

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JULY 19, 2016 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Nannette Larsen, Larry Gardner, Nathan Nelson, Reed Scharman, Julie Davis, and Duncan Murray.

OTHERS: Skylar Tolbert, Brad Watson

The briefing meeting was called to order by Dan Lawes.

The agenda was reviewed. There was a discussion on Item #2 about providing notice to the future property owners that the street is intended to connect at some point in the future and will not remain a dead end. Explanation was also given regarding pavement location on the cul-de-sac. Item #2 was recommended for the Consent Calendar.

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

1. **Consent Calendar**
Approve Minutes from July 5, 2016
2. **Larsen Meadows; 7953 South 2700 West; Deferral of Public Improvements for 2620 West (Lusterpointe Lane) on the southern portion of 2620 West; R-1-10E Zone; Ty Vranes, VP Homes (applicant) [#10043]**

Based on the positive findings in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to approve a Timing of Construction Deferral on 2620 West (Luster Point Lane) in Larsen Meadows Subdivision.

MOTION: David Pack moved to approve the minutes from July 5, 2016, as contained in the staff packet and also move Item #2 Larsen Meadows Deferral of Public Improvements to the Consent Calendar and approve the Consent Calendar. The motion was seconded by Bill Heiner and passed 6-0 in favor. Kelvin Green was absent.

2. **Business Item - Larsen Meadows; 7953 South 2700 West; Deferral of Public Improvements for 2620 West (Lusterpointe Lane) on the southern portion of 2620 West; R-1-10E Zone; Ty Vranes, VP Homes (applicant) [#10043]**

[This item was moved to the Consent Calendar and given a positive recommendation.]

3. Echo Ridge Phase 6; 6547 West New Bingham Highway; Preliminary Subdivision Plat (32 lots on 10.32 acres); R-1-10E Zone; Ivory Development/Skylar Tolbert (applicant) [#SDMA20160007; parcel 26-03-476-001]

Skylar Tolbert, Ivory Development, thanked staff for their assistance on the project. Echo Ridge Phase 5 was just recorded and Phases 1 through 4 are built out. Phase 6 continues the subdivision and follows current zoning. He agreed with the findings and conditions in the staff report.

Nannette Larsen gave an overview of the request for a 32-lot subdivision. All lots meet the minimum size requirements and all other findings of fact.

Based on the positive findings of fact in the staff report, staff recommended that the Planning Commission grant Preliminary Major Subdivision approval of Echo Ridge Phase 6 Subdivision located at 6547 West New Bingham Highway 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. An approved Preliminary Subdivision plat shall remain valid for one (1) year following the date of approval.

Dan Lawes opened the public hearing.

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

MOTION: Bill Heiner moved based on the positive findings set forth in the staff report and information received during the meeting to approve the Preliminary Subdivision Plat for Echo Ridge Phase 6; 6547 West New Bingham Highway; Ivory Development/Skylar Tolbert (applicant) with the conditions 1 through 3 as listed in the staff report. The motion was seconded by Judy Hansen and passed 6-0 in favor. Kelvin Green was absent.

4. Dixie Drive Coffee Shop; 6271 South Dixie Drive; Preliminary Site Plan; C-G Zone; Wadsworth Development Group/Brad Watson (applicant) [#SPCO20160014 (10276); parcel 21-20-129-003]

Brad Watson, applicant, thanked staff for their help with the project. He reviewed the application for a future Starbucks Coffee Shop with drive thru and patio. He explained the parking and drive thru pattern.

Larry Gardner said the building is 1900 square feet and located west of 7-Eleven. This development will complete the corner, which will finish the curb, gutter, and sidewalk on Dixie Drive and makes it much safer. It is a good addition to the City and meets all of the site plan criteria.

Based on the findings of the staff report, staff recommended that the Planning Commission approve the Preliminary Site Plan for Dixie Drive Coffee Shop located at 6271 South Dixie Drive in the C-G (Commercial General) zoning district, with the following conditions:

1. The proposed development shall meet all applicable Zoning Ordinance requirements.
2. All changes to the site shall be consistent with the Preliminary Site Plan application and site plan.
3. Present site plan to UDOT Bangerter Highway project team for review and provide City with acknowledgment that UDOT is aware of the project.
4. An approved preliminary site plan shall remain valid for one year following the date of the approval.
5. The preliminary and final site plan must meet all requirements of the Engineering and Fire Departments.
6. 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 (13.7B.5).

Dan Lawes opened the public hearing.

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

MOTION: Josh Suchoski moved based on the findings set forth in the staff report to approve the Preliminary Site Plan for Dixie Drive Coffee Shop; 6271 South Dixie Drive; Wadsworth Development Group/Brad Watson (applicant) with the conditions 1 through 6 as set forth in the staff report. The motion was seconded by Judy Hansen and passed 6-0 in favor. Kelvin Green was absent.

MOTION: Matt Quinney moved to adjourn.

The meeting adjourned at 6:08 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2016