

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD ON AUGUST 16, 2022 IN THE THOMAS M. REES JUSTICE CENTER – 1ST FLOOR

Pre-Meeting 5:30 p.m.

- a. Review of Agenda
- b. Communications: reports on prior City Council meetings and/or reports on current applications (as needed)
- c. Training

The pre-meeting was called to order by Jay Thomas. The agenda was reviewed. Danyce Steck, Administrative Services Director, provided training and a discussion was held on Impact Fees and how they are impacted by land use changes.

GENERAL MEETING 6:00 p.m.

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

Consent Calendar

1. Approve Minutes from July 19, 2022

MOTION: Matt Quinney moved to approve the Minutes from July 19, 2022 as listed. The motion was seconded by Ammon Allen and Pass 7-0.

Public Hearings, with final action by the Planning Commission

2. Jones Estates Subdivision; 7553 South 2700 West; Preliminary Subdivision Plat (2 lots on 0.66 acres); R-1-10D Zone; J5 Miller Construction/John Miller (applicant) [Larry Gardner/Krista Riester #26694; parcel 21-28-451-001]

John Miller, applicant, said the request is to divide a lot in order to build a home for the property owner. This home will help to complete the neighborhood. The property owner is a long-time resident of the area and would like to build a new home that would allow her to stay near her life-long friends and in the area she enjoys.

Larry Gardner said the property was recently rezoned to an R-1-10 zone to match the surrounding properties. This allows the property to be divided into two lots. This is considered a major subdivision due to a small amount of road dedication on 2700 West, which is actually being used as part of the 2700 West right-of-way.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission approve the Final Subdivision Plat for Jones Estate two-lot subdivision located at 7553 South 2700 West.

Requirements of Approval

1. An approved unrecorded final plat shall remain valid for two years following the date of the approval
2. Planning Commission approvals do not include Public Safety, Fire, Building and Safety, or Engineering approval.

Kent Shelton asked for clarification on the piece that is being dedicated.

Larry Gardner pointed it out and said the only way that dedication can occur is with the Planning Commission's acceptance.

Jay Thomas opened the public hearing.

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

MOTION: **Matt Quinney moved to approve the Final Subdivision Plat for Jones Estates two-lot subdivision located at 7553 South 2700 West based on the information and findings set forth in the staff report and upon the evidence and explanations received today and subject to the requirements of approval listed in the staff report. The motion was seconded by Kent Shelton and Pass 7-0.**

Public Hearings, with Planning Commission recommendation to City Council for final action

- 3. Text Amendment – Building Height in Residential Zones; Amend the 2009 West Jordan City Code to increase the maximum building height to 35 feet in Residential Zones; city-wide applicability; City of West Jordan (applicant) [Larry Gardner #27899]**

Larry Gardner explained that recently the definition for building height was amended with the Wood Ranch approvals. There are not many issues when the home is on flat ground, but on sloped property it can be a problem. The former way to measure was to the mid-point of the slope, which is the practice of many cities. The new definition for height is the vertical distance under the roof or any roof element to the nearest measure of existing grade. If this amendment is not approved then some of the buildings may need to be lowered in height. However, 35 feet is standard in most of the adjacent jurisdictions. He showed an example of how height would be measured on a sloping property. Wood Ranch has an additional element that requires the building to be stepped.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a positive recommendation to the City Council to Amend the 2009 West Jordan City Code to increase the maximum building height to 35 feet in Residential Zones.

Kent Shelton understood that this amendment doesn't effectively allow people to building taller homes, unless the structure had a flat roof.

Larry Gardner said that is correct. We had previously been measuring to the mid-point of the slope, which is similar to what this amendment would allow for.

McKenna Marchant said that five feet would not allow someone to build an extra story. She did not think that the change would make a big difference.

Jay Thomas opened the public hearing.

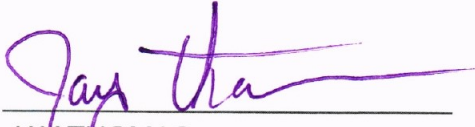
Further public comment was closed at this point for this item.

MOTION: Matt Quinney moved to forward a positive recommendation to the City Council based on the analysis and findings contained in the staff report to Amend the 2009 West Jordan City Code to increase the maximum building height to 35 feet in Residential Zones. The motion was seconded by McKenna Marchant and Pass 7-0.

Adjourn

MOTION: Ammon Allen moved to adjourn.

The meeting adjourned at 6:17 p.m.


JAY THOMAS
Chair

ATTEST:



JULIE DAVIS

Executive Assistant

Community Development Department

Approved this 6 day of September, 2022

