

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 3, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

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

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

OTHERS: Mark Garza, Matthew Smith, Michael Roderick, Michael Roach, David Rohovit.

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed and clarifying questions were answered. There was a discussion regarding pros and cons with certain subdivision wall materials. [Corrections to the minutes were noted, but after review the statements were determined to be correct.]

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

1. Consent Calendar
Approve Minutes from May 20, 2014

MOTION: Zach Jacob moved to approve the Consent Calendar with the corrections to the minutes as discussed in the pre-meeting. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

2. Prosperity Subdivision; 9101 Prosperity Road; Preliminary Subdivision Plat (1 lot on 5.86 acres); M-1 Zone; Roderick Enterprises/Michael Roderick (applicant) [#SDMA20140012; parcel 26-02-300-019]

Michael Roderick, applicant, Roderick Enterprises, 1214 East Vine Street, said they are under contract to purchase the property. The purpose of the application is to create a lot in a platted subdivision. Staff is also requiring the dedication of property to widen Prosperity Way and Dannon Way, and they have met all requirements.

Nannette Larsen said the application was required to come to Planning Commission because of the 5-foot public right-of-way dedication on the south and west sides of the property.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Major Subdivision approval of Prosperity Subdivision located at 9101 South Prosperity Road in an M-1 zoning district, with the conditions of approval as listed below:

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
2. The final subdivision plat must meet all requirements of the Engineering and Fire Departments.
3. Approval of a Final Subdivision Plat shall remain valid for two (2) years. One 6-month

extension may be granted by the zoning administrator. (14.3.8.B)

Dan Lawes opened the public hearing.

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

MOTION: Zach Jacob moved to approve the Preliminary Subdivision Plat for Prosperity Subdivision; 9101 South Prosperity Road; Roderick Enterprises (applicant) with conditions 1 through 3 as outlined in the staff report. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

3. Terrace Hill; 7725 South 6700 West; Preliminary Site Plan, Preliminary Development Plan, and Preliminary Subdivision Plat (157 lots on 19.67 acres); P-C Zone; Urban Chase Property Management (applicant) [#SDMA20140009, SPCO20140005, DP20140005; parcel 20-27-400-012]

Mark Garza, PO Box 711879, Salt Lake City, UT, thanked staff for their help in getting to this point. This property falls within the overall Jordan Hills Villages project. The original layout for Jordan Hills Villages showed 300 apartments in this area and was approved with the Maples subdivision. The proposed plan shows a layout of 80 single-family lots and 77 townhomes. He described the three product types: single-family, front-loaded townhomes, and alley/rear loaded townhomes that will be accessed through a private alleyway maintained by the HOA. The HOA will also maintain the green area in the alley loaded townhomes as well as the entry monument. The internal road will be public right-of-way and dedicated to West Jordan. He said the Design Review Committee had questions about the fencing, which he reviewed. The fencing to the north is existing, the fence to the east was approved with Maple Hills to be 6-foot vinyl, and they are proposing a vinyl fence with precast concrete pillars on 6700 West to match what exists on 6700 West and throughout the Maples development. He spoke about Holmes Homes who will be building all three product types. The elevations were shown and explained. The DRC wanted them to address blank spaces on some of the elevations including the corner lot units. They agree that special emphasis needs to be taken to make all frontages attractive. There are four elevations, each having variations available.

Zach Jacob asked if the townhome and single-family residents would be members of the HOA.

Mark Garza said Holmes Homes will set that up, and it has not yet been determined.

David Pack asked if there are shrubs or fescue against the vinyl fence on the west property line that would help to mitigate potential damage from rocks, etc.

Mark Garza said the right-of-way along 6700 West will have a five-foot parkstrip, a five-foot sidewalk, and then five feet of landscaping. They have been encouraged to add more landscaping in the buffer in front of the fence, and that is their intention.

Larry Gardner stated that all products in the development are for-sale. Garbage collection for the townhomes will be administered by the HOA and the single-family homes will have city garbage pick-up. The proposed density is 7.9 units per acre, which is down from 15 units per acre that was

originally approved in the Jordan Hills Villages master plan. The single-family lot sizes are exactly the same as those to the north and the townhomes are similar to the homes to the west. The development fits in with the area. The preliminary development plan is a good plan that guides the development for the P-C Zone, establishes density, and established some of the amenities.

Terrace Hill Preliminary Development Plan

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Terrace Hill Preliminary Development Plan located at approximately 7725 South 6700 West with a residential density of 7.58 units per acre with 80 single family detached lots and 77 attached single family lots for a total of 157 attached and detached single-family residential lots, subject to the following conditions:

1. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to the Terrace Hill Development Plan.
2. Incorporate all requirements from the Development Review Committee and Planning Commission into the Final Development Plan.
3. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Terrace Hill subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
5. All street lights installed shall be the LED variety. Currently the City does not have a standard engineering detail for LED street lights but anticipate having an approved standard within the next few months. The Terrace Hill development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.

Terrace Hill Preliminary Subdivision Plat

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Terrace Hill Preliminary Subdivision Plat located at 7725 South 6700 West, subject to the following conditions:

1. Update the Final Terrace Hill Subdivision Plat to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Terrace Hill Subdivision Plat.
2. Incorporate all requirements from the Development Review Committee and Planning Commission into the Final Terrace Hill Subdivision Plat.
3. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Terrace Hill subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
5. 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.

6. All street lights installed shall be the LED variety. Currently the City does not have a standard engineering detail for LED street lights but anticipate having an approved standard within the next few months. The Terrace Hill development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.

Terrace Hill Preliminary Site Plan

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Terrace Hill Preliminary Site Plan located at 7725 South 6700 West, subject to the following conditions:

1. Update the Final Terrace Hill Site Plan to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Terrace Hill Site Plan.
2. Incorporate all requirements from the Development Review Committee and Planning Commission into the Final Terrace Hill Site Plan.
3. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Terrace Hill subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
5. An approved final site plan 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.
6. All street lights installed shall be the LED variety. Currently the City does not have a standard engineering detail for LED street lights but anticipate having an approved standard within the next few months. The Terrace Hill development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.

Zach Jacob pointed out that the road going north out of the subdivision is offset with Grevillea Lane, and he asked if that posed any issues.

Nathan Nelson said they are close, but the traffic engineer reviewed it and it meets the separation requirement.

Dan Lawes opened the public hearing.

Matthew Smith, West Jordan resident, was excited and happy with the development. He asked for clarification on how the elevations will work with the slope of the property.

Michael Roach, West Jordan resident, asked about the timeframe for the park to the north of the Jordan Hills Villages area.

David Rohovit, Holmes Homes architect, 126 West Seego Lily Drive, stated that the elevations work with the grade of the property. He explained that the third-story level seen from the back is a walkout basement situation where the garage is located, and there are two stories on the front side. It will work in reverse for the homes that face south.

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

Tom Burdett addressed the question regarding the park timeline, which isn't specifically programmed in the immediate CIP list, but they are collecting impact fees for it in the 6-year plan.

There was a discussion regarding the types of materials that will be used and if there are any code restrictions. Mr. Rohovit stated they will be predominately masonry on the lower levels and a combination of stucco and composition siding on the levels above that.

Zach Jacob said he lives in the neighborhood, and townhomes don't really match with what is to the west. He wasn't sure that he liked townhomes there, but it is better than apartments, and he was inclined to approve all three applications.

Lesa Bridge felt that the townhomes will create a good break going from the major intersection to the single-family homes, and she was in favor of the project.

MOTION: Sophie Rice moved based on the findings set forth in the staff report and the design shown in the development plan and upon the evidence and explanations received today to approve the Preliminary Development Plan for Terrace Hill; 7725 South 6700 West; Urban Chase Property Management (applicant) with a residential density of 7.9 units per acre for a total of 80 detached single-family residential lots and 77 attached single-family lots for a total of 157 dwelling units on 19.67 acres with conditions 1 through 5 as outlined in the staff report. The motion was seconded by Zach Jacob and passed 7-0 in favor.

MOTION: Sophie Rice moved based on the findings set forth in the staff report and upon the evidence and explanations received today to approve the Preliminary Subdivision Plat for Terrace Hill; 7725 South 6700 West; Urban Chase Property Management (applicant) with conditions 1 through 6 as outlined in the staff report. The motion was seconded by Zach Jacob and passed 7-0 in favor.

MOTION: Sophie Rice moved based on the findings set forth in the staff report and upon the evidence and explanations received today to approve the Preliminary Site Plan for Terrace Hill; 7725 South 6700 West; Urban Chase Property Management (applicant) with conditions 1 through 6 as outlined in the staff report. The motion was seconded by Zach Jacob and passed 7-0 in favor.

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

MOTION: Zach Jacob moved to adjourn.

The meeting adjourned at 6:38 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014