

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD SEPTEMBER 17, 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, Mark Forsythe, Todd Johnson, and Julie Davis

OTHERS: Ty Vranes

The briefing meeting was called to order by Nathan Gedge.

The agenda was reviewed. Typographical errors in the minutes were noted. Procedures were discussed as they pertain to appeals to the City Council as well as the process for obtaining approval for a PRD zone.

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

1. Consent Calendar

Approve Minutes from September 3, 2013

MOTION: John Winn moved to approve the Consent Calendar, the minutes from the September 3, 2013 meeting, as amended in the pre-meeting. The motion was seconded by Ellen Smith and passed 7-0 in favor.

2. The Bungalows on 8200; 2761 West 8200 South; Preliminary Subdivision Plat (2 lots on 0.743 acres); R-1-10C Zone; VP Homes/Ty Vranes (applicant) [#SDMA20130019; parcels 21-33-328-007, 008]

Mark Forsythe gave an overview of a reconfiguration of two existing narrow lots into a two-lot flag lot subdivision. The proposal will exceed the minimum lot size requirement with 12,184 square feet for lot 1 and 16,145 square feet for lot 2. Lot 2 will have a stem portion on the east side of approximately 125 feet long and 20 feet wide. A hammerhead turnaround at the end of the driveway is recommended for emergency vehicle access. The 8200 South road must be finished in a cul-de-sac configuration in order to service both lots. There is an unpaved driveway on the adjacent property to the east, so staff recommended that the northeast portion of the cul-de-sac be filled in with concrete and be provided with a curb cut so that property owner can still access the driveway. He reviewed the location of existing utilities. An agreement between the subject property owner and the owner to the east must be made to connect into the sewer line. An additional fire hydrant may be required on lot 2.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Minor Subdivision Plat for the Bungalows on 8200 Subdivision located at 2761 West 8200 South in an R-1-10C zoning district with the conditions of approval as listed below.

Conditions of Approval:

1. Comply with all redline comments from the Planning, Engineering and Legal Departments.
2. The small parkstrip on the east side of the driveway for Lot 2 shall be comprised of hardscape such as rocks, gravel, boulders, brick pavers or stamped concrete.
3. Access to nearby sewer lines shall be agreed upon by the developer and the property owner to the east of the two proposed lots.
4. Per City Code Section 14-3-8A, an approved preliminary subdivision plat shall remain valid for twelve

(12) months following the date of approval. A 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.

Ty Vranes, VP Homes, applicant, 17308 Buckeye View Way, said they had previously tried to develop the property. However, they were unable to due to the narrow lots and a flag lot wasn't possible with the code restrictions at that time. With a recent text amendment the code now allows the minimum lot size for a flag lot to be dictated by the zoning district. The proposed configuration complies with the current code and works well for this area in creating buildable lots.

Nathan Gedge opened the hearing to the public.

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

MOTION: Dan Lawes moved to approve the Preliminary Subdivision Plat for the Bungalows on 8200; 2761 West 8200 South; VP Homes/Ty Vranes (applicant) with the conditions of approval 1 through 4 as listed in the staff report. The motion was seconded by Ellen Smith and passed 7-0 in favor.

Tom Burdett gave an update on recent and upcoming city council items.

MOTION: John Winn moved to adjourn.

The meeting adjourned at 6:14 p.m.

NATHAN GEDGE
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2013