

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 21, 2013 IN THE WEST JORDAN COUNCIL CHAMBERS

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

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

OTHERS: Mike Winder, Alex Winder, Shari and Dan Peterson, Jason Richards, and Russ George.

The briefing meeting was called to order by Nathan Gedge.

Nathan Gedge asked that an addition to the minutes be made on page 6 that the public hearing was opened. A discussion regarding the general problem of school planning was held. The agenda was reviewed. Tom Burdett gave an update on other city actions and activities.

The regular meeting was called to order at 6:02 p.m.

1. Consent Calendar

A. Approve Minutes from May 7, 2013

B. Echo Ridge Phase 3 Subdivision; 9580 South 6550 West; Final Subdivision Plat (27 lots on 7.6 acres); R-1-8D and R-1-10E Zones; Ivory Development/Kyle Honeycutt (applicant) [#SDMA20130006; parcels 26-10-226-010, 005]

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Echo Ridge Phase #3 Final Subdivision Plat located at approximately 9580 South 6550 West in R-1-8D and R-1-10E zoning districts with the conditions of approval as listed below.

Conditions of Approval:

1. Must comply with all Preliminary Plat conditions of approval.
2. Must comply with all City Engineering redlines.
3. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
4. 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)

MOTION: John Winn moved to approve the Consent Calendar the minutes from May 7, 2013 with an amendment to show on page 6 that the public hearing was opened and Item #1B Echo Ridge Phase 3 Final Subdivision Plat. The motion was seconded by Zach Jacob and passed 6-0 in favor. Lesa Bridge was absent.

2. **Nottingham Park Rezone; 6724 South 2200 West; Rezone 5.29 acres from R-1-10D (Single-family Residential 10,000 sq. ft. min. lots) to R-1-8D (Single-family Residential 8,000 sq. ft. min. lots); Neptune Strategies/Michael Winder (applicant) [#ZC20130004, DA20130006; parcel 21-21-430-006]**

Jennifer Jastremsky gave an overview of the item. There is a canal on the southeast corner of the property, which hampers typical building abilities. The requested R-1-8 Zone has a smaller minimum lot size as well as a 75-foot lot width, which allows flexibility in design. The applicant also offered a development agreement that would require a minimum 9,000 square foot lot with the average lot size to exceed 10,000 square feet. Also they will comply with the 'D' sized home and will set a maximum of 16 lots. She reviewed the conceptual layout, which includes a park access that will also benefit the existing neighborhood. The traffic engineer's review shows the expected vehicular impact for 16 homes to equal 153 daily trips with 12 a.m. peak hour trips and 16 p.m. peak hour trips. The majority of those trips will use the access to 2200 West instead of north to the existing neighborhood. The Jordan School District has reviewed the proposal and indicated that the elementary, middle, and high schools for the area have capacity to serve the prospective students.

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 the property located at 6724 South 2200 West from R-1-10D (Single-family Residential, 10,000 square foot lots minimum) to a R-1-8D (Single-family Residential, 8,000 square foot lots minimum) zone, with the associated Nottingham Park Subdivision Development Agreement.

Mike Winder, applicant, 4400 West 4100 South, said this property had been a code enforcement problem for West Jordan over the years, so the proposal will remedy that situation. The R-1-8D zoning will allow for 16 high quality lots and it conforms to the general plan. The existing neighborhood has a density of 3.15 dwelling units per acre, and the proposal would have a lower density of 3.02. The requirement for a 'D' sized home will not change. The plan will also make the trail connection to the park. He stated that without the rezone the prospective buyer will not purchase the property and it will continue to be an eyesore for a number of years to come. He asked that the Planning Commission forward a positive recommendation to the City Council.

Zach Jacob asked for an explanation on Lot 2, which is diamond shaped.

Mike Winder said they have since squared it out.

Nathan Gedge opened the public hearing.

Shari Peterson, West Jordan resident, stated that their home would be adjacent to Lot 2 and asked how the shape will change. She was happy for the park access and she asked if the existing home and all of the outbuildings would be removed.

Russ George, West Jordan resident, asked for an explanation regarding lot and home sizes compared to the existing neighborhood. He was concerned that the plans would later be changed from what is proposed.

Dan Lawes explained what the 'D' home size would remain the same. The applicant is asking for a modification in lot size to work around the canal bend.

Nathan Gedge said the overall average lot size for the subdivision will be greater than 10,000 square feet.

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

John Winn was excused from the meeting at 6:17 p.m.

Mike Winder said sometimes a developer will rezone in order to get a smaller home, but in this case the home size is not changing. The average lot size will be 10,000 square feet. He addressed Ms. Peterson's question about Lot #2 and stated that the subdivision application is a separate process, so they will work with staff to make sure the design makes sense. They will meet the requirements of the development agreement.

MOTION: Zach Jacob moved to forward a positive recommendation to the City Council for Nottingham Park Rezone; 6724 South 2200 West; Neptune Strategies/Michael Winder (applicant) to Rezone 5.29 acres from R-1-10D zone to R-1-8D zone with the associated Nottingham Park development agreement. The motion was seconded by Dan Lawes and passed 5-0 in favor. Lesa Bridge and John Winn were absent.

Nathan Gedge explained that if this is approved by the City Council a hearing for the subdivision plat and site design will take place at a future time.

3. **Maple Hills Subdivision; 7800 South 6400 West; Deferral of Public Improvements for 6400 West from adjacent to the east boundary of the proposed Maple Hills Subdivision; P-C Zone; Urban Chase Property Management, LLC/Greg Hughes (applicant) [#DA20130007; parcels 20-27-400-017, 20-27-476-001]**

Scott Langford said the Planning Commission reviewed several applications for the property earlier this month. The deferral of public improvements for 6400 West is a last resort stopgap measure should they fail to secure the 6-foot slope easements to construct the road. Deferral of the right-of-way dedication for 6400 West until the contaminated soil clean up is completed for this small portion underneath the current fire access road will help the process to go more quickly, because the prospective purchaser of the property can work with the appropriate environmental agencies. The cost estimate in Criteria A of the staff report has been completed.

Deferral of 6400 West Road Improvements

Based on the required findings listed in the Municipal Code, staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve a Deferred Improvement Agreement for the road improvements of the west 41 feet of 6400 West adjacent to project boundary of the Maple Hills subdivision.

Deferral of 6400 West Dedication

Based on the required findings listed in the Municipal Code, staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve a deferral of dedication for 6400 West for the west half of 6400 West within the boundaries of the Maple Hills Phase #1 Subdivision Plat.

Nathan Gedge stated for the record that the cost estimate was \$360,000.

Zach Jacob asked what the city would be left with if the deferrals were granted and the easement doesn't come through.

Scott Langford said the city would have the money to construct the road in the future once the proper easements and/or right-of-way are secured. Regarding the deferral of dedication, it will be labeled as a parcel on the plat, but the parcel will still have easements for access and utilities.

Greg Hughes, applicant, Urban Chase Property Management, said it makes sense for the adjacent property owner to participate, because the plan to build half a road takes more than half of the cost to build the road, so they are optimistic that they will obtain the easement. Timing is a critical pathway for the developer and it

would be unfortunate if all the good work should hit a snag, which is why they are being careful. He showed a signature page signed by the attorneys. He also explained that by keeping ownership of the land the prospective buyer can work with the appropriate environmental agencies and have it taken care of in a matter of weeks, when it could take from six months to three years otherwise.

Nathan Gedge stated that there would be no public hearing on the matter because this is a business item.

MOTION: Dan Lawes moved to forward a positive recommendation to the City Council to approve a Deferred Improvement Agreement for the road improvements of the west 41 feet of 6400 West adjacent to project boundary of the Maple Hills subdivision as requested by the applicant and recommended by the City Engineer. The motion was seconded by Zach Jacob and passed 5-0 in favor. Lesa Bridge and John Winn were absent.

MOTION: Dan Lawes moved to forward a positive recommendation to the City Council to approve a deferral of dedication for 6400 West for the west half of 6400 West within the boundaries of the Maple Hills Phase #1 Subdivision Plat. The motion was seconded by Zach Jacob and passed 5-0 in favor. Lesa Bridge and John Winn were absent.

Tom Burdett gave updates regarding council actions and upcoming items. He also thanked Jennifer Jastremsky for her hard work and service while she's been working for West Jordan and acknowledged her many accomplishments. The City would like to wish her well as she moves on to Draper City.

MOTION: Nathan Gedge moved to give Jennifer Jastremsky a vote of thanks on behalf of the Planning Commission for her years of service to them. The motion was seconded by Zach Jacob and passed 5-0 in favor. Lesa Bridge and John Winn were absent.

MOTION: Zach Jacob moved to adjourn.

The motion adjourned at 6:35 p.m.

NATHAN GEDGE
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2013