

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 22, 2013 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Nathan Gedge, David Pack, Ellen Smith, Dan Lawes, John Winn, Lesa Bridge, and Zachary Jacob.

STAFF: Greg Mikolash, Scott Langford, Jennifer Jastremsky, Robert Thorup, Todd Johnson, Paul Brockbank, and Julie Davis.

OTHERS: Joe Colosimo, Richard Matthews, Joe Long, Dave Goddard, Evelyn Goddard, George Liodakis, and Paul Colosimo.

The briefing meeting was called to order by Nathan Gedge.

David Pack explained that he would need to be excused from tonight’s meeting as well as the first meeting in February. The agenda was reviewed and clarifying questions were answered.

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

**1. Consent Calendar
Approve Minutes from January 8, 2013**

MOTION: John Winn moved to approve the Consent Calendar the minutes from January 8, 2013. The motion was seconded by Ellen Smith and passed 7-0 in a favor.

David Pack was excused from the meeting at 6:03 p.m.

2. Three Forks Subdivision Phases 6, 8, and 9; 6300 West 8300 South; Preliminary Subdivision Plat (88 lots on 31.791 acres); R-1-10E Zone; Peterson Development Co, LLC/Victor Barnes (applicant) [#SDMA20120015; parcel 26-02-100-031]

Jennifer Jastremsky gave an overview of the application for 88 single-family lots. This subdivision will connect Duck Creek and Copperfield subdivisions with the area to the north. Phase 9 will include development of a section of trail along Barney’s Creek. The open space will be 100 feet wide with a 10-foot wide trail on the south side and a neighborhood access via the cul-de-sac as well as on 8600 South and 6400 West. Phase 6 will have an access trail into Ron Wood park, and staff will work on the park design to include that access. Jordan School District’s serviceability letter was referred to. The nearby elementary schools can accommodate the expected students, but the middle schools and high school would require portables. The street landscape plan meets the requirements and includes sod and trees. A rest stop will be provided on Barney’s Creek near 8600 South. Fencing will be consistent with the other phases of Three Forks, which is a 6-foot tall vinyl fence with masonry columns along collector roads and a 6-foot tall split rail along the creek.

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Three Forks Phases 6, 8, and 9 Preliminary Subdivision Plats located at 6300 West 8300 South in an R-1-10E zoning district with the conditions of approval as listed below:

Conditions of Approval:

1. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
2. Address all preliminary redline comments prior to submitting for Final Subdivision Plat.
3. A preliminary subdivision plat consisting of phases will remain valid provided a final plat on at least one phase is approved, recorded and developed within twelve (12) months of the date of preliminary approval, and provided each successive phase is approved, recorded and developed within twelve (12) months of the previous phase's recording date. One 6-month extension may be granted by the zoning administrator if, upon written request by the owner/developer, the zoning administrator finds that the extension will not adversely affect the public health, safety or welfare of the city. (City Code 14-3-8A)
4. All standards and requirements of the City's Municipal Code in affect at the time of this approval shall be adhered to.

Justin Peterson, Peterson Development, 225 South 200 East, said the market is supporting more subdivision development. This is a continuation of the phase to the north, which is one of the nicest subdivisions in the city. He was available to answer questions regarding Three Forks subdivision.

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

MOTION: Dan Lawes moved to approve the Preliminary Subdivision Plat for Three Forks Phases 6, 8, and 9; 6300 West 8300 South; Peterson Development Co., LLC (applicant) with the conditions of approval 1 through 4 as listed in the staff report. The motion was seconded by Zachary Jacob and passed 6-0 in favor. David Pack was absent.

3. **The Village at Gardner Mill Rezone; Northeast Corner 1300 West 7800 South; Rezone 14.43 acres from SC-1 (TSOD), R-3-12(ZC) (TSOD) and RR-.5D (TSOD) Zones to P-C (Planned Community) (TSOD) Zone; Colosimo Brothers/Paul & Joe Colosimo (applicant) [#ZC20120008; parcels 21-26-351-020, 022, 017; 21-35-101-004]**

Scott Langford gave an overview of the requested rezoning. City Council amended the land use map for this property last April to be included in the Town Center/Neighborhood Center (TSOD). This application is a follow-up to that and will rezone the same property to the Planned Community zone. The Transit Station Overlay District was applied to the area in 2007 when the TRAX stations throughout West Jordan were being finalized. A concept plan was shown. The applicant is aware that they will have to come back to the planning commission and city council for approval of a specific site plan with building elevations and a locked-in overall density, assuming the city council approves the rezone. A rezoning to the Planned Community zone does not vest the property with any defined number of units, but the concept plan shows 256 units for approximately 23 units per acre for the residential component. He indicated that this would be a good time to give feedback to the developer for the future development plan.

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 property generally located on the northeast corner of 1300 West 7800 South from SC-1 (TSOD), R-3-12(ZC) (TSOD) and RR-.5D (TSOD) Zones to P-C (Planned Community) (TSOD) Zone.

Zachary Jacob asked if the calculation for units per acre included the entire site.

Scott Langford said the hard corner designated as commercial or office use was excluded.

Lesa Bridge asked for the height restriction on the commercial facility under the proposed zoning.

Greg Mikolash said the TSOD Overlay would allow up to 45 feet for residential and up to 75 feet for any type of mixed-use structure.

Lesa Bridge was concerned with the line of sight considering its location and being integrating into the historic Gardner Village.

Greg Mikolash said that during previous discussions and with concept plans the applicant is not proposing anything higher than 45 feet.

Scott Langford said the P-C zone has its own height limits, but the TSOD that is already in play allows for an expanded height. However, the planning commission will review the specific building elevations and heights at the time of the preliminary development stage.

Nathan Gedge asked how wide the 'stem' portion of the property is.

Joe Colosimo, applicant, 155 West Malvern Avenue, said the rezoning is a baby step before bringing back a complete design, because there are a lot of engineering issues associated with the property. The width of the 'stem' portion of the flag lot is 75 feet and will be used as a drive aisle with landscaping. If the other landowners in the area choose to come in later they could transition in with office condos, for-sale units, or commercial, etc. and that would serve as a nice entranceway for the property.

Lesa Bridge asked if there would be a restaurant on site

Joe Colosimo said they will do a residential component that will hopefully support Gardner Village.

Joe Long, managing member of Gardner Village, said the subject site will require approvals of the specific design. The 3-acre parcel will be coming back when they have something under contract, because it looks like the Salt Lake County facility will be going to a different city. He updated the planning commission on applications for the lower Gardner Village property that will hopefully be coming before the planning commission within the next few weeks. They have been working with the city regarding a bridge that will give access from the lower section of the Village to 1300 West as well as to 7800 South. They would like to keep the flexibility with the uses for growth in the future.

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

Zachary Jacob had no problem with the rezoning. Regarding the conceptual plan he would like to see more of a mixed-use product of commercial and office with a residential component since it is a gateway into the city.

Ellen Smith said with it being part of a TOD she wanted to make sure the walkways to the residential, train stations, and to Gardner Village are included on the plan and are inviting and easy to get to and to navigate.

John Winn said the rezoning was a good start for the project.

MOTION: John Winn moved to forward a positive recommendation to the City Council for the Village at Gardner Mill Rezone; Northeast Corner 1300 West 7800 South; Colosimo Brothers (applicant) rezoning 14.43 acres from SC-1 (TSOD), R-3-12 (ZC) (TSOD), RR.-5D (TSOD) to P-C (Planned Community) (TSOD) Zone. The motion was seconded by Ellen Smith and passed 6-0 in favor. David Pack was absent.

4. Text Amendment – Amend the West Jordan Municipal Code Section 13-6G-9 Transit Station Overlay District Parking Requirements and Section 13-4-12 Zoning Administrator; City-wide Applicability; Colosimo Brothers (applicant) [#TA20120010]

Scott Langford said as the city receives applications for development from time-to-time they find areas where the code can be refined and improved. The applicant for a multi-family development within the TSOD overlay brought to light that guest parking is limited to 1 stall for every 10 units. As the applicant has done their research and compared other communities similar to ours both the applicant and staff have noticed that a more appropriate number would be 1 guest space for every 4 units, which is the same for standard multi-family developments. Someone who purchases within a transit oriented development ‘buys in’ to the transit component and expects that there will be fewer vehicles. However, family members and friends who do not live within close proximity will most likely use their car to come visit.

Another amendment is somewhat related. Currently the code allows the zoning administrator to decrease off-street parking requirements up to 5%. The proposal reflects the cap currently in place within TOD developments, which goes in line with preserving the land next to transit stations from being surface parking lots. The amendment to allow for a 5% increase as well addresses all zoning districts in the city and makes a more level playing field.

TSOD Guest Parking Text Amendment

Based on the findings set forth in the staff report, staff recommended that the Planning Commission discuss and forward a positive recommendation to the City Council for the proposed text amendment to Section 13-6G-9 *Transit Station Overlay District Parking Requirements*.

Zoning Administrator Administrative Parking Relief

Based on the findings set forth in the staff report, staff recommended that the Planning Commission discuss and forward a positive recommendation to the City Council for the proposed text amendment to Section 13-4-12B.6 *Zoning Administrator*.

Paul Colosimo, applicant, 155 West Malvern Avenue, had nothing to add to the staff presentation.

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

Dan Lawes felt that the proposed amendment made sense.

MOTION: Dan Lawes moved to forward a positive recommendation to the City Council for a Text Amendment to Section 13-6G-9 Transit Station Overlay District Parking Requirements. The motion was seconded by Ellen Smith and passed 6-0 in favor. David Pack was absent.

MOTION: Dan Lawes moved to forward a positive recommendation to City Council for a Text Amendment to Section 13-4-12B.6 Zoning Administrator. The motion was seconded by Ellen Smith and passed 6-0 in favor. David Pack was absent.

MOTION: Dan Lawes moved to adjourn.

The meeting adjourned at 6:30 p.m.

Nathan Gedge
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2013