

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 4, 2013 IN THE WEST JORDAN COUNCIL CHAMBERS AND JOINT WORKSHOP WITH WEST JORDAN CITY COUNCIL IN THE SCHORR GALLERY

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

STAFF: Tom Burdett, Greg Mikolash, Scott Langford, Nathan Nelson, Robert Thorup, and Julie Davis

OTHERS: Brad Mackay

The briefing meeting was called to order by Nathan Gedge.

The agenda was reviewed. The development agreement for Echo Ridge will ensure continued progression through the remaining phased development.

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

**1. Consent Calendar
Approve Minutes from May 21, 2013**

MOTION: John Winn moved to approve the Consent Calendar the Minutes from May 21, 2013. The motion was seconded by Ellen Smith and passed 7-0 in favor.

2. Echo Ridge Phase 4; 9580 South 6600 West; Final Subdivision Plat (27 lots on 8.221 acres) and amended Preliminary Plat to amend phasing plan (40.53 acres); Ivory Development/Kyle Honeycutt (applicant) [#SDMA20130007, SDMA20110004]

Scott Langford gave an overview of the item. Preliminary plat approval for four phases was given in January 2012. Since then Phases 1, 2, and 3 have been approved. The request tonight is to change the phasing line and create a fifth phase. Last week the city council approved an addendum to the existing development agreement that anticipated the commission's actions tonight by approving the redistribution of funds needed to improve the master planned Well Park Road and 6400 West, which are contiguous to the subdivision. The new preliminary plat has the same number of lots as the original. A condition was also added that allows Phase 5 final approval to be administrative.

Amended Echo Ridge Preliminary Subdivision

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the amended Echo Ridge Preliminary Subdivision Plat, with a total of 5 phases, located at approximately 6400 West Wells Park Road in an R-1-10E, R-1-8D, and M-1 zoning districts with the conditions of approval as listed.

Conditions of Approval:

1. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
2. 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)
3. A Home Owners Association (HOA) shall be established as part of the recording of the first phase. Codes, Conditions, and Restrictions (CC&R's) concerning the HOA shall be recorded at the same time as the first subdivision phase is recorded. Among other things the CC&R's shall include a clear maintenance plan for all of the landscaped buffer area running along the perimeter of the residential lots

that back 6400 West and Wells Park Road. This improved landscaped buffer shall include maintenance on the approved subdivision boundary fence/wall and all landscaping from the fence/wall to the back of curb.

4. All standards and requirements of the City's Municipal Code in affect at the time of this approval shall be adhered to.
5. A 20-foot wide landscape buffer along the residential lots that back 6400 West and Wells Park Road.

Echo Ridge Phase 4 Final Subdivision Plat

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Echo Ridge Phase 4 Final Subdivision Plat located at approximately 6550 West Wells Park Road in R-1-8D and R-1-10E zoning districts with the conditions of approval as listed.

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 be 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)

There was a brief discussion regarding language in the report that lists low impact to schools as a finding for approval.

Brad Mackay, applicant, Ivory Development, 978 Woodoak Lane, had nothing to add.

Nathan Gedge opened the public hearing.

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

MOTION: Dan Lawes moved to approve the Amended Preliminary Subdivision Plat for Echo Ridge Subdivision with a total of five phases; approximately 6400 West Wells Park Road; Ivory Development/Kyle Honeycutt (applicant) with the conditions of approval 1 through 5 as listed in the staff report. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

MOTION: Dan Lawes moved to approve the Final Subdivision Plat for Echo Ridge Phase 4 Subdivision; approximately 6550 West Wells Park Road; Ivory Development/Kyle Honeycutt (applicant) with the conditions 1 through 4 as listed in the staff report. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

MOTION: Lesa Bridge moved to adjourn.

The meeting adjourned at 6:09 p.m. to the Schorr Gallery for a Workshop with City Council.

The meeting reconvened in the Schorr Gallery at 6:30 p.m.

COMMISSION:

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

COUNCIL:

Mayor Melissa Johnson, Council Members Clive Killpack, Chris McConnehey, Chad Nichols, Ben Southworth.

STAFF:

Rick Davis, Tom Burdett, Greg Mikolash, Scott Langford, Ray McCandless and Julie Davis

OTHERS:

Luann Levitt, Matt and Bonnie Fernandez

3. Discussion

Presentation by Jordan School District

Tom Burdett stated that amendments to the State Land Use, Development, and Management Act may make it necessary to change references in West Jordan code that currently require findings for adequate school facilities.

Luann Levitt, Jordan School District Planning and Student Services, gave an update on projected growth for the district, which was compiled by CBRE using historical data. Annual growth is projected at 4.8%. Elementary schools are calculated at 90% capacity and they try to keep them within the feeder system. Boundary changes are considered at a district-wide level for middle and high schools and are calculated to 95% capacity. Within the next ten years the district estimates the need for 11 additional elementary schools, 4 middle schools and 2-3 high schools. It takes two years to complete construction of a school. She reviewed the alternate housing methods used to handle growth from preferable, to acceptable and undesirable options. A survey is scheduled for delivery this week to each household in the district boundaries. Cost estimates were given for each school type. Jordan School District was recently rated as one of the most cost efficient districts for building schools at \$120 per square foot. Information regarding West Jordan schools is on the District website in a permit matrix that shows actual enrollment and capacities.

Mayor Johnson gave an update on information she received from the School Board meeting regarding enrollment trends for West Jordan. The district's challenge is they need \$300 million in schools and they have to decide how they will be paid for and when they can be built. It is difficult for the district to get in front of the growth, and the survey will give more information for planning purposes.

Consideration of Potential Amendments to the West Jordan Future Land Use Map regarding High Density Residential Development

Ray McCandless said in 2012 the city approved the General Plan and part of that was the review of a number of land use map changes. Staff looked at the land use map to see if the multi-family land uses make sense in relationship to transportation corridors in the city.

- 1) Redwood Road and Drake Lane Area. Currently zoned R-1-8A with a High Density Residential land use (R-1-5, R-1-6). To the west and north is a medium density residential (R-1-8, R-1-10).

Comments pointed out that there is no access from the existing high density property to the east. All of the stub roads to the property are in the R-1-8 zone.

Mayor Johnson directed staff to proceed with a change in the future land use to reflect the current zoning.

- 2) 9000 South 1075 W – 1150 W. Currently zoned A-5 with a Very High Density Residential land use. Apartments to the east and commercial designation to the west.

The discussion included comments that because the area is a gateway into the city that it should have a nicer development and not continue with multi-family uses. However, it is also important that it receives a reasonable use for the proper owner. Design elements consistent with their vision can be reviewed during the site plan process. The example of 10400 South in South Jordan should be considered.

Mayor Johnson directed staff to put this on an agenda to change the land use for the area to something other than multi-family, such as professional office or light commercial.

- 3) 7400 South 6400 West. Staff's question was should the future Regional Park designation be changed and then move the regional park to another area of the city with a better location and access.

Comments observed that this property is very hilly and could be hard to utilize. The Mountain View Corridor goes diagonally through the property.

Alternative areas for a regional park were discussed. The open space area in the Sycamores could be used as a park and trail connection to the Jordan River, and the city already owns it. The Ron Wood Park has already become a regional park, so that could take the place of the subject property. There were also comments regarding 'open space' and what that means; native area or active, manicured park. We currently have a maintenance issue for parks. How much open space do we need when we have no budget to build or maintain it? Open space in the middle of the city doesn't make sense, but at the foothills it does (Sycamores). Mayor Johnson didn't think they could have more than one Regional Park on the west side of the city. There is currently one in the center, one on the west bench and one on the east bench; that is sufficient.

Mayor Johnson said staff will study other potential uses for the Maple Hills regional park area.

There was a discussion about the property north of the Highlands and if those land uses make sense as well as the areas along U-111 to the south. Staff felt that since it is the most difficult area to serve with utilities there is plenty of time to consider the southwestern edge of the city. The Highlands and surrounding areas have great potential for Economic Development, so it should be held for that purpose. It is important to look at office parks as well as industrial parks and retail business parks. When designating high density areas, they need to keep in mind that if the area isn't livable for low density it isn't livable for high density either.

A discussion was held regarding U-111 and New Bingham Highway. It was suggested that consideration be given to placing some of our commercial centers on the edge of the city in order to draw commerce from neighboring cities. But they first should look at South Jordan's plan to see if a commercial center could be supported in that location. Transportation and access should also be considered.

Tom Burdett said staff could look at South Jordan's plans and come up with options for the property.

The group discussed the current mix of densities in the city and who drives the market; the developer, the city, or the economy/consumer. They need to be fair to property owners and buyers and to make sure there is enough of each type of product to meet the demand. We should consider if the land use map matches the ratios set by the general plan goals.

Mayor Johnson said the general plan isn't very old and it reflects a good mix. A lot of effort went into it and the City Council and Planning Commission approved it. She didn't want to look at the entire city again at this time, but they can address problem areas as they occur.

Greg Mikolash said when the West Side Planning Area was adopted in 2005 they tried to match the land use percentages in the general plan for residential as well as parks and other uses.

Rick Davis said regardless of economic times, there are certain communities that will get more than their fair share of high density, because to developers they seem to be more tolerant of it. If we change expectations for quality, that can change the perception.

Visioning

Tom Burdett said the General Plan has some vision elements within the chapters, but there is no overarching vision in the front of the general plan. He gave some examples and asked if we want to add anything to the strategic or general plans that helps to create the vision and image they want to see in the next ten years.

Mayor Johnson asked if they are talking about a vision statement to put in front of the strategic plan, which is different from asking how we envision the city in the future. She said that we can talk about the vision of the future all we want, but if we are not willing to pay for it by raising taxes or setting laws in the code that will make it happen, then it won't happen.

Rick Davis said the strategic planning process developed a plan and a vision that was ratified by the council. We should ask how that plan relates to the practical application of zoning laws and code.

Other points included

- Find all possible options to reach the vision goals, so if one option doesn't work they don't have to give up on the entire idea.
- We need to find out what people are willing to pay for then tell them what it will take to get there.
- Surveys can be used to get input, but some can be skewed or they only take a snapshot of what is needed at that particular time. Some surveys can be given based on demographics that are statistically significant. If taxes have to be raised the citizens can know that it was based on a survey of 'what they wanted'.
- A strategic plan is more comprehensive and provides a vision rather than a snapshot and is more valuable than a survey.
- Develop a vision from the strategic plan. It is important to let residents know what the vision is. Form neighborhood groups and utilize them, because the city can't take care of everything.
- If we are going to make a statement and set a plan of action, then we need to go to work to get it done.
- It is important for residents to know where the money goes. A bond is a good way to do that. If a bond is approved, it is important that we have a plan to use it right away.

Mayor Johnson said the opinions expressed tonight are to do some envisioning of how the city of the future looks, condensing that into a single statement to go at the beginning of the strategic plan, and exploring methods to bring that vision into something that they actually see.

- 1) A Planning & Development Envisioning Subcommittee will meet to provide a vision for future development that is consistent with the Strategic Directives of the City. The group will include the Strategic Planning Committee Chair, Dan Griffiths (or another member of that committee), Chad Nichols, Ben Southworth, Chris McConnehey, Ellen Smith, Zach Jacob, and David Pack. Ellen Smith will coordinate the meeting. It was suggested that Tom Burdett be invited.**
- 2) Condense that picture into a statement.**
- 3) The entire group meets again and ratifies the statement and puts together a plan for development. They can all start now by getting ideas from people of what they want.**

Matt Fernandez suggested that the word ‘transition’ be included in the vision of the city to not only set a vision of the future but how to transition from what we already have to where we need to be to reach the vision.

MOTION: Ben Southworth moved to adjourn.

The meeting adjourned at 8:50 p.m.

DAN LAWES
Vice Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2013