

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 21, 2016 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Kelvin Green, David Pack, Bill Heiner, and Judy Hansen. Matt Quinney and Josh Suchoski were excused.

STAFF: Scott Langford, Nannette Larsen, David Cottle, Paul Brockbank, Paul Dodd, and Julie Davis

OTHERS: Charlene Arko, Allen Arko, Craig Whiting, Leilani Mortensen and scout troop, Bill Freston, Greg Beecher, Ty Vranes

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed and clarifying questions were answered. Updates were given regarding potential applications in the City.

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

1. Consent Calendar
Approve Minutes from June 7, 2016

MOTION: David Pack moved to approve the minutes from June 7, 2016, as listed in the staff packet. The motion was seconded by Kelvin Green and passed 4-0 with Judy Hansen abstaining because she was absent from the meeting. Matt Quinney and Josh Suchoski were absent.

2. Larsen Meadows Subdivision; 7953 South 2700 West; Preliminary Subdivision Plat (13 lots 4.32 acres); R-1-10E Zone; VP Homes/Ty Vranes (applicant) [#SDMA20160008; parcels 21-33-251-001; 21-33-201-014, 019]

Ty Vranes, VP Homes, applicant, gave a presentation for a 13-lot subdivision on 4.32 acres with lots that are greater than 11,000 square feet. The temporary turnaround to the south has a deferral agreement attached to it that will allow it to be eliminated and a typical 50-foot right-of-way installed when the southern property is developed. He reviewed the criteria for approval. The subdivision is consistent with medium density residential, it has adequate access to streets with 50-foot rights-of-way, sidewalks and parkstrips that meet the code, traffic won't be significantly impacted, public facilities are adequate, and it complies with all applicable provisions of the subdivision and zoning ordinance.

Bill Heiner asked for more explanation regarding the temporary turnaround materials and setbacks.

Ty Vranes explained that the lot line is consistent with a 50-foot right-of-way and could be set back from that line, or they could choose to put it further back. The turnaround has to be a hard surface on

the entire radius. They will pay the City now for the improvement costs to demolish the temporary turnaround and replace the curb gutter and sidewalk when the property to the south develops.

David Cottle explained that there will be parking restrictions on the turnaround to ensure the radius is free for emergency vehicle access.

Ty Vranes said they will disclose that to the buyers, and signs can also be placed, if needed. Each home will have a three-car garage and a lot of driveway parking.

Nannette Larsen explained that the deferral agreement will come to the Planning Commission for a recommendation prior to approved by City Council before the plat is recorded. She noted that the preliminary subdivision plat meets all criteria including the city standard for creating new stub streets for future developments as well as connecting to an existing stub street.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Major Subdivision approval of Larsen Meadows Subdivision located at 7953 South 2700 West within the R-1-10E 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. The temporary turnaround easement shall be vacated when a street connection is completed on the property to the south.
4. Prior to Subdivision recordation with Salt Lake County a Deferral Agreement allowing a deferral of the timing of construction shall be approved by City Council.
5. An approved Preliminary Subdivision plat shall remain valid for one (1) year following the date of approval.

Kelvin Green asked if the land use map needs to be amended since the properties will be larger than the medium density designation.

Scott Langford said the general plan is a guide. Zoning was established and is now the most restrictive regulation, and this proposal meets that code.

Dan Lawes opened the public hearing.

Bill Freston, West Jordan resident, said he lives at the end of Lusterpointe Lane. They are concerned because of the number of children in the neighborhood and asked if speed bumps would be installed to calm the traffic. He was told that the heavy equipment will be parked on the empty lots once construction begins, but he wondered if it will be parked on the street prior to that. His neighbors, the Neilsons, have the same concern. There is a chain link fence on both sides that separate the fields and the property is built up. He asked if the ground will be brought to ground level, because the fields get flooded now and there is a bank. He also wondered if they know when construction will begin. He

noted that the previous layout showed only 12 lots and asked if the lot sizes have changed. He also asked about future road layouts.

Nannette Larsen explained that a concept plan was shown at the time of the rezone that included a lot of corner lots, which are required to have more square footage. This layout still meets the minimum zoning requirement for 10,000 square foot lots, but because the overall street layout removed some of the corner lots, they were able to utilize that square footage for an additional lot. How the stub roads connect to 2700 West in the future will be reviewed at a later time.

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

Ty Vranes said as soon as they have a signed Mylar plat they would like to begin construction, which could be the second week of August and they hope to be completed before winter. There is a possibility to come in through Mark Larsen's side of the property with construction equipment, but he hadn't spoken to him yet. However, if there is any street parking it would be extremely short-lived because the excavators don't like to leave their equipment on public roadways. The property will be graded to match the existing subdivision, and legally they cannot allow drainage onto neighboring property.

Judy Hansen said it had been her experience that when someone builds near a stub road there is a feeling that it is a dead-end road and the residents are upset when the property develops. She recommended that some kind of sign be posted that indicates it is planned to connect to development in the future.

Kelvin Green welcomed the Cub Scout group in attendance. He was glad to see the property title had been worked out since the rezoning. He was slightly concerned about the location of the stub street extending from Lusterpointe that would logically go straight to 2700 West, because he didn't know if it would be better to add the convenience to the neighborhood or be worse to have the added traffic.

David Cottle said it would certainly increase traffic on the street, but they aren't certain it will go straight through. However, they are required to stub to the west and that is what they are doing with the plat.

Kelvin Green said it is a common sense stub and connector, but it adds another issue for a stop sign on 2700 West near the high school. He wasn't sure what else they can do since it meets code. He advised the applicant try to be as good a neighbor as possible to mitigate the construction traffic and dirt on the streets. He felt that having 12 or 13 homes on quarter-acre lots in that area would be a benefit and it looked like a good project.

MOTION: Dan Lawes moved to approve the Preliminary Subdivision Plat for Larsen Meadows; 7953 South 2700 West; VP Homes/Ty Vranes (applicant) with the conditions 1 through 5 as listed in the staff report. The motion was seconded David Pack and passed 5-0 in favor. Matt Quinney and Josh Suchoski were absent.

3. Salt Lake County District Attorney Office; 8090 South 1825 West; Preliminary Site Plan and Conditional Use Permit for building height; P-F Zone; MHTN Architects, Inc./Greg Beecher (applicant) [#CUP20160003, SPCO20160005; parcel 21-34-178-004]

Greg Beecher, applicant, said the proposal is for a 28,000 square foot office building. It will be pushed up to the front for easy access to the court building and they are also tying in with the library by continuing some of the landscape features. Parking numbers and emergency access meet code. Materials include brick, stone, and some aluminum panels. They are also asking for a conditional use permit to allow for 47 feet in height, which is consistent with the other buildings on the campus, and they feel it is a good addition to the existing civic center.

Nannette Larsen explained that there are two applications and motions for this item.

Conditional Use:

Based on the positive findings set forth in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permit to allow a building with a height of 47' located at 8090 South 1825 West in an P-F, with the conditions of approval as listed below.

1. All changes to the site shall be consistent with the submitted Conditional Use application, letter of intent, elevations, and Preliminary/Final Site Plan.
2. The proposed development shall meet all applicable Zoning, Building, Engineering, and Fire Department's requirements.
3. Approval of a Conditional Use shall become null and void upon twelve (12) months, unless a building permit is issued and construction is actually begun within that period.
4. The decision of the planning commission or zoning administrator shall be final and effective fifteen (15) days from the date of the decision, unless an appeal is filed.

Preliminary Site Plan:

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission approve the Preliminary Site Plan for Salt Lake County District Attorney Office located at 8090 South 1825 West in a P-F zoning district, with the conditions of approval as listed below.

1. The proposed development shall meet all applicable Subdivision and Zoning Ordinance requirements.
2. All changes to the site shall be consistent with the Preliminary/Final Site Plan application and site plan.
3. All redline corrections need to be addressed prior to Final Site Plan approval.
4. The final site plan must meet all requirements of the Engineering and Fire Departments.
5. Approval of a Final Site Plan shall become null and void if development does not commence within two (2) years of final site plan approval.

Dan Lawes opened the public hearing.

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

Judy Hansen commended the applicant on the landscaping plan that includes shaded parking.

MOTION: David Pack moved based on the positive findings set forth in the staff report and information received during this meeting to approve the Conditional Use Permit to allow a height of 47 feet for Salt Lake County District Attorney's Office; 8090 South 1825 West; MHTN Architects, Inc./Greg Beecher (applicant) with the conditions 1 through 4 as listed in the staff packet. The motion was seconded by Dan Lawes and passed 5-0 in favor. Matt Quinney and Josh Suchoski were absent.

MOTION: Kelvin Green moved based on the positive findings set forth in the staff report and information received during this meeting to approve the Preliminary Site Plan for Salt Lake County District Attorney's Office; 8090 South 1825 West; MHTN Architects, Inc./Greg Beecher (applicant) with the conditions 1 through 5 as listed in the staff report. The motion was seconded by Bill Heiner and passed 5-0 in favor. Matt Quinney and Josh Suchoski were absent.

MOTION: Judy Hansen moved to adjourn.

The meeting Adjourned at 6:20 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2016