

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD APRIL 15, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Sophie Rice, David Pack, Zach Jacob, Lesa Bridge, and Ellen Smith. Bill Heiner was absent.

STAFF: Tom Burdett, Robert Thorup, Greg Mikolash, Larry Gardner, Nathan Nelson, and Julie Davis

OTHERS: June Christiansen, Lynn Rasband, Jeff Taylor

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed and clarifying information on the subject property was presented. The topics for the upcoming joint City Council and Planning Commission workshop were given.

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

1. Consent Calendar
Approve Minutes from April 1, 2014

MOTION: Zach Jacob moved to approve the minutes. The motion was seconded by Lesa Bridge and passed 6-0 in favor. Bill Heiner was absent.

2. Copper Valley Rezone and Future Land Use Map Amendment; Continued from April 1, 2014; Northwest Corner of 8600 South 5600 West; Future Land Use Map Amendment for approximately 2.41 acres from Medium Density Residential to Neighborhood Commercial and Rezone approximately 2.41 acres from R-1-8D (Single-family Residential 8,000 square foot lots) Zone to SC-1 (Neighborhood Shopping Center) Zone; Perry Homes Utah, Inc. (applicant) [#ZC20130007, GPA20130002; parcel 20-35-400-025]

Jeff Taylor, Perry Homes, said they have owned the property for 30 years and now wish to develop the single family product as well as a commercial component. The intersection was changed and they now feel that the property lends itself to neighborhood commercial. There aren't a lot of gas/service stations available in the area. They submitted a traffic engineering report and other drawings that show how commercial zoning would work in the area. Since they will be building the surrounding homes they are confident that the commercial lot won't impact home values.

Dan Lawes noted that it is a large piece of property for a gas station.

Jeff Taylor said it would be some type of C Store with a service station. They don't have any immediate plans to develop it, but that type of use would work with the property layout.

Larry Gardner said the proposal is to change the future land use map to neighborhood commercial with an SC-1 zoning, which would allow for things such as small retail, gas stations, food stores, etc. Since New Bingham Highway was realigned it puts this property on the corner of an arterial and collector street. There is no definite date for installation of 8600 South. A traffic impact study shows that the

level of service along the streets and intersection won't change if the property is developed as commercial. However, mitigation would be required, such as a right in and right out from both 8600 South and 5600 West to prevent traffic backing and to preserve safety in the corridor. He showed a concept of the residential subdivision and commercial lot layout.

Future Land Use Map Amendment

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 amend the Future Land Use map from Medium Density Residential to Neighborhood Commercial for approximately 2.41 acres of property generally located at 8600 South 5600 West.

Zoning Map Amendment

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 approximately 2.41 acres of property generally located at 8600 South 5600 West from R-1-8D (Single-family Residential, 8,000 square foot lot minimum) to SC-1 (Neighborhood Shopping Center) zone.

Dan Lawes opened the public hearing.

June Christiansen, West Jordan resident, was concerned with the land use changes that are happening at a rapid pace throughout this entire area. With each change it crowds out the open space with smaller lots. She asked if this area is the best place for commercial uses since there is already some on the Bingham Highway where it is a busier corridor. This property could be used as a school or something more residential in nature to help cut down on congestion, traffic, and noise. She asked what the area and crime will be like in 10-15 years. She said the city center may be shifting this direction and she asked if that is what they want.

The applicant had nothing to add.

Further public comment was closed for this item.

Zach Jacob appreciated Ms. Christiansen's comment. He lives nearby in the Maples and knows the area is changing. He was happy when a gas station was built on Baccus Highway because of the convenience. He was inclined to support the proposal, realizing that it is very conceptual at this point.

Sophie Rice appreciated the comment of packing in more homes, but this request is to remove a little bit of residential and make a very small, restricted community commercial zone. She also lives near this area and stated that it needs a gas station. This area will eventually be a busy intersection and she wouldn't want to live on that corner.

MOTION: Dan Lawes moved based on the findings set for in the staff report to forward a positive recommendation to City Council for the Copper Valley Land Use Map Amendment; 8600 South 5600 West; Perry Homes Utah, Inc./Jeffery Taylor (applicant) to amend the future land use map for approximately 2.41 acres from Medium Density Residential to Neighborhood Commercial. The motion was seconded by Lesa Bridge and passed 6-0 in favor. Bill Heiner was absent.

MOTION: Dan Lawes moved to forward a positive recommendation to City Council for the Copper Valley Rezone; 8600 South 5600 West; Perry Homes Utah, Inc./Jeffery Taylor (applicant) to rezone approximately 2.41 acres from R-1-8D to SC-1. The motion was seconded by Lesa Bridge and passed 6-0 in favor. Bill Heiner was absent.

Dan Lawes reminded the commissioners of the joint workshop with the city council on April 30th at 6:00 p.m.

David Pack said he spoke to Chad Nichols recently and asked what the planning commission could do to make the city council's job easier. His answer was to make sure they are thorough in their work. Commissioner Pack reported that the CDBG/Home Committee had completed their meetings and recommendations. The committee members were amicable in their decisions and the program will be able to help a lot of West Jordan residents.

MOTION: Lesa Bridge moved to adjourn.

The meeting adjourned at 6:19 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014