

REQUEST FOR COUNCIL ACTION

SUBJECT: Ratification of Density for the Loneview South Preliminary Development Plan

SUMMARY: APPLICATION/REQUEST: Loneview South Preliminary Development Plan; approximately 8200 South 6400 West; Ratification of Planning Commission approval of Development Plan and associated density; Peterson Development/Justin Peterson (applicant) [Larry Gardner DP20130013; SDMA20130031; parcels 20-34-200-014; -041, -042; 20-34-276-001; -002, -003]

FISCAL IMPACT: None.

STAFF RECOMMENDATION:

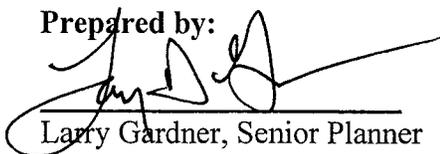
Based on the requirements listed in the Zoning Ordinance, staff recommends that the City Council ratify the Planning Commission's approval of the Loneview South Preliminary Development Plan located at approximately 8200 South 6400 West with a residential density of 3.21 units per acre for a total of 63 single-family residential lots on 19.63 acres, subject to the conditions listed on page 2 of this report.

MOTION RECOMMENDED:

"Based on the information set forth in this staff report and the design shown in the Loneview South Preliminary Development Plan, and upon the evidence and explanations received today, I move that the City Council ratify through ordinance the Planning Commission's approval of the Loneview South Preliminary Development Plan located at approximately 8200 South 6400 West with a residential density of 3.21 units per acre for a total of 63 single-family residential lots on 19.63 acres, subject to the conditions listed on page 2 of this report."

Roll Call vote required

Prepared by:


Larry Gardner, Senior Planner

Reviewed by/Concur with:


Tom Burdett, Development Director

Recommended by:


Richard L. Davis, City Manager

Reviewed as to legal form:


Robert Thorup, Deputy City Attorney

RECOMMENDED CONDITIONS OF APPROVAL

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

BACKGROUND:

In 2006 the subject property was rezoned from Agricultural (A-20) to Low Density, Single-family Residential (LSFR) as part of the establishment of the West Side Planning Area (WSPA).

In 2009, the Planning Commission and City Council reviewed a concept plan associated with a land use map amendment and rezone application by Peterson Development. This concept plan included additional land adjacent to the specific properties involved with the amendments. One of those adjacent areas was the subject site and therefore included in the concept plan.

In 2011, the Planning Commission reviewed a revised master plan that added another 134 acres of area to the original concept plan (2009); bringing the total area of the master plan from 236 acres to approximately 370 acres. Apart from the addition of new land, the new master plan on the original 236 acres was essentially unchanged (including the subject site). This expanded master plan, the *Highlands Master Plan*, received general positive feedback from the Planning Commission. The Highlands Master Plan was never forwarded to the City Council for their review and comment as it was presented to the Planning Commission as a discussion item.

On June 5, 2012 the Planning Commission reviewed a more detailed Highlands Master Development Plan. In addition to the general conceptual land use layouts, which the Planning Commission reviewed in 2011, this more detailed master plan included supportive information related to potential density buy-ups within each "village" or sub-area plan. Loneview is within the Highlands West portion of the "Highlands" phasing plan. As before, the master development plan received general positive feedback from the Planning Commission. Loneview South is the second part of the Loneview development.

On January 8, 2013 the Planning Commission approved the Loneview North Preliminary Development Plan and Preliminary Subdivision Plat.

On February 13, 2013 the City Council ratified the Planning Commission's approval of the Loneview North Preliminary Development Plan; allowing 108 single-family residential lots on 32.15 acres.

GENERAL INFORMATION & ANALYSIS

Peterson Development is requesting approval of Loneview South at the Highlands Preliminary Development Plan and the Loneview South Preliminary Subdivision Plat. Loneview South is located within the Highlands Master Development. The Highlands is divided into the villages of Highlands East, West and North. Loneview South is in the Highlands West Village and is located at approximately 8200 South 6400 West with a road that accesses 6700 West via Church View Drive. The Loneview development is the farthest west development within the Highlands Master Development Plan.

The Loneview South subdivision consists of 63 single family lots on 19.63 net acres for a proposed residential density of 3.21 dwelling units per acre. The subject site is designated as Low Density Residential on the Future Land Use Map; and is zoned Low Density, Single-family Residential (LSFR).

The LSFR zone allows residential density of 2.01 to 4.50 dwelling units per acre. The 3.21 dwelling units per acre proposed by the applicant requires, and was achieved by, a density buy-up. Density buy-ups allow the applicant to have additional dwelling densities if they install certain pre-determined amenities and enhancements that are assigned a weighted value by the WSPA ordinance. Based on the amenities and enhancements proposed by the applicant in the Loneview South Preliminary Development Plan, the applicant is hoping to achieve a 63% density buy-up which would increase the number of dwelling units from 39 to 63. The density buy-ups and amenities and enhancements are described in the attached preliminary development plan.

FINDINGS OF FACT PRELIMINARY DEVELOPMENT PLAN

There are no specific findings of fact for preliminary development plans; however, the 2009 City Code does provide a table which describes the required elements and bonus density elements for development plans located in the West Side Specific Planning Area (WSPA) (Municipal Code Section 13-5J-5C).

The Loneview South Preliminary Development Plan density buy-up will be reviewed under the requirements of the WSPA. In order to assist in this review staff has provided *Table 1.0* in this report.

Table 1.0 was derived from the table found in Section 13-5J-5C of the Municipal Code. Within the table is a tabulation of staff's review along with discussion of each amenity/improvement as they relate to the Loneview development plan. The criteria listed in the table are further elaborated upon in Section 13-5J-6 of the Municipal Code.

Table 1.0

AMENITY/IMPROVEMENT	WEIGHTED VALUE	REQUIRED VS. OPTIONAL	HAS CRITERIA BEEN MET? Yes or No		SCORE
Trails and open space:					
<i>Improvement: Dedication of open space, trail corridors or "in lieu of fees" in accordance with the comprehensive general plan and the parks, recreation and trails master plan</i>		Required	Yes		N/A
Discussion: The open space area in Loneview South is a continuation of the open area of Loneview North. The two open space areas will be connected by a trail and bridge and will appear as one large open area when constructed. (See attached Highlands Master Plan Conceptual Site Plan) The un-named wash runs along the north boundary of the subdivision. Per code, the applicant has shown the dedication of property along the wash and will install an active open space area and a passive open space area. The applicant will also install a trail through the open space area and a bridge across the wash which leads to the trail system installed in the Loneview North Subdivision.					
<i>Improvement: Installation of enhanced open space/recreational amenities in excess of that required per city standards</i>	Up to 22%	Optional	Yes	See Section 13-5J-6	3 %
Discussion: The plan shows the installation of .32 acres of common active open space (1%) and the installation of a covered pavilion with two picnic tables a garbage receptacle and 1 acre of passive open area. (2%)					
<i>Improvement: Improvement of trail corridors and installation of trail amenities in excess of that required per city standards</i>	Up to 15%	Optional	Yes	See Section 13-5J-6	10 %
Discussion: The development plan shows a total of 10 trees and 65 shrubs and 55 ground cover planted within the trail corridor. The landscape planting is clustered around the pavilion/common open area. This meets the 1 tree per 25 linear feet of trail requirement, and the one shrub, bush, perennial for every two linear feet of trail, considering there is approximately 240 feet of trail located within the boundary of the development. This vegetation will be clustered in certain areas along the trail and improved open space as permitted in the code. (4%) The plan also shows the installation of one trash receptacle (1%) and one park bench per 1000 feet of trail (1%) which are positive enhancements for those using the trail. The plan also shows the installation of a split rail fence located at the side of the dedication area which is an enhancement to the dedicated trail area. (4%) The applicant will also be installing a bridge across the un-named wash to provide access to the trail system in Loneview North.					
<i>Improvement: Dedication of additional property for trails beyond that required per city standards along creeks/washes</i>	Up to 15%	Optional	Yes	See Section 13-5J-6	7 %
Discussion: The code requires a minimum 50 feet open space dedication on both sides of drainage corridors. Because the trail is on the north side of the wash, in Loneview North, an average was determined to be appropriate along the south side of the wash. The open area beyond the wash averages 40'. This would give twenty feet of additional open area for 480 feet, mostly along the common open area. Based on this average the development plan falls within the requirement for the density buy-up and shows a maximum 25 feet and minimum 12 feet extra of dedication of open space required for the density buy-up. The applicant is also willing to dedicate and additional 20' x 100' feet for a utility stub connection / trail access between lots 158 and 159. (7%)					
Street design:					
<i>Improvement: Pedestrian scale and consistent, architectural street lighting</i>		Required	Yes		N/A
Discussion: All street lights will conform to West Jordan City standards for residential street lights. The development plan states that the street lights will be no taller than 12 feet tall with aluminum shaft with fluted finish direct burial pole with 3 inch tenon top. This meets code. The lights will be spaced every 150 feet and will be placed in the park strip. The lighting will be uniform throughout both Loneview North and Loneview South Developments.					

AMENITY/IMPROVEMENT	WEIGHTED VALUE	REQUIRED VS. OPTIONAL	HAS CRITERIA BEEN MET? Yes or No		SCORE
<i>Improvement: Traffic calming design</i>		Required	Yes		N/A
Discussion: Traffic calming was addressed as part of the Highlands Master plan and the development meets the necessary requirement for traffic calming.					
<i>Improvement: Street system designs</i>		Required	Yes		N/A
Discussion: The project does not have any internal cul-de-sacs or dead end streets and provides 3 points of access. The development has a stub street to the west to ensure connectivity with future development.					
<i>Improvement: Entryway monument or gateway feature to the subdivision - development</i>	Up to 10%	Optional	Yes	See Section 13-5J-6	4 %
Discussion: The development plan shows four entryway monument signs –one at the intersection of 8200 South and 6400 West, one at the entrance on 6400 West, one at the entrance on 8200 South and one at the entrance on 6700 West. The monuments are well designed and will provide a nice entry feature into the subdivision. (4%)					
Smart growth urban design:					
<i>Improvement: Master planned subdivision design</i>		Required	Yes		N/A
Discussion: The project meets this requirement with stub streets and future pedestrian connections. The development has adequate pedestrian access to the public right-of-way and to the trail system.					
<i>Improvement: Pedestrian friendly and walkable neighborhood design</i>		Required	Yes		N/A
Discussion: Five foot sidewalks are placed along all interior and exterior streets, and there will be a trail in the common green area that will connect in with the existing trail corridor in Loneview North.					
<i>Improvement: Alternative load garage configuration</i>	Up to 18%	Optional	Yes	See Section 13-5J-6	14 %
Discussion: The intent of this buy-up improvement is to reduce the garage dominated streetscape that is common in many subdivisions. The preliminary development plan states that no more than 25% of the lots will have standard, front loading or front yard/side loading garages. The remaining 75% of lots within the subdivision will have a semi-recessed front load garage. Semi-recessed in terms of meeting the requirements of the WSPA means the garage must be recessed a minimum of 6' from either a covered porch or living space.					
While providing recessed garages in this fashion meets the strict definition of an alternative load garage per the WSPA, it does not fully achieve the intent of this buy-up, which is to significantly lessen the visual dominance of garages. An alley-loaded or rear yard attached/detached garage product throughout a subdivision is an example of a design that could achieve a full 18% buy-up. (14%)					
Building design:					
<i>Improvement: Attractive theme based and consistent architecture on all structures</i>		Required	Yes		N/A
Discussion: Peterson Development will not be constructing the homes within Loneview South and their intent to sell lots to home builders. The preliminary development plan has provided typical building elevations as well as a list of specific architectural requirements the various home builders will be required to meet. The typical building					

AMENITY/IMPROVEMENT	WEIGHTED VALUE	REQUIRED VS. OPTIONAL	HAS CRITERIA BEEN MET? Yes or No		SCORE
<p>elevations and list of architectural requirements are the same as used in Loneview North. The intent is to create a development (Loneview North and South) that appear seamless and feel like a cohesive neighborhood. In addition, all building permits will be required to receive approval from a third party architectural review committee (initially overseen by Peterson Development) prior to building permits being submitted to the City. Staff believes that there is enough detail in the development plan and the WSPA to ensure that this requirement is met.</p> <p>However, in order to make sure these architectural requirements are effectively communicated to the future home builders, staff would support a condition of approval that requires the applicant to forward a list of these specific design requirements to the home builders.</p>					
<i>Improvement: Installation of covered porches throughout 50% of subdivision</i>	Up to 14%	Optional	Yes	Each point is worth 1.4 pts.	13 %
<p>Discussion: Without having specific building floor plans to review and approve, the applicant has simply stated that at minimum 50% of the homes within this subdivision will have a front porch at least 50 square feet in area. Meeting the requirements of this optional buy-up should be easy to obtain, but it requires clear communication throughout the duration of the subdivision build out. In order to ensure that this improvement will be met, staff would support a condition of approval that requires the developer to provide information within the development plan designating exactly which lots in the subdivision must have covered porches that meet the minimum size requirements. (13%)</p>					
<i>Improvement: Enhanced door and window treatment</i>	Up to 12%	Optional	Yes	Each point is worth 1.2 %	6%
<p>Discussion: Without specific building elevations to critique, the applicant has provided “typical” building elevations they expect to see built in this development. In addition, the development plan lists specific items like door and windows, window and door treatments, window and door trim, side lights and/or transom windows near the front door that all homes will have to incorporate into their designs. This too will require effective communication between the developer and the various builders. (6%)</p>					
<i>Improvement: Equal dispersion and use of high quality building materials</i>	Up to 12%	Optional	Yes	Each point is worth 1.2 %	6 %
<p>Discussion: The applicant has stated in the development plan that all homes will incorporate stucco, stone, brick, composite board siding and shingles and other high grade materials. (6%)</p>					
				Total	63 %

The following calculation is used to find out the maximum allowed density of a project:

$$[(\text{Base Density}) \times (\text{Bonus Density Percent})] + (\text{Base Density}) = \text{Max Allowed Density}$$

Density Buy-up / Development Plan Summary:

Based on a base density of 2.01 du/ac for the LSFR zoning district and a bonus density score of 63% the project would have a maximum allowed density of 3.28 units per acre. The total number of units proposed for the 19.63 net acre development is 63; for a total of 3.21 dwelling units per acre.

Based on the information submitted and the conditions of approval recommended by staff, the Loneview South Sub-area Preliminary Development Plan appears to have sufficient amenities to achieve the requested 63 single-family residential lots.

ATTACHMENTS:

- A. Application
- B. Planning Commission Minutes May 6, 2014
- C. Ordinance
- D. Highlands Master Plan
- E. Loneview South Sub-area Preliminary Development Plan (Preliminary Plat is included with development Plan)



CITY OF WEST JORDAN
COMMUNITY DEVELOPMENT APPLICATION

8000 South Redwood Road
(801) 569-5180

Sidwell # 2034200014 Acreage: 19.63 Lots: 64 Zoning: WSPA - LSPR

Project Location: 8200 South 6400 West

Project Name: Highlands Master Plan - Loneview South

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

Applicant: Justin Peterson Company: Peterson Development

Address: 225 S 200 E Suite 200

City: Salt Lake City State: Utah Zip: 84111

Telephone: Office: 801-532-2233 Cell: _____

Email justin@choosepeterson.com

Property Owner: Peterson Development

Address: _____

City: _____ State: _____ Zip: _____

Telephone: Office: _____ Cell: _____

Email _____

Engineer: Ron Paul Company: Focus Engineering

Address: 502 West 8360 South

City: Sandy State: Utah Zip: 84070

Telephone: Office: 801-352-0075 Cell: _____

Email Ron@focusutah.com

Architect: _____ Company: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: Office: _____ Cell: _____

Email _____

SIGNATURE: [Signature] DATE: 12/18/13

Project #: DP20130013 Date: 12/18/13
Received By: ODA lg PLANNING gm ENGINEERING tj

Revised 9/1/11

Application

Please find Planning Commission Minutes of May 6, 2014 on the following pages.

Exhibit B Planning Commission Minutes 5/6/2014

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 6, 2014 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Dan Lawes, Sophie Rice, David Pack, Zach Jacob, Lesa Bridge, Ellen Smith, and Bill Heiner.

STAFF: Tom Burdett, Greg Mikolash, Ray McCandless, Nannette Larsen, Larry Gardner, Nathan Nelson, Paul Brockbank, Robert Thorup, and Julie Davis.

OTHERS: Ron Cole, Lane W. Walton, Kathlene Walton, Don Sullivan, Richard Downing, Colleen Sly, Nicole Barnett, Jared Johnson, Nate Sechrest, Mike Malay, Ryan Kimball, Craig Chapman, Nancy Chapman, Spencer White, Jeff Haaga, Barrett Peterson, Leslie Morton, Darrin Perkes.

[This item was heard after Item #3 after the applicant arrived.]

2. Loneview South Subdivision; 8200 South 6400 West; Preliminary Development Plan and Preliminary Subdivision Plat (64 lots on 19.63 acres); Highlands Master Plan WSPA – LSR zone; Peterson Development (applicant) [#DP20130013, SDMA20130031; parcels 20-34-200-014,013,041,042; 20-34-276-001,002,003]

Spencer White, Element Design, a consultant for Peterson Development, explained that the 63-lot subdivision is a similar product and style as Loneview North and will be connected by open space and a trail system for a seamless transition. The lots will be sold in groups or as single lots, which will allow for a more custom and less cookie-cutter look. The intent is to get a bigger home with different elevations and using very high quality building materials. They are proposing a density buy-up system similar to what was used on Loneview North with a 63% buy-up to get to 63 lots. He explained that in the same methods that were approved with the Loneview North project, each time a lot is sold they are given a copy of the checklist for the buy-up elements of porches, high quality materials, and semi recessed garages. An architectural control committee will make sure those requirements are met before the plans are submitted to the city for a permit. The architectural control will be with the developer initially, but as homes are sold then those owners can be involved in the process. He said this process has worked well with other neighborhoods.

Sophie Rice didn't feel that having Peterson Development as the overseer of the control was appropriate because there is nothing to guarantee it will be done.

Spencer White said this process isn't something new, but it is done on almost every subdivision that has design guidelines. The first step of compliance is with the developer, or as the homes are sold, to homeowners within the neighborhood who will sit on that committee as well. That is usually done fairly quickly and sometimes the timeframe for transfer of control of the architectural committee to the homeowners is included in the CC&Rs, which they could do.

Larry Gardner stated that the city will review each permit against the standards that were approved in the master plan and the development plan no matter which builder submits for the permit. It is currently working well with Loneview North.

Spencer White said they want to make sure they turn in plans that are correct to start with; otherwise the city will turn them back. Regarding maintenance of the open space, park and trail he stated that a Special Assessment Area has been established within the WSPA that will take control of some of the areas, including the open space between Loneview North and Loneview South.

Sophie Rice said the landscaping proposed by the wash looks very similar to Stone Creek, which is highly inadequate. If they want something other than a fire hazard, sage brush mess they need to install irrigation and grass, and more than just minimal maintenance for weed control, etc. She said mowing twice per year is not enough. It is a dangerous situation without irrigation.

Spencer White said they aren't trying to get out of obligations, but if they add an exorbitant amount of landscaping it will require a lot of water and a lot of maintenance. They want to hit a balance. Any area that is disturbed along the wash will be reseeded with a native seed mix. They will provide a temporary irrigation system until it takes hold. He said they will continue to assess how the weed control is working and especially because there are residences that back the wash area.

Larry Gardner explained that a planned development like this has more amenities such as more street lights, open space, parks and trails that don't generally apply to a subdivision with standard zoning. The home design is also enhanced with recessed garages on 75% of the homes, covered porches on 50% of the homes, and enhanced window treatment. He felt that the buy-ups are worthy of the density increase for a single-family neighborhood and it will create a nice community with Loneview North. The quality of materials is also more controlled than with a standard development. He said that staff keeps a matrix that tracks the number of homes with porches and recessed garages to make sure the ratios are being met. Also, the builders need several different home models to ensure that there are no two alike next to each other. He was asked if there are any EPA requirements for landscaping along the washes. Mr. Gardner said it wasn't an EPA requirement, but it is the city's intent through the parks and open space master plan to try to leave them as native as possible with some active open areas around them. He said it would be a huge burden on resources and water to completely fill and landscape the washes. However, they do need to be maintained so they aren't a fire hazard. There are some standards with storm water conveyance with regards to pollutants. There was a question regarding storage units or RV storage, but those things are generally provided with a multi-family product and not with this subdivision.

Preliminary Development Plan

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Loneview South Sub-area Preliminary Development Plan generally located at approximately 8200 South 6400 West with a residential density of 3.21 units per acre for a total of 63 single-family residential lots, subject to the following conditions:

1. Update the Final Development Plan to address all city required corrections pertaining to the Loneview South Subdivision Plat.
2. All of the open space and common green, including the pavilion, benches, table, trash receptacles and bridge over the wash shall be installed as part of Phase 1.

3. The applicant shall provide a list of the specific design requirements and required architectural review procedures as contained in the Loneview South Development Plan, to all future home builders within this development to ensure compliance with these adopted architectural standards.
4. The applicant shall update the sub-area preliminary development plan to specifically show which lots must have a front covered porch greater than 50 square feet in size.

Preliminary Subdivision Plat

Based on the findings and evidence in the staff report, staff recommended that the Planning Commission approve the Loneview South Preliminary Subdivision Plat generally located at approximately 8200 South 6400 West, subject to the following conditions:

1. The Loneview Final Subdivision Plat shall integrate traffic calming design within the interior of the subdivision as directed by the city engineering staff.
2. The Loneview Final Subdivision Plat shall address all engineering redline comments.

Dan Lawes opened the public hearing.

Lane Walton, West Jordan resident, stated that he lives in Bloomfield Heights and the native grass in their wash is a fire hazard. He belongs to an HOA and Ivory keeps changing the rules or doesn't comply with them themselves, and there is no recourse. He wanted to make sure Peterson has a better plan to turn it over to the residents at a certain point. He said the open space areas need to be maintained.

Larry Gardner stated that there won't be an HOA, but it will be maintained by a special assessment.

Kathlene Walton, West Jordan resident, was concerned with all of the construction on 8200 South. She wondered how long it will take before the subdivision will be completed. There aren't many access points and they are locked in.

Jeff Haaga, West Jordan resident, said the commission should be aware that currently special assessments are on a moratorium by the Legislature, so the HOA should be responsible for maintenance.

Robert Thorup said the City Council created the Highlands Assessment Area last year so it isn't affected by changes in the Legislature, and that bill was vetoed by the Governor.

The public hearing was closed at this point for this item.

Spencer White addressed some of the issues. The porch and garage ratios will be updated with the submittal of each building permit. He hoped that they will actually have a higher percentage on those items, especially with porches. He said it is their intent and the intent of the city to try to maintain the washes as they are naturally. They will try to stay out of the area completely, and that would help with weed control. The native seed mix is constantly being updated to one that works well for the area, but they live in a mountain dessert and it will dry out. They will try to establish the roots in the first and second years then take the water off so they aren't using the limited resources. The bigger issue is maintenance of the area and maybe not leaving that up to only the special assessment area. They will

look at Loneview North to see how it is being maintained and if they need to increase the number of times they mow it and do weed control. They will continue to work with the city. They intend to start the horizontal improvements for phase 1 infrastructure this fall with homes coming next year. He said that Peterson Development could answer specific questions on the HOA.

Zach Jacob said the developer is only conforming to the city's master plan regarding the native seed issue, but it will be up to the city to maintain.

Spencer White said they and the city are still learning from the Loneview North development and they can work on those issues as the rest of the land in the WSPA is developed.

Ellen Smith asked how the residents should communicate with the city if they need to improve the level of service with regards to maintenance.

Robert Thorup said residents of an assessment area should bring their concerns to the city staff or council members. The City and the City Council will set the levy of the assessment, which is determined by the budget for the cost of providing the service. If the residents want a higher level of service and will pay for it, then the City Council can adjust the budget. The experience with other assessment areas attempts is that there is generally not an unlimited budget and sometimes compromises have to be made in order to create a livable assessment. A periodic examination of the budget takes place so the Council can adjust it if necessary.

MOTION: Zach Jacob moved based on the findings set forth in the staff report and the designs shown in the development plan and the evidence and explanations received today to approve the Loneview South Preliminary Development Plan; 8200 South 6400 West; Peterson Development (applicant) with a residential density of 3.21 units per acre for a total of 63 single-family residential lots and subject to the conditions 1 through 4 in the staff report. The motion was seconded by Ellen Smith.

Sophie Rice asked if they could add a condition that they must have a mowing at least four times during the growing season. Her concern is that if it isn't in the plan then it won't happen. Goal 1 in the residential land use section of the General Plan says to provide a safe and healthy living environment for all citizens of the city, and she didn't think that was being met.

Ellen Smith agreed with her concerns, but that will be taken care of through the assessment district by going through the city council or staff to evaluate and isn't actually a part of the development plan.

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

MOTION: Zach Jacob moved based on the findings in the staff report to approve the Loneview South Preliminary Subdivision Plat; 8200 South 6400 West; Peterson Development (applicant) subject to conditions 1 and 2 listed in the staff report. The motion was seconded by Ellen Smith and passed 7-0 in favor.



City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

May 12, 2014

Justin Peterson
Peterson Development
225 South 200 East Suite 200
Salt Lake City, UT 84111

Dear Mr. Peterson:

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, May 28, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering the Ratification of the Planning Commission approval of the Preliminary Development Plan establishing a residential density of 3.21 units per acre for a total of 63 lots; for Loneview South Subdivision located at approximately 8200 South 6400 West; Peterson Development/Justin Peterson, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. The Council reserves the right to consider other zoning classifications based on information presented at the Public Hearing. If you have any questions, please contact the Planning and Zoning Department at 801-569-5060.

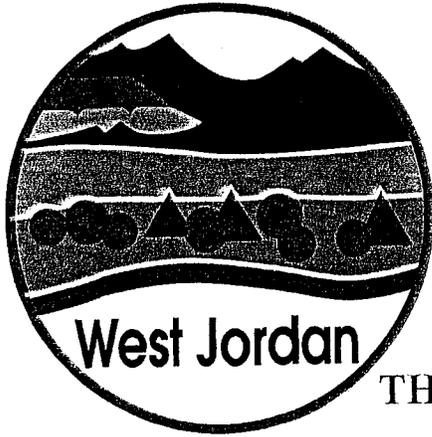
I have enclosed a copy of the **Notice of Public Hearing** that has been sent to property owners in the 300-foot radius of said property.

If you have any questions, please feel free to call me at 801-569-5116.

Sincerely,

Carol Herman
Deputy City Clerk

cc: Planning Department



posting

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
Fax (801) 565-8978

**THE CITY OF WEST JORDAN, UTAH
NOTICE OF PUBLIC HEARING**

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Posted this 12th day of May 2014.

Carol Herman
Carol Herman
Deputy City Clerk

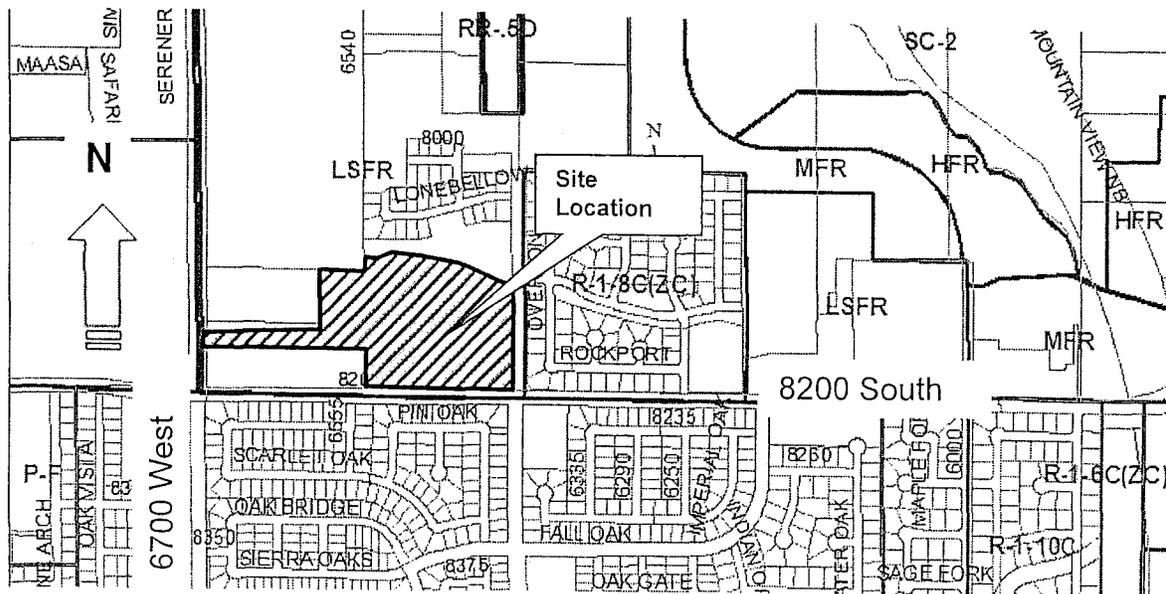


300' mailing

City of West Jordan
8000 South Redwood Road
West Jordan, Utah 84088
(801) 569-5100
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THE CITY OF WEST JORDAN, UTAH NOTICE OF PUBLIC HEARING

A Public Hearing will be held before the City of West Jordan City Council on Wednesday, May 28, 2014, at the hour of 6:00 p.m., in the City Council Chambers at 8000 South Redwood Road, Third Floor, West Jordan, Utah, to receive public comment prior to considering the Ratification of the Planning Commission approval of the Preliminary Development Plan establishing a residential density of 3.21 units per acre for a total of 63 lots; for Loneview South Subdivision located at approximately 8200 South 6400 West; Peterson Development/Justin Peterson, applicant. You are invited to attend the Public Hearing and take part in the discussions and voice any support or concerns you may have. If you desire to speak on an item, the time will be limited to 3 minutes. Items may be moved on the agenda or tabled by the City Council. Copies of the agenda packet for this meeting will be available on the City's website www.wjordan.com approximately 4-days prior to the meeting.



The City of West Jordan, in compliance with the Americans With Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations for City-sponsored public meetings, services, programs, or events should call the City Recorder at 569-5115, giving at least three working days notice.

Please find ordinance on the following pages.

Exhibit C Ordinance

Legal Review-Date/Initial: _____/_____
Text/Format -Date/Initial: _____/_____
Dept. Review-Date/Initial: 700 15/15/14
Adopted: _____ Effective: _____

THE CITY OF WEST JORDAN, UTAH

A Municipal Corporation

ORDINANCE NO. 14-20

AN ORDINANCE RATIFYING THE PLANNING COMMISSION'S APPROVAL OF THE LONEVIEW SOUTH PRELIMINARY DEVELOPMENT PLAN PERMITTING 63 SINGLE-FAMILY RESIDENTIAL LOTS ON PROPERTY LOCATED APPROXIMATELY AT 6400 WEST 8200 SOUTH AND ZONED LOW DENSITY, SINGLE-FAMILY RESIDENTIAL (LSFR) AND LOCATED WITHIN THE HIGHLANDS MASTER PLAN.

WHEREAS, an application was made by Peterson Development for a Preliminary Development Plan to allow for 63 single-family residential lots on 19.63 acres on property located approximately at 6400 West 8200 South.

WHEREAS, on May 6, 2014, the Loneview South Preliminary Development Plan was conditionally approved by the Planning Commission, which has forwarded a positive recommendation to the City Council to ratify their approval of said development plan which will allow 63 single-family residential lots on the property; and,

WHEREAS, a public hearing, pursuant to public notice, was held before the City Council on May 28, 2014; and,

WHEREAS, the City Council of the City of West Jordan finds, subject to the specified conditions, that:

1. the proposed development plan is consistent with the intent of the goals and policies of the general plan and the purpose of the zone district in which the plan is located; and,
2. the proposed site development plan's building heights, building locations, access points and parking areas will not negatively impact adjacent properties or the surrounding neighborhood; and,
3. the proposed development promotes a functional relationship of structures to one another, to open spaces and to topography both on the site and in surrounding neighborhood; and,
4. the height, location, materials, color, texture, area, setbacks and mass, as well as parts of any structure (buildings, walls, signs, lighting, etc.) and landscaping, is appropriate to the development, the neighborhood and the community; and,
5. ingress, egress, internal and external pedestrian and traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways are designed to promote safety and convenience; and,
6. the architectural character of the proposed development is in harmony with and compatible to those structures in the neighboring environment and the architectural character desired for the city, avoiding excessive variety or monotonous repetition; and,
7. 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, storm water drainage systems, water supplies, wastewater, power and refuse collection will be adequate to serve the site.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF WEST JORDAN, UTAH:

Section 1. The Loneview South Preliminary Development Plan be ratified to allow a development containing 63 single-family residential lots on property generally located at 6400 West 8200 South (parcels 20-34-200-014; -041, -042; 20-34-276-001; -002, -003) containing 19.63 acres, more or less, and permitting a maximum density of 3.21 units per acre.

The described property shall hereafter be subjected to the Low Density, Single-family Residential (LSFR) land-use restrictions and all other City Ordinances, Standards and Policies currently enacted and in association with the presented and accepted Loneview Sub-area Preliminary Development Plan and the following conditions:

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

Section 2. This Ordinance shall become effective upon publication or upon the expiration of twenty days following passage, whichever is earlier.

Passed by the City Council of West Jordan, Utah, this 28th day of May 2014.

CITY OF WEST JORDAN

Kim V. Rolfe
Mayor

Voting by the City Council

"AYE"

"NAY"

Councilmember Haaga

Councilmember Stoker

Councilmember Nichols

Councilmember Hansen

Councilmember Southworth

Councilmember McConnehey

Mayor Kim V. Rolfe

CITY CLERK/RECORDER'S CERTIFICATE OF PUBLICATION

I, Melanie S. Briggs, certify that I am the City Clerk/Recorder of the City of West Jordan, Utah, and that the foregoing ordinance was published in the Legal Section, of the Salt Lake Tribune, and on the City's website: www.wjordan.com on the _____ day of _____, 2014, pursuant to Utah Code Annotated, 10-3-711.

MELANIE S. BRIGGS, MMC
City Clerk/Recorder

[SEAL]