

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 20, 2013 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Nannette Larsen, Paul Brockbank, and Julie Davis

OTHERS: Rob DeKlerk, Jim Hickok, Karyn Smith, Mark Klotovich, Jay Graft, Paul and Janis Finlinson, Alexis Alires, Robert Poirier, Sharon Green.

The briefing meeting was called to order by Nathan Gedge and the agenda was reviewed. Traffic count methods were briefly discussed. Resident Sharon Green was in attendance expressing her concerns. She was encouraged to give her comments at the public hearing. Nannette Larsen, new Associate Planner, was introduced to the commission.

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

**1. Consent Calendar
Approve Minutes from August 6, 2013**

MOTION: John Winn moved to approve the Consent Calendar, the minutes from the August 6, 2013, meeting. The motion was seconded by Lesa Bridge and passed 6-0 in favor. Ellen Smith was absent.

2. Okubo Farms Subdivision Rezone; 2021 West Gardner Lane; Rezone approximately 20.3 acres from A-1 (Agricultural 1-acre lots) to R-1-12F (Single-family Residential 12,000 square foot lots minimum) Zone; McNeil Engineering/Robert Poirier (applicant) [#ZC20130010; parcel 27-03-151-036]

Nathan Gedge recused himself at 6:03 p.m. due to a potential conflict of interest and turned the time over to Vice Chair Dan Lawes.

Greg Mikolash gave an overview of the application to rezone approximately 20 acres from A-1 to R-1-12F. The property has a future land use designation of low density residential. He reviewed the zoning and uses of the surrounding properties. The request meets the intent and purpose of the future land use map and general plan goals. He mentioned that although there is a conceptual plan provided, it is not being reviewed at this 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 the property located at 2021 West Gardner Lane, rezoning 20.3-acres from A-1 (Agricultural 1-acre lots) to R-1-12F (Single-family Residential 12,000 square foot lots minimum).

Robert Poirier, applicant and project engineer, said he was approached by Hard Rock homes to prepare conceptual layouts under several different zoning designations. Through his advice they chose the least dense option of R-1-12, which yields a density of 2.26 units per acre. This is a lower density than the surrounding subdivisions and the average lot size is approximately 14,000 square feet. He felt that it is a straight forward project.

Dan Lawes opened the public hearing for comments pertaining to the rezoning of the property.

Jay Graft, West Jordan resident, asked about dust mitigation during construction and what they planned for the canal.

Mark Klotovich, South Jordan Canal Company, stated that the canal has 32 feet from the middle of the canal on both sides. They would like a letter from the canal company on their needs and desires. They work both sides of the canal and slope is very important. They need at least 15 feet to turn the trackhoe. He stated that he has never seen water in the detention pond. The water from 9000 South goes straight into the canal, and he would like to see water stored in the pond before going into the canal to take out some of the sediment, salt, and oil. He continued to address the existing detention basins in the area. He wanted to know about fencing on the project and where the storm water will go.

Dan Lawes stated that the rezoning application doesn't address those items.

Greg Mikolash said that staff is willing to get contact information from anyone interested and will call them when the application is submitted. Otherwise, the public can come into the office when they get the public hearing notice and staff will answer any technical questions in the planning office.

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

Robert Poirier noted that in order to pull a permit for construction they will have to fill out a fugitive dust control plan that obligates a developer to help mitigate dust by completing certain measures. The survey crew has determined the location according to proper standards of having two rods on either side of the center line of the canal, and he couldn't see a problem meeting those requirements. A fence will be installed along the canal. They will be discharging into the canal, but they do have a long, thin detention pond that lends itself to settling small particles and sediment, and an oil water separator will be provided.

At this point there was a side discussion between the applicant and someone from the audience, and Dan Lawes suggested that they speak outside of the meeting.

David Pack said he was grateful when people have a desire to attend and give input in a public process. He also referred to page 4 of the staff report and thanked city staff for interfacing with Jordan School District and providing that information in the report.

John Winn felt that an agricultural area might now be a little out of place in the area and that the proposal for an R-1-12 zone would be appropriate.

MOTION: John Winn moved based on the findings set forth in the staff report to forward a positive recommendation to the City Council for the Okubo Farms Subdivision Rezone; 2021 West Gardner Lane; McNeil Engineering/Robert Poirier (applicant) to rezone 20.3 acres from A-1 to R-1-12F Zone. The motion was seconded by Zach Jacob and passed 5-0 in favor. Nathan Gedge was excused for the item and Ellen Smith was absent.

Nathan Gedge returned to the dais at 6:20 p.m.

MOTION: Lesa Bridge moved to adjourn.

The meeting adjourned at 6:21 p.m.

NATHAN GEDGE
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2013