

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JANUARY 20, 2015 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Matt Quinney, Sophie Rice, David Pack, Zach Jacob, Bill Heiner, and Joshua Suchoski.

STAFF: Tom Burdett, Greg Mikolash, Larry Gardner, Todd Johnson, Julie Davis, Robert Thorup, David Cottle, and Paul Brockbank

OTHERS: Jacob Satterfield

The briefing meeting was called to order by Dan Lawes. The agenda was reviewed. Tom Burdett gave an update on recent and future items on the City Council agenda.

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

**1. Consent Calendar
Approve Minutes from January 6, 2015**

MOTION: Bill Heiner moved to approve the minutes from January 6, 2015. The motion was seconded by Zach Jacob and passed 7-0 in favor.

2. Satterfield Rezone; 7101 West 8200 South; Rezone approximately 55 acres from A-20 (Agricultural 20-acre minimum lots) to R-1-8C (Single-family residential 8,000 square foot minimum lots) Zone; A-20 Zone; Jacob Satterfield (applicant) [#ZC20140009; parcel 20-34-300-008]

The applicant was not in attendance. The Commission considered their option to continue the hearing until the applicant arrived. They asked staff to make their presentation first to give the applicant additional time.

Larry Gardner gave an overview of the request to rezone 55 acres to the R-1-8C Zone. The same applicant came to the planning commission in December 2014 with a proposal to change the future land use map from low density to medium density residential. The planning commission forwarded a positive recommendation to the city council for medium density. The city council is scheduled to hear the land use map and zoning map amendments on January 28th. Current zoning of the property is agricultural. He showed a conceptual layout and stated that the number of lots will range from the high 170's to the low 180's. That will be addressed if the subdivision goes forward. The wash to the north will be preserved as part of the city's trails master plan that will ultimately link to the Bonneville Shoreline trail.

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 54.98 acres of property from A-20 (Agricultural 20-acre lots) to a R-1-8C (Single-family Residential, 8,000 square foot minimum lots) for the property generally located at 7101 West 8200 South.

Location of the pedestrian sky bridge was pointed out.

Jacob Satterfield, applicant, said they are requesting the R-1-8 zoning. They previously had a conversation with Mayor Rolfe and Jeff Haaga who had preferred 10,000 square foot lots, but their main concerns were that the lots have proper widths to allow for RV pads, carports, or 3-car garages so much of the vehicle storage and clutter doesn't end up on the street. After discussing layouts they can still accommodate proper width with a decent sized home so that is the direction they are moving toward. He said he had brought some samplings of home placement on the lots, but it was pointed out that those will be addressed during the subdivision review.

Dan Lawes opened the public hearing.

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

Sophie Rice asked if they should consider the current land use as low density since the city council hadn't heard the land use amendment request yet.

Larry Gardner said the zone change is based upon the request for a land use map amendment to medium density. If the city council doesn't approve that, then R-1-8 wouldn't fit. Generally the city council will hear both the land use map and zoning map amendments at the same time.

MOTION: Zach Jacob moved based on the findings set forth in the staff report and upon the discussion this evening to forward a positive recommendation to the City Council for the Satterfield Rezone; 7101 West 8200 South; Jacob Satterfield (applicant) to rezone 54.98 acres from A-20 to R-1-8C zone. The motion was seconded by David Pack and approved 7-0 in favor.

MOTION: Zach Jacob moved to adjourn.

The meeting adjourned at 6:15 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2015