

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 16, 2010 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Justin Stoker, Kathy Hilton, Nathan Gedge, David McKinney, Ellen Smith, John Winn, and Jesse Valenzuela.

STAFF: Tom Burdett, Greg Mikolash, Robert Thorup, Ray McCandless, Jennifer Jastremsky, Scott Langford, Nathan Nelson, and Julie Davis.

OTHERS: Gerry Tully, Mark Klotovich, Don Gansen, Matthew Robison, and Dave Robison.

The briefing meeting was called to order by Justin Stoker.

The agenda was reviewed. Clarification was given regarding access points and roadway configuration on Item #3. The landscape code was briefly discussed.

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

**1. Consent Calendar
Approve Minutes from October 19, 2010**

MOTION: Nathan Gedge moved to approve Consent Calendar Item 1 the minutes from October 19, 2010 meeting. The motion was seconded by Kathy Hilton and passed 7-0 in favor.

2. Egli Farms Subdivision; 1621 West 8600 South; Preliminary Subdivision Plat; R-1-8D Zone; Matt Robison (applicant) [#SDMA20100001; parcels 27-03-201-011, 012]

Scott Langford gave the history of the subject property and an overview of the application for an 8-lot subdivision. Two existing homes on 8600 South will remain. Curb, gutter and sidewalk on 8600 South and 8660 South will be required. Public facilities and services are adequate for the site. He explained that condition #2 to include the building envelope is more of an aid to future residents because of the odd-shaped lots.

Staff recommended that the Planning Commission grant Preliminary Subdivision plat approval for the Egli Farms project located at 1621 West 8600 South in the R-1-8D 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. Address all staff redline comments prior to Final Plat submittal.
2. Final Plat shall show all required easements and setback lines as required by the Zoning and Subdivision Ordinances.

It was noted that the improvements on 8600 South are only required on the south side. Staff also explained to the commission regarding homes on Dove Meadows Lane that double fronting lots are allowed on arterial or collector roads, which applied in this case. Clarification was also given that the R-1-8 zone indicates a minimum lot size of 8,000 square feet, but larger lots are allowed.

Matthew Robison, applicant, 12342 South Juniper Haven Drive, stated that all the redlines noted in the staff report have been corrected.

Mark Klotovich, West Jordan resident, said he was pleased with the proposal. He gave the history of Hartman Subdivision that was platted in the 1940's. He noted that the road was put on the extreme north edge of the right-of-way and the homes are built close to the road. He recommended that curb only be installed without the

parkstrip and sidewalk, which will give the home closest to the road eight additional feet. He encouraged the extension of 8660 South to Redwood Road, which would alleviate traffic from 8600 South.

Don Gansen, West Jordan resident, said it is nice to see progress, but he was concerned with the additional traffic on Redwood Road that the new lots would create. He would like to see a traffic signal on Redwood Road in order to slow the traffic and allow for better access onto Redwood Road.

Dave Robison, part-owner of the Eggli Farms project, said their traffic studies showed that the project wouldn't significantly impact traffic. At the zoning hearing almost everyone was in favor of the project. They are excited to see the project finally completed.

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

Matthew Robison couldn't speak to Mr. Klotovich's request for curb only, but he said that 8660 South will probably eventually go through when Mr. Gansen sells his property. He explained that their initial zoning request was delayed in order for all the studies to be completed and to look at the future development of the entire area. They were rezoned to R-1-8, because most of the property owners in the area also wanted it. Ms. Sawyer's property was included in the rezoning, but she has decided to develop her property on her own.

David McKinney acknowledged that the infill nature of the area suggests that the 1-acre parcels will gradually be taken up by smaller subdivisions. The sidewalk issue is a matter of city code and he thought that issue could be resolved. He didn't think that this development would change the nature of Redwood Road and the difficulty in accessing it, because the traffic comes primarily from through traffic up and down the valley.

MOTION: Nathan Gedge moved to approve the Preliminary Subdivision Plat for Eggli Farms Subdivision; 1621 West 8600 South; Matt Robison (applicant) based on the testimony and discussion with the conditions of approval 1 and 2 as listed in the planning commission agenda. The motion was seconded by David McKinney and passed 7-0 in favor.

3. Bridlewood Villas Phase 1; approximately 2100 West 9200 South; Final Site Plan, Final Subdivision Plat, and Final Development Plan; PRD(MF)(ZC) and R-1-10G(ZC) Zones; Leisure Villas/Dave Erickson (applicant) [#DA20070001, SDMA20070001, SPCO20070001; parcels 27-03-326-026, 027; 352-009; 329-008]

Staff indicated that the applicant was not available to attend the meeting but was in favor of having the hearing proceed, if desired by the commission.

Jennifer Jastremsky gave an overview of the project. Access will be on 1980 West from 9400 South with public streets within the development. Private access driveways will access the individual units. A temporary turnaround will be provided between phases 1 and 2. The applicant will be installing the storm drain and sanitary sewer from the north along the future road of phase 2 in order to serve phase 1. All other utilities will come from 9400 South. A temporary road and 22-foot wide easement in favor of the city will be provided to allow access to the utilities. When phase 2 is recorded the road will be fully improved and dedicated and the easement will be vacated. Phase 1 includes 80 residential units and a clubhouse. The detention basin located with the boundaries of phase 2 will be installed with phase 1 and includes irrigation and sod. There may be other amenities provided in the future with phase 2. She reviewed the three landscape plans for the project. Layout is four-attached lots with attached single family homes similar to the other products from this developer. Building materials are stucco and stone. A 6' masonry fence is proposed along the subdivision boundary and a tan vinyl fence around the private patios.

Final Development Plan:

Staff recommended that the Planning Commission grant Final Development Plan 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. Provide two updated versions for city records which contain an updated title page, complete with approval date, and final versions of the final landscape plans, final site plan and final subdivision plat for Phase 1.
2. Final Development Plan approval will be required with each subsequent phase, whereas the new development plat will show updated plats and site plans for the subsequent phases.
3. Meet all requirements from the Planning, Engineering, Public Works, Fire, and Building and Safety Departments and the Attorney's Office.

Final Site Plan:

Staff recommended that the Planning Commission grant Final Site Plan 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. The site plan improvements for the 1980 West Street and Bridlewood Villas Phase 1 shall be constructed concurrently.
2. Final Site Plan approval will be required with each subsequent phase.
3. Meet all requirements from the Planning, Engineering, Public Works, Fire, and Building and Safety Departments and the Attorney's Office.

Final Subdivision Plat:

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. The plats for the 1980 West Street and Bridlewood Villas Phase 1 shall be recorded together and construction done concurrently.
2. Place a bond for all required Engineering improvements prior to the recordation of the plat, per Engineering Department Standards.
3. Meet all requirements from the Planning, Engineering, Public Works, Fire, and Building and Safety Departments and the Attorney's Office.

In response to questions from the commission, Jennifer Jastremsky explained that access to the detention basin will be provided from the temporary access road. The road will be made of road base as approved by the fire department. She also pointed out the fire access roads within the project. The property at the extreme southwest corner of the project is an open landscaped area. Clarification was given that the drainage from the property will be piped to the detention basin.

The applicant was not in attendance.

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

Nathan Gedge felt that the project was appropriate for the area and that all the criteria had been met.

MOTION: Nathan Gedge moved to approve Final Development Plan for Bridlewood Villas Phase 1; 1980 West 9400 South; Leisure Villas/Dave Erickson (applicant) with the conditions of approval 1 through 3 as listed in the planning commission packet. The motion was seconded by David McKinney and passed 7-0 in favor.

MOTION: Nathan Gedge moved to approve the Final Site Plan for Bridlewood Villas Phase 1; 1980 West 9400 South; Leisure Villas/Dave Erickson (applicant) with the conditions of approval 1 through 3 as listed in the planning commission packet. The motion was seconded by David McKinney and passed 7-0 in favor.

MOTION: Nathan Gedge moved to approve the Final Subdivision Plat for Bridlewood Villas Phase 1; 1980 West 9400 South; Leisure Villas/Dave Erickson (applicant) with the conditions of approval 1 through 3 as listed in the planning commission packet. The motion was seconded by David McKinney and passed 7-0 in favor.

4. Text Amendment – Amend the West Jordan City Code – Section 13-13 Landscaping Requirements and Consideration of Adoption of the Landscaping Guidelines Handbook; City-Wide, City of West Jordan (applicant) [#TA2010005]

Ray McCandless explained that the last major update to the landscape code was in 2005. It is a solid code, but in looking at the sites developed during this period and specifically those that just barely met the code, staff felt it would be good to revisit the requirements to see if they were right for city policy. In order to bring some regional perspective to the review the city worked with Jordan Valley Water Conservancy District who also gave financial support to contract with Psomas. The proposed changes only apply to commercial, multi-family and industrial developments. Staff is also proposing the adoption by reference of a guidelines handbook as a supporting document to the landscape code. In that way the handbook can be updated easily without amending the code. Some of the things moved from the code to the handbook were top soil analysis, water conserving plant list, irrigation system design, and worksheets for the developer. Mr. McCandless reviewed the recommended changes as listed in the staff report.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for the proposed Text Amendment to Chapter 13 (Landscaping Requirements) of the Zoning Ordinance. Staff also recommended that the effective date of the ordinance and adoption of the Landscape Guidelines Handbook occur on January 1, 2011 to allow time for current projects to be completed before the new regulations take effect.

David McKinney said the parking section will require parking islands, which will reduce the number of available parking spaces or will require a larger area for parking. Ray McCandless said that those landscaped areas can count toward the overall landscaping requirement, so it will be about the same. The ordinance will require that those trees are evenly distributed. There may be situations where that might not be appropriate and the Zoning Administrator will have the ability to modify the landscaping requirements, provided that certain findings are met such as in a hardship case or where the change would produce a better design.

Gerry Tully, Psomas, said they really looked at creating hospitable environments for pedestrians as well as for plant material. Regarding the parking lot design, they are trying to break up the heat islands by putting trees and landscaping in the parking lot. Another issue is coming up with innovative drainage. He gave the example of designs in some of the UTA parking lots that use a flush curb to hold the asphalt and raised wheel stops so the water can run into the planter instead of down a gutter to be transported off site. They want the designers to be able to be innovative.

Justin Stoker pointed out that a complication of the drainage directly into landscaping is with the heavy amount of brine that comes from the snow removal process, as well as other pollutants that can come from parking lots.

Gerry Tully said they have to find plants that tolerate a higher concentration of salt as well as leaving clear islands where the snow can be directed when plowed. There has to be a method of flushing out the salts, but plant selection is where they have to concentrate. With the change to 65% landscaping they are giving the designer the benefit of a calculating a fully mature plant, but there is also an attrition rate that may end with a product in the 40-45% range. Under most codes they determine what is the bare minimum they are willing to accept from the worst case developer they can think of and set the bar there, which drives all development down to the bar. With this code they went with guidelines that allow innovation to get to what the end result should be. Another big change was taking the city out of the role of making sure everything was met and recognizing that there are licensed professionals that have to stamp the drawings as well as a document that guarantees compliance to the ordinance. This will save staff time as well as city funds.

David McKinney asked if he knew what the likely difference in water usage would be by switching from 10% to 65% coverage.

Gerry Tully said they are going to a heavier reliance on water conserving plants and a more efficient requirement for irrigation, so hopefully the water conservation will come through. By moving a lot of the information to the handbook means it is not an ordinance that has to go to a public meeting just so they can make a change to fix something that isn't working, yet still staying within the approved guidelines. He gave examples of how sometimes it is better to have more plants in order to produce a better environment.

Justin Stoker referred to the handbook in the hydro zone section and recommended that there be a separation of the grown trees and the groundcover plants so that the trees get the correct amount of rain or irrigation needed to survive. Also, the tree list has a section for low growing trees to use under power lines that includes the crabapple tree. This tree and some others on the list are not good for the parkstrip because they grow out and can block the sidewalk.

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

MOTION: David McKinney moved that the planning commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for the proposed Text Amendment to Chapter 13 (Landscaping Requirements) of the Zoning Ordinance, and also moved that the effective date of the ordinance and adoption of the Landscape Guidelines Handbook occur on January 1, 2011, to allow time for current projects to be completed before the new regulations take effect. The motion was seconded by Nathan Gedge and passed 7-0 in favor.

An update was given regarding the status of the Maples Hills land use amendment application. The applicant submitted a new plan rather than continuing to the City Council. The new plan goes to detached units and medium density rather than high density. It will probably return to the planning commission for their recommendation.

MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 7:16 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2010