

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JULY 1, 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, Larry Gardner, Julie Davis, Robert Thorup, Nathan Nelson

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The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed and clarifying questions answered. There was a discussion about whether or not information on school capacity and enrollment should be included within the criteria, because the commission can't base their decisions on availability of schools. It could provide information to others reading the report. Information regarding safe walking routes and the like can be reviewed, but that information could be included within other criteria. Communication between the city and the school district takes place behind the scenes, so maybe that is where it should stay and not be included in the report criteria.

There was a discussion regarding an article on school planning in the last issue of *Planning* magazine. Questions were also asked in reference to an article on the pros and cons of site visits by the commission. Robert Thorup said as long as any information that is gained from the site visit is disclosed in the meeting to the rest of the commission then it can be a part of the record.

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The regular meeting was called to order at 6:04 p.m.

**1. Consent Calendar  
Approve Minutes from June 17, 2014**

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

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**2. Copper Valley Estates Subdivision; approximately 8600 South 5600 West; Preliminary Subdivision Plat (76 lots residential lots and 1 commercial lot on approximately 23.89 acres); R-1-8D and SC-1 Zones; Perry Homes Utah, Inc./Jeffery Taylor (applicant) [#SDMA20130017; parcel 20-35-400-025]**

Jeff Taylor, applicant, Perry Homes, stated that they are asking for preliminary subdivision approval for 76 lots residential lots that will be in three phases. They want to move forward as soon as possible. Some of the home elevations were shown and he stated that there are three additional plans under design. Total square footage will range from 2,800 to over 4,000 square feet. They have a mix of traditional floor plans and craftsman style. They want to sell as many 3-car garages as possible, and there are some plans that will accommodate a three-car garage on a narrow lot. It has been 16 years since they built in West Jordan and they are looking forward to moving ahead.

Larry Gardner showed the project location and surrounding properties and reviewed the land use and zoning maps. There are 76 single-family homes and one 2.41-acre commercial lot proposed. The 14 home models available will provide a good mix. The commercial use hasn't been decided yet, but the site plan will come to the planning commission when development occurs. The transportation engineer is requiring a pedestrian access to the future 8600 South. There will be a wall installed along 5600 West and around the commercial property. It will then go along the southern boundary, which will be deferred until 8600 South is constructed. He pointed out the location of the UDOT sound wall along Mountain View Corridor, and the applicant will have to coordinate with UDOT to see when the sound wall will be completed. A wall of some type will have to be installed at the final approval.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Plat for Copper Valley Estates located at approximately 8600 South 5600 West subject to the following conditions:

1. All lots must comply with the applicable requirements of Title 13, Zoning Regulations and Title 12, Subdivision Regulations including, but not limited to lot area, width and frontage requirements.
2. All applicable city departmental requirements must be met prior to recordation of the final plat.
3. Update the Final Copper Valley Estates Subdivision Plat to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Copper Valley Estates Subdivision Plat. Before the final plat are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the Copper Valley Estates subdivision shall comply with the requirements of the zoning ordinance.
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 Copper Valley Estates development shall provide LED lights in compliance with the new standard for LED lights, when it is adopted.
7. The applicant will work with UDOT and City Staff to determine when the remaining sound wall along the Mountain View Corridor will be installed, as part of final approval.

There is a remaining piece of property that was pointed out. It will be used as part of the future road, which will be elevated over Mountain View Corridor.

Zach Jacob asked about a future trail indicated on the property to the south and if it will traverse Mountain View Corridor to provide trail access to the Ron Wood Park.

Greg Mikolash said the trail won't go over or under in that area, but it will end and a pedestrian pattern will continue over Mountain View Corridor at 8600 South, then the trail will pick up again at the park at some point.

Dan Lawes opened the public hearing.

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

**MOTION: Bill Heiner 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 Copper Valley Estates; approximately 8600 South 5600 West; Perry Homes Utah, Inc./Jeffery Taylor (applicant) with the conditions set forth in the staff report. The motion was seconded by Zach Jacob and passed 7-0 in favor.**

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Tom Burdett gave an update on recent city council actions.

**MOTION: Bill Heiner 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