

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD AUGUST 3, 2021, IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Trish Hatch, Kent Shelton, Jay Thomas, Matt Quinney, Corbin England, Ammon Allen, and Pamela Bloom.

STAFF: Larry Gardner, Ray McCandless, Nathan Nelson, Duncan Murray, David Murphy, Julie Davis, Paul Brockbank (remotely)

OTHERS: Mayor Burton (remotely), Garling family (remotely), Summer Eoff (remotely), number ending in 2613 (remotely), Marilyn Bawden, Dean Bawden, LaVar Burton, Sharon Burton, Cameron Duncan, Dan Newell

The briefing meeting was called to order by Trish Hatch and the agenda was reviewed. The Commissioners expressed their thoughts regarding what they were voting on at the last meeting for Addenbrook Townhomes. Most said it was for only 2-story buildings. Training on impact fees and Utah Code 11-36a was provided by David Murphy, Public Works Department.

The regular meeting was called to order at 6:00 p.m.

1. Discussion and/or Clarification of a motion from July 20, 2021, regarding an Amended Development Plan for Addenbrook Phase 2 and Phase 5 at approximately 6100 West Fallwater Drive

Ray McCandless explained that staff's recommendation at the previous meeting was a hybrid configuration with a combination of two- and three-story buildings. The Planning Commission's discussion included the idea that all buildings should just remain two-story as originally approved. However, the motion was worded according to staff's recommendation, so clarification is needed to know if the Commission was voting on the hybrid or the original two-story structures according to the original plan. He asked if they would also clarify whether they were comfortable with the new elevations on the two-story structures.

Matt Quinney understood what staff recommended in the report, but he didn't understand that the recommended motion was for that configuration. His intention was never to allow any three-story townhomes. After that meeting, Commissioner Shelton brought that to his attention.

MOTION: Matt Quinney moved, based upon the information and findings set forth in the staff report and upon the evidence and explanations clarified today, to forward a recommendation to City Council to only allow two-story homes in Addenbrook Phase 2 and Phase 5 as originally proposed in the MDA, and including the updated architecture as discussed on July 20, 2021. The motion was seconded by Jay Thomas and passed 6-1 in favor with Trish Hatch casting the negative vote.

2. Approve Minutes from July 20, 2021

MOTION: Jay Thomas moved to approve the minutes from July 20, 2021 [as clarified tonight in Item #1]. The motion was seconded by Ammon Allen and passed 7-0 in favor.

3. Nelson Jones Law Office; 1085 West 9000 South; Preliminary Site Plan; P-O Zone; Danco Development, LC/Dan Newell (applicant) [#23997; parcel 27-02-326-028]

Cameron Duncan, Ensign Engineering, said the proposed building is an approved use in an approved zone that meets all of the site plan requirements.

Ray McCandless gave an overview of the application for a three-story office building that will replace the existing single-family home. The building will be oriented toward 9000 South, and two points of access are on Hidden Peak Drive. Parking and landscaping requirements have been met. The site plan does not indicate any fencing, but staff will recommend fencing on the east and south property lines. The hatched area on the plan is property set aside for future right-of-way acquisition. The maximum building height in the P-O zoning district is 40 feet, and this project is below that height. The front of the building will be three stories and it will step down to two stories. Materials include board and batten siding and stone veneer.

Staff recommended that the Planning Commission approve the Preliminary Site Plan for Nelson Jones Law Office located at 1085 West 9000 South in a Professional Office (P-O Zone) subject to the approval conditions listed below:

Preliminary Site Plan, approval conditions:

1. The proposed development shall meet all applicable 2009 City Code requirements.
2. An approved preliminary site plan shall remain valid for one year following the date of the approval.
3. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Trish Hatch opened the public hearing.

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

Pamela Bloom asked what traffic concerns there are on Hidden Peak Drive.

Nathan Nelson said whenever development is proposed in this area the biggest concerns from the residents deal with access onto 9000 South and what the timing is for installation of a traffic signal. The city has taken this question to UDOT a number of times, but their analysis shows that a signal is not warranted. All new projects will add traffic, but he didn't see a law office as a real heavy traffic generator.

MOTION: Pamela Bloom moved to approve the Preliminary Site Plan for Nelson Jones Law Office located at 1085 West 9000 South in a Professional Office (P-O Zone) zoning district subject to the approval conditions 1 through 3 as listed in the staff report. The motion was seconded by Matt Quinney and passed 7-0 in favor.

Dan Newell, applicant, said he was happy to be developing again in West Jordan. He had heard rumors that there will be a traffic signal at that intersection on 9000 South, and if everything happens as it should with the UDOT expansion then it should help with traffic.

Larry Gardner clarified that it is only a rumor.

Mayor Burton said the traffic signal has not been approved yet, but he is personally working on that.

4. Copper Valley Estates West; 8478 South Maple Water Drive; Preliminary Subdivision Plat (42 lots on 13.85 acres) R-1-10 Zone; Marilyn Bawden Family Trust (applicant) [#24236; parcel 20-35-451-010]

Dean Bawden, speaking for the applicant Marilyn Bawden, stated that they presented this project a few years ago but then backed off so they could conform with the design for the 8600 South overpass of Mountain View Corridor.

Ray McCandless gave an overview of the surrounding area and the proposed subdivision. The lots will be developed under the R-1-10 zoning designation, which is consistent with the general plan for medium density residential. Staff had no issues with the proposal.

Based on the findings set forth in the staff report, staff recommended that the Planning Commission grant preliminary subdivision approval for Copper Valley Estates West located at 8478 South Maple Water Drive in the R-1-10E zone with the conditions listed below.

1. The preliminary subdivision shall remain valid for one year following the date of approval (14-3-8).
2. The proposed subdivision plat shall meet all applicable Zoning Ordinance requirements.
3. The preliminary and final subdivision plat must meet all zoning or subdivision standards and requirements of the Engineering and Fire Departments.

Trish Hatch opened the public hearing.

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

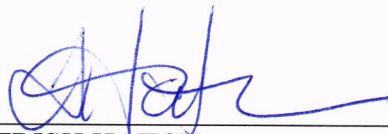
Pamela Bloom asked about the timing for the project as it relates to water availability.

Nathan Nelson said this project will proceed with the existing water supply since the density/land use intensity is not changing. There are some shortages with water supply, but when a project conforms with planned densities then the City will provide the water.

MOTION: Corbin England moved, based on the findings set forth in the staff report, to approve the Preliminary Subdivision Plat for Copper Valley Estates West located at 8478 South Maple Water Drive in the R-1-10E zone with the conditions 1 through 3 as listed in the staff report. The motion was seconded by Matt Quinney and passed 7-0 in favor.

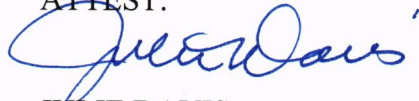
MOTION: Matt Quinney moved to adjourn.

The meeting adjourned at 6:21 p.m.



TRISH HATCH
Chair

ATTEST:



JULIE DAVIS
Executive Assistant
Community Development Department



Approved this 7 day of September, 2021.