

**MINUTES OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD
OCTOBER 18, 2022, IN THE THOMAS M. REES JUSTICE CENTER COMMUNITY ROOM**

PRESENT: Jay Thomas, Trish Hatch, Kent Shelton, Matt Quinney, Trish Hatch, Ammon Allen, George Winn, and McKenna Marchant.

STAFF: Larry Gardner, Ray McCandless, Mark Forsythe, Duncan Murray, Greg Davenport, Julie Davis, Isaac Astill

The pre-meeting was called to order by Jay Thomas. The agenda was reviewed. Duncan Murray provided training on the subject of vested rights.

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

1. Approve Minutes from October 4, 2022

MOTION: Ammon Allen moved to approve the Minutes from October 4, 2022. The motion was seconded by George Winn and passed 7-0 in favor.

2. West Jordan 2022 Drinking Water Master Plan Update; Continued from 10-4-2022; Recommendation to the City Council regarding an update to the Drinking Water Master Plan; City of West Jordan Public Utilities Department (applicant)

Jay Thomas noted that this item was continued from the previous meeting and the public hearing had been closed.

George Winn asked if there was anything in the master plan document that the consultant got wrong.

Greg Davenport said that Bowen Collins is one of the premier engineering groups in the valley and he really liked the report. He said if a consultant were to have any difficulties it would be with prioritizing capital projects. The City Council will discuss which capital projects are needed, which are most important, and funding. Staff gave some direction on that matter to the consultant. He explained that projects that the City Council has a master development agreement will generally rise to the top because of obligations in the agreement to reimburse.

Ammon Allen said he will forward a list of grammatical changes or suggestions. He thought it was important to highlight from the report that there is more than \$180 million in needs currently within the system. Over \$1 billion in infrastructure, and it costs \$13 million to \$17 million annually to maintain the existing system. He appreciated the discussion regarding the lead and copper rule. He wanted to make sure the city has the inventory of lead and copper lines as a goal in the master plan to be completed in the next two years. They need goals related to conservation. The report says, "It is essential that the city makes conservation a critical component to its overall water supply plan and commit resources necessary to achieve its conservation goals". That statement could be inserted into the master plan.

Greg Davenport said the state will likely adopt a landscaping ordinance similar to the one that West Jordan adopted, which is based on the guidelines from Jordan Valley.

Ammon Allen asked where we are on having the suggested drought contingency plan and emergency response and planning.

Greg Davenport said the drought contingency plan was adopted last year. We are in year two of a drought in the Salt Lake valley. He said that literature suggests that a city could only hope to get 10% savings with voluntary participation in response to drought methods, but the citizens of West Jordan have reached 20% savings. That means the city might not have to use its most restrictive measures.

Ammon Allen said he would like to see in this or a future plan a distribution system modeling of contaminants such as fluoride, whether purposed or accidental.

Greg Davenport explained that 80% of our water comes from Jordan Valley. So, any plan created by the city would most likely be for contamination in our source water. West Jordan does not have many facilities where choline and fluoride are added, because they are generally associated with the wells. But that can be reviewed.

Ammon Allen said that he would like to see a water rate assessment in some kind of report, because there are capital projects identified and it would be good to have a consultant with ideas on implementation.

Greg Davenport said this is the first time that rehabilitation costs have been added to the master plan. He expects the City Council will discuss the timeframe for capital projects and how much we can afford.

Ammon Allen said the plan gives a good baseline for what is needed each year to keep the system running, so we should make sure that we are receiving at least that much revenue.

Greg Davenport noted that funding of some of the tanks under construction now came from grants.

Trish Hatch asked what the cost different is between maintaining sod and maintaining waterwise landscaping.

Greg Davenport suggested that she get that information from Jordan Valley Water Conservancy District. He said that waterwise landscaping might have a higher upfront cost, but maintenance is low so that cost is made up quickly.

McKenna Marchant said Jordan Valley has some great graphics regarding that question. She would love for them to make a Localscape presentation to the Commission. Classes are also available that show water usage.

MOTION: Ammon Allen moved to forward a positive recommendation to the City Council for the West Jordan 2022 Drinking Water Master Plan Update. The motion was seconded by McKenna Marchant and passed 7-0 in favor.

3. Text Amendment – Conditional Use Permits; Amend the West Jordan 2009 Code Section 13-7E-8 Conditional Use Permits Replacing ‘Findings for Approval’ with ‘Criteria for Approval’; City-wide applicability; City of West Jordan (applicant)

Duncan Murray said this proposed amendment was discussed in the prior training meeting. The State Legislature changed the conditional use permit section, so this amendment will bring our code into compliance. If this proposed text amendment is approved, the original criteria would be repealed and replaced with the new criteria, which he explained with examples for each.

Jay Thomas opened the public hearing.

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

MOTION: Ammon Allen moved to forward a positive recommendation to the City Council to Amend the West Jordan 2009 Code Section 13-7E-8 Conditional Use Permits Replacing ‘Findings for Approval’ with ‘Criteria for Approval’. The motion was seconded by Trish Hatch and passed 7-0 in favor.

4. Comprehensive General Plan – Discuss and provide input regarding the 2022 West Jordan Comprehensive General Plan Update; City-wide applicability; City of West Jordan (applicant)

Land Use

This chapter along with the map defines the character and appropriate location of all future land uses within the city. Land use is built around existing land and development patterns and then projected in a way that is appropriate and sustainable. The number of total vacant acres in West Jordan is 4,600, much of which will be developed within 20-30 years. In 2060 it is projected that West Jordan will have 180,000 residents. The existing land use chart was reviewed. A new land use designation of planned residential development will be added to the map.

McKenna Marchant suggested that Policy 1 Goal 2 include “and recommended by the Planning Commission”. She loved Goal 4.

Ray McCandless asked for feedback on the residential density chart in order to help the utilities department model future needs. Currently Very High density has a minimum of 10.1 dwelling units per acre with no maximum listed. The zoning ordinance has a maximum density of 75 units per acre, which is found in the Transit Station Overlay District (equivalent to a 5-6 story building).

There was a discussion regarding building heights within different zoning districts and whether there should be a limit. Some were opposed to a maximum in the TOD, some were opposed to requiring a conditional use permit to exceed a certain height. Height could be graduated next to residential as a buffer. That would allow flexibility and still provide needed units into the market.

Jay Thomas left the meeting at 6:43 p.m.

There was a discussion regarding renaming the density designations to align more with public perception to help in getting needed development. For example, a 10,000 square foot lot feels like low density to the residents, but it is in the medium density designation. Some of the current high density could be shifted to medium since it is mostly single family. People usually visualize high density as multi-family apartments. City Council made the decision in 2012 to have the current chart. A medium to low density was suggested. If a new category is created, it will not be on the map until there is an application for it.

Returning to the conversation about maximum units per acre in the Very High range, the commission recommended leaving the maximum open and letting the existing code dictate that number. Modeling would be based on 75 units per acre unless the code changes to allow for more.

McKenna Marchant referred to Policy 2 Goal 4 and said she would like more traditional and less of the trendy designs that age a community. On Goal 14 she would love to talk to staff about what is going on behind the scenes to know what kinds of programs there are used for housing rehabilitation.

Commissioner Marchant said that Policy 4 Goal 4 should be eliminated because it conflicts with other goals in the general plan related to sustainability, water usage, and commercial design. We should be encouraging mixed use residential areas that will be more sustainable. With the survey numbers showing that we are right at the needed amount of single family, there does not need to be a specific emphasis on single-family housing. If that goal is retained, then there may be many other goals that will have to be amended.

Matt Quinney said before eliminating that goal, it would require a meeting to discuss how it relates to ten years of what we have been trying to do with the Balanced Housing ordinance. Based on the new focus of providing affordable housing, that goal may need to be adjusted after having that discussion.

Trish Hatch asked if Goal 4 is encompassed in Goal 3 referring to affordable housing. She agreed it is a bigger discussion.

Larry Gardner said they can discuss Goals 3 and 4 more in depth at the next meeting. It can also include a discussion about the Balanced Housing ordinance.

In the Commercial Land Use Section, Commissioner Marchant referred to Policy 1 Goal 1 that locates commercial in traditional nodes. She asked if that implies a restriction of commercial development in other areas, because we also want walkable, sustainable communities.

Ray McCandless said commercial nodes at major intersections and arterial roads have been the prior policy of the city. However, this is a general application rather than restricting development in other areas.

Larry Gardner said this also includes neighborhood commercial centers within large planned residential communities. The goal could be amended to include a definition or for infill pieces.

McKenna Marchant suggested that Policy 2 could include a goal "To establish/enforce waterwise landscaping that is well maintained and adds aesthetic value and character to commercial development".

Commissioner Quinney thought that the newer developments are doing this already, but language could be added to incentivize it to be visually pleasing as well as waterwise.

Larry Gardner said Jordan Valley Water Conservancy District administers a lot of the incentive programs for converting landscaping into attractive waterwise designs. He did not know if the city wanted to get involved with incentives, but it is a good goal to conserve water.

McKenna Marchant liked the Mixed-Use land use tool that has huge economic benefits when people live, work, and shop in the same area. She would like to see more emphasis in this area.

Matt Quinney would love to see some examples of what we want a mixed-use development to look like based on current trends so that we know how to apply the standard.

Larry Gardner explained that the Commission will see the station area plans that are being compiled and they will have an opportunity to talk with the consultant at meetings and workshops.

Parks, Recreation, Trails, and Open Space

The West Jordan Parks, Recreation, Trails, & Open Space Master Plan is a very extensive master plan for parks and open space. It is a subplan within the General Plan and includes its own goals, policies, and funding sources. The general plan committee had this plan in mind when they reviewed Chapter Six, which they established as a high-level document.

McKenna Marchant asked that Policy 4 Goal 2 be edited to include “increase the ease of maintenance and water usage by converting to more waterwise ground cover”. The city could test one of the smaller parks with something like the lawn seed mix that Salt Lake City sells that is more drought tolerant, like white Dutch clover. It is seeded over the existing grass and becomes more water conserving because the new seed does not use as much water. They could potentially add a goal or adjust Goal 2 to move forward in the future to more water conscious ground cover.

Trish Hatch liked that idea.

George Winn said he likes that parks have grass, and that is what he expects to see when he goes to one.

McKenna Marchant said she likes grass in appropriate areas. People like to see green parks and open spaces, but they are often dry and yellow because the city is trying to cut water costs. These other grasses are water conserving and better for this environment. There are even other green ground covers that can be walked upon.

George Winn was open to explore those options.

Matt Quinney asked for an update on the soccer complex as it relates to this section’s goals to provide programs.

Isaac Astill, Director of Public Services, said that the soccer complex is Mayor Burton’s #1 priority this year and there have been ongoing weekly discussions. The first hurdle is the FAA requirement for the flight path and the regulation passed in 2012 that any FAA properties being leased had to be rented at

the going rate. The status of the soccer complex is not just West Jordan's decision because Salt Lake City manages the airport. Mayor Burton is working with Salt Lake City to go full force to the FAA asking for an exception. There was recently a plane crash on the soccer field, so safety is also a concern. They are also looking at other property options to absorb some of the changes as a last resort.

Larry Gardner said there is an airport master plan meeting being held tonight for programming of the airport. He didn't know if it had anything to do with the soccer fields.

George Winn referred to the Open Lands section Policy 1 Goal 2 and said he would like to understand the relationship between West Jordan and Kennecott.

Larry Gardner said the number one goal of Kennecott is to protect the mine, and they own the entire mountain. Even though the relationship is one way currently, that may change as circumstances with the mine change, so it is good to have a goal. At one time, Kennecott had a master plan for development of the entire west bench.

Environment

This chapter covers topography, climate, water, air quality, soils, geology, etc. The most significant changes deal with the water conservation section that includes an introduction to the water climate. The 2012 General Plan was light on water conversation and so those goals are being implemented with changes in the ordinances, etc. The Air Quality section has more detail with what air pollution entails, which was reviewed.

McKenna Marchant referred to Policy 4 and asked where this is being identified on the land use map. She felt that if this policy is included that the city should lead out more with providing native landscaping in city-owned property.

Ray McCandless noted that both the Environment and Sustainability chapters were taken to the Sustainability committee, and those comments will be incorporated into the draft.

Sustainability

Sustainability means meeting today's needs and not compromising the needs of future generations. Three sections they try to manage in this area are Economic Opportunity, Social Health and Opportunity, and Environmental Stewardship. The largest update was in the area of water use and preservation. The State of Utah has mandated that this section be included. Staff is finalizing the information that addresses the required 17 goals and criteria for compliance. He explained that the previous water plan that was reviewed tonight dealt with the status of water in West Jordan and how it is managed. This section has specific strategies. Many of the graphs are taken from the water master plan.

McKenna Marchant referred to Policy 4 in support of neighborhood gardens and suggested that it be included in the master planned community section, because it would be easier to incorporate neighborhood gardens as part of the open space requirement.

MOTION: George Winn moved to adjourn.

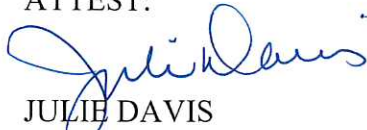
The meeting adjourned at 7:48 p.m.



JAY THOMAS

Chair

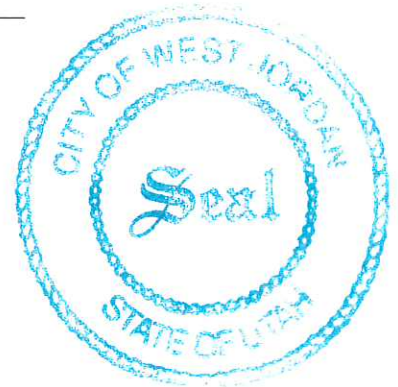
ATTEST:



JULIE DAVIS

Executive Assistant

Community Development Department



Approved this 1 day of November, 2022