750 South 3200 West, 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, the site plan is approved, and a final Mylar condominium 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 requirements of the R-3-12 and TSOD zoning districts.
2. Address all outstanding Planning and Engineering redlines.
3. All utility services to the subdivision shall be undergrounded.
4. The subdivision fence adjacent to 3200 West shall be consistent with the wrought iron and brick pillar fencing used by the adjacent Jordan Pines development.
5. Submit a complete application, plans and fees for final condominium plat approval, including a Condominium Declaration, within one (1) year of the approval of the preliminary plat. The preliminary plat and any approvals expire within one (1) year of preliminary plat approval if final plat fees, applications, and plans are not submitted to the City within that time.
6. Provide architectural details and renderings for the condominium units, color and materials boards, and project entryway signage details for the required Design Review Committee meeting that will be scheduled following the January 7, 2009, Planning Commission meeting.
7. Submit with the Final Site Plan application all irrigation details, monthly water usage calculations, and soil suitability analysis. The landscaping shall be maintained by a permanent irrigation system per §89-6-703(a)(5) and shall be designed for the most efficient use of water per §89-6-704(a)(4).
8. Planning Commission approvals do not include landscape consultant, Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and site changes or additions will be required to be shown prior to submittal of the final site plans. Building permits will not be issued until all departments' requirements have been satisfied.
9. No building permits including grading and/or land disturbance permits, within the subdivision shall be issued until a final Mylar plat is recorded with the Salt Lake County Recorder's Office.

10. The Final Condominium Plat and Final Site Plan shall be returned to the Planning Commission for review and approval following review by the Design Review Committee and final action on the modification to design standards by the City Council.

**Modification of Engineering Design Standards**

Planning staff recommended the Planning Commission forward a recommendation for approval to the City Council for the requested Modifications to Engineering Design Standards for the Jordan Pines North Condominiums, located at approximately 8750 South 3200 West, with the conditions as set forth below:

1. The Final Condominium Plat and Final Site Plan shall not be returned to the Planning Commission for review until after the City Council has taken final action on the requested Modifications to Engineering Design Standards for Jordan Pines North Condominiums.

There was a discussion giving explanation and clarification regarding the proposed cross section of the road and sidewalks. It was pointed out that the proposed road will be wide enough to serve emergency vehicles, and the plan was reviewed by the Fire Department.

John Clayton, 5207 South Saddleback Drive, applicant, explained that their request is similar to the Sugar Creek Condominiums located south of City Hall, only wider. They are going to have a roll-type curb. There is also a mountable curb that could be used, but they found that it can rub the underside of low riding vehicles, and it doesn't carry as much water. The road is a sheet type system that is not crowned in the middle, so the drainage goes from one side of the road to the other. The mountable curb will only be in the area where there are condominium units and then from the parking lot down to the outside it will be a standard highback curb. The east side of the road will have a mountable 4-foot sidewalk. The only place where the sidewalk will be low enough to drive on will be where the six-plex is. They typically leave a two-inch lip, they will dip the concrete two inches, so the slope and asphalt will be straight across and it will be a non-perceivable slope.

Justin Stoker said the plans show a concrete wedge on the east side where there was no gutter.

John Clayton said it was originally shown that way before they talked about dipping the sidewalk. He said the wedge will be eliminated. It will be a straight shot and the sidewalk will be brought down to it. The dip will only be in the areas where the driveways are located.

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

**MOTION: Nathan Gedge moved to approve the Preliminary Condominium Plat and Preliminary Site Plan for the Jordan Pines North Condominiums; 8750 South 3200 West; John Clayton Construction, Inc./John Clayton (applicant) based on the testimony and findings of fact with the conditions of approval as set forth in the Planning Commission packet. The motion was seconded by John Winn.**

David McKinney said they had seen a number of situations that dealt with private roads, and he felt it was worth pointing out that the proposed roadway is wider than the road to the south that it connects to, and this road doesn't connect to any adjacent developments that need access through it. He felt that a private road is suitable in this situation.

Justin Stoker asked if the dipped sidewalk would create a hazardous situation and doesn't comply with ADA if the slope is greater than 2%.

Nathan Nelson said when they get away from the rigid City standards there are tradeoffs. The plan reviewed in the pre-meeting attempted to split the difference. He said there would be a dip in the sidewalk, but the transition needs to be brought back at the correct angle in order to be compliant.

Justin Stoker said he recently encountered something like this, which can be hazardous in a snowy situation. He wondered if there was another option.

Nathan Nelson said this situation can occur where there is not enough room to provide the parkstrip and the transition. It sometimes happens on City streets. It is not optimal, but it is a tradeoff you get when the published standards are not used.

**VOTE: The motion passed 7-0 in favor.**

**MOTION: Nathan Gedge moved to forward a positive recommendation to the City Council for the requested Modification to the Engineering Design Standards for Jordan Pines North; 8750 South 3200 West based on the testimony and discussion with the condition of approval as set forth in the packet. The motion was seconded by John Winn and passed 7-0 in favor.**

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**5. Creekside @ the Highlands; 7800 South 5600 West; General Plan Land Use Map Amendment and Rezone for 236 acres from Community Commercial, High Density Multi-Family Residential, Low Density Single-Family Residential, Medium Density Multi-Family Residential to Community Commercial, High Density Multi-family Residential, Low Density Single-Family Residential, Medium Density Multi-Family Residential land use and Rezone from SC-2 (Community Shopping Center), HFR (High Density Multi-Family Residential), MFR (Medium Density, Multi-Family Residential), LSFR (Low Density, Single-Family Residential) to SC-2, HFR, MFR, and LSFR Zones; Peterson Development; Kaylen Nichols (applicant) [# GPA20080005 and ZC20080011; parcels # 20-35-200-004, 006, 009, 011, 012; 20-35-100-005, 006]**

Scott Langford gave the overview of the request. The City Council adopted the West Side Planning Area in 2006, which amended the future land use map for the majority of the west side of West Jordan. In doing so studies were conducted to make sure this area would be well balanced and sustainable. Staff asked that the applicant maintain the balance and integrity in the subject area as they shifted some of the uses. He showed the existing zoning and pointed out a portion of property that the Jordan School District owns for a future elementary school. The main reason for the request is because the Mountain View Corridor splits the site in half and the Rocky Mountain Power corridor that also runs through the area, affects what can be done on the site. The applicant is asking to shift 14 acres of the SC-2 commercial property from the east side to the west side in order to create two viable commercial centers. This shift also moves 14 acres of high density residential from the west to east. The applicant did a very good job of maintaining the balance. The proposal results in 1.2 acres less of high density residential and 1.2 acres more of medium density residential. When the HFR was shifted to the east side of the highway it moved more density closer to the future bus rapid transit that is proposed in the future 5600 West. Now that there is a more concrete concept plan being developed the applicant is requested to further define the TOD boundary on their portion of the area, which will create an overlay that allows for mixed use and supports the BRT. Because this is in the WSPA the applicant is required to bring forward a concept plan that would support the amendments, which he showed. Should the rezoning be approved the applicant will have to receive approval of preliminary development plans, site plans, and subdivisions from the Planning Commission. Staff asked the applicant to obtain a will-serve letter from the Jordan School District, and after looking at the plan, the school district indicated that they would be able to provide resources for future students of this development. He also noted that the Jordan School District was involved in the development of the WSPA. The proposal would probably reduce the overall number of units from anywhere between 5.5 units to 10 units over the entire acreage.

**Future Land Use Map Amendment:**

Based on the findings of fact, Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the request to amend the Future Land Use Map from Community Commercial, High Density Multi-Family Residential, Low Density Single-Family Residential, Medium Density

Multi-Family Residential to Community Commercial, High Density Multi-family Residential, Low Density Single-Family Residential, Medium Density Multi-Family Residential land use, as shown on *Exhibit D*, for approximately 236 acres of land located generally on the southwest corner of 7800 South 5600 West.

**Rezone:**

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 236 acres of land located generally on the southwest corner of 7800 South 5600 West, from SC-2 (Community Shopping Center), HFR (High Density Multi-Family Residential), MFR (Medium Density, Multi-Family Residential), LSFR (Low Density, Single-Family Residential) to SC-2, HFR, MFR, and LSFR zones, as shown in *Exhibit E*.

Ellen Smith said this is an ambitious project that will be completed in a number of phases. She asked if it is at the time of zoning that they ask if there are enough facilities or if there is another point during the process where they can deny a request based on the lack of services.

Scott Langford said there are many steps that need to take place before they can begin construction. The plan before them today is a concept plan. The zoning is already in place at this point, and the request reduces it slightly. The Commission, staff, and City Council will all have to take a good look at this as they review the development plans. In order to get the approved densities in the WSPA the applicant has to prove that they can provide the architecture, amenities, site upgrades, etc. that the density is based on; that is when the density gets locked in.

Ellen Smith asked if there were any options to allow for greater density if the developer provides a school.

Scott Langford said that would be with the preliminary development plan, which is the next step in the process if the rezoning is approved.

David McKinney said the standard way of thinking of zoning is that we don't want drastic changes or incompatible uses next to each other. He asked how they should view going from an existing low density single-family zone to a medium density multi-family residential in this kind of development.

Greg Mikolash said one of the big differences between the zoning of the east side and with the WSPA is that this is based on performance and single-family subdivisions can be clustered where larger buffers can be created. The code lists the different amenities and required improvements that are needed in order to achieve the densities. One of the main density bonus awards is for buffers. The density is based on a weighted system with criteria and on form and design rather than on standard Euclidian lots.

David McKinney understood that he was saying that in order for the developer to achieve the highest density available for that zoning classification he has to provide suitable transition buffers.

Greg Mikolash said that buffering is not required, but it allows them to get bonus densities. It is up to planning to help them create a good subdivision and up to the Planning Commission to see if the buffer is feasible.

It was pointed out that the base density of the MFR zone is from 4.51 to 9 units per acre. If no extra amenities were provided the highest density allowed would be 4.51 units per acre, and in no case could it go above 9 units per acre. Greg Mikolash pointed out that buffering is only one option for density bonuses.

The zoning of the adjacent Bloomfield Heights subdivision is R-1-8, which requires a minimum lot size of 8,000 square feet, which is medium density residential. The base density of this would be about the same unless amenities were provided to increase it.

Justin Stoker pointed out that the current map shows medium already next to it. The proposal will move the high density further away, but the change is not drastic.

Kaylen Nichols, Peterson Development, applicant, stated that their intent is not to change the WSPA but to keep the integrity of the plan intact and adjusting the land uses to fit their site constraints.

Justin Stoker opened the public hearing and reminded them that the request is for a land use amendment and rezoning, and that site issues are not being considered at this time.

Danny Harris, West Jordan resident, felt that the existing zoning may have been appropriate when it was placed in 2006, but it doesn't function for the current economy or with the existing services and infrastructure. He felt that the zoning would increase costs to the City and diminish the revenue stream. Additional services such as schools, fire stations, police officers, larger roads, and snow removal are needed. The traffic is already poor, and it will only get worse with high density residential. He felt that property values would drop, which will also affect revenues to the City.

Reed Harris, West Jordan resident, stated that he had been a resident of West Jordan for 40 years. He said while the revised zoning is better than the existing zoning, he questioned the viability of more high density west of Mountain View Corridor until infrastructure (streets and transit) is provided for those who currently live there. There is little to no snow removal, no grocery stores, gas stations, or eating establishment. Traffic circulation is poor. He didn't feel that criteria #5 had been met regarding the providing of necessary roadways and parks. The current greenways are weed patches and parks are mud holes. He said a secondary water system was required for his property, but they will never get it. If the City wants the people on the west side to be a viable part of the City they should provide the services and infrastructure to induce the right development. He felt that incentives for cost sharing for roads could assist developers to install the needed infrastructure in order to make west West Jordan a desirable place to live.

Jon Wilde, West Jordan resident, stated that his property borders to the west of the proposal. He indicated that the lots in Bloomfield Heights are a minimum of 9,000 square feet up to 1/3 acre. They understood that they would be surrounded by similar homes. They are concerned with property values and infrastructure. Criteria #2 states that the development would be harmonious with existing developments. He said that some of the homes in that area were selling up to \$700,000 and now they plan to put a six-plex that will share the same street as them; that isn't harmonious. He showed the location of a park and swimming pool in their subdivision that they pay fees to maintain, and the proposed homes will be able to use it without paying the maintenance. He thought the proposed development should have single-family homes with their own parks and HOA in order to fit in with the existing uses. He looked forward to commercial areas in the area, and he looked forward to the developer improving the street situation.

Kira Wilde, West Jordan resident, liked the reduction in high density, but she had some big concerns as well. Schools are a huge concern. She would expect a buffering zone in order to keep property values up. There are two families bordering the west side of the property who couldn't come tonight, but they are upset with the multi-family units that will be directly behind their nice, big, executive homes. There could be conflicts with their common area if they are to share the same roads. The roundabout in their area is a mess any time there is a snow storm, the signs get knocked down, and if that many more people live there it would be even worse. Something needs to be done before any of this is developed in order to see that the City is behind them and have the interests of the existing residents in mind. Regarding criteria #2 she hoped that they would at least put in a decent buffer zone or a separate entry into their neighborhood so the vision of their neighborhood can be maintained.

Adam Milner, West Jordan resident, reiterated that they would like a barrier between the two areas in order to avoid a conflict with their common area. If they don't do that there will be a significant deterioration in the value of the neighborhood. He felt that the schools need to lead the development.

John Winn asked if the pool and common area are gated off.

Adam Milner said the pool is gated but the playground and grassy area are not.

David Barber, West Jordan resident, agreed that the school situation is critical and the plan shouldn't go forward until there is a solution with the Jordan School District, and that they should be brought in to work with the developer.

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

John Winn said it is worth mentioning that they had talked about bringing in a member of the school board to question them about their plans. He noted that he lives in the Sycamores and is in the same situation as these people regarding transportation and traffic. He wasn't sure that he liked the location of the proposed school, because 8200 South is getting so busy. However, this is in the beginning stages and they are aware of many of the problems that face a project of this size. The Commission serves the citizens and not themselves, and he hopes to work with them.

Nathan Gedge understood that there is a need in that area, and that this application is only for a rezoning. As other applications come forward for the property they can address the issues regarding the schools and site issues. He encouraged those that had concerns for the services to call the city staff and to attend the City Council meeting and let them know of their concerns.

David McKinney said the issues that have been raised by the public are legitimate concerns. However, the concerns regarding location of the streets and buildings would be reviewed during the site plan review process. With community involvement in the process many of the issues can be addressed. Regarding densities, the Commission has to recognize that they have an application that, for the most part, realigns zoning boundaries. The overall density is going down a little. The request is essentially the same as the current density. The Commission is not in a position to simply reduce the density at this time. They have the duty to consider the request, and some of the changes are improvements in view of the location of the Mountain View Corridor. He explained that the concern over schools is a difficult one, but the Commission is not the school board. The school board submitted a letter saying they can accommodate the growth from the development. A future school site is shown, but they can't force the school district to build more schools. The developer is asking for a modest change, and he felt the developer had put forth information that suggests that it should be approved even though there may be issues with the site plan, which will be addressed when that review takes place.

Ellen Smith felt the proposal is better than what exists. However, she is concerned with the school situation. Even though there is a site, it takes \$12.5 million to build a school. If they can allow for extra density to encourage the developer to put down the money for the school to begin with it would help. Her other concern is with roads. They can require the developer to improve the roads along 7800 South and 8200 South next to their development. Her concern is with the timing of the improvements that UDOT is doing to the east, and those things along with density can be dealt with as the development goes. She will vote in favor of the request, but as things come through depending upon the scope and size, her vote can change for different site plans.

**MOTION: David McKinney moved to forward a positive recommendation to the City Council for Creekside at the Highlands; 7800 South 5600 West; Peterson Development (applicant) to amend the future land use map from Community Commercial, High Density Multi-family Residential, Low Density Single-family Residential, Medium Density Multi-Family**

**Residential to Community Commercial, High Density Multi-family Residential, Low Density Single-family Residential, Medium Density Multi-Family Residential as shown on Exhibit D for approximately 236 acres of land based on the findings of fact, the staff recommendations, and the information presented in the public hearing. The motion was seconded by Nathan Gedge and passed 7-0 in favor.**

**MOTION: David McKinney moved to forward a positive recommendation to the City Council for Creekside at the Highlands; generally on the southwest corner of 7800 South 5600 West; Peterson Development (applicant) for the request to rezone approximately 236 acres of land from SC-2, HFR, MFR, and LSFR to SC-2, HFR, MFR, and LSFR Zones as shown in Exhibit E based on the findings of fact in the staff report and the information presented in the hearing. The motion was seconded by Nathan Gedge and passed 7-0 in favor.**

Justin Stoker encouraged the residents to go to the school board meetings, which would be the appropriate location to discuss their planning and the crowding issues.

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Tom Burdett said they will ask the Jordan School District to participate in the Planning Commission hearings where there are west side projects. He asked that the Planning Commission designate a liaison to the General Plan Committee at their next meeting. Their first meeting will be in February.

There was a brief discussion between Ellen Smith and Tom Burdett regarding the possibility of the state legislators to reconsider allowing for impact fees to help pay for schools. It is uncertain whether or not the school districts lobbied heavily for it themselves. But staff can look into what our elected representatives are anticipating this year. The school district would need to take the lead in that legislation, otherwise it is hard for the municipalities and League of Cities and Towns to support it.

On behalf of the Commission Nathan Gedge welcomed the two new members.

**MOTION: Nathan Gedge moved to adjourn.**

The meeting adjourned at 7:38 p.m.

Justin Stoker  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Community Development

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2009