

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD FEBRUARY 5, 2013 IN THE WEST JORDAN COUNCIL CHAMBERS

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

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

OTHERS: Boyd Brown, Brian Morrow, Grant Lefgren.

The briefing meeting was called to order by Nathan Gedge.

The agenda was reviewed. The RhinoRock manufacturer for item #2 will be in attendance. Current city policy regarding removal of graffiti on streetscape walls was discussed. Item #3 is for a rezoning only and not approval of any specific plan or subdivision design. A Planning Commission volunteer for the CDBG/HOME Committee will be requested in the near future.

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

**1. Consent Calendar
Approve Minutes from January 22, 2013**

MOTION: John Winn moved to approve the Consent Calendar, which includes the minutes from the January 22, 2013, meeting. The motion was seconded by Dan Lawes and passed 7-0 in favor.

2. Copperfield Subdivision Phase 2 Wall; 9000 South 6400 West; Request approval for a light-weight precast wall; R-1-10E(ZC) Zone; DR Horton (applicant) [#MISC20130002; parcel 26-02-100-032]

Jennifer Jastremsky said the applicant is proposing a light-weight precast wall, commonly known as RhinoRock. This is a panel fence with a fiber reinforced concrete outer shell and a structural foam core. The planning commission had previously reviewed and approved this type of fencing for other subdivisions and found that it is durable and easily repaired. Phases 1 and 3 of Copperfield Subdivision have a masonry wall, so a condition of approval is included that requires a wall that best matches the existing wall in color and texture with matching pillars. The RhinoRock manufacturer also installed the wall to the south of 9000 South, so staff doesn't anticipate a problem meeting that condition.

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Copperfield Phase 2 Wall located at 9000 South 6400 West in an R-1-10E (ZC) zoning district with the conditions of approval as listed below:

Conditions of Approval:

1. The streetscape wall around the perimeter of the residential lots backing 9000 South and 6400 West shall either meet the standard masonry wall requirements as stated in the Zoning Ordinance Code Section 13-14-3G or be constructed with RhinoRock pre-cast walls. A precast concrete cap shall be placed on every masonry pillar regardless of wall type chosen.
2. If a RhinoRock pre-cast wall is used, it shall "best" match the existing wall on the south side of 9000 South Street in color, texture and pillar location and size.
3. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Grant Lefgren, applicant, DR Horton, 12351 South Gateway Park Place, said he understood this is a slight change in the composite of the materials, but the appearance and durability is very much the same. The manufacturer was in attendance as well.

David Pack noted that, upon completion of the fence, the abutting property owners will assume responsibility for maintenance, and he asked what the warrantee was for materials and labor.

Brian Morrow, RhinoRock, said it is typically 10 years for materials and labor, which is well beyond the 1-year standard warranty for the industry on precast.

Grant Lefgren said they will also continue with the requirement for the anti-graffiti coating.

Brian Morrow said Sherwin Williams will have the color codes, so the best thing to do is just to call his company and they will take care of it.

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

MOTION: Dan Lawes moved to approve the Copperfield Phase 2 Wall; 9000 South 6400 West; DR Horton (applicant) with conditions of approval 1 through 3 as listed in the staff report. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

3. Jordan Meadows Park Subdivision Rezone; 7544 South 2200 West; Rezone 1.68 acres from R-1-10B to R-1-8B; MAR Holdings/Jason Harris, Boyd Brown (applicants) [#ZC20130001; parcel 21-28-430-033]

Scott Langford said last December the Commission reviewed a concept plan for a subdivision at this site, but the application before them tonight is not for any specific design or layout. The property to the south, west, and east across 2200 West is in the R-1-8 zone. The land use in the area is designated as medium density residential with, the exception of the park, which is in conformance with the R-1-8 zoning. He showed a refined concept plan that is based on the discussion held in December. However, rezoning of the property does not obligate the City to any specific design. If the zoning is approved by the City Council, the applicant will need to submit for a review of a specific subdivision layout. A portion of the city-owned park property would have to be used for road right-of-way if a similar concept plan is proposed at that time.

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 1.68 acres of property generally located at 7544 South 2200 West from R-1-10B (Single-family Residential, 10,000 square foot minimum lots) to R-1-8B (Single-family Residential, 8,000 square foot minimum lots).

Boyd Brown, applicant, 8098 South Maio Drive, said they feel like the request is consistent with the surrounding area, and they have had quite a bit of communication with the neighborhood. They look forward to developing a great subdivision in this location.

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

MOTION: John Winn moved based on the findings in the staff report to forward a positive recommendation to the City Council for Jordan Meadows Park Subdivision Rezone; 7544 South 2200 West; MAR Holdings (applicant) to rezone 1.68 acres from R-1-10B Zone to R-1-8B Zone. The motion was seconded by Dan Lawes and passed 7-0 in favor.

Tom Burdett gave an update on recent economic development items.

MOTION: Zach Jacob moved to adjourn.

The meeting adjourned at 6:15 p.m.

NATHAN GEDGE
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2013