

4. 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.

Dan Lawes opened the public hearing.

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

MOTION: Josh Suchoski moved based on the findings set forth in the staff report to approve the Preliminary Subdivision Plat for Clay Hollow B Subdivision; 7800 South 5600 West; Peterson Development/Brandon Peterson (applicant) subject to the conditions listed in the staff report. The motion was seconded by David Pack and passed 7-0 in favor.

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3. **West Woods Rezone; 7904-7930 South 2700 West; Rezone 3.1 acres from R-1-10A (PD) to R-1-8C Zone; Growth Aid LLC/Adam Nash (applicant) [#10780; parcel 21-33-128-010, 011, 012]**

Judy Hansen disclosed that she has known the family very well for 50 years, but she has nothing to do with the subdivision and will not gain from it financially.

Bill Heiner disclosed that he had some business dealings about ten years ago with the applicant.

Adam Nash, 4376 South 700 East, authorized agent and applicant representing the property owners, stated that they worked a great deal with staff to develop a layout that will be in harmony with the master plan for the area. The property was placed in a performance zone with the balance of the Wood's property in the 1980's. Mr. Nash said they looked at keeping an R-1-10 zone, but the two existing homes wouldn't be able to meet the setbacks. However, the R-1-8 zone has a smaller lot width that will work. They are increasing the home size minimum from 'A' to 'C'. The concept shows eight homes on a cul-de-sac and four lots on 2700 West, including two existing homes that will remain. The overhead powerlines on 2700 West are too big to be buried. A small portion of the property will need to be dedicated as part of 2700 West. He further clarified the need for the reduced lot width that the R-1-8 zone will allow.

Dan Lawes asked if they could accommodate an 'E' sized home.

Mr. Nash said there are couple of lots that have narrow building pads, so he would like to have the flexibility, but they could explore it.

Nannette Larsen said the proposal is for a rezoning to R-1-8C and details of the subdivision will be reviewed by planning staff and commission if the rezone is approved by city council. The property has a medium density residential designation, which allows for 3.1 to 5.5 dwelling units per acre. The concept plan displays about 4 units per acre and the R-1-8 zone fits within the medium density classification. The average square footage on the concept plan is 9,510. She explained that the adjoining Wood Cove Park Subdivision is zoned R-1-10A (PD) and was approved with lots smaller

than 10,000 square feet due to the common open space within a Planned Development overlay. The applicant proposed a subzone home size of 'C', which is typical for the R-1-8 zoning district. She clarified that the setbacks are equal in the two zoning districts, but the minimum lot size and width are less in the R-1-8.

Staff recommended that the Planning Commission accept the findings contained in the staff report and forward a positive recommendation to the City Council for the proposed Zoning Map Amendment for West Woods Rezone located at 7904, 7906, and 7930 South 2700 West from R-1-10A (Single-Family Residential 10,000 square foot lots with acre lots with A size homes) Zone to the R-1-8C (Single-Family Residential 8,000 square foot lots with C size homes) Zoning District.

Dan Lawes asked if there are any concerns with the 'E' subzone.

Nannette Larsen said in briefly looking at the buildable area it could be possible, but they may get more two-story homes in order for it to fit within the setbacks.

Scott Langford said the concept was based on the minimum lot width for R-1-8 zones. Based on lot width requirements alone, they would potentially lose several lots going from R-1-8 to R-1-10. It was pointed out that the (PD) zone is not used any longer and is not in the current code.

Dan Lawes opened the public hearing.

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

Judy Hansen understood the reason for the R-1-8 request, but since 2700 West is heavily used and visible, she thought it would be desirable to have 'E' sized homes.

Dan Lawes agreed.

Kelvin Green said he wasn't a fan of R-1-8 lots, but he was also concerned about adding more homes facing the arterial road of 2700 West, especially nice ones.

Josh Suchoski understood both points. He could possibly see the property along 2700 West as prime commercial real estate, but this project would take a blighted area and make it nice now instead of waiting for something else. The proposal matches the residential uses in the area, and he was leaning toward the 'E' sized home.

Nathan Nelson pointed out that this section of 2700 West is already built to its ultimate design. And Scott Langford clarified that 2700 West is a collector road and not an arterial road.

Judy Hansen pointed out that there are two existing driveways on 2700 West, so they would only need to add two.

Kelvin Green said the houses around this have an R-1-10-like density, and even though it isn't changing the characteristic of the neighborhood too much, he asked if it was increasing density.

Nannette Larsen said it is an increase in density.

Scott Langford pointed out that it is not an apples-to-apples comparison. The existing lots are significantly smaller than what is proposed, although the average density including the open space is less.

Josh Suchoski said the general plan doesn't say that everything has to be the same, but it needs to have a consistent use. He thought that for this area the proposed use is more consistent than the existing use.

Kelvin Green again expressed his displeasure with the R-1-8 zone considering what has happened in other areas. However, if it is going to be R-1-8 then it needs to have an 'E' subzone, which will make it in a price point for longer single home ownership and not as fast to become a rental.

MOTION: Josh Suchoski moved based on the findings set forth in the staff report and upon the evidence and explanations received today to forward a positive recommendation to the City Council for West Woods Rezone; 7904-7930 South 2700 West; Growth Aid LLC/Adam Nash (applicant) to rezone 3.1 acres from R-1-10A (PD) Zone to R-1-8E Zone. The motion was seconded by Dan Lawes.

It was clarified that the 'E' subzone was recommended for all lots.

VOTE: The motion passed 6-1 in favor with Kelvin Green casting the negative vote.

4. Text Amendment – Amend the 2009 West Jordan Code Titles 12 and 13 regarding Planned Center Gateway Signs; City-Wide applicability; Foursquare Properties, Inc./Dan Milich (applicant) [Mark Forsythe #11160]

Dan Milich, Director of Development for Foursquare Properties, reminded the Commission of a recent review of the proposed remodel of Jordan Landing's entertainment village that included some gateway entry signage. At that time the Commissioners expressed that the signs looked nice and served a purpose. Since there is no definition for that type of signage in the code they are now requesting a text amendment that will support them at Jordan Landing and in other areas of the city. They looked at other Salt Lake area codes that had provisions for these signs. He showed a video of the proposed changes and how the gateway signs will be incorporated into their development. The purpose of the signs is to direct people and traffic to the entertainment center.

Judy Hansen briefly left the dais at 6:32 p.m. and then returned.

David Paek said based on the acreage of Jordan Landing they would qualify for 13 planned center gateway signs. Currently the plan shows four, but would they be asking for more in the future.

Dan Milich said the entertainment village is part one of a redevelopment effort at Jordan Landing. They plan to make other 'villages' over time that will have gateway signs.

Mark Forsythe explained that the amendment will establish a definition for this type of gateway signage. They will be limited to private driveways and pedestrian areas as opposed to public rights-of-way. Height and spacing requirements are identical to the requirement for pole signs except that the