

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD NOVEMBER 1, 2016 IN THE WEST JORDAN COUNCIL CHAMBERS

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

STAFF: Scott Langford, Ray McCandless, Larry Gardner, Nathan Nelson, Julie Davis, Duncan Murray, and Paul Brockbank

OTHERS: Jim Riding, Justin Peterson, Lyle Summers, Wendy Cavin, Bruce Robinson, Gordon Clark

The briefing meeting was called to order by Dan Lawes.

Items #2 and #4 will be continued to a future date. The agenda was reviewed and clarifying questions were answered.

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

**1. Consent Calendar
Approve Minutes from October 18, 2016**

MOTION: David Pack moved to approve the minutes from October 18, 2016, as listed in the staff packet. The motion was seconded by Josh Suchoski and passed 7-0 in favor.

2. Jordan Landing Dental; continued from 10-4-16; 7504 Center View Court; Preliminary Site Plan; P-O Zone; Jordan Landing Dental Care/Andrew Erickson (applicant) [#10580; parcel 21-29-301-008]

Dan Lawes stated the applicant requested that the item be continued to the January 3, 2017 meeting.

MOTION: Josh Suchoski moved to continue Jordan Landing Dental; 7504 Center View Court; Jordan Landing Dental Care/Andrew Erickson (applicant) to the January 3, 2017, Planning Commission meeting. The motion was seconded by Judy Hansen and passed 7-0 in favor.

3. Orchard Heights; 6553 West 7800 South; Preliminary Subdivision Plat (119 lots on 41.37 acres) and Preliminary Development Plan; LSFR (WSPA) Zone; Peterson Development/Justin Peterson (applicant) [#10067, 10072; parcel 20-34-200-021]

Justin Peterson, applicant, Peterson Development, 225 South 200 East, explained that this property is part of the Highlands Master Plan area. The proposed product is something that the Commission and

Council have been asking for and is the nicest product they have seen of the thousands of lots they've developed in West Jordan.

Bruce Robinson, Symphony Homes, said they have built thousands of homes but never in West Jordan. They focus on move-up housing, which sells from \$400,000 to \$800,000 with their average price of \$625,000. However, it has been difficult finding projects on the west side that will support their price range. So in order for the projects to turn out properly they need to have homes that are built vertically and wide with deep lots, covered patios, community amenities that add to the value of the homes, and beautiful and superior architecture. The Petersons have convinced them to come to West Jordan and they need the help of the city to make this superior community happen here. He showed pictures that were previously presented to the Design Review Committee.

Judy Hansen asked if they would be building on the smaller lots as well.

Justin Peterson said they don't know what the product is for the smaller lots to the north. Symphony does build that product as well, but whatever it is needs to be nice.

Bruce Robinson said they have done a product with smaller homes aimed at a more mature market, which can be done beautifully.

Josh Suchoski thanked Mr. Robinson for coming to West Jordan, and he thought it would be a beautiful community.

Larry Gardner said this 40-acre piece has a natural continuation from the Loneview community. The plan includes two cul-de-sacs, which is important for the builder. Although the city tries to limit cul-de-sacs, the WSPA allows up to 15% of the lots and only 8% of the lots in this development are on cul-de-sacs. The density without buy-ups in the WSPA is 2.01 lots per acre for 79 homes. The applicant is providing buy-ups at a 61% increase in density as allowed by the ordinance. The overall density for the entire 40 acres is 3.03 units per acre for 119 lots. The smaller lots are marketed for empty nesters and those who don't want yard upkeep. The plan provides more than five acres of open space and amenities that account for the majority of buy-ups. A 3/4-acre green space to the north is also a detention pond, but will be graded in a way to function as open space. An open space and recreation area to the south includes playing fields and the trail will be continued along the wash connecting to the Loneview development. All recreation areas will include playground equipment and pavilions, and the trail will have benches and waste receptacles. He briefly reviewed the landscaping, including a street buffer along 7800 South and 6700 West. A swimming pool is provided for the entire development with trail connection points. Entry monuments on 6700 West and 7800 South will follow the Highlands theme. Walls will be installed by the developer to match the Highlands theme. A split rail fence is provided along the wash. Street lighting has a common theme, is no taller than 12-feet, and is constructed with aluminum poles with closer spacing. The final buy-up to consider is the home treatment. The Design Review Committee heard the presentation from Symphony Homes and recommended approval of the project. The upgrades include enhanced windows and door treatments and high quality building materials. The housing types meet or exceed the WSPA ordinance for buy-ups.

Orchard Heights Sub-area Preliminary Development Plan

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission recommend approval of the Orchard Heights Sub-area Preliminary Development Plan to the City Council for property generally located at 6553 West 7800 South with a residential density of 3.03 units per acre for a total of 119 single-family residential lots, subject to the following conditions:

1. Update the Final Development Plan to address all city required corrections pertaining to the Orchard Heights Subdivision Plat.
2. All of the open space and common green, including the pavilion, benches, table, trash receptacles and all amenity buy-ups shall be installed as detailed in the Preliminary Development Plan.
3. The applicant shall provide a list of the specific design requirements and required architectural review procedures as contained in the Orchard Heights Development Plan, to all future home builders within this development to ensure compliance with these adopted architectural standards.
4. The applicant shall update the sub-area preliminary development plan to specifically show which lots must have a front covered porch greater than 50 square feet in size.

Orchard Heights Preliminary Subdivision Plat

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Orchard Heights Preliminary Subdivision Plat generally located at 6553 West 7800 South, subject to the following conditions:

1. The Orchard Heights Final Subdivision Plat shall integrate traffic calming design within the interior of the subdivision as directed by the city engineering staff.
2. The Orchard Heights Final Subdivision Plat shall address all engineering redline comments.
3. The Orchard Heights Preliminary Development Plan shall be approved by the City Council and the Preliminary Subdivision Plat shall conform to the Preliminary Development Plan.

Clarification was given on the trail in this development, which is more than 1000 feet long. The paved portion of the trail is included in the open space buy-up and is used for walking, biking, roller blades, etc.

Dan Lawes opened the public hearing.

Wendy Cavin, West Jordan resident, pointed out an area behind her home and asked if it were planned for a road.

Larry Gardner said backyards will abut backyards.

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

David Pack said it is nice to have this higher price point in West Jordan and he was excited at the prospect of an upper scale single-family development. He liked the buffering of the smaller lots.

Bill Heiner agreed. Being in the real estate business he had worked with Symphony Homes, and they build an excellent product with a lot of extra details. He felt that the entire project would be a homerun.

Kelvin Green liked the larger lots. He looked closely at the density buy-ups. It bothered him that the ordinance allows for a 1% buy-up for one bench and a 1% buy-up for one garbage can. But even with that, the applicant is not asking for the entire 61% or 127 units so he felt that the density was accurate.

Josh Suchoski agreed that buy-ups for benches and trashcans are questionable. However, the positives are walkability and connectivity, good flow even with the cul-de-sacs, and he liked the mix of building types in the area. He commended the builder for putting the amenities in Phase 1 instead of waiting until the end, which shows good faith that they will provide what is being presented.

Judy Hansen thanked them for offering larger lots and homes. They are popular in other areas of the city and sell quickly. She also hoped that Symphony would build on the smaller lots as well because they have an excellent product.

MOTION: Kelvin Green moved based on the findings and evidence in the staff report to forward a positive recommendation to the City Council for the Preliminary Development Plan for Orchard Heights; 6553 West 7800 South; Peterson Development/Justin Peterson (applicant) with the residential density of 3.03 per acre for a total of 119 single-family residential lots subject to the conditions 1 through 4 in the staff report. The motion was seconded by Matt Quinney and passed 7-0 in favor.

MOTION: Kelvin Green moved based on the findings and evidence in the staff report to approve the Preliminary Subdivision Plat for Orchard Heights; 6553 West 7800 South; Peterson Development/Justin Peterson (applicant) subject to the conditions 1 through 3 listed in the staff report. The motion was seconded by Josh Suchoski and passed 7-0 in favor.

4. Gansen Carriages; 8679 South Redwood Road; Future Land Use Map Amendment for 6.25 acres from Professional Office to High Density Residential and Rezone from RR-1A (Rural Residential 1-acre lots) Zone to PRD (H) (Planned Residential Development – High Density) Zone; Oakwood Homes/Jake Hone (applicant) [#GPA11283, ZC11284; parcels 27-03-201-004 thru 009, 039, 040]

Dan Lawes stated that the applicant requested that the item be continued to the November 15, 2016, meeting.

MOTION: Josh Suchoski moved to continue Gansen Carriages; 8679 South Redwood Road; Oakwood Homes/Jake Hone (applicant) to the November 15, 2016, Planning Commission meeting. The motion was seconded by Judy Hansen and passed 7-0 in favor.

5. West Jordan Public Works Building; 7960 South 4000 West; Preliminary Site Plan and Conditional Use Permit for Operations Center Use and Building Height of 38 feet; P-F Zone; City of West Jordan/Jim Riding (applicant) [#11291; CUP11298; parcels 21-31-200-012, 021, 025, 027]

Jim Riding, West Jordan Construction manager, introduced Gordon Clark from JRC Architects.

Gordon Clark said in order to make this project work they are utilizing park land to the north. He pointed out a smaller parcel to the south that will need to be rezoned before it can be utilized in this project. The new facility will be 120,000 square feet. He explained how the new facility will be built while the existing building is still in operation. He reviewed the uses within the building such as the public area, service and maintenance area for lighter vehicles, and a portion of the building for heavy vehicles. Overhead doors will allow for a pull through motion to avoid safety concerns associated with vehicle backing. He pointed out the designated parking areas, fueling area, and explained the circular flow pattern. The building elevations were shown. The main entrance has character and is obvious for visiting public. The landscape plan along the building front has mature trees that provide a good visual screen. In areas with a lot of vehicle traffic there will be an 8-foot high concrete panel fence. The perimeter will also be fenced. This facility provides enough service area to cover at least 50 years of growth and expansion. Colors and materials were reviewed and include CMU block, brick, and metal panel system. The request also includes a conditional use permit for a building height of 38 feet in order to service large vehicles and ladder trucks and a conditional use permit for an operations center use.

Josh Suchoski asked if the Phase 2 building will be built prior to demolition of the current building. If so, he asked if there will be enough room for turning and circulation of large vehicles.

Gordon Clark said the current building is outside the footprint of the new facility, so it will stay in operation until the new one is constructed. The site alignment allows for the proper circulation, and there may be a temporary construction outlet as well. After construction there is enough room to circulate around the whole building. They plan for 75-80 feet of space to allow for turning.

Matt Quinney pointed out a sidewalk on the south soccer field that will be removed. He asked if there will be another way to access the property to the north for restroom use, etc.

Jim Riding said it hadn't been discussed. The property on the west side of the facility is owned by Salt Lake City and West Jordan doesn't have a lease, and he didn't think they would because the fields will be gone in about ten years when the lease expires. They have talked about if the sidewalk should be taken out entirely so people don't access it. He noted that there is a restroom building to the south.

Judy Hansen pointed out the fueling station and asked if there was enough room.

Gordon Clark said there is enough room for passing since the refueling vehicles will be underneath the canopies. They are still working out some of the engineering requirements for that fueling station and can allow for some adjustments.

Josh Suchoski asked if there were any plans for future solar.

Gordon Clark said they have looked at that, for example the additional weight on the roof so there is that opportunity in the future.

Kelvin Green asked if there were any thoughts of relocating the soccer field sidewalk onto West Jordan property at the west or south ends.

Jim Riding said some of the City Council members would like to sell the northern property, so it might not make sense to obtain a lease with Salt Lake City. The new building will be right on the property line and even to move it in five feet to allow for a sidewalk presents an issue with building security. Break-ins at the public works building have occurred, so the police department has looked at which security measures should be incorporated, and a sidewalk would make people want to go there, which isn't what they want.

Ray McCandless briefly reviewed the three applications before them. The small portion to the south cannot be included with the request until it is rezoned.

Conditional Use

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Conditional Use Permit for the West Jordan City Operations Center and additional building height of 38', located at 8030 South 4000 West in the P-F zoning district with the following conditions:

1. The Conditional Use Permit is subject to review and/or revocation as per City Code Section 13-7E-10.
2. Approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.
3. Improvements on parcel 21-31-200-012 cannot be approved until the parcel is rezoned from R-1-10D to P-F and the future land use map is amended to allow the use as a parking area for the facility.
4. Four additional parking spaces will need to be provided on site.

Preliminary Site Plan

Based on the findings set forth in the staff report, staff recommended that the Planning Commission approve the Preliminary Site Plan for West Jordan City Operations Center, located at 8030 South 4000 West in the P-F zoning district with the following conditions:

1. The proposed development shall meet all applicable Zoning Ordinance requirements.
2. Any changes to the site shall be consistent with the Preliminary Site Plan application and site plan.
3. An approved preliminary site plan shall remain valid for one year following the date of the approval.
4. The preliminary and 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 (13.7B.5).
6. Improvements on parcel 21-31-200-012 cannot be approved until the parcel is rezoned from R-1-10D to P-F and the future land use map is amended to allow the use as a parking area for the facility.
7. Four additional parking spaces will need to be provided on the site.

Dan Lawes opened the public hearing.

Lyle Summers, West Jordan resident, said he and some of the neighbors are concerned with the traffic on 4000 West and the aesthetics of the building looking from the east. Parking during soccer games has become a neighborhood problem. He said the new parking stalls on 4000 West would help that problem. He asked how many stalls are provided. He also asked about the access points from 4000 West and if there would be an increase in traffic due to the new facility.

Ray McCandless pointed out the three accesses from 4000 West. Josh Suchoski said there are 88 parking stalls on the north lot and 138 spaces on the southeast lot, including 40 in the R-1-10 area.

Jim Riding said as the city grows they will hire more people. Long term they are looking for a satellite location on the west side and one on the east side. One reason this site is so large is to give them more space, but the number of people working there will only increase gradually as the city grows.

Lyle Summers asked if the new building will be built according to LEED criteria.

Gordon Clark said they aren't planning on that at this time.

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

Kelvin Green asked if there were any plans to replace the green space being taken for this project.

Jim Riding said there are 24 acres on the west side Ron Wood Park that City Council wants to develop for soccer fields if possible. There are also about 29 acres west of the airport that has to be open space. On the east side of the new recreation center there they will be relocating the retention pond that can be used for a couple of fields. They are trying to figure out how to relocate all of the soccer fields over the next 10 years.

Kelvin Green voiced his concern that they need to push for the replacement of open space. Recently the City sold off open space properties for housing. We can't keep eliminating open space if we want the City to be attractive.

Josh Suchoski agreed, but he also thought that it made sense to find a way to resize this property for the public works building that will benefit the majority of the city for the long term instead of trying to find another site.

Kelvin Green agreed that this is a good place for it, but he would like to have a solid plan in place for open space replacement as they remove it from the inventory.

Josh Suchoski asked if they can recommend that the city look into a LEED facility. If this building will be here for 50 years it will take a lot of power and resources to keep it going. A LEED certified building could divert a lot of tax payer dollars over 50 years and be more beneficial in the long run.

Scott Langford said there isn't anything that would preclude them from moving forward on the item and then making a separate recommendation to the City Council. Ultimately the Council will have to weigh the short term versus long term costs and make that decision.

MOTION: Dan Lawes moved to approve the Conditional Use Permit for Operation Center Use and additional building height of 38 feet for the West Jordan Public Works Building; 7960 South 4000 West; City of West Jordan (applicant) with the conditions 1 through 4 as listed in the staff report. The motion was seconded by Matt Quinney and passed 7-0 in favor.

MOTION: Josh Suchoski moved to forward a recommendation to the City Council that the new West Jordan Public Works Building at 7960 South 4000 West be considered for LEED certification prior to approval. The motion was seconded by David Pack and passed 7-0 in favor.

MOTION: Dan Lawes moved to approve the Preliminary Site Plan for the West Jordan Public Works Building Operation Center; 7960 South 4000 West; City of West Jordan (applicant) with conditions 1 through 7 as listed in the staff report. The motion was seconded by Matt Quinney and passed 7-0 in favor.

MOTION: Josh Suchoski moved to adjourn.

The meeting adjourned at 7:14 p.m.

DAN LAWES
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Department

Approved this _____ day of _____, 2016