

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JULY 15, 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, Vicki Hauserman, Greg Mikolash, Chris Gilbert, Jennifer Jastremsky, and Paul Brockbank.

**OTHERS:** Dave Erickson, Danny Deaton, and David Peterson

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The briefing meeting was called to order by Justin Stoker.

Item #2 was recommended for the Consent Calendar. Explanation was given regarding conditions of approval. Jennifer Jastremsky reviewed Item #3 regarding a gap created between the right-of-way and existing community to the west. Landscaping maintenance needs to be addressed with an additional condition of approval.

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

**1. Consent Calendar**

**Approve Minutes** from July 1, 2009

2. Kneaders Bakery and Café; 7713 South Jordan Landing Boulevard; Preliminary and Final Site Plan and Conditional Use Permit; SC-3 Zone; FFG Jordan Landing, LLC/Andrew Smith (applicant)  
[#SPCO20090012 & CUPA20090008; parcel 21-29-351-018]

Preliminary/Final Site Plan

Staff recommended that the Planning Commission grant Preliminary/Final Site Plan approval for the Kneaders Bakery and Cafe project located at 7713 South Jordan Landing Boulevard in an SC-3 zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. Show dumpster elevations and materials on detail sheet. The provided cross section is okay, but show elevations of enclosure similar to what was shown for the building.
2. Remove sidewalk shown on east side of property.
3. Address all outstanding Engineering redlines dated July 2, 2009.

Conditional Use Permit

Staff recommended that the Planning Commission grant Conditional Use Permit approval for the Kneaders Bakery and Cafe project located at 7713 South Jordan Landing Boulevard in an SC-3 zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. This Conditional Use Permit is subject to revocation per Title 13, Section 13-7E-10 of the West Jordan Municipal Code.
2. This Conditional Use Permit is valid for a period of 12 months following issuance by the Planning Commission. If a building permit is not issued and construction commenced on this project within 12 months, this Conditional Use Permit expires and becomes null and void.
3. Ensure drive through lane screening is properly installed to create a continuous 4-foot headlight screen within 2 growing seasons.
4. Adhere to all conditions of approval for the Preliminary/Final site plan.

**MOTION:** Nathan Gedge moved to move Item #2 to the Consent Calendar if there are none to speak on the item and to approve Items #1 and #2. The motion was seconded by Ellen Smith and passed 7-0 in favor.

There were none who wished to speak on Item #2.

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2. Kneaders Bakery and Café; 7713 South Jordan Landing Boulevard; Preliminary and Final Site Plan and Conditional Use Permit; SC-3 Zone; FFG Jordan Landing, LLC/Andrew Smith (applicant) [#SPCO20090012 & CUPA20090008; parcel 21-29-351-018]

**[This item was moved to the Consent Calendar and approved.]**

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3. Bridlewood Villas; approximately 1980 West 9400 South; Phase 1 Final Road Dedication Plat; PRD(MF)(ZC) and R-1-10G(ZC) Zones; Leisure Villas/Dave Erickson (applicant) [#SDMA20070001; parcels 27-03-326-026, 027; 352-009; 329-008]

Jennifer Jastremsky gave an overview of the application to approve the final road dedication plat for Phase 1 of the Bridlewood Villas community. The new phasing plan for the development will include four phases, which will allow the applicant to continue working on the future phases while ensuring that preliminary approvals remain valid. The landscaping and irrigation is proposed to be installed with the site improvements for Phase 2. Staff does not object to that since the applicant plans to develop both phases 1 and 2 at the same time. Ms. Jastremsky pointed out a gap created by the curve in the road that isn't addressed on either the landscape plan or site plan, but will be required. Since this is not in the public right-of-way it must be maintained by the private HOA, and she asked that a sixth condition of approval be added that states, "The final landscape plan and overall site plan be amended to show the half-teardrop shaped property along 1980 West and 9400 South. That it be shown on Phase 1 landscape plan and improved as part of Phase 2."

Staff recommended that the Planning Commission grant Final Subdivision plat approval for the Bridlewood Villas Phase 1 project located at 1980 West 9400 South in a PRD (MF) (ZC) zoning district with the conditions of approval as listed below. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Conditions of Approval:

1. An integral sidewalk system shall be installed on the west side of 1980 West Street, as approved by the Engineering Department.
2. A landscape and irrigation bond shall be posted with the City covering 100% of the installation costs for all landscape and irrigation proposed along 1980 West Street prior to the recordation of the Plat. This bond will be released upon installation of the landscape and irrigation improvements, with or without the development of Phase 2.
3. A note shall be added to the Phase 1 Subdivision Plat stating that the installation of all landscaping and irrigation shall be installed with Phase 2.
4. Place a bond for all required Engineering improvements prior to the recordation of the plat, per Engineering Department Standards.
5. Meet all requirements from the Planning, Engineering, Public Works, Fire and Building and Safety Departments.

David McKinney asked for clarification regarding sidewalk placement as stated in condition 1.

Jennifer Jastremsky showed a standard street right-of-way with a five-foot sidewalk and five-foot parkstrip, and directly above that the proposed integral sidewalk system, which will have a six-foot sidewalk directly adjacent to the curb and landscaping behind that. This is proposed by the applicant given the slope between the property line and the road. The standard sidewalk will be on the east side and an integral sidewalk on the west side.

David McKinney asked if there are any variances to the street standards for this project as it connects to an existing single-family residential neighborhood.

Jennifer Jastremsky said they will be public roads with standard 50-foot right-of-way widths.

Dave Erickson, 28 South 1700 West, Lehi, applicant, stated that he just learned of the new proposed condition of approval, and he asked if the Commission would consider something different. He said that the reason the road curves is in order for it to line up with the existing road across the street. Because of the sight triangle that will be on this property, the landscaping will be very low. This property fronts a future development that they don't control or own, and he would rather it be dealt with in the form of a note on the plat that stipulates that the owners of the property, Howard and Dave Schmidt, will maintain that piece of property. Bridlewood Villas has nothing to do with that piece of property except for the road connection, and it is 1000 feet away from their development. He said they will still design the landscaping, and cost is not an issue, but the future maintenance of the property is. He didn't think the property owner would have a problem with a note on the plat. He noted that the entire road will be constructed at the same time, but the turnaround is required to be shown for platting purposes.

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

John Winn asked if the condition could be stated that they address this issue on the final landscaping plan.

Greg Mikolash wasn't sure who owned the property. The question is who will maintain the property in the future.

Tom Burdett said the Schmidt's are not in attendance to represent whether or not they will maintain it. Rather than define maintenance by the HOA he recommended that they have Leisure Villas identify a future maintenance entity at a future time that is acceptable to the City and to staff. There could also be other solutions with access design that wouldn't require landscaping.

David McKinney felt that they need an additional condition of approval to address the maintenance issue.

John Winn suggested that the condition could state that the final overall landscaping plan and site plan show the revised landscaping and that they also verify a maintenance entity for the future maintenance of the landscaping for that gap area.

**MOTION: John Winn moved to approve the Final Subdivision Plat for Bridlewood Villas Phase 1; approximately 1980 West 9400 South; Leisure Villas/Dave Erickson (applicant) with the conditions of approval listed in the Planning Commission Packet, adding:**

**6. The applicant show on the final site plan the added landscaping for the teardrop piece of property and specify the maintenance entity for future maintenance of landscaping for the teardrop gap. The motion was seconded by Nathan Gedge and passed 7-0 in favor.**

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Tom Burdett reported on recent City Council actions. There was a discussion regarding a possible change in the nights that the City Council and Planning Commission meet beginning in January. He suggested that Chairman Stoker and Mayor Newton could discuss the issue in the future to ensure any changes wouldn't be a burden to the Commission.

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

The meeting adjourned at: 6:25 p.m.

Justin Stoker  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Community Development

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