

MINUTES OF THE WORKSHOP MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION AND GENERAL PLAN COMMITTEE HELD SEPTEMBER 27, 2011 IN THE WEST JORDAN COUNCIL CHAMBERS

PLANNING

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

GENERAL PLAN

COMMITTEE: James Dupaix, Bonnie Fernandez, Ronda Rose, Ellen Smith, and Aaron Thompson

STAFF: Tom Burdett, Greg Mikolash, and Ray McCandless

OTHERS: Clive Killpack, Lyle Summers, and Greg Haws.

The workshop meeting was called to order at 5:35 p.m. by Justin Stoker.

Ray McCandless introduced the land use element then described the methodology of staff's proposal to change the density chart in an effort to consolidate and clarify all the zoning districts with their corresponding densities.

The group discussed providing a reference to the zoning ordinance for the actual density allowance of each specific zone. There was additional discussion about how high the dwelling unit count should be on the chart. The P-C zone has an open-ended maximum density that is determined by city council and the zoning ordinance. Certain criteria have to be met with a request for zone change or development. The planning commission didn't want to be limited if densities listed in the general plan are capped. The zoning ordinance may allow for a higher density, but if the general plan has a cap then the request wouldn't meet the criteria for consistency with the general plan. There was also discussion regarding the potential for lawsuits if there is a lack of consistency between the plan and the ordinance.

There was a general agreement that the change to 12+ in the Very High Density Residential land use would be consistent and appropriate.

Bonnie Fernandez recommended that the word 'shall' should be changed to 'should' where it deals with public uses such as utilities, roadways, public lands, etc. owned by any government entity, otherwise with general uses it can be 'shall' in the general plan, because it is a general guideline. Justin Stoker said the planning commission will review the 'shall' terminology and discuss it at the next public hearing.

Justin Stoker asked if there were any further land use issues to discuss, and there were none.

Ray McCandless reviewed the significant proposed land use map amendments. Bonnie pointed out the area at approximately 6400 West and north of 7800 South and recommended that no changes be made at this time but to indicate it for a small area plan, since there might be several viable options for the city and the developer. It was also pointed out that when planning around manufacturing zones to keep in mind that in order for those areas develop, trucks need property access without going through residential areas.

MOTION: Dan Lawes moved to adjourn with a second by David McKinney.

The meeting adjourned at 6:30 p.m.

Justin Stoker
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2011