

**REQUEST FOR COUNCIL ACTION**

**SUBJECT:** Appeal of the Planning Commission's denial of the Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills Villages.

**SUMMARY:** Appeal of the Planning Commission's denial of the Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills Villages; 6481 West 7800 South; 114 lots on 11.70 acres; PC Zone; Urban Chase Property Management -Greg Hughes/Mark Garza (applicants).

**15-5-3: APPEALS TO CITY COUNCIL:** A. Right Of Appeal: Appeal may be made to the city council from any decision, determination or requirement of the planning commission or board of adjustment by filing a written notice of appeal, and payment of a fee as established by resolution of the city council, with the city clerk/recorder within fifteen (15) days from the date such decision, determination or requirement was made. Such notice shall set forth in detail the action and grounds upon which the owner/developer, or other interested persons, deems themselves aggrieved.

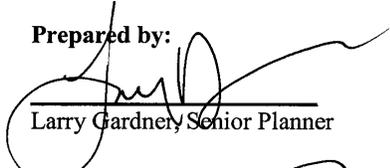
B. Hearing on Appeal: A hearing on the appeal shall be held by the city council within a reasonable time from the date of receipt of the appeal. Such hearing may, for good cause, be continued by order of the city council. The appellant shall be notified of the appeal hearing date at least seven (7) days prior to the hearing. After hearing the appeal, the city council may affirm, modify or overrule the decision, determination or requirement appealed, and enter any such order or orders as are in harmony with the spirit and purposes of the applicable substantive code. The filing of an appeal shall stay all proceedings and actions in furtherance of the matter appealed, pending a decision of the city council. Appeal of land use decisions will be processed in accordance with city council rules, policies and procedures.

C. Burden Of Proof: The person or entity making the appeal has the burden of proving that an error has been made. (2009 Code)

**MOTION RECOMMENDED:** "Based on the information and findings set forth in the staff report presented to the Planning Commission and upon the evidence and explanations received today, I move that the City Council affirm / overrule the Planning Commission's denial of the Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills Villages located at 2735 West 7800 South subject to the conditions of approval contained in this staff report.

**Roll Call vote required**

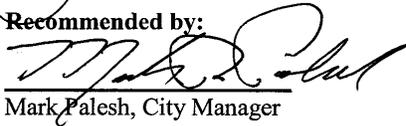
**Prepared by:**

  
Larry Gardner, Senior Planner

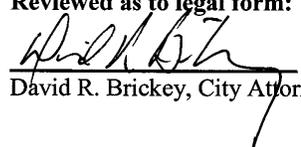
**Reviewed by/Concur with:**

  
David Oka, Development Director

**Recommended by:**

  
Mark Palesh, City Manager

**Reviewed as to legal form:**

  
David R. Brickey, City Attorney

**ACTION REQUESTED:** On December 6, 2016 the Planning Commission denied Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills Villages. The findings the Planning Commission made for the denial are:

Criteria 1 has not been met because it doesn't conform and is not consistent with the adopted goals, objectives, and policies set forth in the City's General Plan;  
Criteria 4, it does not comply with the provisions of the subdivision ordinance, the zoning ordinance, or other development standards of the city specifically the P-C zone.

The applicant has applied to the City Council for an appeal of the Planning Commission's decision to deny the Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills Villages. The appeal must be processed in accordance with City Council rules, policies and procedures. (See Attachment G). The City Council rules, policies and procedures set forth the way the appeal hearing is to be conducted and the materials submitted for the appeal. The following items are contained in this report:

- Preliminary subdivision portion of the Planning Commission Staff Report.
- Minutes of the Planning Commission meeting. Attachment H.
- Revised site plan given to the Planning Commission on 12/06/2016.

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## **PRELIMINARY SUBDIVISION PORTION OF THE PLANNING COMMISSION STAFF REPORT**

### **I. BACKGROUND:**

The subject property was part of the expired Jordan Hills Villages master Planned Community. The site was originally part of the Central Village which was primarily a commercial and school site. In the spring of 2016 forty acres of the fifty acre school site (south of Serengeti Springs apartments) was rezoned and approved for a single family development because the School District did not feel the site was adequate for a High School site. The property under consideration has been on the Land Use Map for the last 16 years as a Community Commercial site, but has not been seen as a viable site for 14 acres of commercial by commercial project developers. The applicant is proposing to leave 2.98 acres of commercial on the corner of Bacchus Highway and 7800 South feeling that it is much more realistic at developing and is asking to change the Future Land Use Map from Community Commercial to High Density Residential on 11.70 Acres in preparation for construction of single family dwellings.

### **II. GENERAL INFORMATION & ANALYSIS**

Urban Chase Properties is requesting approval of The Cottages at the Oaks of Jordan Hills Villages Preliminary Development Plan, Preliminary Subdivision Plat and General Plan Land Use Map Amendment.

The Cottages at the Oaks of Jordan Hills Villages consists of 114 single family lots on 11.70 acres for a proposed residential density of 9.74 dwelling units per acre. There will be 2.89 acres of commercial property left on the corner of 7800 South and Bacchus Highway. The subject site is designated as Community Commercial on the Future Land Use Map and is zoned Planned

Community (PC). As stated the applicant is requesting an amendment to the Future Land Use Map to High Density Residential which will correspond to uses allowed in the PC zone. The density range of High Density residential is 5.1 to 10.0 units per acre. The PC zone does not have an established residential density number. The density is set by the City Council's approval of the preliminary development plan after receiving a recommendation from the Planning Commission. The ordinance provides guidance and states:

15-3-8 (B) "The city council shall approve, deny or modify the preliminary development plan after receiving recommendation from staff and the planning commission. During the approval of the preliminary development plan, the city council will determine the residential density for the project based on the density ranges indicated in the future land use map, the zoning ordinance, and the amount and type of amenities/improvements being proposed by the applicant/developer in the preliminary development plan. For all residential developments, the city council shall adopt by ordinance the overall maximum density as approved."

If approved the residential density of the project will be within the guidelines of the General Plan.

The subject property's surrounding zoning and land uses are:

	<b>Future Land Use</b>	<b>Zoning</b>	<b>Existing Land Use</b>
North	Community Commercial	PC	Vacant
South	High Density Residential	PC	Serengeti Springs Apartments
East	High Density Residential	PC	Serengeti Springs Apartments
West	Parks and Open Land	PC	City Water Tank

It is proposed that the project will be developed in three phases with phase one and two residential and the final phase the commercial development. However, the commercial phase could come earlier if a potential commercial developer is interested in the property.

The Design Review Committee discussed The Cottages at the Oaks of Jordan Hills Villages on November 22, 2016. The DRC looked at the design of the single family homes, landscaping, lighting and fencing as well as a conceptual commercial design. The DRC by unanimous vote recommended approval of the project to the Planning Commission.

### **III. PRELIMINARY SUBDIVISION PLAT FINDINGS OF FACT**

Prior to approving a Preliminary Subdivision Plat, the Planning Commission shall make findings on the following criteria and shall have the duty and power to approve, disapprove, and/or require modifications as deemed necessary to carry out the purposes of §14-3-7 of the 2009 City Code.

**Criteria 1:** *The proposed plat conforms to, and is consistent with, the adopted goals, objectives and policies as set forth in the City's General Plan.*

**Discussion:** The General Plan states the following:

*2. Growth shall be limited to those areas of the city that can provide for adequate levels of service (i.e. water, sewer, fire and police protection, schooling, and transportation).*

Water, sewer is adequate in the vicinity and easily accessible. The site is accessible from 7800 South and will need to meet all public safety requirements when developed.

*4. Infill development shall be compatible with surrounding land uses and development.*

The subject property is bordered on two sides by Serengeti Springs apartments. There is single family residential across Bacchus Highway and 7800 South, which are arterial streets. The uses as small lot single family and a small commercial development will be compatible at this location. If a housing project is approved by code a 20 foot landscaped buffer and wall would be required between the commercial and residential.

*RESIDENTIAL LAND USE. Goal 4; Policy 2. Single-family housing should be the primary residential development type in the city. Implementation Measures; 2. Require the density of residential infill development to be similar to existing, adjacent, residential development.*

The applicant's concept plan shows intent to construct single family housing on the 11.6 acres of property. The single family residential properties adjacent and near this property are lower in density while the apartments are higher in density at 15.4 units per acre. The High-Density Residential Land Use designation allows a density range of 5.1 to 10.0 units per acre. The preliminary plan provided illustrates the proposed roadway design and lot configurations.

That said, Staff has reviewed the preliminary subdivision plat and has forwarded redline corrections to the applicant. For the purpose of preliminary subdivision plat approval, with the redline corrections; the plat as proposed conforms to the adopted goals, objectives and policies as set forth in the General Plan.

**Finding:** The proposed plat conforms to, and is consistent with, the adopted goals, objectives and policies as set forth in the City's General Plan.

**Criteria 2:** *The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient.*

**Discussion:** The project will be developed in three phases. The first phase will have 67 residential lots and will be supported by a two means of access from 7800 South. The proposed phasing plan shows the natural progression of road and utility infrastructure needed to support each phase. Phase two will contain 47

lots. Phase three will be a 2.6 acre square foot commercial component. There will be an emergency access between the development and Serengeti Springs Apartments. Temporary emergency turn around may be required before all phases are completed as directed by the Deputy Fire Marshall.

**Finding:** The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient.

**Criteria 3:** *Public facilities and services intended to serve the subject development, including, but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, stormwater drainage systems, water supplies, wastewater, power, and refuse collection, are adequate to serve the site.*

**Discussion:** The Engineering Staff and Deputy Fire Marshall have reviewed the proposed development and will continue to finalize the details of the required infrastructure during the preliminary and final approval stages. The applicant will be required to meet all planning, engineering and fire department comments. The applicant will be required to provide open space according to code as part of the development which may alleviate pressure on traditional city parks.

Schools in the area include:

- Fox Hollow Elementary 1.54 miles to the Southeast. Fox Hollow Elementary serves 975 students on a year-round schedule. There is sidewalk installed leading to the school.
- Sunset Ridge Middle School .40 miles to the South. Sunset Ridge currently serves 1575 students in grades seven through nine. There is sidewalk installed leading to the school.
- The high school in the area is Copper Hills High located approximately 2.7 miles away at 5445 New Bingham Highway. Copper Hills serves 2506 students.

**Finding:** Public facilities and services intended to serve the subject development, including, but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, stormwater drainage systems, water supplies, wastewater, power, and refuse collection, are adequate to serve the site.

**Criteria 4:** *The proposed plat complies with all provisions of the Subdivision Ordinance, the Zoning Ordinance and all other development standards of the City.*

**Discussion:** The proposed subdivision complies, when all current and future Planning, Fire and Engineering redlines are addressed, with all bulk/area requirements of the P-C zone and those established by the development plan, which include:

- Use
- Setbacks

- Lot sizes in planned community zones shall be established by the planning commission through approval of the preliminary development plan.
- The maximum height of buildings and structures within a planned community are: Single-Family Residential Buildings: Two (2) stories or thirty five feet (35'), whichever is greater.
- Lot frontage, area and design
- Parking
- Landscaping
- Common open space areas.
- Block size
- Street layout and design
- Utilities
- Sidewalks, park strips and landscaping
- Fire protection
- Streetscape Fence Maintenance. The Development Plan states that the streetscape fences will be installed by the developer and then after one year maintenance responsibilities will become the responsibility of the HOA.
- Landscaped Common Green and Open Space Maintenance. All common landscaping will be irrigated and maintained by a home owners association.

**Finding:** The proposed plat complies with all provisions of the Subdivision Ordinance, the Zoning Ordinance and all other development standards of the City.

#### VII. CONCLUSION:

The proposed General Plan Land Use Map amendment, Development Plan and Preliminary Subdivision Plat are consistent with and meet the requirements of the General Plan Zoning and Subdivision Ordinances. Staff is confident that the applicant can address any necessary engineering, fire and planning concerns by meeting the conditions of approval and addressing all City redlines and complying with all City standards and requirements at the time of final plat and final development plan submittal.

#### IV. STAFF RECOMMENDATIONS

**The Cottages at the Oaks of Jordan Hills Villages Preliminary Subdivision plat** Based on the findings and evidence in the staff report, staff recommends that the Planning Commission **approve** The Cottages at the Oaks of Jordan Hills Villages Preliminary Subdivision Plat located at 6841 West 7800 South, subject to the following conditions:

Conditions of Approval:

1. Update the Final Subdivision Plat to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Subdivision Plat.

2. Incorporate all requirements from the Planning Commission into the Final Subdivision Plat.
3. Before the final plat and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
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.

**V. RECOMMENDED MOTIONS:**

**The Cottages at the Oaks of Jordan Hills Villages Preliminary Subdivision plat** Based on the findings and evidence in the staff report and upon evidence and explanations received today, I move that the Planning Commission **approve** The Cottages at the Oaks of Jordan Hills Villages Preliminary Subdivision Plat located at 6841 West 7800 South, subject to the following conditions:

Conditions of Approval:

1. Update the Final Subdivision Plat to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Subdivision Plat.
2. Incorporate all requirements from the Planning Commission into the Final Subdivision Plat.
3. Before the final plat and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
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.

*If the moving Commissioner disagrees with the staff's findings and conclusions and finds substantial evidence supporting a different result, the following motions may be given:*

**The Cottages at the Oaks of Jordan Hills Villages Preliminary Subdivision plat.**

Based on the findings set forth in this staff report and the design shown in The Cottages at the Oaks of Jordan Hills Villages Preliminary Development Plan, and upon the evidence and

explanations received today, I move that the Planning Commission *deny* The Cottages at the Oaks of Jordan Hills Villages Preliminary Subdivision plat located at 6841 West 7800 South. Specifically I find that the following criteria have not been met:

1. The proposed plat conforms to, and is consistent with, the adopted goals, objectives and policies as set forth in the City's General Plan.
2. The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient.
3. Public facilities and services intended to serve the subject development, including, but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, stormwater drainage systems, water supplies, wastewater, power, and refuse collection, are adequate to serve the site.
4. The proposed plat complies with all provisions of the Subdivision Ordinance, the Zoning Ordinance and all other development standards of the City.

Which criteria has been met or not met? Why?

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*Note: All applicable criteria must be met to support a positive action by the Planning Commission.*

**X. ATTACHMENTS:**

- A. Zoning Map
- B. Land Use Map
- C. Aerial
- D. Applications
- E. Preliminary Development Plan given to PC for 12/06/2016 meeting
- F. City Council rules, policies and procedures.
- G. Planning Commission Minutes
- H. Plans given to Planning Commission on December 6, 2016



**Melanie S. Briggs, MMC**  
**City Clerk**

8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5117  
Fax (801) 563-4716

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December 12, 2016

David Pack  
8264 S Sunny Vista Ln  
West Jordan UT 84081

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear David:

Friday, December 9, 2016, I received an Application of appeal from Greg Hughes & Mark Garza, Urban Chase Property Management. The Letter officially appeals the Tuesday, December 6, 2016, Planning Commission's denial of a "Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)." (copy of Letter attached).

Pursuant to West Jordan Municipal Code 15-5-3, this serves as official notice of the scheduled City Council hearing. The hearing will be held Wednesday, December 21, 2016, 6:00 p.m., in the City Council Chambers.

If you have any questions, please contact me.

Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
File



**Melanie S. Briggs, MMC**  
**City Clerk**

8000 South Redwood Road  
West Jordan, Utah 84088  
(801) 569-5117  
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December 12, 2016

Dan Lawes  
3354 W Charing Cross RD  
West Jordan UT 84084

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear Dan:

Friday, December 9, 2016, I received an Application of appeal from Greg Hughes & Mark Garza, Urban Chase Property Management. The Letter officially appeals the Tuesday, December 6, 2016, Planning Commission's denial of a "Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)." (copy of Letter attached).

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If you have any questions, please contact me.

Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
File



**Melanie S. Briggs, MMC**  
**City Clerk**

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December 12, 2016

Kelvin Green  
7707 Battlefield CV  
West Jordan UT 84084

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear Kelvin:

Friday, December 9, 2016, I received an Application of appeal from Greg Hughes & Mark Garza, Urban Chase Property Management. The Letter officially appeals the Tuesday, December 6, 2016, Planning Commission's denial of a "Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)." (copy of Letter attached).

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If you have any questions, please contact me.

Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
File



**Melanie S. Briggs, MMC**  
**City Clerk**

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December 12, 2016

Matt Quinney  
1873 W 7225 S  
West Jordan UT 84084

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear Matt:

Friday, December 9, 2016, I received an Application of appeal from Greg Hughes & Mark Garza, Urban Chase Property Management. The Letter officially appeals the Tuesday, December 6, 2016, Planning Commission's denial of a "Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)." (copy of Letter attached).

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If you have any questions, please contact me.

Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
File



**Melanie S. Briggs, MMC**  
**City Clerk**

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December 12, 2016

Bill Heiner  
1417 W 8380 S  
West Jordan UT 84088

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear Bill:

Friday, December 9, 2016, I received an Application of appeal from Greg Hughes & Mark Garza, Urban Chase Property Management. The Letter officially appeals the Tuesday, December 6, 2016, Planning Commission's denial of a "Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)." (copy of Letter attached).

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If you have any questions, please contact me.

Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
File



**Melanie S. Briggs, MMC**  
**City Clerk**

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December 12, 2016

Judy Hansen  
2785 W 8870 S  
West Jordan UT 84088

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear Judy:

Friday, December 9, 2016, I received an Application of appeal from Greg Hughes & Mark Garza, Urban Chase Property Management. The Letter officially appeals the Tuesday, December 6, 2016, Planning Commission's denial of a "Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)." (copy of Letter attached).

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If you have any questions, please contact me.

Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
File



**Melanie S. Briggs, MMC**  
**City Clerk**

8000 South Redwood Road  
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(801) 569-5117  
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---

December 12, 2016

Josh Suchoski  
8029 S Bury Rd  
West Jordan UT 84081

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear Josh:

Friday, December 9, 2016, I received an Application of appeal from Greg Hughes & Mark Garza, Urban Chase Property Management. The Letter officially appeals the Tuesday, December 6, 2016, Planning Commission's denial of a "Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)." (copy of Letter attached).

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If you have any questions, please contact me.

Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
File



**Melanie S. Briggs, MMC**  
**City Clerk**

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---

December 12, 2016

Greg Hughes  
Mark Garza  
Urban Chase Property Management  
950 S 200 W  
Salt Lake City UT 84101

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear Greg & Mark:

Friday, December 9, 2016, I received an Application of appeal from Greg Hughes & Mark Garza, Urban Chase Property Management. The Letter officially appeals the Tuesday, December 6, 2016, Planning Commission's denial of a "Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)." (copy of Letter attached).

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If you have any questions, please contact me.

Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
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**City Clerk**

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West Jordan, Utah 84088  
(801) 569-5117  
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---

December 12, 2016

Ron Raddon  
Raddon Jordan Hills LLC  
1111 E Draper Parkway  
Draper UT 84020

Re: Appeal of Planning Commission decision on December 6, 2016, regarding the denial of a Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills located at 6841 West 7800 South (114 lots on 11.71 acres and one 2.89-acre commercial lot)

Dear Ron:

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Sincerely,

  
Melanie S. Briggs, MMC  
City Clerk

Cc: Mark R Palesh, City Manager  
David Oka, Community Development Director  
David Brickey, City Attorney  
Greg Hughes & Mark Garza, Urban Chase Property Management  
Raddon Jordan Hills LLC  
File

### **15-5-3: APPEALS TO CITY COUNCIL:**

- A. **Right Of Appeal:** Appeal may be made to the city council from any decision, determination or requirement of the planning commission or board of adjustment by filing a written notice of appeal, and payment of a fee as established by resolution of the city council, with the city clerk/recorder within fifteen (15) days from the date such decision, determination or requirement was made. Such notice shall set forth in detail the action and grounds upon which the owner/developer, or other interested persons, deems themselves aggrieved.
  
- B. **Hearing On Appeal:** A hearing on the appeal shall be held by the city council within a reasonable time from the date of receipt of the appeal. Such hearing may, for good cause, be continued by order of the city council. The appellant shall be notified of the appeal hearing date at least seven (7) days prior to the hearing. After hearing the appeal, the city council may affirm, modify or overrule the decision, determination or requirement appealed, and enter any such order or orders as are in harmony with the spirit and purposes of the applicable substantive code. The filing of an appeal shall stay all proceedings and actions in furtherance of the matter appealed, pending a decision of the city council. Appeal of land use decisions will be processed in accordance with city council rules, policies and procedures.
  
- C. **Burden Of Proof:** The person or entity making the appeal has the burden of proving that an error has been made. (2009 Code)



CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road  
(801) 569-5180

RECEIVED BY  
CITY CLERK'S OFFICE

DEC 9 2016

Time 4:00 pm By MB

Sidwell # 2034100008, 2034100018 Acreage: 14:59 Lots: 114 Zoning: PC

Project Location: 6841 West 7800 South, West Jordan Utah

Project Name: The Cottages at the Oaks of Jordan Hills Villages

Type of Application:  Subdivision  Conditional Use Permit  
 Site Plan  General Land Use Amendment  
 Rezone  Agreement  
 Condominium  Other Appeal- City Council

Applicant: Greg Hughes & Mark Garza Company: Urban Chase Property Management

Address: 950 South 200 West

City: Salt Lake City State: Utah Zip: 84101

Telephone: Office: \_\_\_\_\_ Cell: (801)558-9966

Email: mark@tlgcompany.com

Property Owner: Raddon Jordan Hills LLC

Address: 1111 East Draper Parkway

City: Draper State: Utah Zip: 84020

Telephone: Office: \_\_\_\_\_ Cell: (801)576-1553

Email: ron@raddondevelopment.com

Engineer: Sattar Tabriz Company: Ward Engineering

Address: 231 West 800 South Suite A

City: Salt Lake City State: Utah Zip: 84101

Telephone: Office: \_\_\_\_\_ Cell: (801)487-8040

Email: stabriz@wardeng.com

Architect: \_\_\_\_\_ Company: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: Office: \_\_\_\_\_ Cell: \_\_\_\_\_

Email: \_\_\_\_\_

SIGNATURE: [Signature] DATE: 12.8-16

Project #: 11500 Date: 12/9/16  
Received By: ODA LA PLANNING LG ENGINEERING TJ

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH            }  
  } ss  
COUNTY OF SALT LAKE    }

I (we), Ron Raddon, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property(s) located at 6841 West 7600 South. My (our) signature below attests that I (we) have reviewed the proposal by Urban Chase requesting review and approval of Appeal by the City of West Jordan for the following process(s):  
(Project Name)

- General Land Use Map Amendment            Rezone            Conditional Use Permit
- Temporary Use Permit                            Variance            Lot Line Adjustment
- Subdivision (Minor, Major, Amendment or Condominium)
- Site Plan (Multi-Family, Commercial/Industrial or Amended)

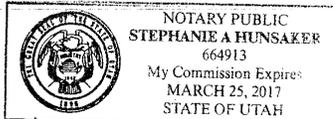
& Other: Appeal

My (our) signature below attests that I (we) consent to the statements and information provided in the attached plans and exhibits for the requested process(s) as checked above, and that all information presented to me (us) is true and correct to the best of my (our) knowledge.

[Signature]  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

Subscribed and sworn to me this 8<sup>th</sup> day of Dec., 2016.



Stephanie Hunsaker  
(Notary)  
Residing in Salt Lake County, Utah

My commission expires: 3-25-2016



# INVOICE

12/9/2016

## Office of Development Assistance

8000 S Redwood Road  
West Jordan, UT 84088  
Phone: (801) 569-5180

**Application: 11500**

GARZA, MARK  
126 WEST SEGO LILY DRIVE  
SANDY, UT 84070  
801-558-9966

THE COTTAGES AT JORDAN HILLS VILLAGES  
MINOR SUBDIVISION

FEE DESCRIPTION	QUANTITY	FEE AMOUNT	AMOUNT PAID
APPEAL - CITY COUNCIL	0.00	1,150.00	1,150.00
ENG REVIEW FEE APPLICATION	0.00	1,000.00	1,000.00
SUB PLAT MINOR PRELIMINARY	2.00	1,095.00	1,095.00

Total Fees: \$3,245.00

Total Paid \$3,245.00

**Unpaid Balance: \$0.00**

THANK YOU FOR YOUR BUSINESS!

**REPORT OF ACTION  
WEST JORDAN PLANNING COMMISSION  
December 6, 2016**

1. **Approve Minutes from November 15, 2016**

**APPROVED 7-0**

---

2. **West Jordan Public Works Land Use Amendment, Rezone and Preliminary Site Plan;** 8060 South 4000 West; General Plan Land Use Map Amendment for .44 acres from Parks and Open Space to Public Facilities and Rezone .44 acres from R-1-10D (Single-family residential 10,000 square foot lots) Zone to P-F (Public Facilities) Zone and Preliminary Site Plan Review; City of West Jordan/Jim Riding (applicant) [Ray McCandless #11453, 11618, 11715; parcel 21-31-200-012]

Land Use Map Amendment and Rezoning - POSITIVE RECOMMENDATION 7-0

Preliminary Site Plan - APPROVED 7-0

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. 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. Recordation of an Avigation Easement.
  7. If street dedication is required by the Engineering Department, a 30' front yard setback is required for the parking lot.
- 

3. **The Cottages at the Oaks of Jordan Hills Villages;** 6841 West 7800 South; General Plan Land Use Amendment for 11.71 acres from Community Commercial to High Density Residential, Preliminary Subdivision Plat (114 lots on 11.71 acres and one 2.89 acre commercial lot), and Preliminary Development Plan; P-C Zone; Urban Chase Property Management/Greg Hughes & Mark Garza (applicant) [Larry Gardner #11498, DP11499, SUB11500, 11650; parcels 20-34-100-008, 20-34-100-018]

Future Land Use Map Amendment - NEGATIVE RECOMMENDATION 5-2

Development Plan - NEGATIVE RECOMMENDATION 5-2

1. Update the Final Development Plan to address all existing and future planning, engineering, fire, and all other City redline corrections.

2. Incorporate all requirements from the Development Review Committee and Planning Commission into the Final Development Plan.
3. Before the final plat and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.

Preliminary Subdivision plat - DENIED 5-2

1. Update the Final Subdivision Plat to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Subdivision Plat.
2. Incorporate all requirements from the Planning Commission into the Final Subdivision Plat.
3. Before the final plat and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
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.

- 
4. **Gladstone Place**; 7800 South Mountain View Corridor; Preliminary Site Plan (347 units on 26.2 acres), Preliminary Subdivision Plat, Preliminary Development Plan establishing density of 14.35 dwelling units per acre; HFR Zone; Garbett Land Investments, LC/Richard Welch (applicant) [Larry Gardner #SPCO20150011, SDMA20150007, DP20150003; parcels 20-35-100-017, 030; 200-023, 046]

Preliminary Development Plan - POSITIVE RECOMMENDATION 7-0

1. The Final Development Plan shall be updated to reflect the buy up points and densities approved by the City Council.
2. The Final Development Plan shall be updated to show all other requirements as approved by the City Council.
3. Approval of the Preliminary Subdivision plan and Preliminary Site Plan shall be subject to City Council Approval of the Preliminary Development Plan. The project density shall be approved by the City Council as part of the Preliminary Development Plan approval.
4. Update the Final Development Plan to address all existing and future planning, engineering, fire, Design Review Committee, and all other City redline corrections pertaining to The View at 5600 Development Plan.
5. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
6. The proposed access location onto 7800 South must be approved by UDOT.
7. The proposed access location onto 7800 South is to be temporary in nature. Conditions related to the creation and removal of the access will be placed within the Gladstone Place Development Agreement prior to receiving Final Subdivision Approval.

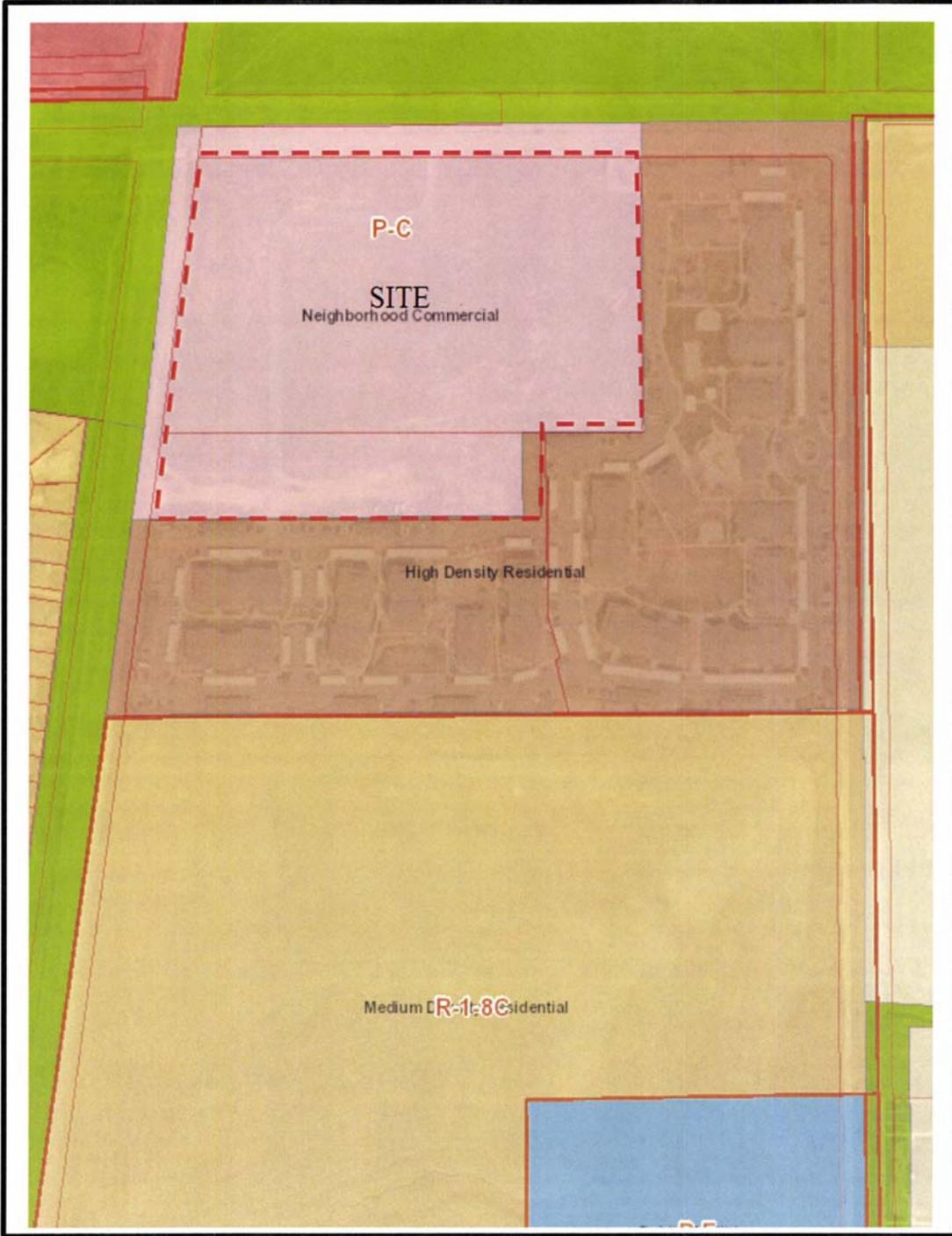
8. A piece of UDOT property currently exists between Gladstone Place and 7800 South. This issue must be resolved prior to recordation of the subdivision plat.
9. A secondary access is required for Phase 1 of Gladstone Place, possibly requiring the off-site dedication and construction of Fall Water Drive.
10. The 7800 South access into Gladstone Place may be restricted or closed if any of the conditions 11-15 occur using sound transportation engineering judgement.
11. 7800 South is fully improved or widened by the City.
12. An accident concern where the actual accident rate is 25% or greater than the expected average rate for this area and roadway classification.
13. The observed eastbound queue under normal operating conditions extends from the Mountain View Corridor to the access.
14. The property to the north develops and a permanent access point is needed.
15. The adjacent commercial development to the west is developed and the permanent access to support Gladstone Place will be in place which will be the shared access with the commercial access located at approximately 700 feet from the Mountain View Corridor.

Preliminary Subdivision Plat - APPROVED 7-0

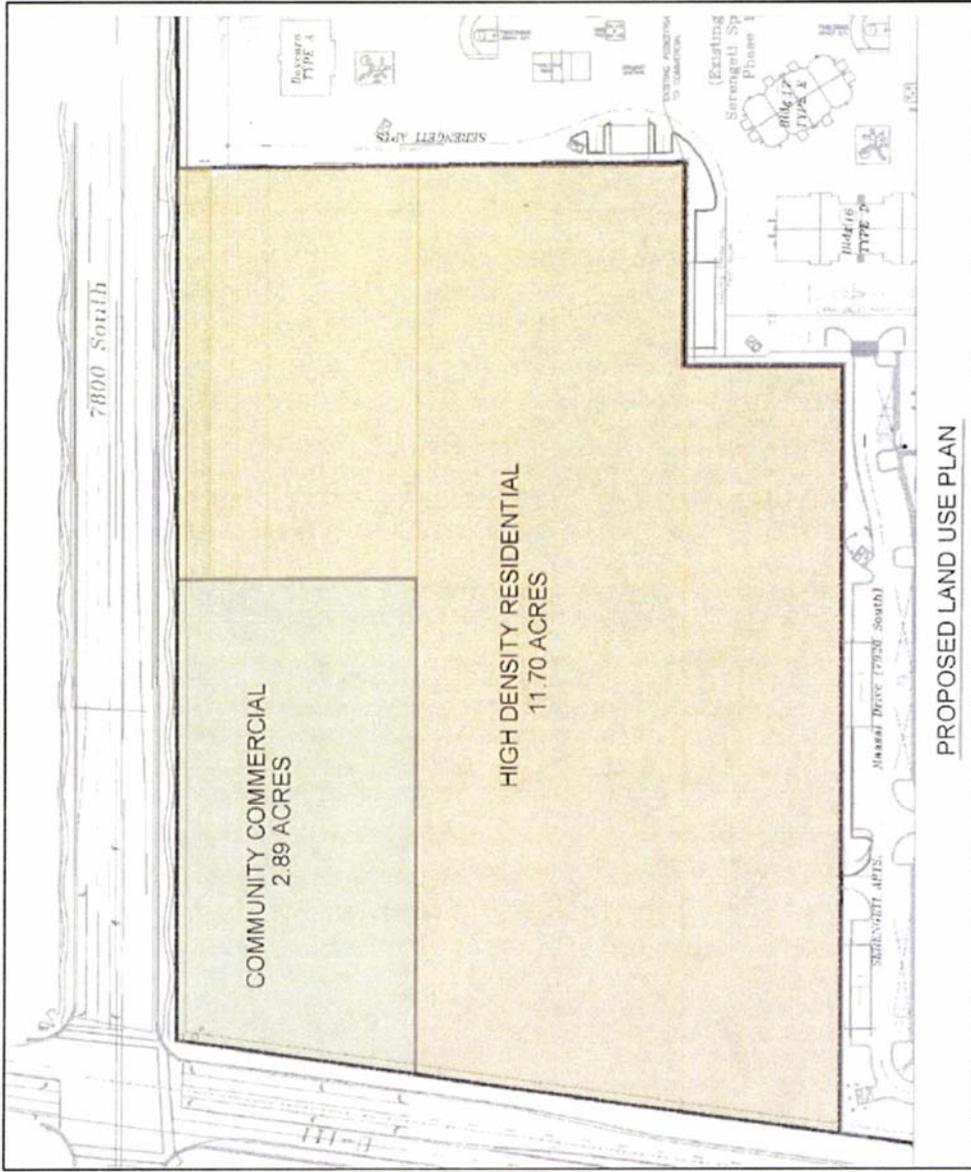
1. All areas not maintained under the terms of the Highlands Assessment Area must be owned and maintained in perpetuity by the property owner.
2. Landscape and irrigation plans shall be submitted detailing installation and maintenance responsibilities of all landscaping and irrigation systems.
3. The Final Subdivision Plat shall address all engineering requirements.
4. Preliminary subdivision plat approval shall be valid for one year following approval of the Preliminary Development Plan per City Code, Section 14-3-8.
5. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
6. The proposed access location onto 7800 South must be approved by UDOT.
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15. The adjacent commercial development to the west is developed and the permanent access to support Gladstone Place will be in place which will be the shared access with the commercial access located at approximately 700 feet from the Mountain View Corridor.

Preliminary Site Plan - APPROVED 7-0

1. All areas not maintained under the terms of the Highlands Assessment Area must be owned and maintained in perpetuity by the property owner.
2. Before the final plat, site plan and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
3. Preliminary site plan approval shall be valid for one year following approval of the Preliminary Development Plan per City Code, Section 13-7B-5.
4. The proposed access location onto 7800 South must be approved by UDOT.
5. The proposed access location onto 7800 South is to be temporary in nature. Conditions related to the creation and removal of the access will be placed within the Gladstone Place Development Agreement prior to receiving Final Subdivision Approval.
6. A piece of UDOT property currently exists between Gladstone Place and 7800 South. This issue must be resolved prior to recordation of the subdivision plat.
7. A secondary access is required for Phase 1 of Gladstone Place, possibly requiring the off-site dedication and construction of Fall Water Drive.
8. The 7800 South access into Gladstone Place may be restricted or closed if any of the conditions 11-13 occur using sound transportation engineering judgement.
9. 7800 South is fully improved or widened by the City.
10. An accident concern where the actual accident rate is 25% or greater than the expected average rate for this area and roadway classification.
11. The observed eastbound queue under normal operating conditions extends from the Mountain View Corridor to the access.
12. The property to the north develops and a permanent access point is needed.
13. The adjacent commercial development to the west is developed and the permanent access to support Gladstone Place will be in place which will be the shared access with the commercial access located at approximately 700 feet from the Mountain View Corridor.



**Exhibit A Zoning and Land Use Map**



**Exhibit B** Proposed Land Use Map



**Exhibit C**



**CITY OF WEST JORDAN  
COMMUNITY DEVELOPMENT APPLICATION**  
8000 South Redwood Road  
(801) 569-5180

Sidwell # 2034100008, 2034100018 Acreage: 14.59 Lots: 114 Zoning: PC

Project Location: 6841 West 7800 South, West Jordan Utah

Project Name: The Cottages at the Oaks of Jordan Hills Villages

Type of Application:  Subdivision  Conditional Use Permit  
 Site Plan  General Land Use Amendment  
 Rezone  Agreement  
 Condominium  Other Independent Plan

Applicant: Greg Hughes & Mark Garza Company: Urban Chase Property Management

Address: 950 South 200 West

City: Salt Lake City State: Utah Zip: 84101

Telephone: Office: Cell: (801)558-9966

Email: Mark@tgccompany.com

Property Owner: Raddon Jordan Hills LLC

Address: 1111 East Draper Parkway

City: Draper State: Utah Zip: 84020

Telephone: Office: Cell: (801)576-1553

Email: ron@raddondevelopment.com

Engineer: Sattar Tabriz Company: Ward Engineering

Address: 231 West 800 South Suite A

City: Salt Lake City State: Utah Zip: 84101

Telephone: Office: Cell: (801)487-8040

Email: stabriz@wardeg.com

Architect: Company:

Address:

City: State: Zip:

Telephone: Office: Cell:

Email:

SIGNATURE: [Signature] DATE: 11/9/16

Project #: 11650 Date: 11/9/16  
 Received By: ODA LA PLANNING LG ENGINEERING TJ

Revised 01/11

**Exhibit D**

Please find the Preliminary Development Plan on the following pages.

**Exhibit E Preliminary Development Plan**

# Preliminary & Final Development Plan

*Submittal Date 10-25-16*

*Cottage View Commercial*

*Center*

*&*

*The Cottages*

*@*

*The Oaks at Jordan Hills*

*Villages*



URBAN CHASE PROPERTY MANAGEMENT, INC.

2016

RECEIVED BY

OCT 26 2016

O.D.A.

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## INTRODUCTION

The property is located within Jordan Hills Villages Planned Community. The Fourteen point Fifty-Nine (14.59) acre parcel is boarded by U111 to the West, 7800 South to the North and the Serengeti Springs Apartments to the East and South. The parcel was originally master planned for a Neighborhood Commercial Center and some additional apartments. With the construction of Mountain View Corridor and the building of the Smiths Market Place the viability of this commercial center no longer exist. It is not a matter of waiting for roof tops, it comes down to geography. With the Oquirrh Mountains boarding the West and the Smiths Market Place to the East, a "big box commercial" users will never be justified. Therefore, a new plan must be considered. This plan will amend and further clarify the existing Jordan Hills Villages plan. The new plan will consist of 2.89 acres of Commercial and 11.70 acres of residential. The residential portion will consist of 114 Single Family lots.



**Based upon plans proposed, preliminary and final plats/site plans and construction plans will be prepared and submitted to the City for review and approval.**

### SCOPE

This Development Plan will serve as the guide for the preparation of the subdivision plats, site plans and all construction documents related to the Commercial property as well as the Single Family Residential lots.

### AUTHORITY

The authority for the Development Plan is included both as part of Planned Development Zone of the 2009 City Code Section 13-5-C and the adopted Development Agreement of the Jordan Hills Village Preliminary Development Plan - City Ordinance 00-16.

### THEME

The Theme will be utilized in the design of the Commercial center as well as the homes, the entry monument, fencing, and street lighting.

The purpose of the theme is to create:

First, the continuity of design of the residential homes and buildings.

Second, the sense of arrival is created through the entry monument and by street treatments.

Third, a sense of place is fostered by home ownership and the pride that comes with living within close proximity to trails, parks, churches and schools.

Forth, the concept of sense of community is created by the projects overall design. With attractive consistent architecture creating a classic neighborhood and pleasing streetscape all within walking distance of a well-landscaped series of pedestrian-oriented connected streets.

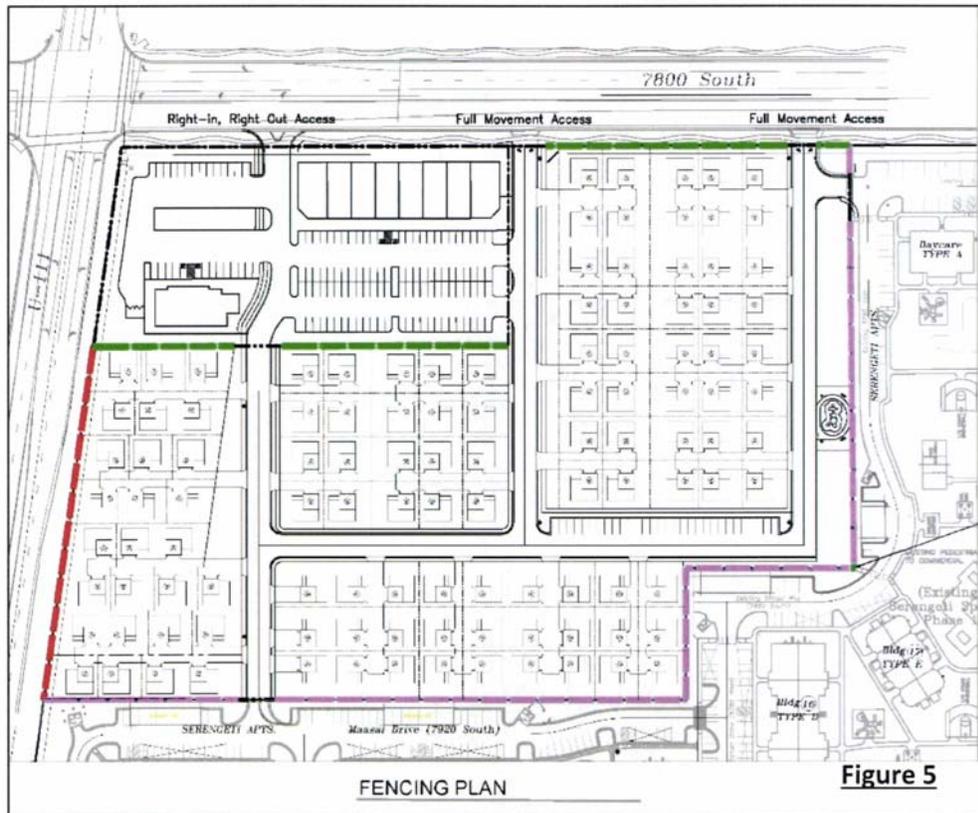
## ENTRY MONUMENT

The Single Family entrance to the Cottages @ Jordan Hills Villages is the first and last impression that residents and visitors get of the neighborhood. Therefore the Cottages entry monument creates a sense of arrival and identity. Near the entrance to the neighborhood is a masonry sign including the name of the project. The entrance into the neighborhood is a reflection of our standards and defines the community with a prestigious looking entry monument. Figure 2 illustrates the proposed design of the neighborhood entry.



## FENCING

Perimeter Fencing will consist as follows. An 8-foot tall, privacy fence wall similar to the walls already in place along U111 will be installed on the west sides of the single family lots. A privacy fence wall presently exists on the south and east sides of the property (adjacent to Serengeti Apartments) and will remain in place. Fencing along 7800 South (Figure 3), will match what Serengeti Springs has installed which is a three rail white vinyl with ledgestone pilasters constructed every 20 feet. Interior fencing will consist of white privacy or semi-privacy fencing.



8' PRECAST  
CONCRETE FENCE

6' VINYL FENCE

EXISTING PRIVACY  
FENCE WALL TO REMAIN

EXISTING PRIVACY  
FENCE WALL TO REMAIN

## LIGHTING

All street lights installed shall be the LED variety and shall conform to West Jordan City Standards for residential streets. All street lights located along public streets will be maintained by West Jordan City.

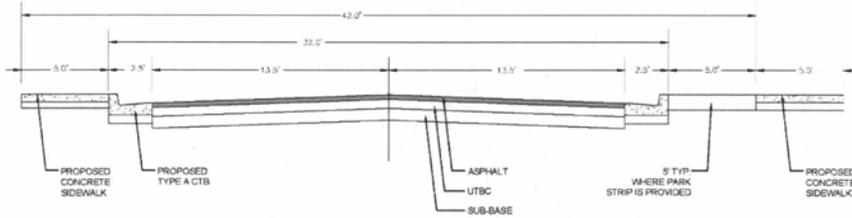


★ STREET LIGHT



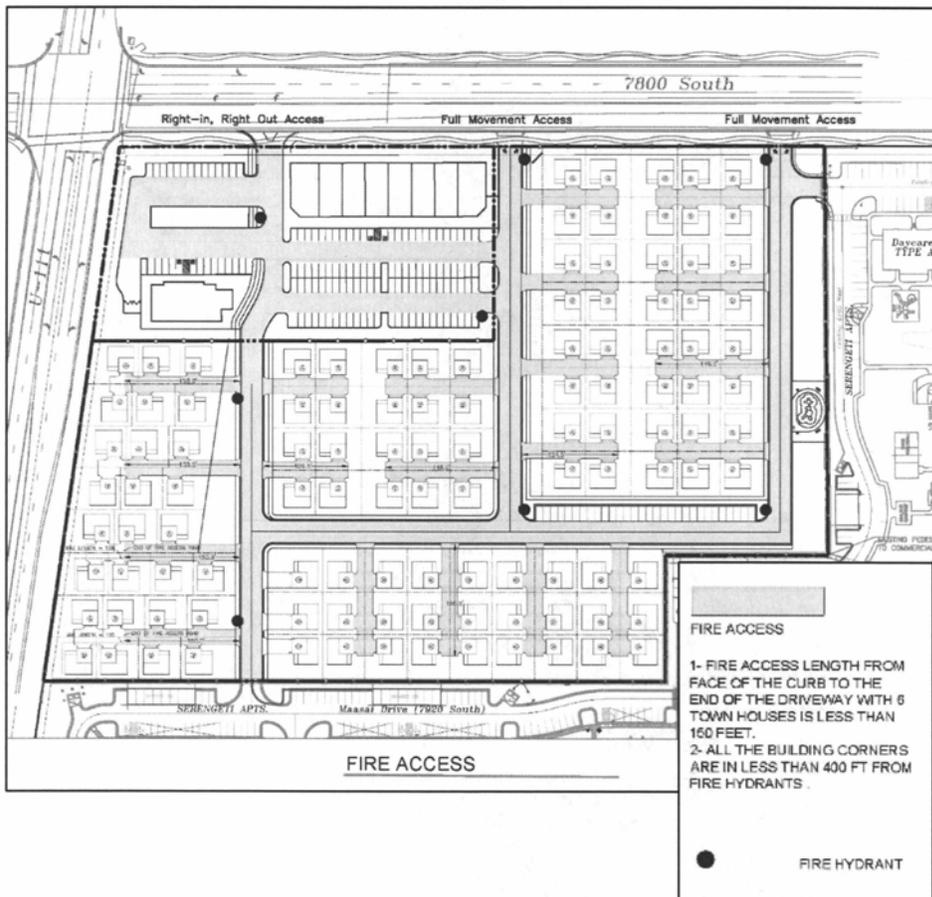
## LOCAL STREETS

Local streets are found within the residential neighborhood. These consist of private streets and driveways. The private streets will be constructed to West Jordan City Private Street standards and will be maintained by the Home Owners Association (Figure 7).



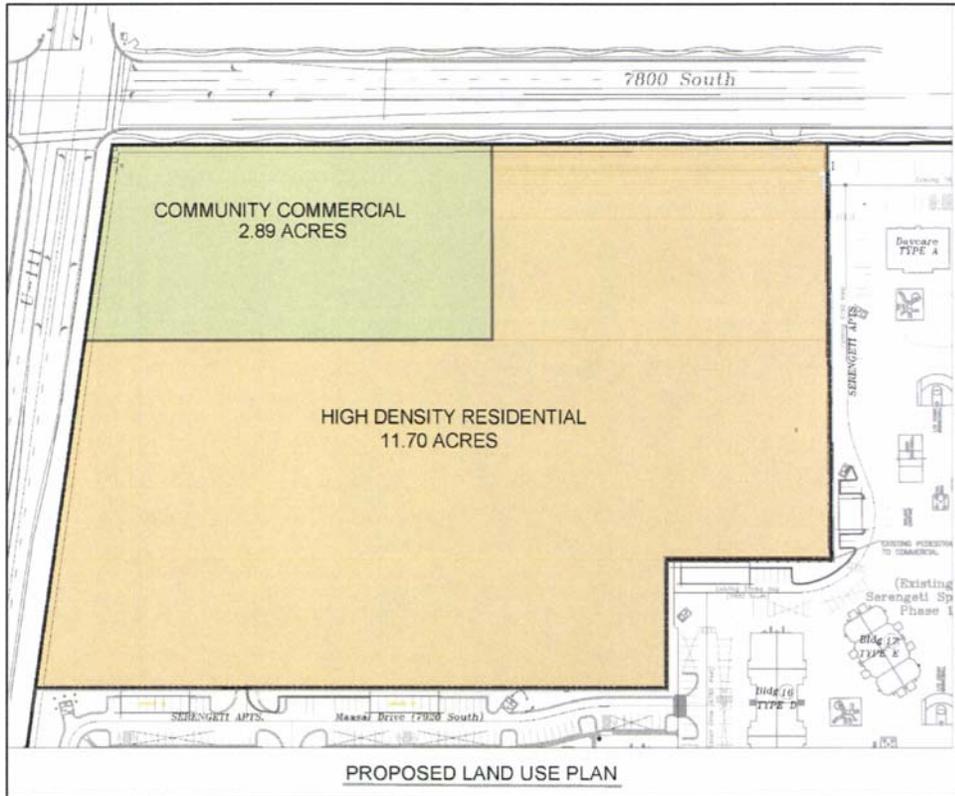
### PRIVATE ROAD SECTION

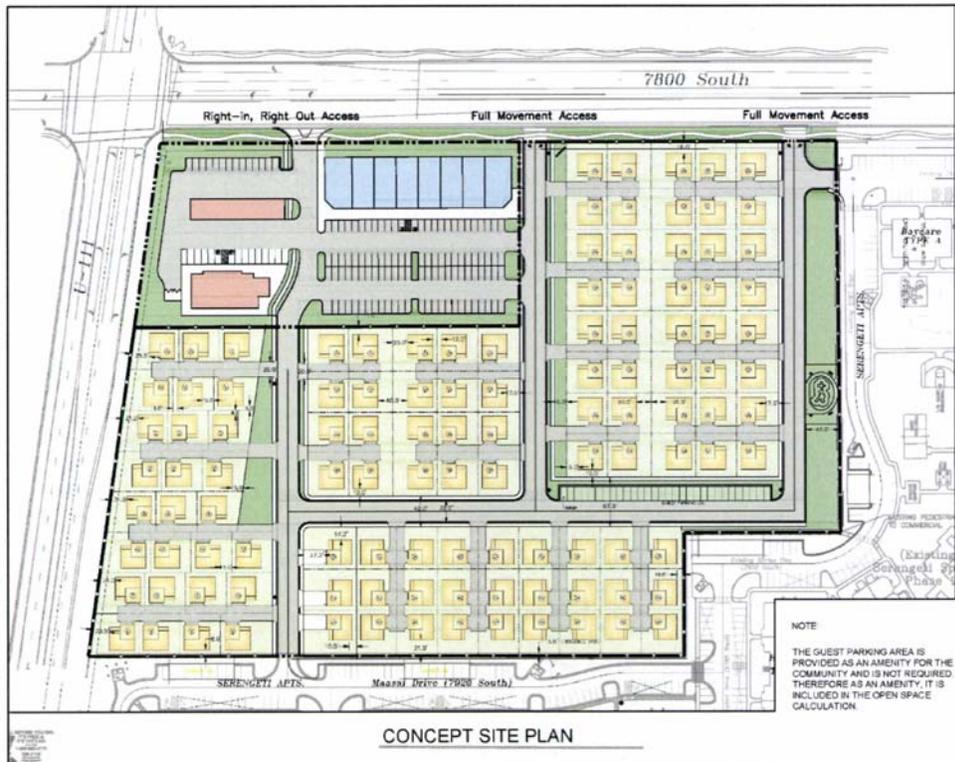
SIDEWALK AND PARK STRIP CONFIGURATION VARIES SEE SITE PLAN



## SITE PLAN

The Site Plan illustrates the project fully developed. Consisting of 2.89 acres of Neighborhood Commercial which may include 17,647 square feet of Retail Space and 4,736 Square Feet of Convenient Store. The remaining 11.70 acres will be utilized as Single Family Detached Dwellings that make up 114 lots. All common areas will be maintained by a Home Owners Association. The HOA will also be responsible for the landscaping along 7800 South and the Entry monument. Figure 9 depicts the anticipated phasing plan. This plan may change based on final engineering. Table 1 is a statistical summary of the land uses and dwelling unit distribution.





COMMERCIAL AREA AREA(ACRE)	2.89	RESIDENTIAL AREA (ACRE)	11.71	TOTAL PROPERTY AREA(ACRE)	14.60
RETAIL STORES(SF)	17647	No. of LOTS:	114	TOTAL OPEN SPACE AREA(ACRE)	1.90
REQUIRED PARKING	90	DENSITY (DU/Ac):	9.74	PERCENTAGE OF THE OPEN SPACE	13.01%
PROVIDED PARKING	104				
CONVENIENT STORE(SF)	4736	OPEN SPACE(ACRE)	1.14		
REQUIRED PARKING	31	PERCENTAGE OF THE OPEN SPACE	9.74%		
PROVIDED PARKING	31				
OPEN SPACE(ACRE)	0.76				
PERCENTAGE OF THE OPEN SPACE	26.30%				

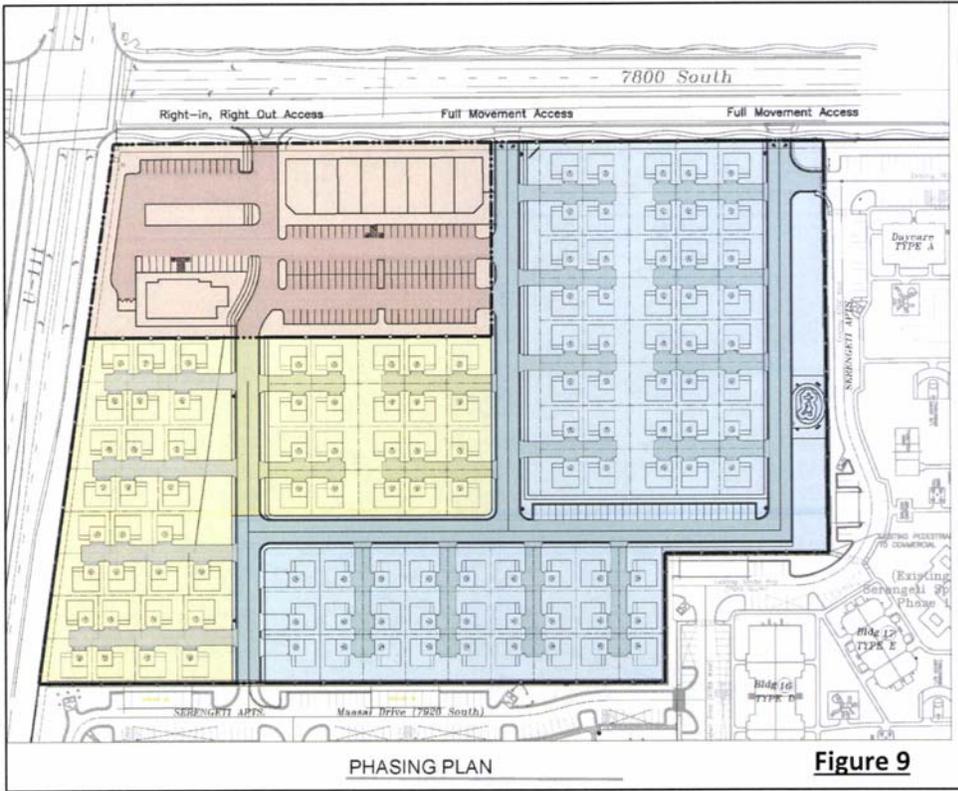
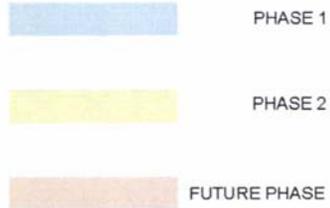


Table 1

Phase	Single Family	Commerical (SF)
P1	67	
P2	47	
P3		22,383
<b>Total</b>	<b>114</b>	<b>22,383</b>



**THE PROJECT**

The property is comprised of Neighbored Commercial and Single-Family detached housing. The following is a brief description of each product type.

**a. Neighborhood Commercial**

The intent of this district is to provide for small scale retail and service developments which serve the convenience needs of the surrounding area. The area is in the midst of an existing residential community which can be enhanced by attractive stores and businesses that provide the frequently used services of a residential neighborhood, but which do not conflict with the atmosphere of the surrounding residential area.



**b. Single Family Detached**



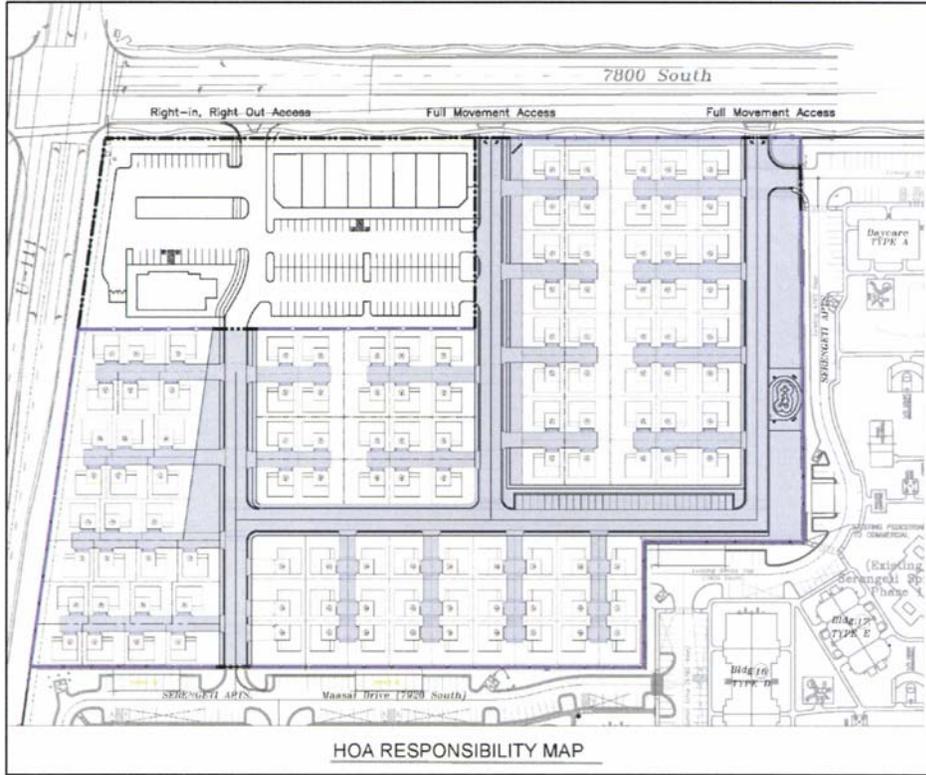
It is anticipated that the single family residential neighborhood will create housing principally for families ranging from first time home buyers to mature families wanting to down size.

The following setbacks in Table 2 shall apply to all construction in the single family development. All front yard and corner lot side yards are measured from back of sidewalk.

Corner lots for the detached product requires facades of equal importance to each street. Building elevations visible from public areas should incorporate the same massing, proportions, plane variations and architectural features as being provide on the front elevation.

### HOME OWNERS ASSOCIATION

The Cottages @ Jordan Hills Villages will be maintained by a home owners association. The HOA will maintain a standard of appearance for the property. The HOA management will provide services for landscaping, snow removal, garbage collection and maintenance of all private roads, driveways, and drive aisle. Figure 13 shows the areas of the project that will maintained by the HOA.



## DESIGN GUIDELINES

These Design Guidelines are intended to foster and promote good design that complements the project goals.

### Definition of the Architectural Style

Architectural styles are intended to promote a sense of design continuity throughout a community or neighborhood. Through the use of architectural types, elements and materials, an architectural style visually ties together the community or neighborhood. However, the architectural style is not intended to foster sameness. Neighborhood businesses should be located near and oriented towards streets and sidewalks. Buildings should encourage and accommodate window shopping, heavy foot traffic in and out of stores, and people-watching from outdoor seating areas. Design and materials that reflect the character of the area and nearby structures improve compatibility and integration of new buildings into established communities.

### **Organization of the Architectural Guidelines and Criteria**

It is the expressed purpose of these guidelines to promote a sense of design continuity between different elements of the community, entry monuments, landscaping, fencing, neighborhood commercial and single family detached homes, while at the same time encouraging individuality particularly in the design of single family detached homes.

### Architectural Guidelines

#### Neighborhood Commercial Design Guidelines

*\*Stores shown on renderings are examples and shall not be considered as preferred or likely tenants.*



### Site Planning Features

- Shared access to adjoining streets shall be used to minimize points of ingress and egress.
- Areas between parking areas and adjoining streets shall be landscaped with a combination of trees, shrubs, groundcovers and/or turf.

### Architectural Features.

- Eaves and overhangs shall be large enough to create noticeable shadows.
- Windows shall not comprise the entire front of the building. Wainscotting or columns shall be used to break up large areas of glass.
- Lighting, in building lighting of freestanding fixtures shall be provided to illuminate all building entrances, pedestrian areas, parking areas and driveways. Lighting shall be a low profile design, shielded adequately to keep light from projecting onto adjoining residential properties.
- Both freestanding and building signs should be architecturally integrated with the building design by using the same materials, colors and design theme. All signs shall be constructed consistent with the City of West Jordan Development Code and Zoning Ordinance Sign Regulations.



### Architectural Materials and Color:

- Predominant exterior building materials shall be high quality materials including, but not limited to, brick, sandstone, and tinted/textured concrete masonry units.
- A consistent roof design, color and material shall be used on all buildings.

### Landscaping

- All open non-paved areas shall be landscaped with a combination of trees, shrubs, groundcovers and turf.
- The parking area shall be landscaped using a combination of one or more of the following features:
  - Islands
  - Fingers or Peninsulas
  - Planter areas at the ends of parking rows
  - Planter areas separating parking areas within front, side and rear yard property lines.

- Bermed landscaping or shrubs shall be provided between parking areas and roadways to partially screen parking areas from public view.

### **Single Family Detached Design Guidelines**



#### **Architectural Material and Color:**

- The architectural standards presented in this document are meant to govern the selection of building material and color scheme.
- Wall material may include stucco, board & batten siding, shake shingle siding (vinyl siding is prohibited), cultured stone and / or brick siding.
- Materials used on the front elevations must wrap the corner of the house with a minimum 2-foot return on lots interior to the block.
- Materials used on the front elevation must wrap the corner of the house and extend across the entire secondary frontage on corner lots.
- Architectural asphalt shingle roofing.

- Aluminum soffit and fascia when applicable to the style.
- Vinyl windows.

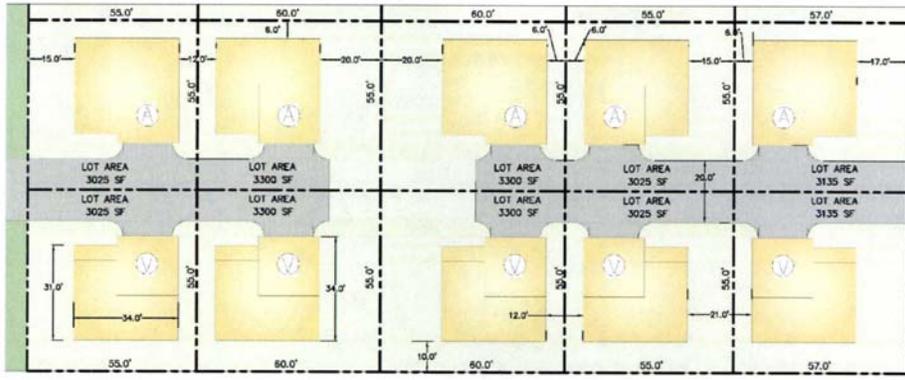
#### **Garages**

- Two car-enclosed garages are required.
- Sectional garage door design shall complement the architectural style of the house.
- For three car garages, the front of the third garage space shall be on a different plane of the main garage entrance with a minimum 2 foot recess differential.
- In no instance shall a garage extend more than six (6) feet beyond the front façade or covered porch.

#### **Front Yard Landscaping**

- Front yard landscaping and corner lot side yard and irrigation shall be installed by homebuilder.
- Each lot shall have a minimum of two street trees; corner lots shall have an additional two trees.





### TYPICAL LOTS AND SETBACKS

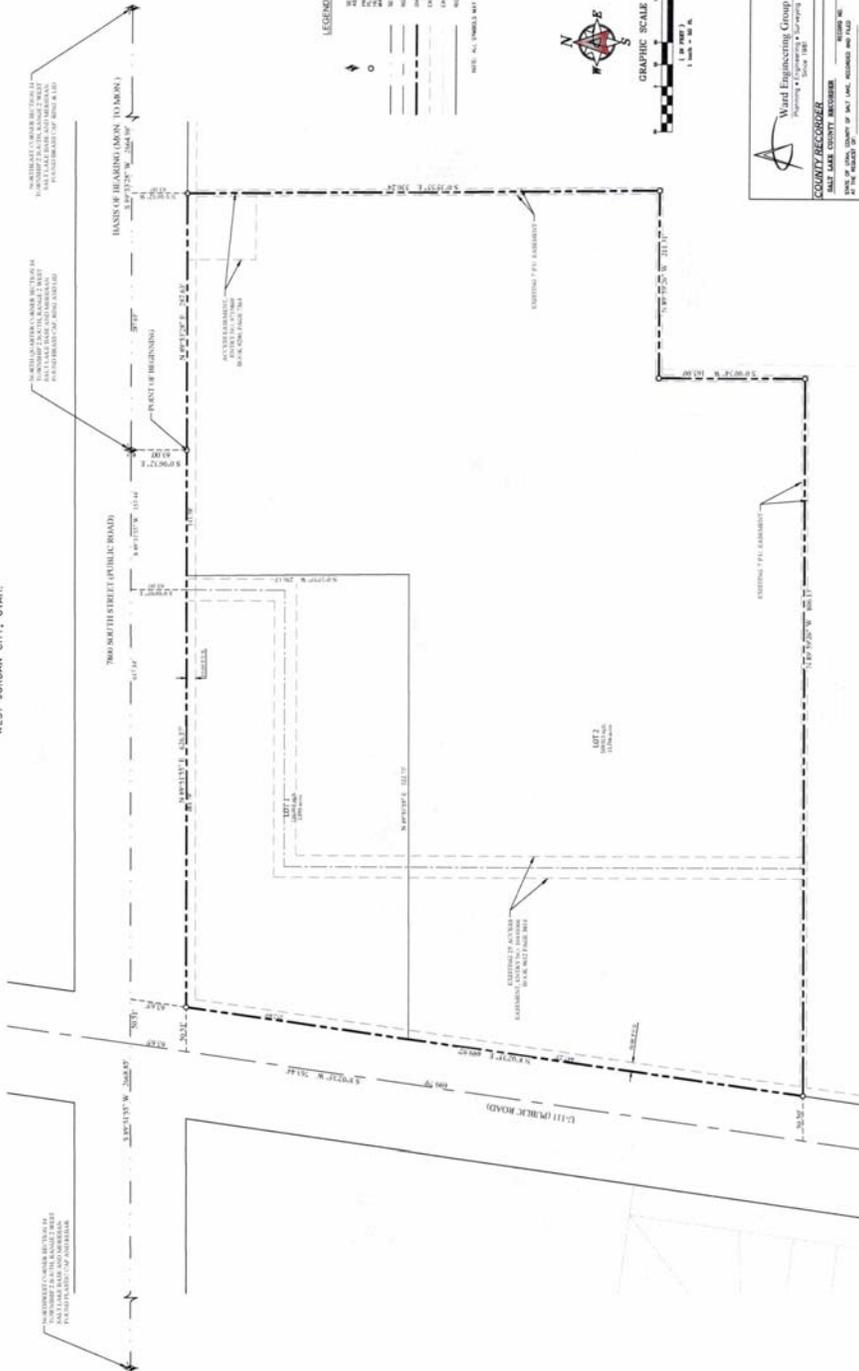
#### SETBACK ORDINANCE

FRONT SET BACK	15 FT WHERE PARK STRIP IS PROVIDED AND 17 FT WHERE THERE IS NO PARK STRIP.
REAR SET BACK	20 FT
SIDE SET BACK	6 FT
CORNER SET BACK	10 FT
BUILDING HEIGHT	MAXIMUM 35 FT
PARKING REQUIREMENT	2 PARKING GARAGE PER UNITS



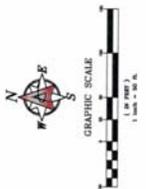
**CARRIAGES AT JORDAN HILLS VILLAGES**  
**AMENDING AND RESUBDIVING LOT 1 OF THE OAKS AT**  
**JORDAN HILLS VILLAGES PHASE 1**

LOCATED IN THE NORTH HALF OF SECTION 34,  
 TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,  
 WEST JORDAN CITY, UTAH.



**LEGEND**

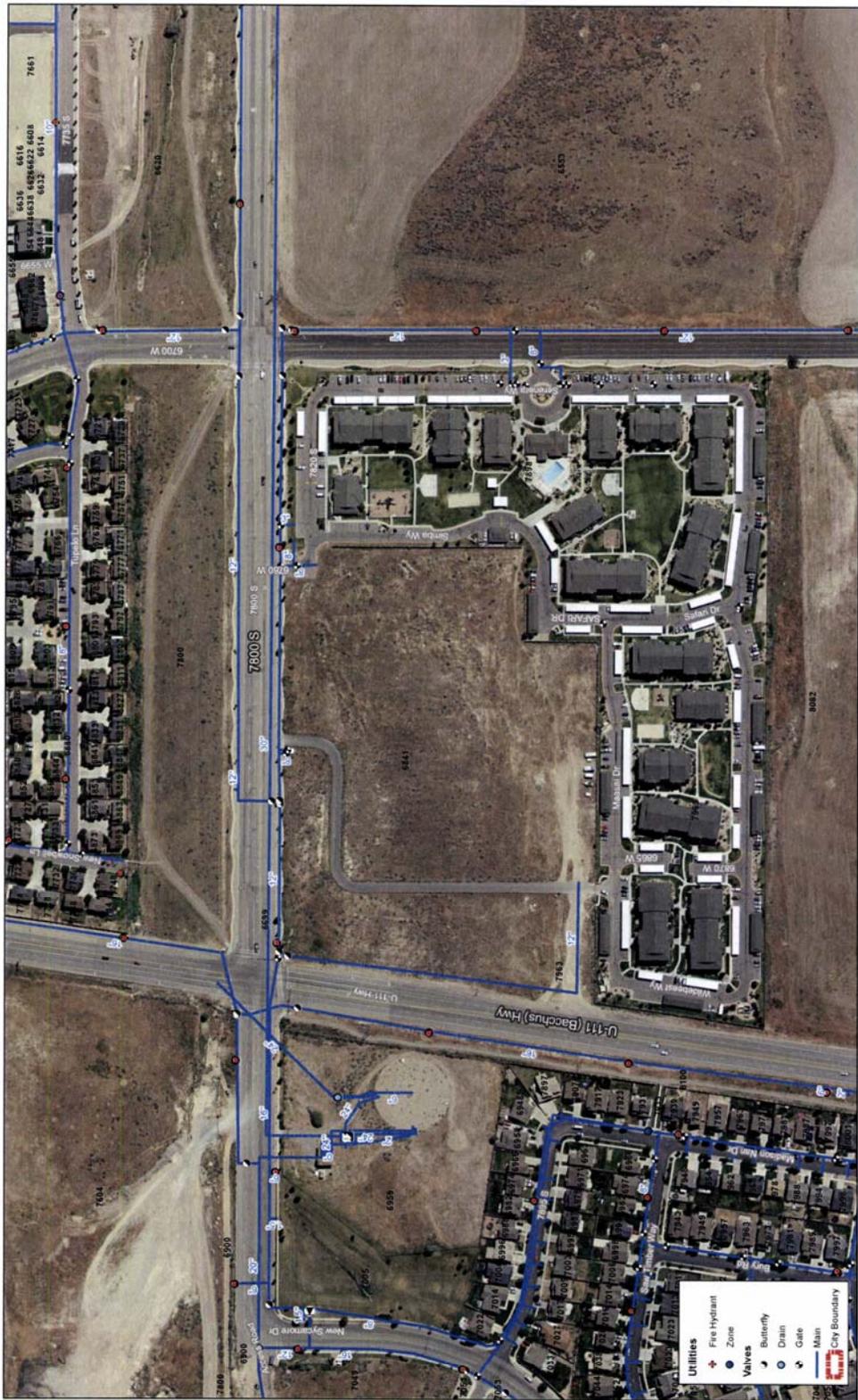
- SECTION 34, TOWNSHIP 2 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, WEST JORDAN CITY, UTAH
- SECTION 34
- SECTION 35
- SECTION 36
- SECTION 37
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- SECTION 99
- SECTION 100



**Ward Engineering Group**  
 Planning & Engineering & Surveying  
 1000 S. 1000 E. SUITE 100  
 WEST JORDAN, UTAH 84080  
 (801) 438-1111  
 www.wardeng.com

**SHEET**  
 PI 2  
 3 OF 3

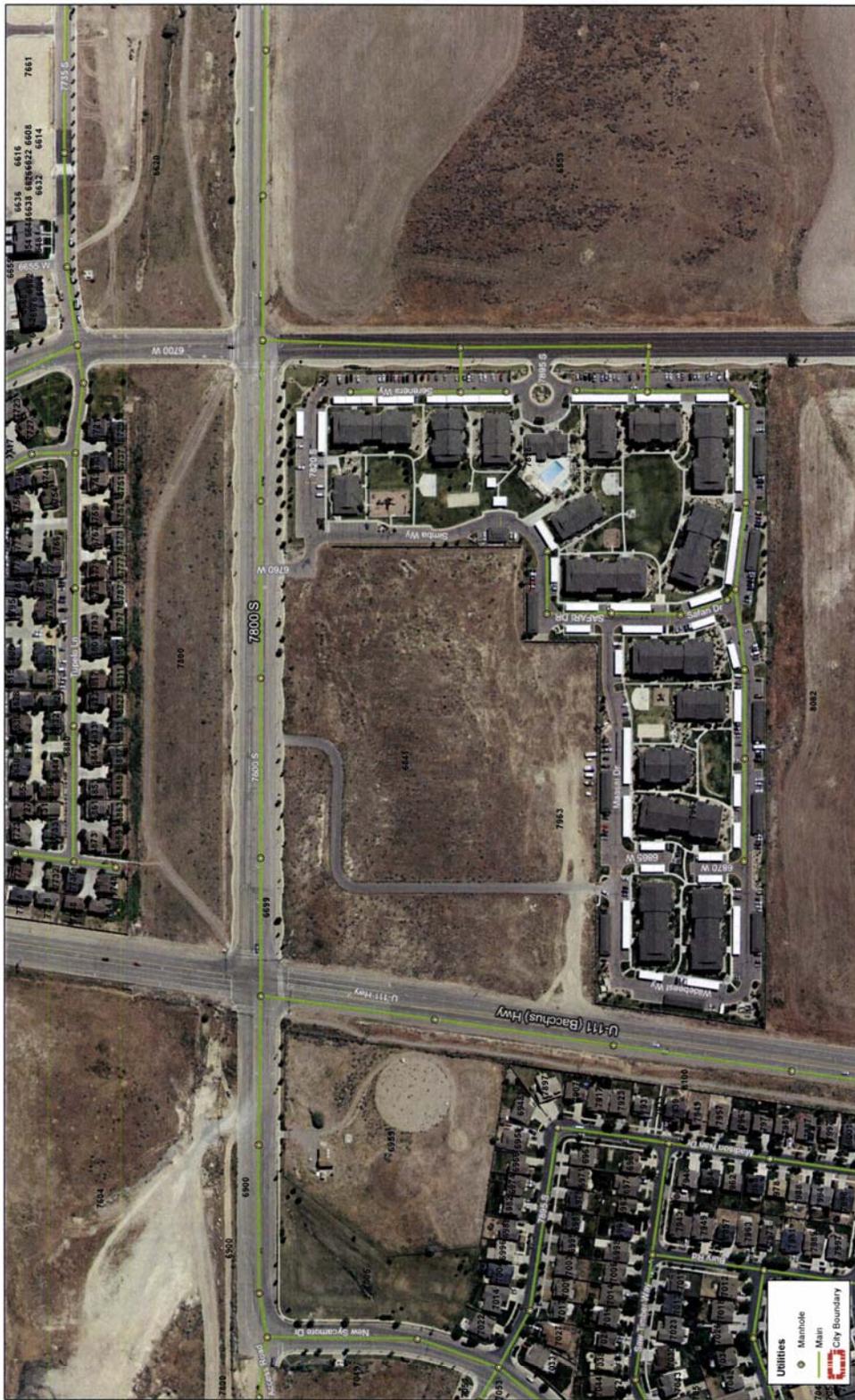
**COUNTY RECORDS**  
 DATE OF ORIGINAL RECORD: \_\_\_\_\_  
 DATE OF THIS CHANGE OF RECORD: \_\_\_\_\_  
 BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
 COUNTY: \_\_\_\_\_



WEST JORDAN

Map created by: [unreadable]  
 Date: [unreadable]  
 Project: [unreadable]



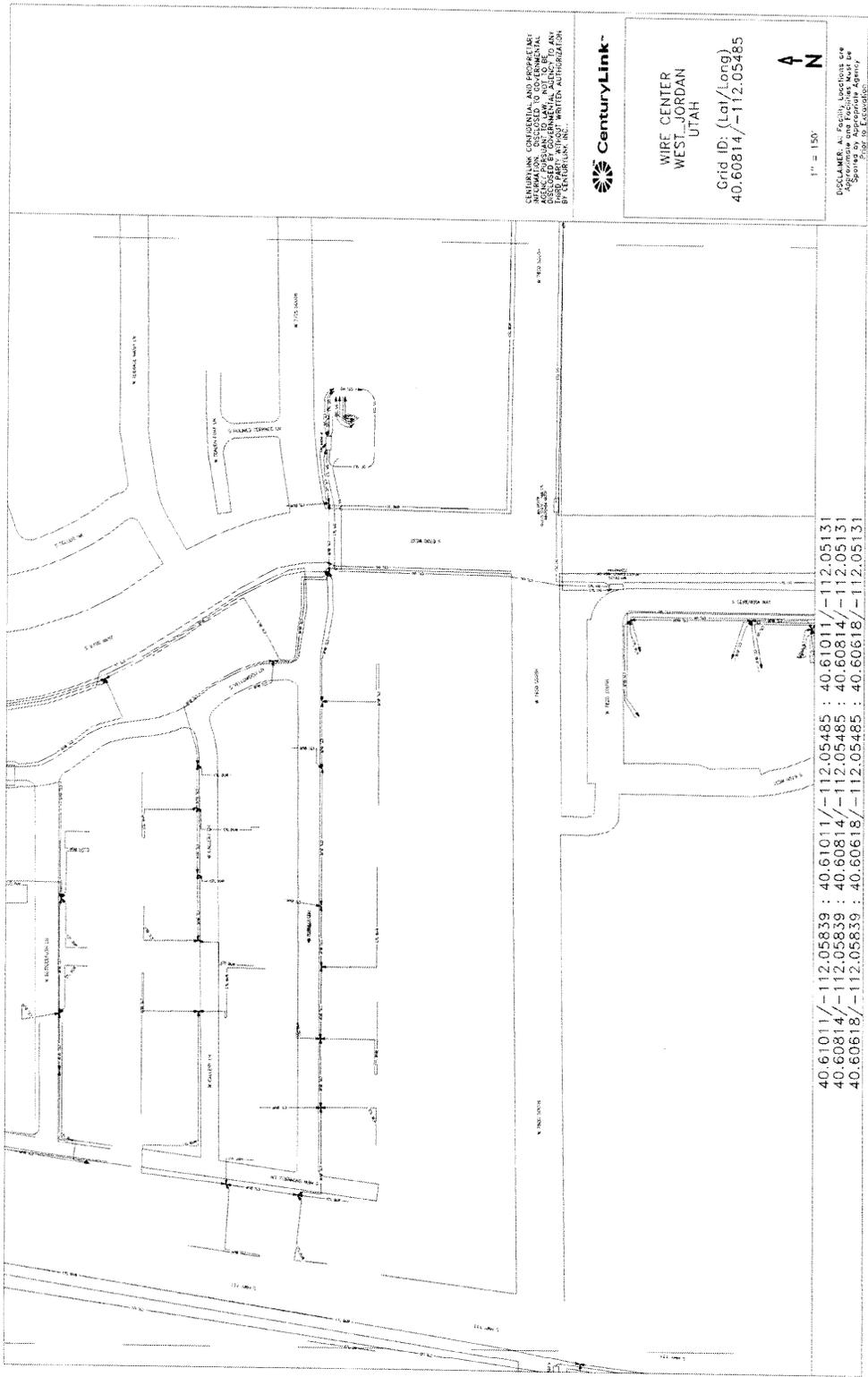


All utility lines shown on this map are based on the most recent available data. The City of West Jordan is not responsible for any errors or omissions on this map. The City of West Jordan is not responsible for any damages or liabilities arising from the use of this map.









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WEST JORDAN  
UTAH

Grid ID: (Lat/Long)  
40.60814/-112.05485



1" = 150'

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40.61011/-112.05839 : 40.61011/-112.05485 : 40.61011/-112.05131  
 40.60814/-112.05839 : 40.60814/-112.05485 : 40.60814/-112.05131  
 40.60618/-112.05839 : 40.60618/-112.05485 : 40.60618/-112.05131

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WEST JORDAN  
UTAH  
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40.60814/-112.06193



WIRE CENTER  
WEST JORDAN  
UTAH

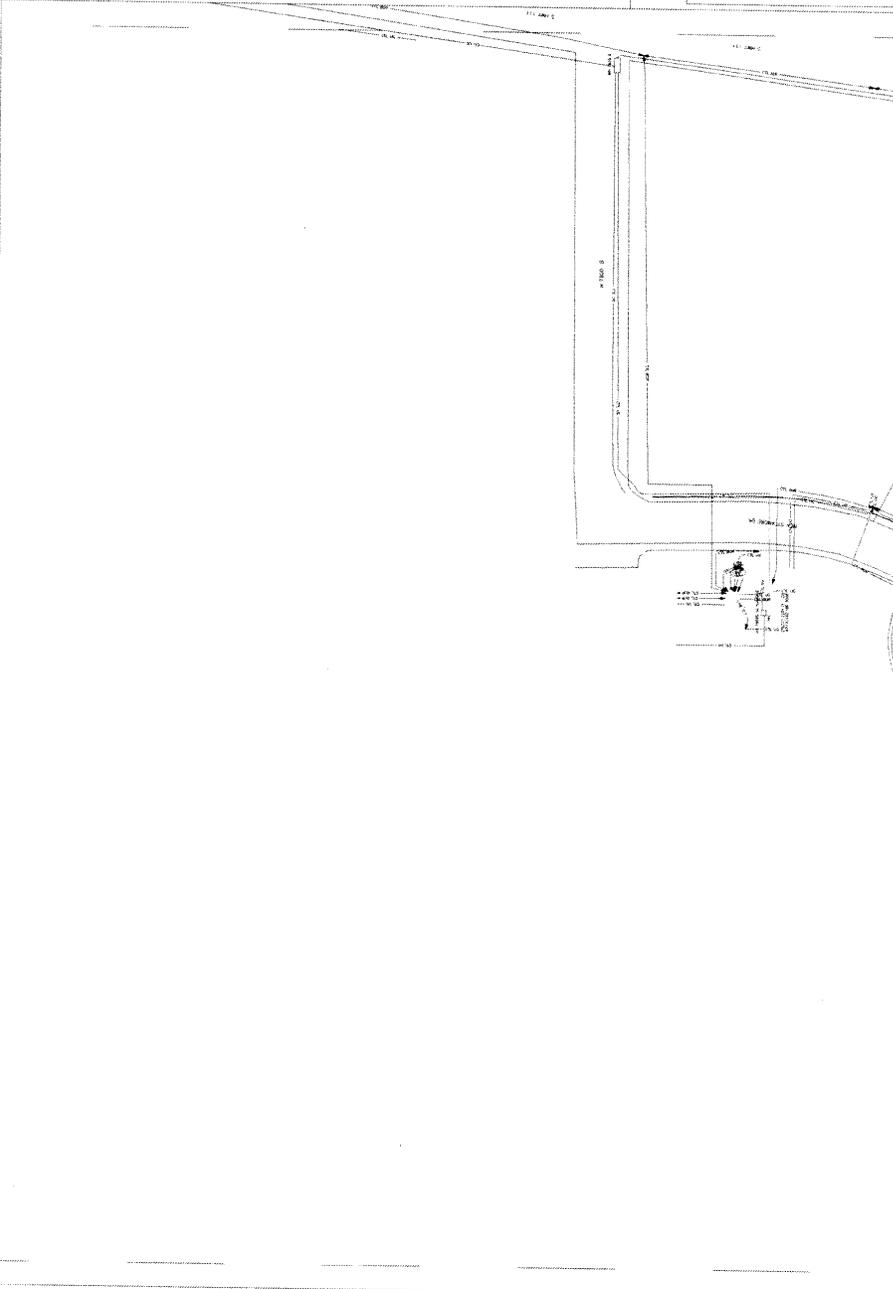
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1" = 150'

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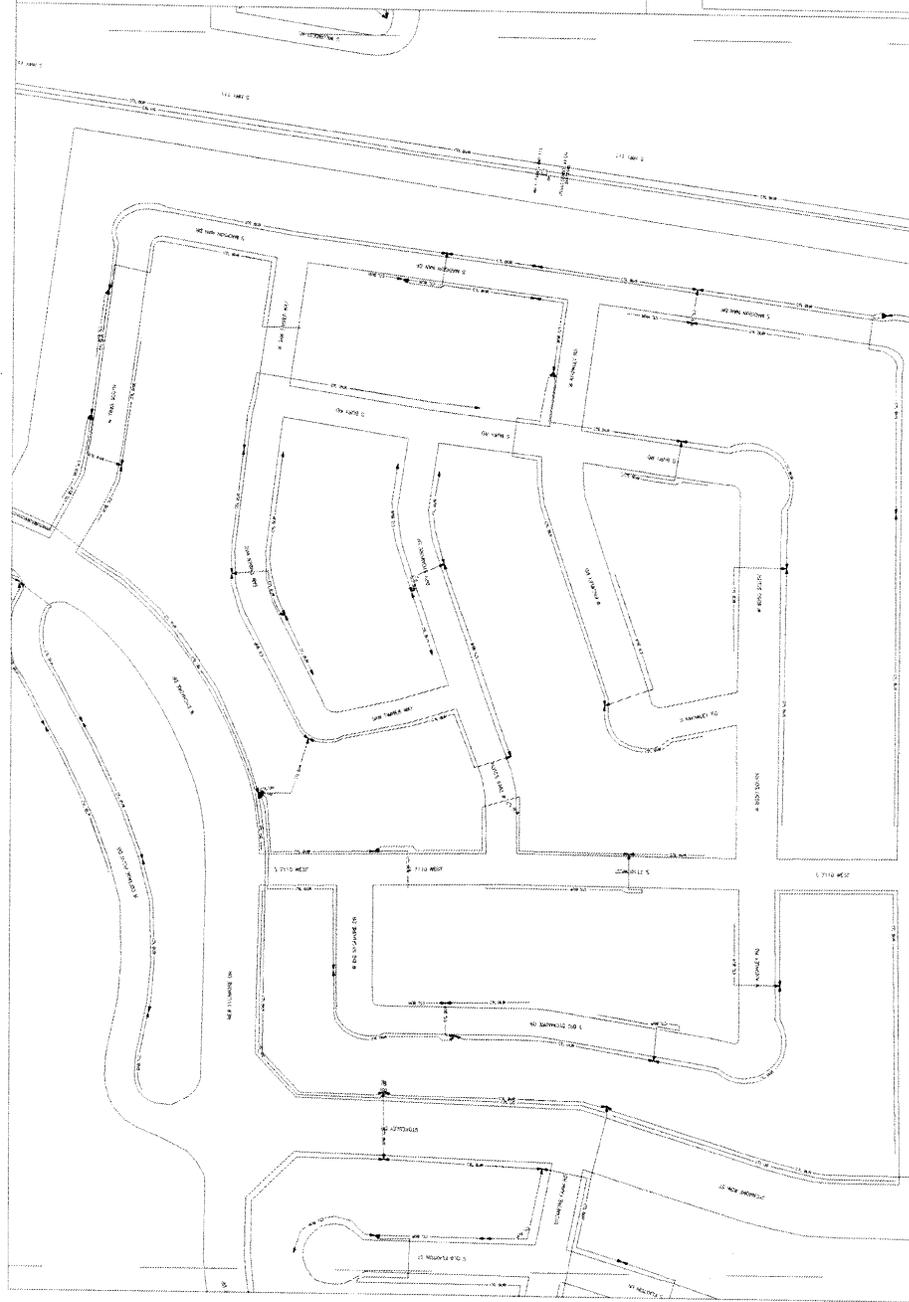
WIRE CENTER  
WEST JORDAN  
UTAH

Grid ID: (Lat/Long)  
40.60422/-112.06193



1" = 150'

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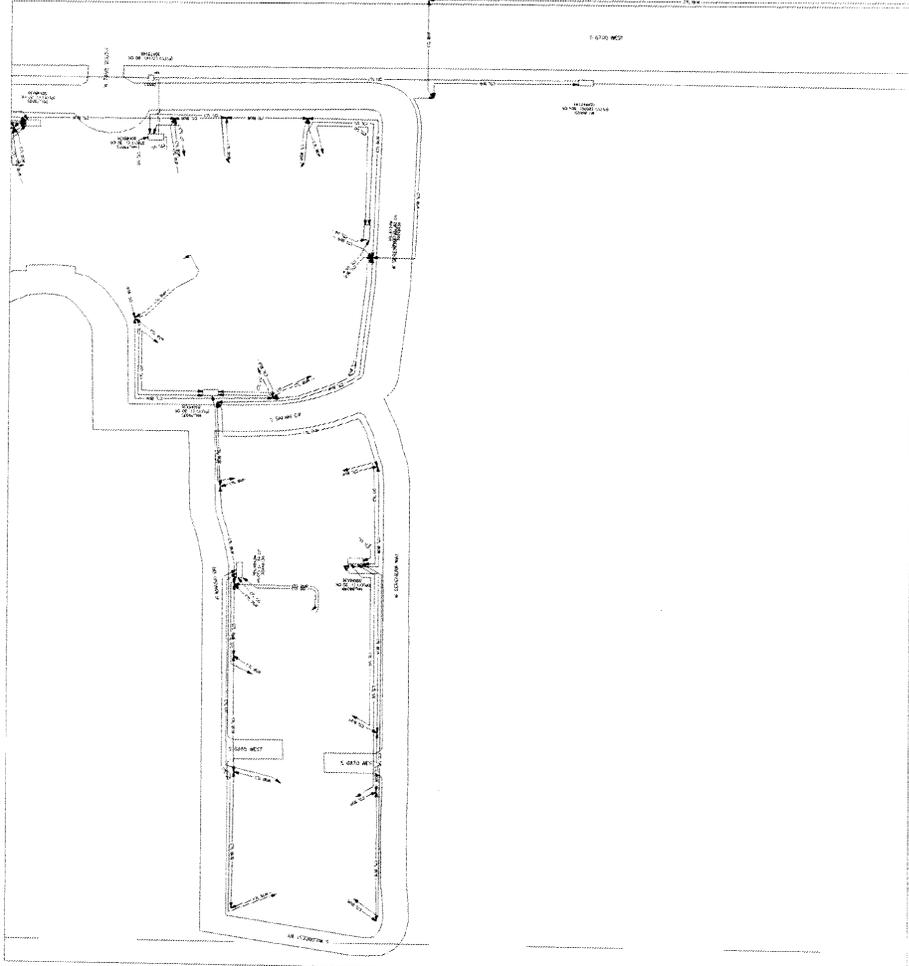
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UTAH

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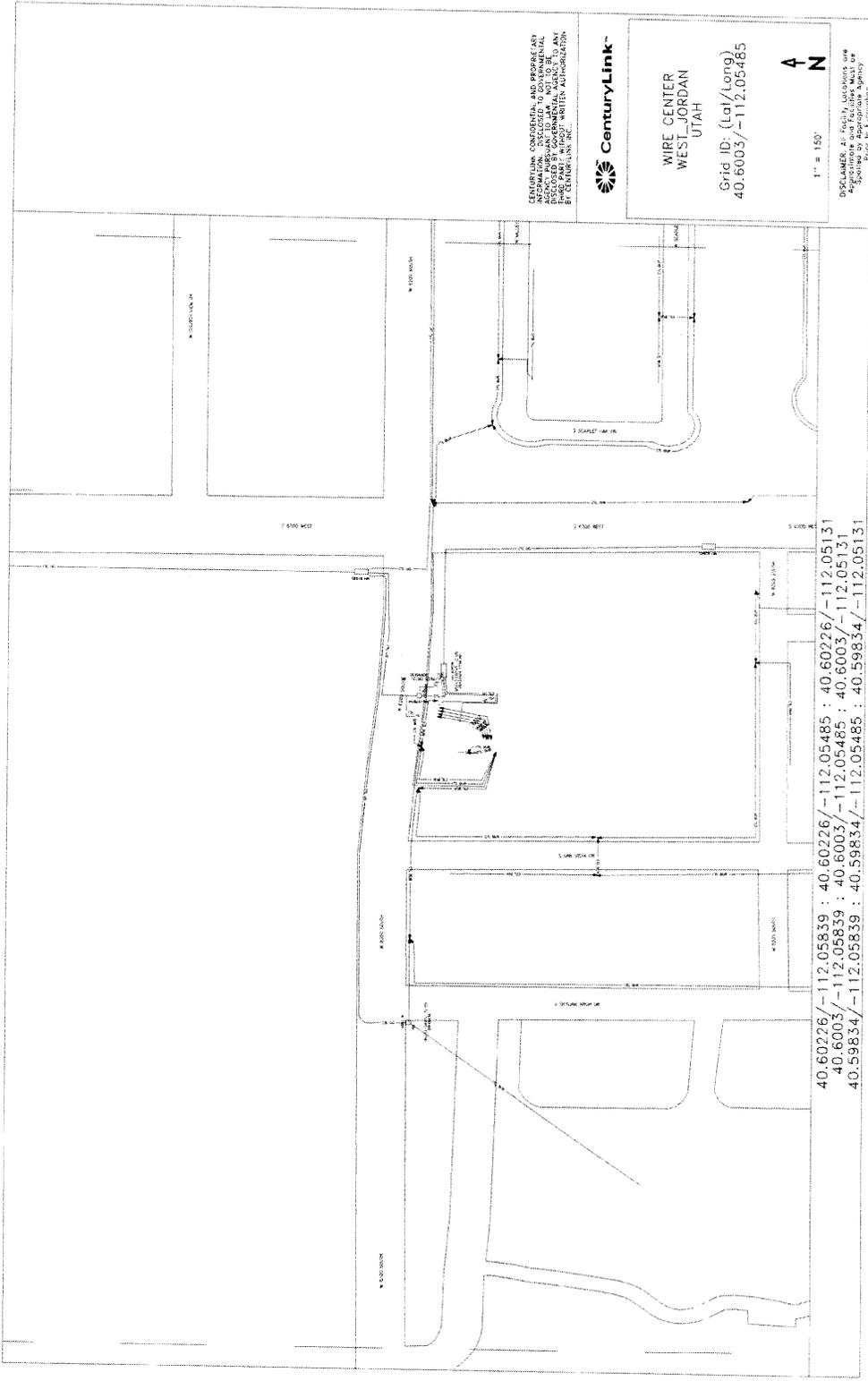
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1" = 150'

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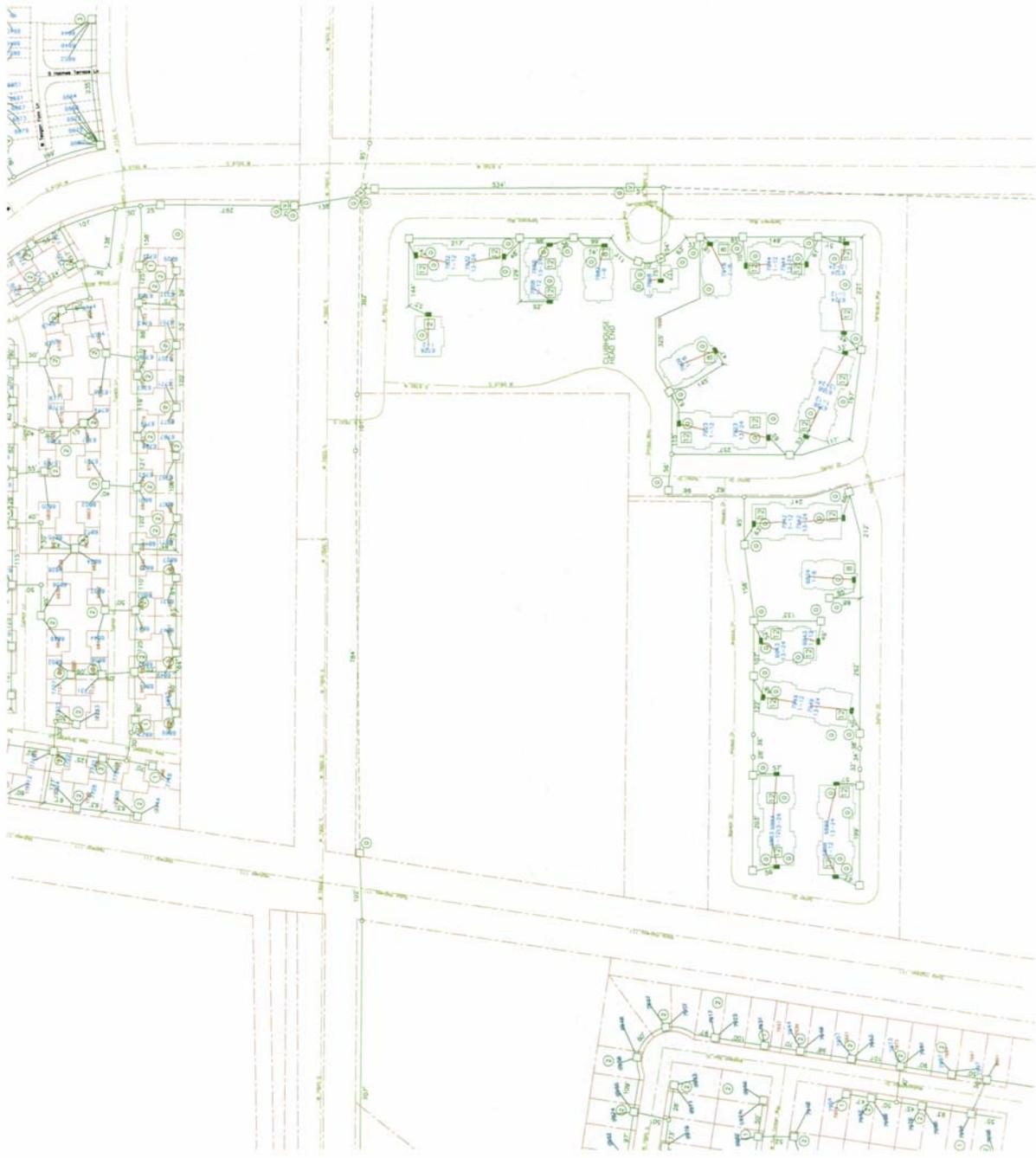


1" = 150'

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Please find City Council rules policies and procedures on the following pages.

**Exhibit F** CC Rules, Policies and Procedures

## **Council Rules, Policies and Procedures**

### **C.15 APPEAL OF LAND-USE DECISIONS TO THE CITY COUNCIL.**

a. The West Jordan Municipal Code provides for appeals to be made to the City Council. This Rule sets forth the manner and procedure for these appeals, and is subject to the provisions of the West Jordan Municipal Code §§87-7-102 and 89-2-305 for appeals of decisions relating to Land Use and Development. For appeals to the City Council of Land Use and Development decisions, all requirements of West Jordan Municipal §§87-7-102 and 89-2-305 must be satisfied in addition to the requirements set forth in this Rule.

1. Agenda. All appeals to the City Council shall be placed on the City Council agenda pursuant to Rule 4 of these Rules.

2. Record. Appeals to the City Council shall be based upon the record of the decision from which the appeal is being taken. The record shall consist of (1) only those documents and exhibits submitted to the decision making body, or individual, whose decision is being appealed, at or before the meeting giving rise to the appeal, and (2) any written decision, findings of fact, conclusions of law, and all other documents relating to the decision being appealed. The record shall also include the minutes and transcripts of that same meeting.

(a) Supplemental Documentation. Upon petition of the Appellant, and for good cause shown, the City Council may allow the Appellant to supplement the record within the time set forth in Section 10.3.2 below.

City Staff shall also be allowed to respond to any supplemental documentation submitted by the Appellant within the time limits set forth below.

3. Time Limits. Appeals to the City Council shall be made within 15 calendar days after the date of the decision which is being appealed. The end of the 15<sup>th</sup> day is at 5:00 p.m. If the 15<sup>th</sup> day falls on a weekend or holiday, the Notice of Appeal must be filed before 5 p.m. on the next regular business day.

Council Rules • June 2009 39

## **Council Rules, Policies and Procedures**

(a) Manner of Appeal. An appeal of a decision may be made by submitting to the City Recorder a Notice of Appeal. The Notice of Appeal shall be in writing, and must include a concise summary of the decision being appealed, the legal basis for the appeal, and the remedy being sought by the Appellant. The Notice of Appeal shall also include a copy of the record which can be obtained from the Department from which the appeal originates. Failure to comply with the above requirements will render an appeal defective and be grounds for rejection by the City Recorder of the Appeal. No extensions of time will be granted to correct a defective appeal except for good cause shown.

(b) Time limits for Supplemental Documentation. A request to submit supplemental documentation must be included within the Notice of Appeal. The reasons for submitting supplemental documentation must be clear and cogent. The City Council will rule on the Appellant's request to submit supplemental documentation at the earliest available City Council

meeting. All supplemental documentation the appellant wishes to submit shall be forwarded to the City Recorder within 5 days after the decision of the City Council granting the Appellant's request to submit the same.

Following the submittal by the Appellant of supplemental documentation, the City Staff will then be allowed to respond to the supplemental documentation within 10 calendar days after the Appellant's documentation is received by the City Recorder.

4. Hearing. Appeals to the City Council shall be heard by the City Council at a regularly scheduled open City Council meeting. The date and time of the hearing shall be scheduled pursuant to Rule 4 of these rules and on a date and at a time convenient to the City Council, and the Appellant shall be notified of the City Council hearing date at least seven (7) days prior to the scheduled City Council hearing.

40 Council Rules • June 2009

#### **Council Rules, Policies and Procedures**

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(a) Hearing Procedure. The hearing for the appeal shall reasonably proceed as follows: the Mayor or Mayor Pro-Tem will call for the appeal to be heard and invite the Appellant to come forward and address the City Council. The Appellant will then be allowed 15 minutes to address the City Council, summarize the information contained in the record and in the supplemental documentation, if any, and make any arguments. The Appellant will not be allowed to raise new issues, or refer to new information not previously submitted to the City Council. Following the Appellants presentation, the City Staff will be allowed fifteen minutes to make a presentation. City Staff will also not be allowed to raise new issues, or refer to new information not previously submitted to the City Council. Following presentations to the City Council by the City Staff, the Appellant will have five minutes for a rebuttal presentation. This presentation shall be limited to responding to the presentations of the City Staff. The Appellant will not be allowed to raise new issues or refer to new information not previously submitted to the City Council

(b) Voting by the Council. Following the presentations, the City Council may then discuss the appeal and ask questions of the Appellant, City Staff, and Planning Commission representative. Following any questions and answers, the Mayor will declare the hearing closed. The Mayor will then call for a motion, and the City Council may, in any lawful way: (1) move and vote to deny the appeal; (2) move and vote grant the appeal with appropriate remedies; or (3) Move and vote to take the appeal under advisement, pending a final decision. The City Council may also, with appropriate instructions regarding a final decision, direct the City Attorney to draft a written decision for consideration and approval at a later meeting of the City Council. Any decision of the City Council for an appeal taken pursuant to West Jordan Municipal Code §§87-7-102 and 89-2-305 must also be consistent with those provisions.

5. Decision to be Final. All appeals decided by the City Council shall be

final.  
Council

Please find the Planning Commission Minutes of December 6, 2016 on the following pages.

**Exhibit G Planning Commission Minutes**

3. **The Cottages at the Oaks of Jordan Hills Villages; 6841 West 7800 South; General Plan Land Use Amendment for 11.71 acres from Community Commercial to High Density Residential, Preliminary Subdivision Plat (114 lots on 11.71 acres and one 2.89 acre commercial lot), and Preliminary Development Plan; P-C Zone; Urban Chase Property Management/Greg Hughes & Mark Garza (applicant) [#11498, DP11499, SUB11500, 11650; parcels 20-34-100-008, 20-34-100-018]**

Greg Hughes, Urban Chase, applicant, explained that the site plan had been updated since the Design Review Committee meeting and is now in excess of 15% open space in a better layout. He said the original plan for this property was approved in the late 1990's as destination retail. However, the Mountain View Corridor wasn't contemplated at that time. Ron Raddon, the property owner, has tried desperately to attract a grocery store to the property. But the off ramps at the Mountain View Corridor have brought a Smith's Marketplace and that area will continue to grow as a retail center. The subject piece is now more viable as support retail in a smaller size than originally planned. Because there is a moratorium on attached housing, they had to find a product that would fit within the constraints of the property. The proposed product is detached homes for people who are downsizing but still want a single-family home with a smaller yard. The property is surrounded by apartments on two sides and two large arterial roads on the other sides. Once this development occurs they feel that it will help make the support retail more viable. He didn't know if the market in this area would work with half-acre lots. He cited some great examples of this housing style in American Fork and Saratoga Springs. Elevations were shown. He felt they will see more and more of this product, because it has become very popular. He stressed that these are not starter homes, but the prices are in the upper \$200,000's to \$300,000. Approximate square footage is 2200 square feet.

Kelvin Green asked if there are sidewalks on the private lanes. He also pointed out that garages in the P-C Zone have to be set back five feet from the front of the house or covered porch.

Greg Hughes said they have complied with the private lane ordinance. The sidewalks will be along the larger roads, but not on the private lanes. He said they will follow the ordinance regarding garages.

Larry Gardner said there are other styles that were built in Utah County with porches in front of the garage. He is satisfied that there is enough available products to fit or that could be modified to fit.

Kelvin Green said most of the open space appears to be throw away space. He pointed out a 17 ½-foot wide landscape strip and asked what the utility is for the community. He didn't see how it could be an amenity.

Greg Hughes said the attached home moratorium is directing how this is laid out, because they can't cluster the homes for a larger open space area. They feel that the perimeter green space is important as a buffer, but they could move some of the 19 ½% to another area if it is unnecessary.

Kelvin Green said it isn't unnecessary; it is laid out with almost zero utility.

Greg Hughes said they are trying to satisfy the hard numbers in the code with practicality. He pointed out a playground on the west side.

Bill Heiner said there was a comment at the Design Review Committee about the possibility of having rambler style home.

Adam Loser, DR Horton, said they are under contract to purchase the property. They have a team looking at some options. However, with a 34' by 34' footprint it is challenging. There are a couple of lots that might fit one, but the vast majority will be two-story.

Josh Suchoski asked how much space is between homes.

Greg Hughes said 7 1/2 feet on each side for a total of 15 feet. He said the homes are close together, but they are trying to provide a single-family home at a density that makes the project work.

Dan Lawes asked what kind of commercial development they anticipate.

Greg Hughes said they aren't purchasing the commercial piece. Mr. Raddon's hope is to have a convenience store and cafeteria style food places that will support the neighborhood. He understood that cities benefit from sales tax coming from a retail property. The property tax on rooftops isn't what provides revenue. But 100% of nothing is nothing. The property owner has been trying to develop for 16 years without success.

Larry Gardner said the commercial is geared toward small retail that will support the neighborhood rather than destination commercial. He said that a new site plan had been distributed. The product is single-family. It is impossible to develop attached single-family with larger open spaces because of the cap and grade ordinance, so it is acting as an infill development. Gross residential density will be 9.75 units per acre. Although they are small lots the homes are decent sized and the majority of the development is maintained by an HOA. It meets the parking requirement for single-family housing with no guest parking required. Regarding the utility of open space, this plan has been a work in progress and it will continue to work toward making the open space more centralized and usable in nature. Buffering from the road is also good, however. The house types were approved by the Design Review Committee, and the applicant is aware of the requirement to meet the ordinance for elevations in the P-C zone. He explained that the land use map amendment and preliminary development plan applications will be forwarded to the City Council for a final action. The subdivision plat approval is at the discretion of the Planning Commission; however, it can be appealed to the City Council.

#### Future Land Use Map Amendment

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the Future Land Use map from Community Commercial to High Density Residential for approximately 11.70 acres of property located at 6841 West 7800 South.

#### Development Plan

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council for The Cottages at the Oaks of Jordan Hills Villages Preliminary Development Plan located at approximately 6841 West 7800 South with a residential density of 9.74 units per acre with 114 single family detached lots subject to the following conditions:

1. Update the Final Development Plan to address all existing and future planning, engineering, fire, and all other City redline corrections.
2. Incorporate all requirements from the Development Review Committee and Planning Commission into the Final Development Plan.
3. Before the final plat and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.

Preliminary Subdivision plat

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve The Cottages at the Oaks of Jordan Hills Villages Preliminary Subdivision Plat located at 6841 West 7800 South, subject to the following conditions:

1. Update the Final Subdivision Plat to address all existing and future planning, engineering, fire and all other City redline corrections pertaining to the Subdivision Plat.
2. Incorporate all requirements from the Planning Commission into the Final Subdivision Plat.
3. Before the final plat and development plan are stamped for construction purposes by the West Jordan Engineering Department, all redline comments shall be completely addressed.
4. All homes constructed within the subdivision shall comply with the requirements of the P-C zoning district and all of the requirements listed in the Preliminary Development Plan.
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.

Kelvin Green asked why this vacant property hadn't been reverted back as allowed in the code.

Larry Gardner said this property was part of Jordan Hills Villages development, which expired last year. The City Council has to bring forward a resolution to do that if they desire the change.

Dan Lawes opened the public hearing.

Matthew Smith, West Jordan resident, also representing the Maples neighborhood, spoke against the proposal. He said when the Jordan Hills Villages was first approved there was controversy because it was so far away from other development. This leapfrog development was only approved because of the promised amenities, including a commercial component. He reviewed the applicant's reasons for requesting the change, which he did not think were sufficient.

- "The general plan does not account for the construction of the Mountain View Corridor". Mr. Smith showed a map from 2004 and 2006, which both show the Mountain View Corridor along with the commercial designations. To say proximity of the corridor should reduce this commercial property is like saying we shouldn't develop on Bangerter because it is too close to I-15 (1 ½ miles away).
- "It is not a matter of waiting for rooftops". When according to developers of other properties in the area rooftops do matter.

- “It is too close to the Oquirrh Mountains”. Magna and Herriman are similar communities that border the Oquirrh Mountains and have a population comparable to the western third of West Jordan. Both communities have a Walmart neighborhood market that is sandwiched between the Oquirrh’s and Smith’s. There are also five grocery stores in the Salt Lake Valley closer to the Wasatch Mountains than this is to the Oquirrh’s.
- The applicant implies that being close to Smith’s makes it not viable. This parcel is 1 ½ miles away from Smith’s. The stores in Magna and Herriman previously mentioned are closer than that. The Walmart and Harmon’s on 6200 South are close together. Smith’s even has two stores on Redwood Road that are only 1 ½ miles apart.
- “This was part of a central village concept that included a high school, and with the high school gone that changes things”. He argued that adding an extra 40 acres of houses in place of the high school would solidify the need for more commercial in the area.

He wondered is the property had been shopped around to commercial developers since Smith’s had become the fastest Kroger store to ever earn \$1 million. Or if it was with the knowledge that this Smith’s is always two to three times more crowded than the Daybreak Smith’s and could use the competition. There are also new planned developments in the area that would be attractive to commercial uses. Mr. Smith said when he built his house 13 years ago the map showed an elementary school that has now been removed, a high school that is now replaced with houses, a regional park that is now in question, a large area of preserved native open space that is now being sold by the city for more homes, a mixed use product in the Oquirrh West development that now has no mixed-use and a reduced commercial area. He asked that this area not be reduced because a gas station and strip mall is a lot different than a grocery store and restaurants. He wants the neighborhood to be a nice, walkable community. He then addressed the findings that weren’t met:

- B: There are a lot of other places to put high density housing, but not any other major intersection in this neighborhood for commercial.
- C: This is not compatible with the neighborhood. The Serengeti Springs apartments serve as a buffer between lower density residential and commercial. It doesn’t make sense to put very high density as a buffer between low density and high density. He said the property to the north was zoned as medium density but was built as high density in a very similar design to the proposal and we don’t need more high density in the area.
- D: It is not an improvement over commercial.
- E: There are a lot more houses planned in this area than when the infrastructure was installed.

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

Greg Hughes didn’t argue with some of the points made, but Mr. Raddon had exhausted every option available to try to successfully develop the property. Mr. Raddon thought that with all the development going on and the decisions being made and where the focus is, is why this property is available for him to purchase and present this plan. He said it wasn’t in 2004 and 2006 that the Mountain View Corridor was unknown, but it was in the 1990’s. He felt there is a trend and is why after all his efforts to maximize the destination commercial it hasn’t been realized.

Judy Hansen was concerned that the only access to the development comes from 7800 South, which is heavily travelled and there will be at least two cars at each home. She was also concerned that the homes are all so similar, which she expressed at the DRC meeting. She also asked for ramblers, which

now isn't possible. Empty nesters don't want stairs, and there is no place to park boats, trailers, etc. that most retired people have. She asked if the rear yard can be fenced, because young families will have small children, and retired people will have pets. She asked the developer to consider if he would live in this development. She didn't think that the playground next to U-111 was a safe location.

Kelvin Green agreed with Commissioner Hansen. He went on to say that it doesn't meet the overall intent of the P-C zone as listed in Section 13-5C-1C, and he read specifically from items 1 through 7, 9 through 11, and 13 of that section. He didn't think this was a planned community, but rather a high density housing complex trying to fit in the planned community zone. The plan doesn't meet the green space limitations, because the code says it should be limited to pedestrian ways, bike paths, equestrian, agricultural uses, garden spots, specific recreational activities, etc. Although we like to see buffers, a 17-foot wide green space can't be used for recreational activities. He agreed with the citizen comments regarding the trade-off for high density to get amenities. And when those amenities are taken away they break the social contract with the neighborhood.

Dan Lawes said we don't have any control over schools and commercial development.

Kelvin Green agreed, but the neighbors were promised certain things in exchange for density, and one thing was a commercial area. Taking that away from a busy corner eliminates the possibility of sales tax.

Larry Gardner explained that the neighbors were never promised this. It was part of the Jordan Hills Villages master plan that the city approved, and now it is expired. He has been meeting with Mr. Raddon every 6 months for the last three years, who has actively tried to market the property.

Scott Langford clarified in terms of cap and grade this property wouldn't qualify for the 70/30 mix of multi-family because it isn't a minimum of 75 acres.

Josh Suchoski said there is a general frustration that this area keeps getting the short end of the stick on amenities. Whether or not they were promised it, the city should provide a good happy and healthy living environment. He didn't mind density as long as it is done properly. This plan looks like someone ran a calculation to see how many homes could fit. He understood that a developer wants to maximize profit, but he didn't think it was necessarily a good, healthy thing for the people who will be living there. The comment that 100% of nothing is nothing is true but it isn't necessarily a good sales pitch for this area. The Commission just met with a group that wants to build high end, large lot homes with amenities not a quarter mile away from this property. He really felt that this property is prime commercial real estate, and he didn't believe they can use the past 8 years as a good record of why the lot hasn't sold. The building market has only started to rebound in the last 1 to 1 1/2 years. He didn't feel that this was a higher and better use for the property and we would be selling ourselves short to approve the plan.

Matt Quinney liked the plan, but he agreed with Commissioner Suchoski that at some point they need to stop adding homes and start taking care of the people who already live here. They recently approved the Oquirrh West development in this area. They should hold on to this property until it can be a commercial area that will take care of the residents.

Dan Lawes asked how long they should wait until deciding it isn't going to work as commercial.

Bill Heiner said it will come when the market will bear.

Josh Suchoski said the latest market boom just started. It has been shown that once one entity comes in and is wildly successful, such as Smith's, it will attract competition, and it has only been a year since Smith's opened. By stopping this now it is shutting down the opportunity for competitors. He didn't think this was the time to make that change.

Kelvin Green said we should make good public policies that take care of existing areas. If West Jordan continues to be an infill city, then we won't have the infrastructure and resources to support it. He pointed out areas in Draper, Sandy, and South Jordan that are seeing good development, which we will never attract if we don't keep some land. He understood what Commissioner Lawes was saying, but this isn't the time. He mentioned how IKEA built their store in Draper and then 17 other furniture stores built around it, so competition occurs when people build and are successful.

Matt Quinney pointed out how long 13400 South stood empty until someone took a chance, and if West Jordan keeps infilling with houses they will miss the opportunity for that same kind of development.

**MOTION:** Kelvin Green moved based on the findings set forth in the staff report and the evidence and explanations received tonight to forward a negative recommendation to the City Council for The Cottages at the Oaks of Jordan Hills Villages; 6841 West 7800 South; Urban Chase Property management/Greg Hughes & Mark Garza (applicant) to Amend the Future Land Use Map for 11.71 acres from Community Commercial to High Density Residential specifically Findings A, B, C, D, and E have not been met because they are not consistent with the adopted goals. The motion was seconded by Josh Suchoski.

Dan Lawes asked for specifics on how Finding A is not met.

Kelvin Green said they aren't providing for the long-term commercial growth of the city as stated in the general plan.

Dan Lawes read from the staff report that supports the general plan to continue to implement the policy of limiting commercial centers to nodes located at the intersections major arterial streets or in the case of neighborhood commercial centers as a designated location within large planned residential communities.

Josh Suchoski argued that this could be a small node and it is at the juncture of two arterial streets. So an infill of high density residential in this location is inconsistent with the goal where this is a prime location for a potential node.

**VOTE:** The motion passed 5-2 in favor of a negative recommendation with Dan Lawes and Bill Heiner casting the negative votes.

**MOTION:** Kelvin Green moved based on the findings set forth in the staff report and upon the evidence received today to forward a negative recommendation to the City

**Council for the Preliminary Development Plan for The Cottages at the Oaks of Jordan Hills Villages; 6841 West 7800 South; Urban Chase Property management/Greg Hughes & Mark Garza (applicant). The motion was seconded by Josh Suchoski.**

It was pointed out that there are no specific criteria associated with a development plan approval, however, they could provide some reasoning.

**AMENDED**

**MOTION:** Kelvin Green moved to amend the motion to include that the development plan does not meet the overall intent of the P-C zone. The amendment was accepted by Josh Suchoski and the amended motion passed 5-2 in favor of a negative recommendation with Dan Lawes and Bill Heiner casting the negative votes.

**MOTION:** Kelvin Green moved based on the findings set forth and the design shown and upon the evidence and explanations received today to deny the Preliminary Subdivision Plat for The Cottages at the Oaks of Jordan Hills Villages; 6841 West 7800 South; Urban Chase Property management/Greg Hughes & Mark Garza (applicant) Finding that Criteria 1 has not been met because it doesn't conform and is not consistent with the adopted goals, objectives, and policies set forth in the City's General Plan; Criteria 4, it does not comply with the provisions of the subdivision ordinance, the zoning ordinance, or other development standards of the city specifically the P-C zone. The motion was seconded by Josh Suchoski.

Larry Gardner said there is a commercial node being provided.

Kelvin Green said it is the size of the commercial node.

**VOTE:** The motion passed 5-2 in favor of denial with Dan Lawes and Bill Heiner casting the negative votes.

- \*\*\*\*\*
4. Gladstone Place; 7800 South Mountain View Corridor; Preliminary Site Plan (347 units on 26.2 acres), Preliminary Subdivision Plat, Preliminary Development Plan establishing density of 14.35 dwelling units per acre; HFR Zone; Garbett Land Investments, LC/Richard Welch (applicant) [#SPCO20150011, SDMA20150007, DP20150003; parcels 20-35-100-017, 030; 200-023, 046]

Richard Welch, representing Garbett Homes and Peterson Development, stated that this village had been before them previously to annex a piece of surplus UDOT property into the Highlands master plan. He reviewed the location of their other projects in the Highlands. The Design Review Committee gave a positive recommendation about a year ago and after that there was an access issue that had to be worked out, which took about a year. A series of conditions in the staff report addresses that issue. The subdivision plat will separate this property from a larger piece of land and adds the surplus UDOT piece. He addressed the density buy-up allowed in the WSPA zone. They feel this is a beautifully designed project. One unique benefit to the Gladstone community as well as the entire City is piping the deep wash. The HFR zone allows for a density of 9 up to 18 units per acre. He calculated the

Please find the plans given to the PC on the following pages.

**Plans given to PC on 12/06/2016**

**Exhibit H**

CONCEPT SITE PLAN



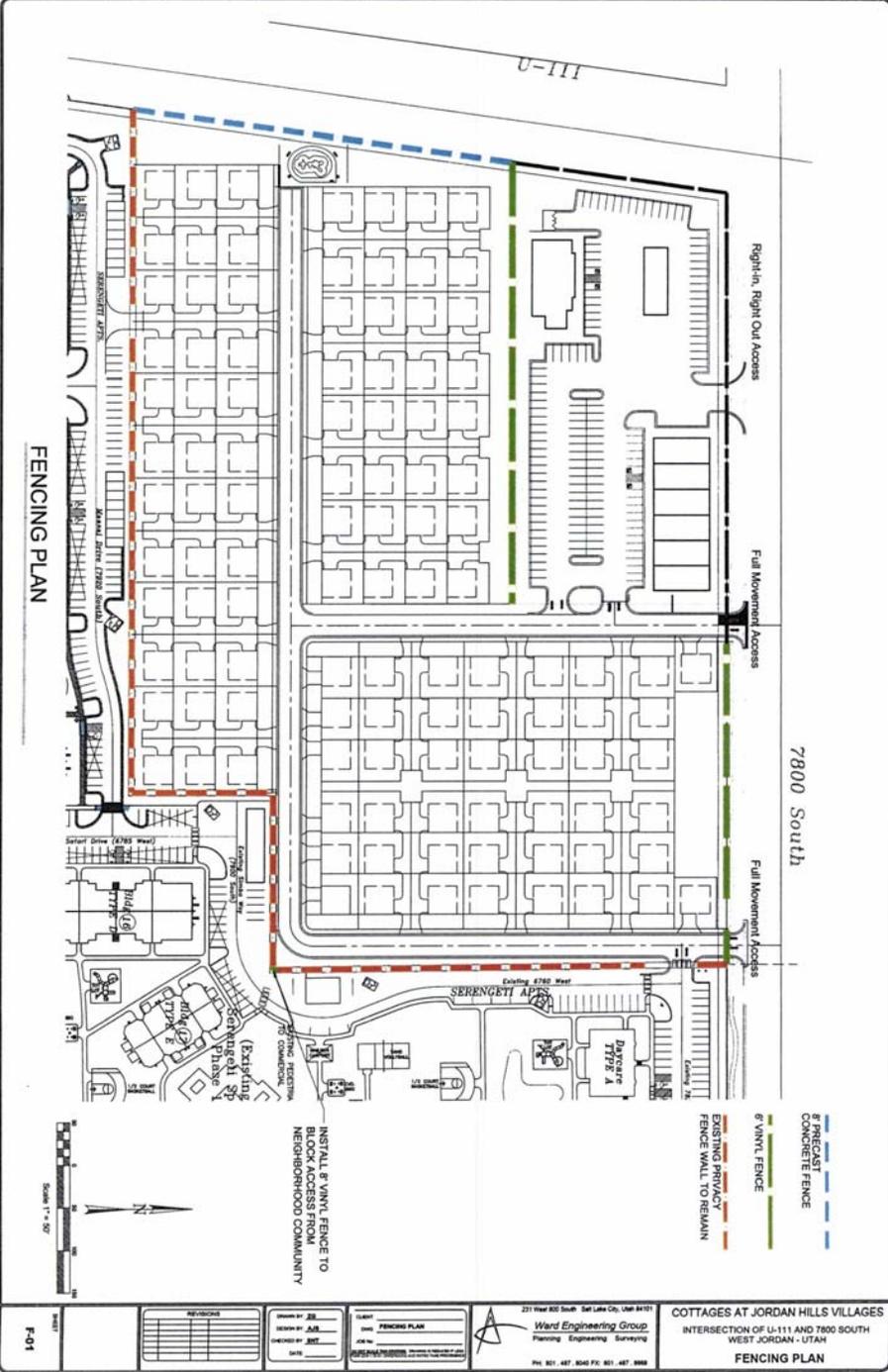
THE GUEST PARKING AREA IS PROVIDED FOR THE CONVENIENCE OF THE COMMUNITY AND IS NOT REQUIRED THEREFORE AS AN AMENITY. IT IS INCLUDED IN THE OPEN SPACE CALCULATION.



<b>COMMERCIAL AREA ARENA (ACRE)</b>	2.89
<b>RETAIL STORES/ REQUIRED PARKING PROVIDED PARKING</b>	11700
<b>COMMERCE STORES (SF) PROVIDED PARKING</b>	106
<b>COMMERCIAL STORES (SF) PROVIDED PARKING</b>	47
<b>OPEN SPACE (ACRE)</b>	0.84
<b>PERCENTAGE OF THE OPEN SPACE</b>	22.1%
<b>RESIDENTIAL AREA (ACRE)</b>	11.71
<b>NO. OF LOTS:</b>	114
<b>DENSITY (DU/AC)</b>	9.74
<b>OPEN SPACE (ACRE)</b>	2.28
<b>PERCENTAGE OF THE OPEN SPACE</b>	19.5%
<b>TOTAL PROPERTY</b>	14.80
<b>TOTAL OPEN SPACE ARENA (ACRE)</b>	2.92
<b>PERCENTAGE OF THE OPEN SPACE</b>	20.0%

**WARD ENGINEERING GROUP**  
 231 West 800 South, Salt Lake City, Utah 84115  
 Planning Engineering Surveying  
 Ph: 801.487.8040 Fax: 801.487.8888

**COTTAGES AT JORDAN HILLS VILLAGES**  
 INTERSECTION OF U-111 AND 7800 SOUTH  
 WEST JORDAN - UTAH  
 CONCEPT SITE PLAN



FENCING PLAN

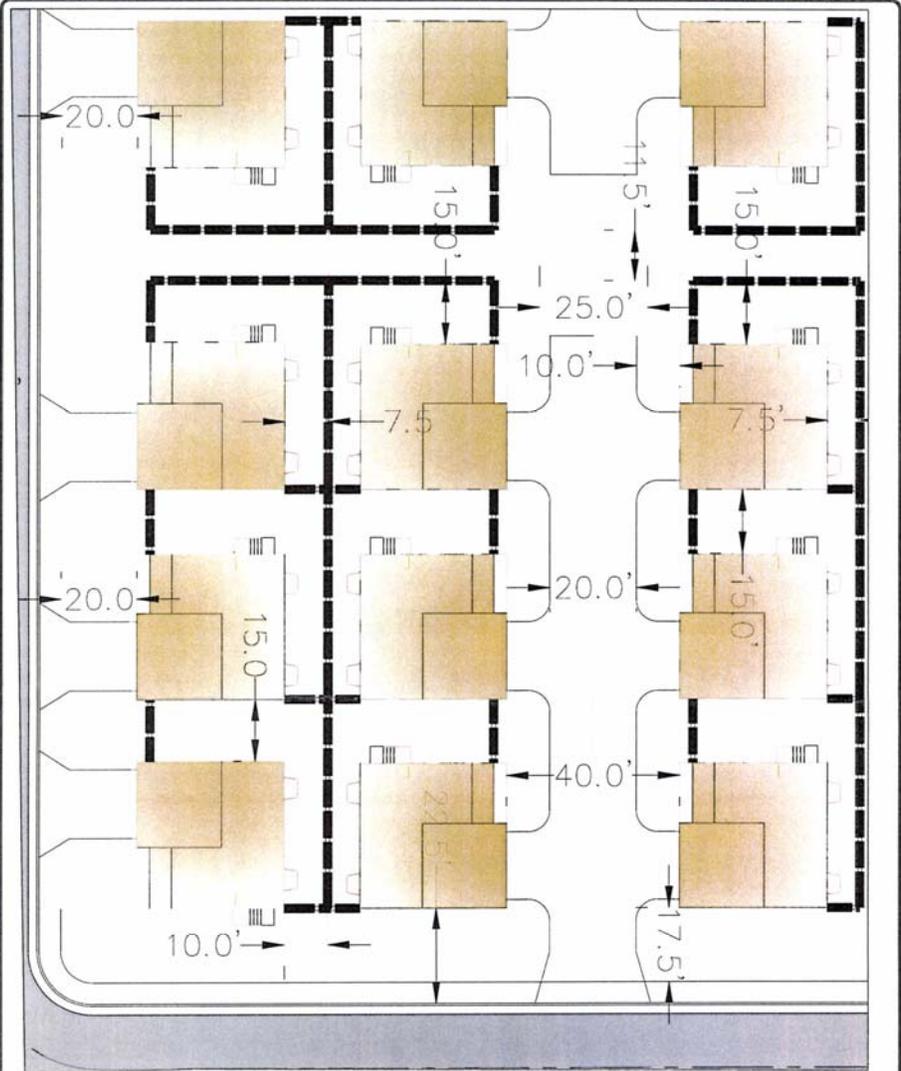
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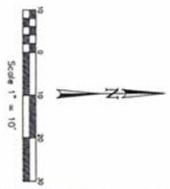
221 West 800 South Salt Lake City, Utah 84119  
**Ward Engineering Group**  
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**COTTAGES AT JORDAN HILLS VILLAGES**  
 INTERSECTION OF U-111 AND 7800 SOUTH  
 WEST JORDAN - UTAH  
**FENCING PLAN**

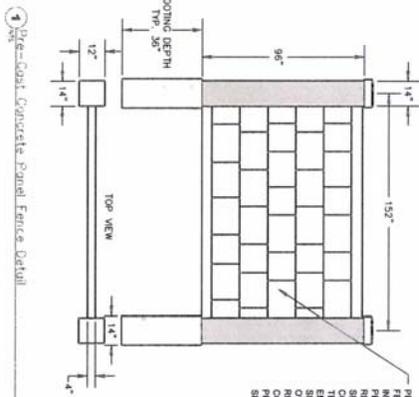




LEGEND:  
 - - - - - 6' VINYL PRIVACY FENCE



	REVISIONS NO.    DATE    DESCRIPTION	DRAWN BY: <u>JS</u> CHECKED BY: <u>AB</u> DATE:	CLIENT: _____ JOB NO: _____ PROJECT: _____	231 West 800 South, Salt Lake City, Utah 84111 <b>Ward Engineering Group</b> Planning    Engineering    Surveying PH: 801-487-8040    FX: 801-487-8888	COTTAGES AT JORDAN HILLS VILLAGES INTERSECTION OF U-111 AND 7800 SOUTH WEST JORDAN - UTAH DETAILED SITE PLAN
	DATE:	PROJECT:	JOB NO:	PH: 801-487-8040    FX: 801-487-8888	DETAILED SITE PLAN



PRE-CAST CONCRETE FENCE PANEL. RECOMMENDATIONS PER MANUFACTURER'S RECOMMENDATION AND COLOR SHOULD BE TERNACOTTA RED OR SANGRE DE TORO. OWNER RESERVES THE RIGHT TO MODIFY PROJECT REQUIRES SEE PHOTO



1 Pre-Cast Concrete Panel Fence Detail



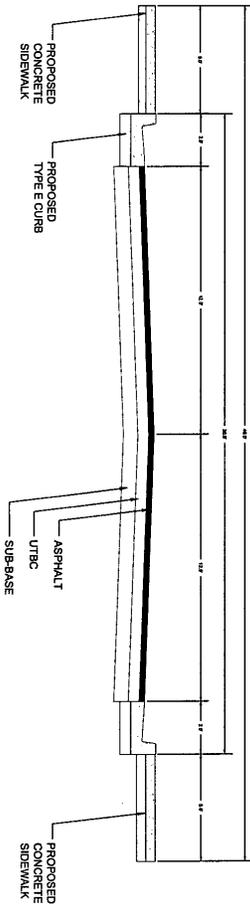
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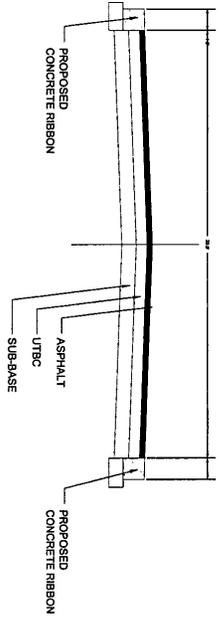
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271 West 800 South Salt Lake City, Utah 84111  
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COTTAGES AT JORDAN HILLS VILLAGES  
 INTERSECTION OF U-111 AND 7800 SOUTH  
 WEST JORDAN - UTAH  
 PRE-CAST CONCRETE PANEL FENCE



**PRIVATE ROAD SECTION**  
SIDEWALK AND PARK STRIP CONFIGURATION  
VARIES SEE SITE PLAN



**PRIVATE ALLEY WAY SECTION**

NO.	REVISIONS

DESIGNED BY: <u>JG</u>	CHECKED BY: <u>AMT</u>
DRAWN BY: <u>AMT</u>	DATE: <u> </u>

PROJECT: <u> </u>	DATE: <u> </u>
DWG. NO.: <u> </u>	DATE: <u> </u>
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**COTTAGES AT JORDAN HILLS VILLAGES**  
 INTERSECTION OF U-111 AND 7800 SOUTH  
 WEST JORDAN - UTAH  
**TYPICAL ROAD SECTIONS**

SHEET  
**TS-01**

