

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 2, 2011 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Justin Stoker, Kathy Hilton, Nathan Gedge, John Winn, and Jesse Valenzuela. David McKinney and Dan Lawes were excused.

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

OTHERS: Daryl Frame, Gordon Holt, Bonnie Fernandez, Jeff Ward, Nancy Shosted, Dave Erickson, Vern & Cheryl Lewis, Mindi Bos.

The briefing meeting was called to order by Justin Stoker.

The agenda was reviewed. The current temporary use permit policy was reviewed. Home size was briefly discussed. Staff asked that Chapter 10 in Item #3 be continued to a date uncertain. Explanation was given for staff's recommendation to eliminate a housing type ratio in the housing element of the general plan and relying on the adopted land use map.

The regular meeting was called to order at 6:06 p.m.

1. Consent Calendar

A. Approve Minutes from July 19, 2011

B. Arepas In & Out; 1660 West 7800 South; Temporary Use Permit (150 days); CC-F Zone; Arepas In & Out (applicant) [#TUP20110036; parcel 21-27-453-013]

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant Temporary Use Permit approval for Arepas In & Out Food Service located at 1660 West 7800 South in a CC-F zoning district with the conditions of approval 1 through 7, as listed in the staff report.

Conditions of Approval:

1. Dates of operation are from August 9, 2011 to January 5, 2012, or shall not exceed 150-days consecutive.
2. A \$300 site restoration bond shall be placed with the City. The bond will be released after the use has ceased operation and the site has been cleaned and restored to previous conditions.
3. Maintain the temporary stand in good order and the parking lot free from trash and debris during the extent of the temporary use.
4. The stand and all associated equipment/materials shall be removed, and the site fully restored within five days of permit expiration.
5. Obtain and maintain a valid West Jordan City Business License.
6. Obtain approval from the Salt Lake Valley Health Department.
7. Provide for a safe pedestrian standing area next to the temporary stand. This area must be blocked off to prevent vehicular traffic from entering by either traffic cones or by other appropriate device, as approved by staff.

- C. Harward Farms Sweet Corn;** 8980 South Redwood Road; Temporary Use Permit (150 days); SC-2 Zone; Jake Harward (applicant) [#TUP20110035; parcel 27-03-176-022]

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant Temporary Use Permit approval for Harward Farms Sweet Corn located at 8980 South Redwood Road in a SC-2 zoning district with the conditions of approval 1 through 7, as listed in the staff report.

Conditions of Approval:

1. Provide for a safe pedestrian standing area in the area next to the temporary stand. This area must be blocked off to prevent vehicular traffic from entering by either traffic cones or by other appropriate device, as approved by staff.
2. Dates of operation shall be from August 21, 2011 to October 20, 2011, or shall not exceed 150 consecutive days.
3. A \$300 site restoration bond shall be placed with the City. The bond will be released after the use has ceased operation and the site has been cleaned and restored to previous conditions.
4. Maintain the temporary stand in good order and keep the parking lot free of trash and debris during the extent of the temporary use.
5. The stand and all associated equipment/materials shall be removed from the site within five days of permit expiration.
6. Obtain and maintain a valid West Jordan City Business License.
7. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

MOTION: Nathan Gedge moved to approve the Consent Calendar Items #1A through #1C. The motion was seconded by Kathy Hilton and passed 5-0 in favor. Dan Lawes and David McKinney were absent.

- 2. Bridlewood Villas/Bridlewood Estates;** approximately 1980 West 9200 South; Amended Zoning Conditions regarding minimum home size and second stories; PRD (MF)(ZC) and R-1-10G (ZC) Zones; Leisure Villas/Dave Erickson (applicant) [#ASC20110001; parcels 27-03-352-009; 27-03-326-027, 026; 27-03-329-008]

Jennifer Jastremsky gave an overview of the project. At the time of the rezone, there were seven zoning conditions placed upon the development. One of the conditions limited all dwelling units to one story in height. The overall density of the project is 5.2 dwelling units per acre. When completed the Villas will have 156 senior housing units and the Estates will have ten single-family lots. The applicant is requesting that the prohibition on multi-story dwellings be removed as well as lowering the minimum home size for single-family lots from "G" to "E" sized homes. Since the original approvals, the applicant has developed a bonus room option for up to 50% of the senior housing units. This change would only increase the height of the units by two feet, so the new building height would have a measured height of 17 feet and an overall height of 23 feet. A standard residential zone allows for a maximum of 30 feet in height. She showed the story types for the adjacent neighborhoods, which are mixed.

Ms. Jastremsky addressed the second request, which is to reduce the minimum home size for the single-family dwellings to the "E" subzone. A rambler or 2-story home in the existing "G" subzone requires 3800 square feet minimum living area. The "E" subzone would require 3000 square feet. A shallow sewer depth is the reasoning for the request due to the restriction in their ability to provide a basement. The shallow depth doesn't mean they can't have a basement, but they can't have sewer connections within the basements. Castle Cove subdivision to the north has "E" sized homes and Sterling Estates to the west has "G" sized homes. Bridlewood Estates is similar in lot size to Castle Cove, so that subdivision was used for a base comparison. Building permits for Castle Cove show the average home size is 2895 square feet, which is actually less than the "E" subzone. Staff

felt the change would allow for homes in similar size to Castle Cove, will permit the applicant to better work within the constraints of the subdivision, and will be similar to what is allowed in standard subdivisions in the area.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to rezone and amend the zoning conditions for the property generally located at 1980 West 9200 South from PRD (MF)(ZC) (Planned Residential Development, Very High Density) and R-1-10G (ZC) (Single-family Residential, 10,000 square foot lots minimum) to PRD (MF)(ZC) (Planned Residential Development, Very High Density) and R-1-10E (ZC) (Single-family Residential, 10,000 square foot lots minimum) zone, with the following conditions:

1. The project will be limited to 5.5 units per acre.
2. The project will provide an enhanced landscaped buffer between the senior housing units and the existing single family neighborhoods. In addition to the requirements of 13-13-11B-2, the applicant will provide one additional tree per 400 square feet of landscaped buffer area.
3. No more than four units be connected together with a common wall.
4. The super majority of the units have two-car garages that are set back but there can be some one-car to accommodate the layout.
5. The exterior be masonry and stucco [including rock].
6. Specify speed tables for traffic calming wherever feasible or other means as determined by the Traffic Engineer.

There was a discussion regarding whether or not adding a bonus room qualifies as a second story. Our zoning code doesn't define bonus rooms. Staff felt if there is living space above the garage with a normal ceiling height it is a multi-story.

Dave Erickson, applicant, Leisure Villas, noted that the project had received approvals five years ago, and they have been working diligently on the project. When they accepted the seven zoning conditions, engineering for the property hadn't occurred, so it was a surprise to learn of the sewer depth. The city shows the sewer depth at six feet where they have to tie in to it. Because of the house size requirement, the house would have to be sticking out of the ground quite a bit in order to have a basement, and it would essentially appear to be a two story building. Because they paid top dollar for this property, they have to be smart with their product. Even though they are looking for a smaller square footage, it is not at their own best interest to cheapen it up. They need to build the biggest, most expensive homes they can in order to recoup their costs. Because of the change in market conditions, they need to add value to their homes. Previous buyers have suggested that the bonus room would be a great option on the villa homes. They would agree that no more than 50% of the homes have the bonus room, but they think only 20-35% would choose that option. Most of their seniors don't want stairs, but a bonus room over the garage is a viable option for those who have grandchildren or want a craft room, and it also reconfigures the main floor to be more efficient. At the same time, they don't want to oversize the unit, which is why one gable per side of the structure feels right. He felt the added gable was still within the intent of the condition and the desire of the neighbors not to have people looking over the fence. He thought that there are only four possible units where it would look directly over the wall; the others face 90 degrees off of the perimeter wall.

Kathy Hilton asked if the bonus room is for the single-family homes or the villas.

Dave Erickson said they are clearly asking for it on the senior component of the project, but he would also like the ability for the two-story design on the single-family homes, because some won't have basements. Removal of the entire condition will allow for maximum flexibility in the design.

Kathy Hilton said an “E” sized home is comparable to the homes on the north, and she understood that a “G” sized rambler wouldn’t fit, but a two-story might. She asked if the ten homes would be built without basements.

Dave Erickson said he didn’t know. They could do a basement, but the house will be out of the ground. The sewer depth at the end of the cul-de-sac is nine feet, and a standard design is an 11-foot depth. There isn’t the same issue on the senior housing, because they are slab on grade.

Kathy Hilton felt the bonus room for the villas is a nice option. But she felt there are too many unknowns to say yes to two-story homes, because the building height was a major condition at the rezoning. Before she makes a decision on two-story homes for the single-family lots she wants to know exactly what the sewer situation is and where basements can be built.

Dave Erickson said they can build a basement anywhere, but it will be a ‘fake’ basement. He estimated that they need 7 ½ to 8 feet of depth before the basement feels like a basement.

Kathy Hilton wondered why the homes to the north all have basements but these can’t.

Dave Erickson explained that the sewer is deeper in those areas. He also said that he physically can’t fit a “G” sized home on the lot.

Justin Stoker wondered if the applicant might be willing to come to a compromise or strict definition.

Mr. Erickson said yes.

Mindi Bos, West Jordan resident, spoke to Mr. Erickson saying she thought they would have put more effort into finding out the sewer issues and restrictions prior to purchasing the land. She addressed the commission by saying she isn’t interested in having larger homes there, but she also didn’t want homes so far above grade that they look down into the existing yards. She indicated that she lives in a two-story home.

Justin Stoker asked what the objection is for two-story homes if there are some already in the area, and how these homes would differ from hers if they were both two-story.

Mindi Bos said there are some one-story homes. She said the proposed homes would be looking down into the yards, but the existing homes don’t usually have windows on the side to be able to look into the yards.

Gordon Holt, West Jordan resident, stated that he lives in a single-story home that backs the proposed development. He wasn’t thrilled about the two-story homes.

Justin Stoker asked if he had any two-story homes adjacent to him now.

Gordon Holt said no. Most of them that back the development are single-story.

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

Dave Erickson hoped that their history speaks for the quality of their product. They are currently installing an upgraded wall along Bridlewood Estates, which they aren’t required to do, as a demonstration of good faith. He didn’t understand why they should be held to a different standard than the surrounding neighbors with regards to the ability to have two stories. In retrospect maybe they should have done more engineering up front, but they assume certain things like the sewer will be at a normal depth. Since the time they were approved they have spent more than \$300,000 in engineering to get to the point where they can build. They still want to build the largest, nicest home they can within the constraints they are given.

Nathan Gedge said he was fully in favor of changing the home size from “G” to “E”, because that makes sense and there seems to be no opposition. The second issue is whether or not they remove the restriction for second story homes. There are twelve lots that abut the single-family area and seven of those are two-story. He would be in favor of removing the restriction, because the surrounding properties are two-story as well.

Justin Stoker understood the rationale for single-story structures, but the zoning code allows for 30 feet. He thought it seemed arbitrary and capricious to restrict this development to one story when the adjoining properties are allow to build to the maximum height.

Kathy Hilton was concerned with what the total building height would be if the applicant were allowed two-story homes with a basement that is higher out of the ground.

Justin Stoker said the zoning code limits the building height to 30 feet.

Greg Mikolash explained that the height is measured at the midpoint of the roof, and a typical two-story home would rarely make 30 feet.

Kathy Hilton asked how much larger these homes would be than the existing ones.

Greg Mikolash said they would have to be measured. Bridlewood Estates is an R-1-10 zone with added zoning conditions. With today’s city policy we don’t have zoning conditions for the reasons that they can be arbitrary and capricious. In this case, the property is surrounded by properties than can go up to 30 feet in height.

Kathy Hilton felt that this situation is different. The developer had worked with the neighborhood prior to the initial zoning and agreed to the zoning conditions. They are looking at it differently now, but at the time of the rezoning the policy allowed for zoning conditions and those conditions were accepted by all parties. She understood that the sewer is a problem, so she felt there could be a compromise. However, she didn’t think it was fair to the residents who had expectations and who had been involved in the process just as long as the developer had.

Justin Stoker didn’t see how this could hold up in court since the zoning allows for two-story homes. He asked for the attorney’s position on this issue of zoning conditions that were agreed upon years ago but now are infeasible.

Robert Thorup said the city code allows zoning conditions, but as a matter of policy we discourage them for exactly these kinds of situations. The condition is enforceable, but it can be released.

Kathy Hilton said she would like more information in order to be fair to everyone. She wanted to see where the two-story homes would need to be built, because she didn’t want them all to end up being two-story.

Nathan Gedge recommended adding a seventh condition of approval that would limit the number of two-story dwellings to no more than 35%.

MOTION: Kathy Hilton moved to allow the applicant to come forward to answer some questions. The motion was seconded by Nathan Gedge and passed 5-0 in favor. David McKinney and Dan Lawes were absent.

David Erickson appreciated the concerns of the commission. He said if the sewer was where it should be they would have no problem with the current condition. They didn’t change the deal; the facts on the ground changed the deal and they have to deal with them. There is too much square footage to build with the sewer at

the wrong depth. He didn't want people to think that they are changing something for some nefarious reason; they just can't physically meet those conditions. He said that the four west homes are probably fine since the sewer gets deeper as it goes west.

Kathy Hilton wondered if there was a way to only have single-story homes on lots that back existing single-story homes. She asked if he were going to build the estate homes right away.

Dave Erickson said they are going to wait until the market is better before they start on those.

Kathy Hilton said she didn't have a problem with the bonus room on the villas, so they could make a recommendation on that tonight. However, if they aren't even going to build the estate lots yet she would rather try to work out those issues and come back later for consideration on the single-family lots.

Dave Erickson said he would rather get a recommendation on the entire project tonight so he doesn't have to come back in another four years with the same conversation. He would like a recommendation that is consistent with the surrounding neighborhoods, unless the city would like to lower the sewer, and then they will live with the existing conditions.

There was a brief discussion on the possible reasons for the current sewer location.

Jesse Valenzuela wondered if this would be opening the city up to issues with possible flooding and if there should be more thorough research.

Dave Erickson said there is nothing else to know. The sewer depth is somewhere between 5 and 6 feet and nothing is going to change that.

Justin Stoker suggested they put a limitation on the height of the building itself, which would still allow for the bonus rooms.

Dave Erickson said that would limit the marketability of the home, and a bonus room wouldn't get them to the 3000 square foot requirement.

Justin Stoker said the main concern from the residents is the fear of towering homes in the backyard, so if the homes could be comparable in height even if they need raised basements that would be a compromise.

Dave Erickson said the pitch of the roof gets higher with the more expensive homes, so they might be safe at 25 or 26 feet.

Greg Mikolash answered the question from the commission on what a reasonable condition for height limitation might be. In a worst-case scenario with a 5-foot lifted basement it could be a total height of 27 feet and measured at the midpoint is 21.5 feet. However, this may vary based on the pitch of the roof, but there aren't many homes that go up to 27 feet.

Dave Erickson said the standard high-end home pitch is about 7 or 8/12. The pitch on the bonus room matches the other gables and is probably 8/12. Mr. Erickson said the commission could make a recommendation for the condition on height and he could plot every house they could physically fit with the "E" size requirement to see what it would work out to be and provide that number by the time it goes to council.

Justin Stoker thought a compromise according to how the city measures house height would be 24 to 25 feet, which will still address the neighbors' concerns.

Dave Erickson said that would be a reasonable compromise so he can plot the homes prior to the city council meeting. They like the rambler style of home, and if it will fit on the lot that is their preference.

John Winn didn't think there was a need for a height restriction. The difference between 25 and 30 feet isn't that great, and there is already an ordinance for no more than 30 feet. He felt it is contradictory and hypocritical of someone to say that it is okay for them to have a two-story house but no one else can, so he didn't think it was right to have the restriction.

Justin Stoker also pointed out that the existing homes to the west may be higher anyway because of the slope of the land.

MOTION: Nathan Gedge moved based on findings 1 through 4 that are listed in the staff report and based on the testimony received today to forward a positive recommendation to the City Council for Bridlewood Villas/Bridlewood Estates; approximately 1980 West 9200 South; Leisure Villas/Dave Erickson (applicant) to rezone and amend the zoning conditions from PRD(MF)(ZC) and R-1-10G to PRD(MF)(ZC) and R-1-10E(ZC) with the six conditions of approval as listed in the planning commission packet, adding:
7. Two-story units are allowed but limited to 35% of the dwelling units and the height to 24 feet.

John Winn said he will vote no to the motion because he didn't agree with the added condition.

Kathy Hilton said she will vote no as well. She agrees with the change to an "E" subzone and with the bonus room in the villas, but she would rather wait for a week for the applicant to plot out the lots like he stated and then bring it back for a positive recommendation for the estates portion at that time. Otherwise, they may be giving a positive recommendation to something that will be changed by the time it goes to city council.

There was additional discussion on the two-story option for the villas and if there should be additional restrictions.

MODIFIED

MOTION: Nathan Gedge moved to modify the motion striking Condition #7. The motion was seconded by John Winn.

ROLL CALL VOTE:

- Commissioner Winn – yes
- Commissioner Valenzuela – yes
- Commissioner Gedge -yes
- Commissioner Hilton - no
- Commissioner Stoker - yes
- Commissioner McKinney - absent
- Commissioner Lawes - absent

The modified motion passed 4-1 in favor.

Those in attendance were informed that the next step in the process is the city council hearing for final action.

3. **Comprehensive General Plan Update (2011)** – Update Chapter 4 Housing; Chapter 10 Economic Development; Chapter 11 Growth Management of the West Jordan Comprehensive General Plan; City-Wide; City of West Jordan (applicant) [#TA20110006]

MOTION: Justin Stoker moved at the city's request to continue Chapter 10 Economic Development section of Item #3 to a date uncertain. The motion was seconded by Nathan Gedge and passed 5-0 in favor. David McKinney and Dan Lawes were absent.

Ray McCandless recognized and thanked Nancy Shosted and Bonnie Fernandez from the General Plan Committee who were in attendance. Staff is asking that the Economic Development section of the plan be continued so the jobs-to-housing ratio information can be updated with newly received information. The editing committee will look at the entire plan after the city council sees it and before it is finally adopted.

There were a lot of changes made to the text and sentence structure in the Housing element and most of the information was updated to make it current with the census. He stated that in the strike-and-bold version of the report all changes made by staff are in blue and the changes by the general plan committee are in red. Regarding the introduction, the general plan committee wanted to make sure that the plan supports a variety of housing. This allows people an opportunity to move into different housing scenarios as their housing needs change. There was an emphasis to include all housing types such as senior, active senior, estate homes, etc. in order to make the community well-rounded. As noted in the plan, housing variety helps to maintain sense of community.

Mr. McCandless stated that the plan points out that the majority of housing in the city is single-family dwellings. The element notes that the ratio of single-family homes to multi-family homes hovers around 80% for single-family homes and 20% for multi-family. It was interesting that the 2003 plan had a goal to maintain the 80/20 ratio, which was reached. A graph within the plan shows where that ratio had changed over the years. In 2000 it was around 87/13, and that will change even more as the city matures with the potential for multi-family housing along the U-111 commercial nodes, Redwood Road corridors, and infill. The development of Trax stations and TODs will have more multi-family. In the general plan committee meetings they discussed whether or not to keep a ratio within the plan and if it should be changed. Staff recommended that the ratio be taken out and the emphasis be placed on the land use map and goals and policies within the plan and the densities set in the land use element, which will set the ultimate ratio. He said we don't have a lot of control over market conditions, which seems to drive the emphasis for the type of dwelling construction. Currently there are more multi-family permits. If there is a formal number set in the plan it might preclude some development potential by placing a cap on the percentage, so staff's recommendation is to eliminate the number. The commission has the option to bring the 80/20 mix back into the plan, change the number, or go with staff's recommendation to remove it. The element also added a discussion on implications of growth on housing, the projected household size, and also a discussion of the city's moderate income housing plan.

There was a brief discussion regarding how the projected housing numbers were forecasted and why they are projected out to 50 years. It was based on the number of permits received currently. Staff suggested that they could update the chart to reflect a 30-year projection and staff will verify the numbers before going to the city council.

Ray McCandless stated that the changes to the Growth Management element were mostly grammatical and for points of clarification.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the city council to approve the recommended revisions to Chapter 4, Housing; and Chapter 11, Growth Management elements of the Comprehensive General Plan 2011 as detailed in the strike and bold and legislative drafts.

Bonnie Fernandez, West Jordan resident, wanted to comment on some of the staff follow-up notes in the strike-and-bold copy. On page 12 under Projected Market Conditions the general plan committee had approved language that said “and the average age of head of household” instead of “increasing age”. They need to decide whether or not to leave in the verbiage. Her argument to keep it in is that the entire sentence deals with more than just household size, but it deals with economic factors, and household size and age of head of household are economic factors to consider.

Ray McCandless said staff is fine to leave in the general plan committee language.

Bonnie Fernandez referred to the options that Ray gave for the ratio of single-family to multi-family. She said the general plan committee had quite a discussion regarding the ratio, and she argued vigorously in favor of 10% multi-family. She said in the early 1980's the general plan committee spent a couple of years on the housing element alone, and the couple of hundred people who participated strongly recommended 10%. As time went by and conditions changed in West Jordan the percentage went up and up with city council deeming more multi-family was appropriate. However, she didn't think that the citizens' perception had changed. A target ratio is desirable to have as the general plan is a guideline for the city's development and a tool that the city council uses. If there isn't a target ratio of what single-family to multi-family should be, then there is no guideline for the city officials to go by. So if an applicant requests a change there is no way to determine when they are out of balance. Several years ago West Jordan got into the high 20's with multi-family, but it has now come back down. She felt that the numbers could shift back and forth a little, but when they consider requests to change the land use designations they should be able to refer to the target and consider how this will reflect the whole plan and if it needs to be rebalanced. It is important to maintain a reasonable, rational balance, and without targets you don't know what that balance is. She would like a number lower than 80/20, but if that is what they choose and that is where we are now, she would hate to remove the number from the plan.

Ray McCandless responded to Commissioner Winn's question on staff's response to the committee's request to keep the number in as being a kind of arbitrary number. Greg Mikolash said they would like to see some science behind an 80/20 number. He understood that they are shooting for a target; but to what end? Staff felt that the target is on the future land use map. If there is a certain amount of vacant property zoned multi-family, are we going to stop the development because the city is at the quota? It is a good idea to balance, but they are already trying to do that through the plan.

Robert Thorup said the general plan for the city serves in the same role as the constitution does for the State of Utah and the United States. The code then serves the same purpose as the Utah Code or the Federal Code. So when courts look at the city code and sees where the actions of the city conflict with the general plan they will render a verdict saying it is unconstitutional because it violates the general plan. He suggested that the language Ms. Fernandez is speaking of doesn't exist in the document at all. If they want to say a certain number such as 80/20 or 70/30 as a target that they are free to exceed given certain findings, then that language needs to be provided. However, to have language that says there is a limit or a goal of 80/20 does not contain within it all the flexibility and the target concepts being expressed. So if they want the number as a target that can be exceeded if need be, then the language needs to be severely amended to express it as a goal rather than a requirement.

Justin Stoker said his concern was with the current market conditions. For example, if the Jordan Valley TOD wanted to build their first phase they wouldn't be able to, because we are already over the limit. A situation like that could hamper the city from getting a good development.

Tom Burdett said in the specific case of the TOD, there is a development agreement that the city is bound by. This is a matter of future planning, and the community can select a choice even if it is contrary to the market situation. However, he would be careful about how it is phrased and recommended that it be put in as Mr.

Thorup recommended as a goal or policy somewhere in the plan. It can be discussed as part of the history in the narrative under future development, but it won't serve as a guide.

John Winn didn't think there was any reason to include a number; he didn't want to hamper appropriate developments that may come in near the Mountain View corridor, etc. by needing to wait for more single-family to be built first.

Justin Stoker didn't want to put in a number that he would regret the next day when a great project comes before them that is appropriate to develop, but they can't do it because of a number in the general plan. He felt they should maintain flexibility and control projects as they come in.

Kathy Hilton understood Ms. Fernandez's point of view, because people can identify with a number. The number isn't necessarily something they have to stick with but is more of what we are shooting for, and a lay person can understand that. Whether it is in the narrative or somewhere else, people can understand the goal.

Robert Thorup wasn't arguing against doing that, but if it is a goal then they need to write "this is a goal we are shooting for, but ..."

Justin Stoker pointed out that Goal 2 Policy 2 talks about a variety of multi-family housing units. He suggested adding a third implementation measure that says "To control the growth of multi-family residential to preserve the low density nature of West Jordan" would be more of an implementation and not constitutional, so they can still manage the developments as they come in.

Bonnie Fernandez referred to the Future Demand section under Figure 4.12 where the committee recommended 'population group' and staff took that out. She felt 'population' was vague and recommended that 'population group' be left in or else use the word 'demographic'.

Greg Mikolash said they were fine with that.

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

Nathan Gedge was in favor of staff's recommendation under Future Demand that they don't include the language of the single-family to multi-family ratio since this is going to be the constitution of the city and that could be interpreted for future planning commissions or city councils that may not be able to make their decisions contrary to that. He also liked the extra implementation measure recommended by Commissioner Stoker.

Justin Stoker said that would be on Page 73, Goal 2, Policy 2, Implementation measure 3 to "Manage the multi-family housing to preserve the low-density nature of West Jordan."

Nathan Gedge was in favor of the general plan committee's recommendation to include the language on the Projected Market Conditions and the language 'population group' as recommended.

MOTION: Nathan Gedge moved to forward a positive recommendation to the City Council to approve Chapter 4 Housing element of the General Plan, modifying: Page 66 [pg 12 in strike-and-bold] under Projected Market Conditions to include the General Plan Committee's language of "and the increasing age of head of household", that they accept staff's recommendation and remove the ratio of single-family dwellings to multi-family dwellings from the first paragraph on Page 67 [pg 13 in strike-and-bold] under Future Demand and adding on Page 73 [pg 21 of strike-and-bold] Goal 2, Policy 2, Implementation measure #3 as stated by Commissioner Stoker [Manage the multi-family

housing to preserve the low-density nature of West Jordan], and to accept the General Plan Committee's recommendation of changing the verbiage on Page 68 [pg 15 of strike-and-bold] under figure 4.12 to "population group". The motion was seconded by John Winn and passed 5-0 in favor. David McKinney and Dan Lawes were absent.

MOTION: Nathan Gedge moved based on the discussion to forward a positive recommendation to the City Council to accept Chapter 11 Growth Management of the General Plan as presented. The motion was seconded by John Winn and passed 5-0 in favor. David McKinney and Dan Lawes were absent.

MOTION: Nathan Gedge moved to adjourn.

The meeting adjourned at 7:54 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2011