

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 17, 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, Ray McCandless, Larry Gardner, Todd Johnson, Robert Thorup, Julie Davis

OTHERS: Betty Naylor, Darlene Fish, Glen Fish, Kevin Hood, Kelle Cetraro, Spencer Moffat

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed. An email from Mark Atencio in favor of the rezoning on Item #2 was distributed to the commission.

The possibility of a field trip with the Planning Commission and City Council regarding development standards was discussed.

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

**1. Consent Calendar
Approve Minutes from June 3, 2014**

MOTION: Sophie Rice moved to approve the Consent Calendar. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

2. Preston Park Subdivision Rezone; approximately 8528 South 1300 West; Rezone approximately 9.75 acres from A-5 (Agricultural 5-acre lots) to R-1-10E (Single-family Residential 10,000 square foot minimum lots) Zone; The Boyer Company LC/Spencer Moffat (applicant) [#ZC20140004; parcel 21-34-476-002]

Larry Gardner gave an overview of the application to rezone the property from A-5 to R-1-10E, which is surrounded by single-family residential uses. The proposal fits well within the medium density land use designation and the R-1-10 zone. He showed a conceptual subdivision layout for 3.3 units per acre with 27 proposed lots. The average lot size in the concept plan is just more than 13,000 square feet with the smallest lot being 12,000 square feet and the largest being 17,600 square feet. The concept plat shows connections to the subdivisions to the north and south and to 1300 West. The parcel to the west is a residential lot, so there will be no connection at that point.

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 from A-5 (Agricultural 5-acre lots) to a R-1-10E (Single-family Residential, 10,000 square foot minimum lots) for the property generally located at 8528 South 1300 West.

Spencer Moffat, applicant, Boyer Company, said they look forward to continuing to work with staff as they have been doing with Loneview Subdivision. They now own the property and are hopeful to get this development going to finish the area between two existing subdivisions. He was available to answer questions.

Dan Lawes opened the public hearing.

Kevin Hood, West Jordan resident, said there is a manhole in his back yard, which is adjacent to the subject property, and he wondered if they would be accessing that with this development. If so, he asked what type of remediation would take place.

Glen Fish, West Jordan resident, asked what the home square footage would be.

Dan Lawes said it would be 3,000 square feet.

Kelle Cetraro, West Jordan resident, said he had been a neighbor to this property for 17 years in Oxford Estates. He understood that the minimum house size is 3,000 square feet, but it can be larger. He would like the development to move forward as quickly as possible because the vacant lot next to his has been used as a turnaround all these years and it has caused him to make many repairs to his sprinkler system. He has no disagreements with the information in the packet. He felt that the development would be positive, especially in making the property along 1300 West more consistent with residential development.

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

Spencer Moffat said he didn't think they would be accessing the manhole that was spoken of by Mr. Hood, but he would check into it. He thought that the homes would probably be between 3,000 and 4,000 square feet.

Larry Gardner reminded those in attendance that this application is to change the zoning; the subdivision would come to them later in the process.

MOTION: Zach Jacob moved to forward a positive recommendation to the City Council for the Preston Park Subdivision Rezone; 8528 South 1300 West; The Boyer Company LC/Spencer Moffat (applicant) to rezone 9.75 acres from A-5 to R-1-10E. The motion was seconded by Lesa Bridge and passed 7-0 in favor.

Tom Burdett gave an update on recent city council actions.

MOTION: Bill Heiner moved to adjourn.

The meeting adjourned at 6:17 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2014