

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD
AUGUST 15, 2023 IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

PRESENT: Ammon Allen, Kent Shelton, Matt Quinney, Trish Hatch, Jay Thomas, George Winn, and Catherine Richardson

STAFF: Duncan Murray, Larry Gardner, Nathan Nelson, Paul Brockbank, Julie Davis

The briefing meeting was called to order by Ammon Allen with a quorum present. The agenda was reviewed. Duncan Murray provided training on planning commission responsibilities for site plan and subdivision applications. Commission Chair Allen asked that further discussion take place at the next pre-meeting.

The regular meeting was called to order at 6:07 p.m. with a quorum present.

1. Approve Minutes from August 1, 2023

MOTION: Trish Hatch moved to approve the minutes from August 1, 2023. The motion was seconded by George Winn and passed 7-0 in favor.

2. Highlands Landing Residential; 5490 West Highlands Loop Road; Preliminary Subdivision Plat (46 lots on 7.26 acres); R-3-20 Zone; Peterson Development Co., LLC/Victor Barnes (applicant) [#29800; parcel 20-25-351-014]

Kaylen Nichols, Peterson Development, said the proposed layout is generally the same as the plan shown to the Commission at the land use map amendment except that the access points were redesigned to meet code for spacing. Lot sizes range from 4,000 square feet to 6,500 square feet. The shared access, driveway, and the main road system are private. The plat has 46 single-family lots and home sizes are between 1,500 to 2,400 square feet, which offers a more affordable product. She clarified that the easement between lots 114 and 115 is for emergency access. The fire department will have a key that unlocks the bollards to be placed close to the end of the drive so people will not use it for parking.

Kent Shelton commented that he did not see any guest parking.

Kaylen Nicols said every home will have a 2-car garage and the plan is to push every driveway to the 22-foot mark to accommodate two additional parking spots. The majority of homes will also have enough width for a 3rd car garage or RV pad. She clarified that the alley to the driveways will be shared, but no parking will be allowed in the alley. Each driveway to the home will allow for two vehicles outside of the garage. Street parking will be allowed.

Larry Gardner said the property previously had the Senior Housing Overlay to accommodate a senior apartment building. However, the overlay was removed, and the current proposal is for 46 single-family lots available to all age groups. All traffic into this subdivision will come from 7800 South or Highlands Loop Road. The project is well under the 20 units per acre allowed with the R-3-20 zoning

district and is at 6.7 units per acre. All roads interior to the project are private, and the southern access is to a private street that feeds the surrounding commercial lots. The other access is from 5490 West. The private driveways meet fire code for length and width requirements. Private roads must be approved by the Planning Commission. The code requires two parking spaces, which are provided with the garage, and the driveway allows for two additional parking spaces. Driveways will be at a right angle to the alley. There is a mix of lot sizes, which at least meet the minimum of 4,000 square feet. He reviewed street light placement, waste can placement, and drainage plan that is directed to the detention basin. Garbage pickup on a private street is paid for by the HOA. He reviewed the proposed landscaping on 5490 West, Highlands Loop Road, the private road, and the detention pond, which will all be maintained by the HOA. A masonry wall is required along 5490 West and Highlands Loop Road. Vinyl fencing will be along the private Street A. The Planning Commission could require a different fencing, but he felt that the proposal meets the minimum standard of the ordinance. He reviewed the conditions of approval. In the staff report under Criteria C, the utilities department has determined that there is adequate water and sewer available and adequate storm drain capacity for this project. The availability of water and sewer are generally determined by zoning, but there are many reviews prior to this meeting where those capacities are reviewed in order to determine adequate availability. Those issues were also addressed at the time of the zone change.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision Plat for Highlands Landing Residential Subdivision a 46-lot single family residential subdivision located in the R-3-20 Zone on approximately 7.26 acres at 5490 West Highlands Loop Road, with the conditions and requirements of approval listed.

Conditions and Requirements of Approval

1. All current redlines from city staff are corrected.
2. The preliminary subdivision shall remain valid for one year following the date of approval (14-3-8).
3. Final approval for Highlands Landing Residential Subdivision will not be granted until all storm drain concerns, designs and modifications have been made to the satisfaction of the Engineering Division, and Public Works Department.
4. The proposed subdivision plat shall meet all applicable Zoning Ordinance requirements relating to building area, width, frontage, and setback requirements.
5. The preliminary and final subdivision plat must meet all zoning or subdivision standards and requirements of the Engineering and Fire Departments.

Ammon Allen explained the process and responsibilities of the Planning Commission regarding subdivision approvals, and he opened the public hearing.

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

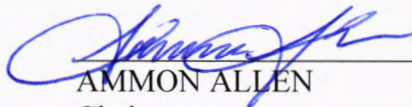
Catherine Richardson asked about the appeal process and the cost involved, which she thought was high.

Larry Gardner said the fee is \$1,250, which is set by the City Council.

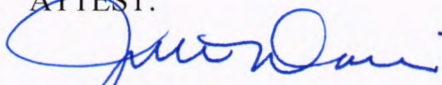
MOTION: Matt Quinney moved to approve the Preliminary Major Subdivision Plat for Highlands Landing Residential Subdivision located at 5490 West Highlands Loop Road and approve the private streets that serves this development, with the conditions and requirements of approval listed in the staff report. The motion was seconded by George Winn and passed 7-0 in favor.

MOTION: Jay Thomas moved to adjourn.

The meeting adjourned at 6:29 p.m.


AMMON ALLEN
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 5th day of September, 2023

