

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD
OCTOBER 17, 2023 IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

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

STAFF: Larry Gardner, Duncan Murray, Ray McCandless, Danyce Steck, Becky Condie, Julie Davis

The briefing meeting was called to order by Jay Thomas with a quorum present. Training on impact fees was provided by Danyce Steck and Becky Condie from Administrative Services.

The regular meeting was called to order at 6:01 p.m. with a quorum present.

1. Approve Minutes from October 3, 2023

MOTION: Matt Quinney moved to approve the minutes from October 3, 2023. The motion was seconded by George Winn and passed 6-0 in favor. Kent Shelton was absent.

2. Wood Ranch Plat 3; 7400 South SR-111; Preliminary Subdivision Plat (104 lots on 24.023 acres) and Sub-area Plan; PCH Zone; Third Cadence/Gary Langston (applicant) [#30555 (PZ-00010); parcel 20-27-100-005; 101-001; 176-001]

Gary Langston, applicant, said plat 3 of Wood Ranch contains the balance of the first takedown of property purchased from the Wood family. The plat contains 104 units with the same product mix as plats 1 and 2 that the Commission previously approved. They have selected five different home building groups, and they are actively working on mass grading for the first 100+ acres. Infrastructure installation is beginning for the first plat. They hope to start building homes in late winter and into spring. They could have a grand opening early next summer or fall.

Ray McCandless showed the location of Plat 3 and how it fits in with the other two plats approved so far. The two areas shown at the north are open space areas that will be dedicated to West Jordan. The plat complies with the master development plan and agreement that were approved in 2021. Tonight's approval also includes the sub-area plan, which is the document that addresses maintenance of open space, general examples of building types, and supports and defines what will be built. Staff recommended that the Planning Commission approve the application with the requirements of approval listed:

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 Wood Ranch Phase 3 Subdivision will not be granted until all city utility plans are approved by the Engineering Division, and Public Works Department.

4. The subdivision and subarea plan shall comply with all relevant standards of the Wood Ranch Master Development Agreement.
5. The proposed subdivision plat shall meet all applicable Zoning Ordinance requirements including City Code, Section 13.5L.7. specifically relating to building area, width, frontage, and setback requirements.
6. The preliminary and final subdivision plat must meet all zoning or subdivision standards and requirements of the Engineering, Fire and Utilities Departments including resolution of Zone 5 water tank siting and land dedication, transmission line location and easements.

Ammon Allen opened the public hearing.

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

There was a brief explanation regarding the overall Wood Ranch master planned project, which contains approximately 634 acres. The property has been used for agriculture and there is also a major gravel extraction operation to the north that will be developed with later phases. The hillsides will be left as Transfer of Development Open Space. With each plat there is a portion of TDOS as well as active open space areas.

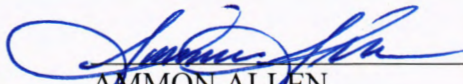
MOTION: Jay Thomas moved to approve the Wood Ranch Plat 3 Preliminary Subdivision Plat (104 lots on 24.023 acres) and Preliminary Sub-Area plan located at 7400 South SR-111 with the requirements of approval listed in the report. The motion was seconded by Matt Quinney and passed 6-0 in favor. Kent Shelton was absent.

3. **Text Amendment – Streetscape Walls; Amend the 2009 City Code Sections 13-14-3G “Streetscape Walls” and 13-14- 3E “Wall/Fencing Between Uses of Different Intensities”; City-wide applicability; City of West Jordan (applicant) [#18025]**

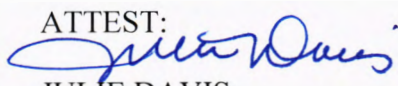
MOTION: Matt Quinney moved to table the Text Amendment regarding Streetscape Walls to a date uncertain. The motion was seconded by George Winn and passed 6-0 in favor. Kent Shelton was absent.

MOTION: Jay Thomas moved to adjourn.

The meeting adjourned at 6:13 p.m.


AMMON ALLEN
Chair



ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 14 day of November, 2023