

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 16, 2013 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Robert Thorup, Scott Langford, Nate Nelson, and Wendy Deppe

OTHERS: Paul Adams, Dave Peterson

The briefing meeting was called to order by Nathan Gedge.

The agenda was reviewed. There was a discussion regarding how to obtain needed information from the school district concerning future planning for schools when reviewing residential developments. Staff will try to schedule a presentation that gives an update on the forecast and plans for schools.

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

**1. Consent Calendar
Approve Minutes from April 2, 2013**

MOTION: John Winn moved to approve the Consent Calendar, the minutes from April 2, 2013. The motion was seconded by Zach Jacob and passed 6-0 in favor. Lesa Bridge was absent.

2. Let's Play Soccer; 1100 West 7800 South; Preliminary Site Plan; P-C (TSOD) Zone; Eaton Architecture/Paul Adams (applicant) [#SPCO20130003; parcel 21-26-352-003]

Scott Langford provided an overview of the proposed preliminary site plan to be located within the Gardner Village Subdivision. In July 2011 the Commission approved a similar site plan with the structure located along 7800 South. That approval expired and it is now being shown to the northwest of the original site. The previous review from the Design Review Committee is still valid, because the elevations did not change.

Based on the findings of the report, staff recommended that the Planning Commission grant Preliminary Site Plan approval of an indoor soccer facility located at approximately 1100 West 7800 South in a P-C zoning district with the conditions of approval as listed.

Conditions of Approval:

1. The applicant shall address and adhere to all City of West Jordan Municipal Code standards in effect at the time of this approval.
2. The subdivision plat, The Gardner Village Subdivision, shall be recorded prior to building permit issuance.
3. The applicant must address all engineering redlines.
4. Approval of a Preliminary Site Plan shall become null and void if development does not commence within two (2) years of Preliminary/Final approval (Section 13-7B-5).

Paul Adams, applicant, Eaton Architecture, 77 West 200 South #302, stated that only the location had changed from the previous application.

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

MOTION: Dan Lawes moved to approve the Preliminary Site Plan for Let's Play Soccer indoor soccer facility; 1100 West 7800 South; Eaton Architecture (applicant) with the conditions of approval 1 through 4 as listed in the staff report. The motion was seconded by Ellen Smith and passed 6-0 in favor. Lesa Bridge was absent.

3. Broadmeadow at the Highlands; 6200 West 8200 South; Preliminary Subdivision Plat (69 lots on 18.731 acres) and Preliminary Development Plan; LSFR Zone; Bach Homes/Greg Rindlisbacher (applicant) [SDMA20130002, DP20130002; parcel 20-35-100-014, 018]

Scott Langford provided an overview of the proposed application located in the Highlands West area. He reviewed the density buy-ups requested by the developer: Installation of enhanced open space and recreational amenities include a central park with a covered pavilion and three picnic tables, two playgrounds, and turf area large enough to accommodate a soccer field. East of the park is a detention pond with a proposed basketball court with two basketball standards. The applicant is requesting 8%, which staff supports. Improvements of trail corridors and installation of trail amenities in excess of standard requirements by providing at least 1 tree every 25 feet and 1 shrub every 2 feet of trail through the project for 4% buy-up. A park bench, trash receptacle, a four-foot high split rail fence to provide a physical barrier between private lots and public properties to help prevent encroachment. Staff supports the 10% buy-up request. Monument signs at the intersection of 6200 West and 8200 South will include a community monument sign for The Highlands as well as neighborhood monument signs in the project. Staff supports 10% buy-up for the signage as long as accent lighting is provided. The landscape buffer along 8200 South and 6200 West proposes a 10-foot wide landscaped buffer from the back of sidewalk to the streetscape walls in addition to the 9-foot wide parkstrips required by code. This area will be dedicated to the City of West Jordan and maintained by an assessment area yet to be created. Based on the frontage of the landscape buffer the applicant requests 20% buy-up and staff supports it. Alternative load garages are indicated in the development plan that no more than 25% of the lots will have a standard front-loading or front yard side loading garages. The buy-up allowance is up to 18%, but based on the submitted elevations staff is comfortable with the requested 14%. The intent of the provision in the WSPA is to limit the amount of garagescape that is typical of recent development in West Jordan. By extending the front of the home 6 feet in front of the garage it meets the requirements of the code, whether or not it meets the intent. Staff is not giving 18%, because they don't see a significant reduction in the garagescape. Installation of covered porches throughout 50% of the subdivision is requesting 14%, but staff felt that they could have expanded some of the front porches in order to deviate from the standard subdivision, so staff supports 13%. Enhanced door and window treatment materials and color board submitted provides sufficient justification for the 12% buy-up. Equal dispersion of high-quality building materials in the development plan indicates they will provide four-sided architecture. Homes on corner lots with a brick/stone wainscot, if so employed, will wrap around the corner.

Mr. Langford addressed traffic safety/calming. The Engineering Department will review the internal traffic safety during the final review. One of those areas is the need for a crossing where the trail comes in contact with the road. The traffic impact study indicated the need for either a signalized intersection or a single lane roundabout at 6200 West and 8200 South. With the established theme on 8200 South with existing roundabouts, it is likely that the Engineering Department will recommend that as the first option. Because there could be a concern with possible encroachment on private property with a roundabout, the final design needs to be sketched out to see which option is most feasible. The condition of approval gives that flexibility. Staff felt that the requested 69 lots are justified with the amount of amenities and improvements proposed.

Broadmeadow Sub-area Preliminary Development Plan

Based on the requirements listed in the Zoning Ordinance, staff recommended that the Planning Commission approve the Broadmeadow Sub-area Preliminary Development Plan generally located at 8200 South 6200 West with a residential density of 3.72 units per acre for a total of 69 single-family residential lots, with the conditions as listed.

Conditions of Approval:

1. The Highlands Master Plan shall be updated to reflect the Broadmeadow Preliminary Development Plan prior to or concurrent with the City Council ratification of the Broadmeadow Preliminary Development Plan.
2. Update the Final Development Plan to address all city redlines pertaining to the Broadmeadow Subdivision Plat.
3. A Development Agreement between the developer and city shall be approved prior to or concurrent with approval of the final sub-area development plan.
4. The developer shall work with the City and the Jordan School District, to provide pedestrian connection between Fox Hollow Elementary school and the Broadmeadow subdivision. This pedestrian connection is generally located near the northwest corner of Fox Hollow Elementary. Based on this point of connection to the school, the developer shall modify or add to the trail system to provide connection to the school property. These improvements shall be shown on the Final Subdivision Plat of the applicable phase affected by this connection.
5. A single lane roundabout shall be constructed at the intersection of 8200 South 6200 West; however, alternative intersection improvements like a traffic signal may be required in lieu of the roundabout if it is determined to be more feasible by the City Engineer.
6. The Final Development Plan shall be updated to show accent lighting on the proposed subdivision and master plan monument signs.

Broadmeadow Preliminary Subdivision Plat

Based on the required findings listed in the Subdivision Ordinance, staff recommended that the Planning Commission approve the Broadmeadow Preliminary Subdivision Plat generally located at 8200 South 6200 West, with the conditions as listed.

Conditions of Approval:

1. Meet all the conditions of the Broadmeadow Preliminary Development Plan.
2. The Broadmeadow Final Subdivision Plat shall integrate traffic calming design within the interior of the subdivision as directed by the city engineering staff.
3. An approved, unrecorded final subdivision plat shall remain valid for two (2) years. 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 14-3-8B)
4. In order to facilitate efficient and cost-effective maintenance of streetscape landscaping, a 6 inch concrete mow strip, measured from the supporting masonry posts into the landscaped area, shall be installed along the entire length of the streetscape wall.
5. A Development Agreement between the developer and city shall be approved prior to or concurrent with approval of the final subdivision plat of the first phase.

Ellen Smith said the neighborhood park is designed for pedestrians, but it will also draw people in vehicles and she wondered if there would be parking issues.

Scott Langford stated that on-street parking is permitted along the public roads and is available in this area.

Ellen Smith said this is directly west of Fox Hollow elementary, and asked if there will be an entrance onto school property.

Scott Langford said the developer is working with the school district to possibly install a sidewalk entrance into the school at that location.

Ellen Smith said the entrance could become popular and it will cause heavy traffic congestion, and students will be crossing there. It may be an enforcement issue with parking in front of driveways, so it should be addressed with something like signage for no parking during drop off hours.

Nathan Nelson agreed that it could be a potential issue. They City may want to have a bike lane on 6200 West, so they may not want to encourage parking there. Numerous complaints have been received with parking in front of driveways in school zones. He proposed that the traffic engineer review it now and give any recommendations such as angled parking along the park, and signage prior to the final review.

Dan Lawes asked what the intent is for buy-up on garages versus what is codified.

Scott Langford read from Section 13-5JF6-B-3, "The home rather than the garage shall be the primary emphasis of the front of the residential dwelling. Residential garages that dominate the streetscape displace the living space within the home, disconnect the residents of the home from the neighborhood and lessen "eyes on the street"." It then requires a 2-car garage and states that no more than 50% of the front widths of the elevations shall be garage. So the intent is to lessen the visual impact of garages on the street.

Dan Lawes said the code would allow any single alternative in order to get the buy-up. He asked the applicant how he felt about the intent of the garage buy-up; variety versus choosing a single design.

Dave Peterson, Excel Engineering, representing Bach Corporation, felt that the intent of the code is to provide a porch or something else along the front of the home rather than seeing a prominent garage feature when traveling along the road. He felt they meet the intent of the code.

Dan Lawes said there are options to meet that requirement. He asked if there were advantages of using the 6-foot recessed option.

Dave Peterson said the rear load or rear detached generally takes up more property, so the proposal leaves more yard space for the homeowner and it is a more efficient use of the home space as well.

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

Zach Jacob said his main concern was with overpopulating the schools. He understood that the school district signed off on 69 units in the development by saying that Fox Hollow could accommodate it and that the middle and high schools could accommodate it with portable units. He said they did not hear from the school district on the Creekside Development, and they didn't hear from them specifically for Loneview North that feeds this area. That is 253 units in the three developments. In October 2010 the school district testified concerning an expansion of the Maples development. Sherry Devenberg said that per 100 new dwelling units there would be 128 elementary, 32 middle, and 29 high school students. Using that calculation for these developments alone it would add ten new elementary classrooms, which there is no room for at Fox Hollow. He didn't have a problem with this development specifically, but it is an overarching concern with the way the city and the school district are interfacing on the developments. Plus there are many more high density phases to this development.

Nathan Gedge said that staff is working to coordinate a meeting with the school district and city council and planning commission so there can be a plan of action for the future.

Ellen Smith would like to see information on school capacity for each area and the present student count. That way the commission knows how the schools are affected.

MOTION: Dan Lawes moved to approve the Broadmeadow Sub-area Preliminary Development Plan; approximately 8200 South 6200 West; Bach Homes (applicant) with a residential density of 3.72 units per acre for a total of 69 single-family residential lots, subject to the conditions of approval 1 through 6 as listed in the staff report. The motion was seconded by Nathan Gedge and passed 6-0 in favor. Lesa Bridge was absent.

MOTION: Dan Lawes moved to approve the Broadmeadow Preliminary Subdivision Plat; approximately 8200 South 6200 West; Bach Homes (applicant) subject to the conditions of approval 1 through 5 as listed in the staff report. The motion was seconded by Nathan Gedge and passed 6-0 in favor. Lesa Bridge was absent.

Zach Jacob and Ellen Smith did not oppose the motion, but spoke for the record that *Finding 3* of the staff report (adequate school resources) was somewhat questionable.

Robert Thorup referred to the motion from last meeting regarding the Bowler property rezone where only two of the three negative findings from staff were addressed in the motion from the commission. In order for it to go forward as a positive recommendation, which was the intent of the commission, all criteria have to be met. He suggested that Commissioner Gedge, who made the original motion, write a staff report showing that all criteria have been met and why. It will be scheduled as a business item at the next meeting where a new motion is made based upon all findings being met. A public hearing will not be required.

Dan Lawes asked if the wording for garage buy-up requirements in the WSPA should be revisited so there is flexibility to better meet the intent of the code.

Scott Langford said they need to take into consideration agreements that were made with the master developer, but it is worth discussing.

MOTION: Zach Jacob moved to adjourn.

The meeting adjourned at 6:44 p.m.

NATHAN GEDGE
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2013