MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD MAY 21, 2024 IN THE WEST JORDAN CITY COUNCIL CHAMBERS

PRESENT: George Winn, Tom Hollingsworth, John Roberts, Ammon Allen, Jay Thomas, and Emily Gonzalez. Trish Hatch was excused.

STAFF: Larry Gardner, Duncan Murray, Ray McCandless, Julie Davis, Paul Brockbank

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The briefing meeting was called to order by George Winn with a quorum present. The agenda was reviewed. Duncan Murray provided training on Land Use Regulation Code and Drafting Ordinances and Code that Complies with Statute.

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The regular meeting was called to order at 6:02 p.m. with a quorum present.

1. Approve Minutes from May 7, 2024

MOTION: Ammon Allen moved to approve the minutes of May 7, 2024. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Trish Hatch was absent.

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2. Terraine West Bench Plat 4; 7400 South SR-111; Preliminary Subdivision Plat (65 lots on 18.402 acres) and Sub-area Plan; PCH/MDA Zone; Third Cadence/Gary Langston (applicant) [#32176; parcel 20-28-200-009; 20-27-101-001-4002; 20-27-176-001]

Gary Langston, Third Cadence, stated that the proposed plat conforms to and is consistent with all the adopted goals, objectives and policies of the PCH Zone and complies with the terms and provisions of the Master Development Agreement and Master Development Plan. Plat 4 is a continuation of the previously approved plats, which have adequate access from two connections to U-111 at 7400 South and 7200 South. All areas have at least two accesses for fire response. Regarding public facilities, water and sewer are provided by Kearns Improvement District for Plat 4. Storm drain, roads, and streetlights are provided by West Jordan. Parks and open space that are labeled as P-lots are maintained by the HOA, and those labeled TDOS (transfer development open space) are maintained by West Jordan. In order to demonstrate they are compliant with the details in the different zoning areas, they provided a Sub-area plan that outlines lot types and setbacks.

Ammon Allen asked how many plats there will be and where they are in the process of selling lots.

Gary Langston said the project is allowed about 3,000 units, which will be in about 25 plats. Plat 1 is almost finished with paving, and this week they begin selling the first lots for model homes. Lots will probably become available to sell to the public in September with the first homeowner occupying in December or January. He explained the phasing, which is designed to provide inventory for their homebuilders that follows an absorption rate of about two per month.

Ray McCandless said this plat contains 65 lots within Terraine West Bench that meets all code requirements as explained.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approve the Preliminary Major Subdivision Plat for Terraine Plat 4 Subdivision and Preliminary Sub Area Plan located on approximately 18.402 acres at 7400 South and SR-111, with the conditions and requirements of approval listed.

Requirements of Approval:

1. All redline review comments 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 Terraine Phase 4 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 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.

Ammon Allen asked about the timing for when new water tanks will be needed for developing the areas that will be serviced by West Jordan.

Gary Langston said the imminent plats 1 through 11 or 12 will be serviced by Kearns Improvement District, which has water that is immediately available. It isn't until they have about 1,000 units that the homes will be serviced by West Jordan. When they get to that point, they will have to see how many ERUs are available.

George Winn opened the public hearing.

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

George Winn said it appeared that all applicable criteria had been met.

MOTION: **Ammon Allen moved to approve the Preliminary Major Subdivision Plat and Preliminary Sub-Area Plan for Terraine Plat 4 Subdivision located on approximately 18.402 acres at 7400 South and SR-111, with the conditions and requirements of approval listed in the report. The motion was seconded by Emily Gonzalez and passed 6-0 in favor. Trish Hatch was absent.**

MOTION: **Jay Thomas moved to adjourn.**

The meeting was adjourned at 6:16 p.m.

George Winn

GEORGE WINN
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Community Development Department

Approved this 18 day of June, 2024