

**MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD JUNE 6, 2007 IN THE WEST JORDAN COUNCIL CHAMBERS**

**PRESENT:** David Beecher, David McKinney, Ellen Smith, James Dupaix, Justin Stoker, Nola Duncan, and Nathan Hendricks.

**STAFF:** Greg Mikolash, Chris Gilbert, Nate Nelson, Reed Scharman, Nathan Crane, Jeff Robinson, Tom Burdett, Scott Langford, and Vicki Hauserman.

**OTHERS:** Andrea & Andy Thomas, Kim & Linda Christensen, Jerry Hansen, Jeremy & Chris Fitzgerald, Sharon & Dennis Leak, Valerie Dean, Scott Merrill, Scott Simmons, LaDell Steadman, Dale Steadman, Steve Schiele, Macey Buker, Jack Shepard, Robert Welch, Peggy M. White, James Houston, Ralph Michelsen, Tamira Michelsen, Mike Michelsen, Lisa Cook, Chris Cook, Marilyn Speirs, David Neal, James McClellan, Bonnie Baucom, Steve Udall, Brandon Mathews, Ty Garrett, Bret Burgon, James & Janice Voorhies, Karen Wikstrom, Gordon Nixon, Joel Nance, Pat Drake, Tracy Lujan, Jennifer Steneck, Melissa Hutchings, Doug Speirs, Jeanine Pool, Joe Mollerup, Debby Josephson, Rick. W. Logan, Renee Hill, Ken Hill, Ray Lemon & Heidi Schosted, Chris Longhurst, Joan Cahoon, Paul Korth, Andy Mollerup, Carrie Mollerup, Delna Tippets, Dale Hansen, Harvey Hansen, Annette Clouse, Michelle Park, Robin & Phil Brady, Craig & Launa Christiansen, Nathan Henderson, Rene Spilker, John Wilson, Jeff & Claire Clarke, Tami Bach, Stephanie Monson, Sara Jane Winberg, LeeAnn Mollerup, Susan Schaefer, Steve Schaefer, Cynthia Leonard, Kate Bronstad, Chad Parry, Deana Stacy, Ben Stacy, Sara Hooper, Vicky Gonzalez, David & Stephanie Ozenne, Michael & Lisa Blanc, Jason Baclayon, Tim Turner, LaRue Turner, Shane Argyle, Michael Canning, Laurie Harmon, Amber Hauber, Alan Gardiner, Marcela Gardiner, Spencer Burt, P. Russell, Kelly DeLeeuw, David Barber, Mary Stolle, B.J. Lund, Bob Butler, Ralph Tullis, Troy Sanders, Gary Cannon, Hugh Matheson, David Udall, Dan Udall, Jan Strifel, Melissa Wood, Jed Atherley, and Trent Hunt.

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The briefing meeting was called to order by David Beecher. Tom Burdett introduced new City Planner, Nathan Crane.

Points of clarification were made to the minutes regarding disclosure documents declaring environmental remediation, which have to be provided before the time of closing on a piece of property.

Item #1C was discussed regarding the timeframe for installation of the required wall. This item will be pulled for discussion in order to add the condition. Item #2 was discussed regarding the future phase of the project and adding a requirement to have that approval come back for modified final approval. Lighting standards were briefly discussed.

Item #3 was discussed regarding the coordination of names for the Transit Station Areas.

A correction of property location was given for Item #5.

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The regular meeting was called to order at 6:09 p.m.

**ITEM #1 CONSENT CALENDAR**

**A. APPROVE MINUTES FROM MAY 16, 2007**

**B. 21-19-326-001, -002, 003 AVIGATION CONDOMINIUMS; 6722 SOUTH AIRPORT ROAD; CONDOMINIUM CONVERSION; M-1 ZONE; TATE BRUBAKER/CHRISTIE WILSON (APPLICANT) [#SDMA20070006]**

Staff recommended that the Planning Commission grant Preliminary Subdivision Plat approval for the Avigation Condominium Subdivision, located at approximately 6722 South Airport Road, with the conditions as

set forth below. Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and additional changes or additions may be required.

1. Meet all requirements of Title 87 of the Subdivision Ordinance and Title 89 of the Zoning Ordinance, and the requirements of the R-1-12 zoning district.
2. Assign addresses to each Condominium unit shown on the plans.
3. Following approval by City, provide as-recorded copy of Condominium Declaration and plat back to City after filing the documents with the Salt Lake County Recorder.

C. 26-01-455-001 Thru -007 **WILDFLOWER PHASE 13 CLARIFICATION OF CONDITION; 5100 WEST 9200 SOUTH; CLARIFICATION OF CONDITION TO ALLOW A TILT-UP MASONRY WALL; R-1-10 ZONE; PETERSON DEVELOPMENT, LLC (APPLICANT) [#ASC20070001]**

**[This item was moved from the Consent Calendar for discussion.]**

**MOTION: James Dupaix moved to amend Item #6 to delay it to a date certain of June 20, 2007 and move it to the Consent Calendar as amended and to move Item #1C from the Consent Calendar for discussion. The motion was seconded by Justin Stoker and passed 7-0 in favor.**

**MOTION: James Dupaix moved to approve the Consent Calendar as amended. The motion was seconded by Nathan Hendricks and passed 7-0 in favor.**

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**ITEM #1C 26-01-455-001 Thru -007 WILDFLOWER PHASE 13 CLARIFICATION OF CONDITION; 5100 WEST 9200 SOUTH; CLARIFICATION OF CONDITION TO ALLOW A TILT-UP MASONRY WALL; R-1-10 ZONE; PETERSON DEVELOPMENT, LLC (APPLICANT) [#ASC20070001]**

Greg Mikolash explained the request that condition #2 of Wildflower Phase 13 approval be amended from requiring a decorative block wall to allow for a decorative tilt-up wall in order to match the existing walls of the same type.

Staff found that the request to modify Condition of Approval #2 to allow for a decorative, masonry tilt-up wall (which matches that throughout the majority of the *Wildflower Acres* development) is appropriate and feasible; therefore, Staff recommended that the Planning Commission grant the request to modify Condition of Approval #2 to specifically state:

*“Install a minimum 6-foot high decorative tilt-up wall along the western development boundaries of the Wildflower Acres Subdivision Phase 13 adjacent to the M-1 zone. The wall must match the dyed rock and column look of the existing perimeter tilt-up walls located around the majority of the Wildflower Acres development.*

Staff recommended that the Planning Commission consider adding a time-line for the installation of this wall; wherein, the Planning Staff believes that a reasonable time for installation and completeness is 60 days upon the date of the Planning Commission meeting for this request.

The applicant was in attendance and had nothing to add.

Jeanine Pool, West Jordan resident, said she had no concerns with the tilt-up wall, but she requested that a deadline be set and enforced.

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

**MOTION:** James Dupaix moved to approve changing of the Condition of Approval for Wildflower Phase 13; 5100 West 9200 South; Peterson Development (applicant) as stated in the staff report with the additional words, "Installation to be completed within 60 days." The motion was seconded by Nathan Hendricks and passed 7-0 in favor.

There was a brief discussion regarding whether or not the existing wording was clear as to the type of fencing allowed, and it was determined to be clear.

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**ITEM #2:** 21-33-201-046 **JORDAN VILLAGE CENTER III; 2653 WEST 7800 SOUTH; PRELIMINARY AND FINAL SITE PLAN; SC-1 ZONE; DAEMS & MYERS ARCHITECTURAL ALLIANCE, INC./MO MYERS (APPLICANT) [#SPCO20060031]**

Scott Langford indicated this was the final phase for the Jordan Village Commercial Center. The City's Zoning Ordinance stated that phases after the first one, shall receive final site plan approval within three years of each other or the preliminary site plan approval shall be null and void. He indicated the last approval had been approximately five year ago. He highlighted the following:

- Additional buildings
- Site access
- Parking requirements
- Landscaping and fencing

Staff recommended a solid masonry wall be built along the entire Phase 3 boundary, which includes the area to the east of building 5, along the south, and tying into the existing masonry wall. Additional landscaping of a 20-foot buffer is required adjacent to the residential property to the east. An additional condition was recommended to be added clarifying that building #5 will be required to go through an amended final site plan at a future date once a tenant had been secured.

Staff recommended approval of the Preliminary and Final Site Plan for Jordan Village Center Phase 3 located at 2653 West 7800 South, per the positive findings of fact stated in this report and with the conditions set forth below:

1. The building shall be constructed with high-quality, durable, materials that are low reflectance, subtle, neutral, or earth tone in color per §89-5-308(d)(1)&(2).
2. The building must meet all setback and height requirements as outlined within §89-3-704(a).
3. A 6-foot masonry wall shall be installed along the entire south and east development boundary of Jordan Village Center, connecting with the existing masonry wall built as part of previous development.
4. A minimum of 138 parking spaces over the entire commercial development will be provided per §89-6-603(b)(25) of the City of West Jordan Municipal Code. The two most eastern parking stalls shall be removed to facilitate a vehicular turn around area.
5. Site plan shall meet the minimum 6% interior parking landscape requirement within the City of West Jordan Municipal Code per §89-6-707(a)(1).
6. Site plan shall meet the minimum 15% site-landscaping requirement per §89-6-708(f)(1).
7. General landscaping shall recognize the climatic limitations of the Salt Lake Valley and need for water conservation per §89-6-704(a).
8. Deciduous trees must have a minimum 2" caliper and be at least 8' in height and all evergreen trees a minimum 5' in height per §89-6-705(b)(1)a & b.
9. Not less than 80% of the trees shall be water-conserving species that can withstand dry conditions once established per §89-6-704(a)(1).
10. The landscaping shall be maintained by a permanent irrigation system per §89-6-703(a)(5) and shall be designed for the most efficient use of water per §89-6-704(a)(4).
11. Screen all above ground utility enclosures over 36" in height and rooftop equipment to the highest point per §89-6-803(c).

12. Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and site changes or additions will be required to be shown prior to submittal of the final site plans. Building permits will not be issued until all departments' requirements have been satisfied.

B.J. Lund, 5963 Rappahannock Circle, noted that the plans show a 6-foot concrete wall.

Nola Duncan said that her concern was a request for approving the entire phase, but building 5 was not shown. She asked if the applicant agreed with the added condition.

Mr. Lund said he agreed that they would come through another final site plan approval for building 5.

David Beecher asked where the parking lot lights are located, because he was concerned with the southeast corner of the property in order to light it safely without shining light into the residential properties.

Mr. Lund stated that there are four lights along the south edge at 15' high with light shields as recommended by the City.

Scott Langford clarified that the light standards on the south property line are adjacent to the ball field.

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

**MOTION: James Dupaix moved to approve Preliminary and Final Site Plan for Jordan Village Center III; 2653 West 7800 South; Daems & Myers Architectural Alliance, Inc. (applicant) per the positive findings in the staff report with conditions 1 through 12, adding:**

13. **Building 5 to be brought forward for amended final site plan approval. The motion was seconded by Nathan Hendricks and passed 7-0 in favor.**

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**ITEM #3: GENERAL LAND USE AMENDMENT AND REZONE TO APPLY A SPECIFIC BOUNDARY TO THE TSOD (TRANSIT STATION OVERLAY DISTRICT) FOR THE FOLLOWING COMMUNITIES; CITY OF WEST JORDAN (APPLICANT)**

**BAGLEY STATION COMMUNITY (HAWLEY PARK); APPROXIMATELY 9800 SOUTH TO 10200 SOUTH AND 5600 WEST TO 5900 WEST; APPROXIMATELY 69.42 ACRES**

**4800 WEST RESIDENTIAL STATION COMMUNITY; APPROXIMATELY 4800 WEST OLD BINGHAM HIGHWAY; APPROXIMATELY 2.74 ACRES**

**GARDNER VILLAGE STATION COMMUNITY; APPROXIMATELY 7600 SOUTH TO 7900 SOUTH AND 1300 WEST TO 1100 WEST; APPROXIMATELY 52.63 ACRES**

**2700 WEST RESIDENTIAL STATION COMMUNITY; APPROXIMATELY 8100 SOUTH TO 8400 SOUTH AND 2700 WEST TO 2500 WEST; APPROXIMATELY 19.51 ACRES**

**SOUTH STATION COMMUNITY; APPROXIMATELY 8500 SOUTH TO 9000 SOUTH AND 3600 WEST TO 3200 WEST; APPROXIMATELY 45.68 ACRES**

Scott Langford explained that the Zoning Ordinance was amended in 2005 adding the Transit Station Overlay District and the General Plan Land Use Map included three additional Transit Overlay Areas, which was designed to identify and protect certain areas as transit station areas. Last year the City Center Zoning District

was adopted, and the Transit Station Overlay was applied to a specific boundary, which is what this application will do to the remaining five transit areas.

General Land Use Map Amendment

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend the General Plan Land Use Map to revise five existing TSOD overlay areas located at (1) 7800 South Gardner Village, (2) 2700 West Sugar Factory Road, (3) South Station Development area, (4) 4800 West Old Bingham Highway, and (5) Bagley Park area, based on the positive findings outlined in this report.

Zoning Map Amendment

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to overlay the Transit Station Overlay District on approximately 250 acres over five general areas, located at (1) 7800 South Gardner Village, (2) 2700 West Sugar Factory Road, (3) South Station Development area, (4) 4800 West Old Bingham Highway, and (5) Bagley Park area, based on the positive findings outlined in this report.

Zoning Ordinance Text Amendment

Staff recommended that the Planning Commission forward a positive recommendation to the City Council to amend Section 89-4-803 of the Zoning Ordinance to reflect the proposed amendment to the Transit Station Overlay District areas outlined on the General Plan Land Use Map and the official Zoning map, based on the positive findings outlined in the report.

**1. Gardner Village**

James Dupaix addressed the Gardner Village area and stated that he understood one of the purposes of a Transit Station Overlay District is to promote walkable communities within a ¼-mile circumference, and he asked what type of features would be allowed to make them walkable.

Scott Langford explained they looked at existing conditions with vacant land and the potential to tie it in. There are no specific plans for the areas, and changes can be made later if it is necessary.

Commissioner Dupaix felt that in this part of the TSOD there needed to be conditions upon the development of all the property within the overlay in order to enable features that truly make it a TOD.

Greg Mikolash said the reason this particular site expanded so much to the north was based off of Gardner Village, who is willing to submit a master plan for their entire area. At this point they are supposing that it will become a TSOD site. Future zoning may need some adjustment.

**2. 2700 West Station:**

Scott Langford explained that this is the area in which the University of Utah students proposed a plan for the area.

**3. South Station:**

Scott Langford explained that property north of the railroad was included in this TSOD in order to make more efficient use of the land. He pointed out a 'stem' of property that was recently purchased by Jordan Valley Hospital to aid in their expansion. It has never been the intention of the City to include the hospital within the TSOD, so staff is asking that the TSOD boundary go around that area.

James Dupaix pointed out some of the manufacturing areas that were in need of redevelopment, and he felt that if the property owners are aware of the change in zoning it might help with the redevelopment. He proposed the zoning go all the way to Bangarter Highway.

Both David Beecher and David McKinney agreed with the suggestion.

**4. 4800 West Station:**

Scott Langford indicated that the TSOD allows for commercial parking that would allow a park-and-ride at this location.

James Dupaix suggested that the City communicate with South Jordan with regards to our plans so they can consider the plans for vacant parcels that are within the walkable quarter-mile of the subject site.

Scott Langford stated that the action today would be a recommendation that the current TSOD circles that exist on the zoning map be removed and replaced with these specific boundaries.

Justin Stoker asked if there would be a crosswalk across Old Bingham Highway in order to access this parking area.

Scott Langford said that preliminary plans show sidewalks in that area. Tom Burdett said it would be designed in such a way that pedestrians would cross at the traffic signal.

**5. Bagley Station:**

Scott Langford stated that this area would cater to the future needs of a lot of employees in this area. This would have the ability to have a mixture of uses including residential, but it is envisioned as more of a park-and-ride and shuttle area.

Scott Langford clarified that along with the land use map amendment the TSOD designation would be added to the zoning, and the Zoning Ordinance text is also amended where it refers to the boundaries.

Nola Duncan referred to areas in the Zoning Ordinance 89-4-803 that reference the quarter-mile radius and asked if they should be removed.

Scott Langford stated that language could be included by way of a motion to correct any other areas that need change. He addressed the concern for consistency in the name of the Bagley station, and said references to other names would be changed.

Nola Duncan said there are two stations that are historically significant, and she asked if language should be added to make note of it for the Welby area and near the rock church.

Tom Burdett stated that those sites are already addressed in the General Plan and are part of the Environmental Impact Analysis for the Mid-Jordan Rail Line.

Chair Beecher noted that there were three public speaker cards. Carl Crowther does not wish to speak but is in favor of the request.

LaDell Steadman, West Jordan resident, near the 2700 West Residential Community, asked if there had been any communication between this Commission, the City, and UTA. He stated that these plans are different from what he had seen from UTA, and he wondered why the south side of Sugar Factory Road was being included.

Nathan Hendricks said UTA had discussed this issue many times with the City.

Tom Burdett said there is no plan to place park-and-ride facilities on the south side of the street. This issue just deals with whether or not the properties should develop to TSOD standards if they ever redevelop.

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LaDell Steadman said his concern was if the property is rezoned, then someone will redevelop and force them off of the property.

Tom Burdett stated that the Planning Commission could adjust the boundary if they felt it necessary.

Greg Mikolash clarified that the action tonight is a request for an overlay over an existing zone. The 2700 West Community is Residential, and the uses allowed in those areas are the same as those allowed in the underlying zoning district. They will allow for expanded uses, but single-family residential would still be allowed.

LaDell Steadman still felt that the overlay would leave the door open for a developer to take the property.

Andrea and Andy Thomas, West Jordan residents, said their property is to the north and asked if a wall would be installed. Their main concern is with the crime that the park-and-ride stations pull to the area.

David Beecher stated that those issues would be addressed at the time of site plan approval.

Scott Langford also stated that the code requires uses of a higher intensity to install a wall. Standard is six-feet with the provision for the Commission to approve something higher.

Tom Burdett responded to the question of timeline for Trax in this area, which is currently shown as 2010, depending on funding.

Andrea Thomas asked if any property would be open for commercial development.

Greg Mikolash said the underlying zoning district and future land use is for residential.

The Commission explained that the City will not be developing the property, but an outside developer would make a proposal based on the zoning.

Bob Butler, West Jordan resident, stated that he lives in the 2700 West Station area, and he didn't feel that anyone wanted to answer the question of whether or not this would be residential.

The Commission explained that the underlying zoning is residential, and the TSOD overlay ensures that the project will be walkable.

Mr. Butler asked what part of the area would be used for the Trax Station.

David Beecher stated that the Commission hadn't seen the plans for that.

Ralph Tullis, West Jordan business owner in the South Station TSOD area, asked what protection he has with these plans.

David McKinney clarified that the Planning Commission is only establishing the zoning rules regarding what can and can't be done by property owners. The City doesn't dictate who will develop the property. The Transit Overlay does not change the underlying zoning. In order for property to be developed in a way different from how it is currently being used, a property owner would have to ask for a change.

Tom Burdett explained that the overlay zone allows for an exchange of lower parking for providing pedestrian amenities, and the uses generally stay the same and are controlled by the underlying zoning district.

Ralph Tullis stated that other property had already been rezoned and is planned for high-density residential.

Tom Burdett stated that the south side is in a Planned Community zone and there is a master plan to guide the development.

Ralph Tullis stated that he had been in his facility since 1972 after the City brought him here, and he is concerned that now the City no longer feels the same and his property is in jeopardy.

The Commission directed Mr. Tullis to speak to the Planning Staff after the meeting.

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

James Dupaix clarified that one of the concerns of the City is to preserve existing uses in the TSOD areas but to also allow for additional development as the Trax line comes. This is not a change in zoning, but is extending what people can do with their own property based on the underlying zoning. The City doesn't want to drive any businesses out.

**MOTION:** Justin Stoker moved to forward a positive recommendation to the City Council to amend the General Plan Land Use Map to revise the five existing TSOD Overlay Areas located at 7800 South Gardner Village; 2700 West Sugar Factory Road; South Station Development Area; 4800 West Old Bingham Highway; and Bagley Park Area to remove the previously defined TSOD Overlay from the City Center, based upon the positive findings of fact outlined in the report, with the amended boundary for the South Station TSOD, as discussed. The motion was seconded by James Dupaix and passed 7-0 in favor.

**MOTION:** Justin Stoker moved to forward a positive recommendation to the City Council to Overlay the Transit Station Overlay District on approximately 250 acres over 5 general areas located at 7800 South Gardner Village; 2700 West Sugar Factory Road; South Station Development Area; 4800 West Old Bingham Highway; and Bagley Park Area based upon the positive findings of fact outlined in the report with the amended boundary for the South Station TSOD as discussed. The motion was seconded by James Dupaix and passed 7-0 in favor.

**MOTION:** Justin Stoker moved to forward a positive recommendation to the City Council to amend Section 89-4-803 of the Zoning Ordinance to reflect the proposed amendment to the Transit Station Overlay District Areas outlined in the General Plan Land Use Map and the Official Zoning Map, based upon the positive findings of fact and to adjust the description for the TSOD Overlay in the South Station Development, and to remove the previously defined TSOD Overlay from the City Center. The motion was seconded by James Dupaix and passed 7-0 in favor.

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**ITEM #4:** 21-28-403-026, -027 PAIGE MEADOWS SUBDIVISION (7-LOT); 7480 SOUTH 2540 WEST; PRELIMINARY SUBDIVISION PLAT; R-1-10B ZONE; 3.12 ACRES; DWS, LLC/DAVID NEAL & WAYNE HARPER (APPLICANT) [#SDMA20070002]

Chris Gilbert gave an overview of the request for preliminary subdivision approval. He gave the history of the applications on this property. An existing home will remain. The request shows a cul-de-sac street cross section with a 35-foot right-of-way with 20 feet of pavement width and 2.5 feet of curb on both sides and a five-foot sidewalk. This is a problem as the Engineering Department will not accept less than 25 feet of pavement. He reviewed the options for the developer. One is a 36-foot right-of-way by eliminating the parkstrip on the north side of the cul-de-sac and requiring a 6-foot sidewalk, which would also require an application for waiver of engineering requirements. The other option would allow the developer to have a 40-foot right-of-way with the parkstrip and five-foot sidewalk. At a previous meeting there were residents who were concerned with their

backyard being exposed to a public street. Staff recommended that a 10-foot buffer be placed in these areas with evergreen shrubbery in order to protect the residents from the south. The plan shows a five-foot buffer currently, but that is not sufficient and should be at least eight feet. This buffer would solve the potential problem of double-fronting lots.

Staff recommended that the Planning Commission grant Preliminary Subdivision Plat approval for the Paige Meadows Subdivision, located at approximately 7480 South 2540 West, with the conditions as set forth below. Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met and site changes or additions may be required. Building permits will not be issued until all departments' requirements have been satisfied, and a final Mylar plat has been recorded with the Salt Lake County Recorder's Office.

1. Meet all requirements of Title 87 of the Subdivision Ordinance and Title 89 of the Zoning Ordinance, and the requirements of the R-1-10 zoning district.
2. If the Planning Commission agrees in concept on either a reduced 40-foot or a 36-foot wide street cross section concept for the cul-de-sac streets, a Waiver of Engineering Standards application shall be filed with the City that is ultimately approved by City Council to permit this narrower right of way.
3. Address all Engineering redlines and issues. Ensure the plat drawing and Engineering plans are consistent with each other.
4. Plans must meet all applicable Codes and Ordinances regarding Engineering design.
5. Provide by-laws and restrictive covenants for a Homes Association to be established to, at a minimum, provide maintenance and irrigation for the 10-foot landscape buffer along the south side of the project.
6. All utility services to the subdivision shall be undergrounded.
7. No building permits including grading and/or land disturbance permits, within the subdivision shall be issued until a final Mylar plat is recorded with the Salt Lake County Recorder's Office.
8. Submit a complete application, plans and fees for final subdivision plat approval within one (1) year of the approval of the preliminary plat. The preliminary plat and any approvals expire within one (1) year of preliminary plat approval if final plat fees, applications, and plans are not submitted to the City within that time.

There was a discussion regarding the options for the modified right-of-way width.

Troy Sanders, ASWN 5151 South 900 East, explained that infill developments require flexibility in order to work. He noted an error in reference to the zoning in the conditions of approval and asked that it be corrected to the R-1-10 zone. He gave the history of the application. He stated that if the Commission approves the 10-foot buffer on the south their request would be that the parkstrip be eliminated in order to have a 6-foot sidewalk on the north side. They are trying to keep the homes as forward as possible in order to not intrude on the existing homes to the north.

Mary Stolle, West Jordan resident, stated that she was concerned with the height of the homes, because they had nothing behind them up to this point. She also asked if her backyard would have to be accessed and wondered who was going to be taking care of the buffer area.

Troy Sanders said the recommendation is that a homeowners' association would be established to maintain the 10-foot buffer area.

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

The Commission referred the question of building height to the staff.

Nathan Hendricks liked the option of the 10-foot buffer and eliminating the parkstrip on the north, because these are not through streets and will have very little traffic. Commissioner Stoker agreed. David McKinney agreed that eliminating the parkstrip in this situation would be reasonable.

Ellen Smith was concerned with the elimination of the parkstrip, because depending upon the type of curb it encourages people to park on the sidewalk, which makes walkability impossible. If the width of the road is decreased there will be problems in getting in and out of the cul-de-sac.

Nola Duncan asked if the Fire Department agreed to the street width.

Reed Scharman said they look for the typical right-of-way at 25 feet of asphalt. The sidewalk and parkstrip locations are things that the Engineering department reviews.

David Beecher asked if a wall would be required.

Chris Gilbert said it would normally not be required since they are similar zoning districts, but they are asking for the landscape buffer.

David Beecher was against the evergreen buffer, because it would cause a frozen road in the winter. If there is a fence in that location he didn't see the need for the landscaping, because that could create an area for people to hide as they are accessing the rear yards.

**MOTION: Justin Stoker moved to approve the Preliminary Subdivision Plat for Paige Meadows Subdivision; 7480 South 2540 West; DWS, LLC/David Neal & Wayne Harper (applicant) with conditions 1 through 8 as set forth in the Planning Commission packet modifying condition 1 to reflect the R-1-10B zoning district and with the recommendation that a 36' right-of-way be used. The motion was seconded by Nathan Hendricks.**

Explanation was given that the 36' right-of-way option would provide for a 6-foot sidewalk up against the curb. The buffer is included in condition 5, which does not specify evergreen trees.

James Dupaix didn't want to get in the habit of creating non-conforming uses by the way they approve the sites. He saw the fence with a tree line as a good option, but it creates non-conforming double-fronting lots. For that reason he was leaning toward approval of the motion with the 10-foot buffer.

Greg Mikolash gave an explanation of how the recommendation for the increased buffer was determined. He stated that the road would work with a 10-foot strip and a waiver request. If the Planning Commission felt that were too much the Planning Staff could accept a 7.5-foot buffer.

David Beecher would rather have a 6-foot sidewalk all the way around with no parkstrip. In that way they wouldn't need to maintain the south side with an HOA.

Ellen Smith asked if they can require a high-back curb in order to eliminate the concern for parking on the sidewalk.

Chris Gilbert said that the engineering standard is a high-back curb.

**VOTE: The motion passed 6-1 in favor with David Beecher casting the negative vote.**

**MOTION: David Beecher moved to take a five-minute break at 7:54 p.m.**

The meeting reconvened at 8:01 p.m.

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Commission Duncan recused herself from the meeting as this is in her immediate neighborhood.

**ITEM #5: 21-21-453-036, -037 KADEN COVE REZONE; 2474 & 2496 WEST 7000 SOUTH; REZONE 1.95 ACRES FROM RR-.5 (RURAL RESIDENTIAL HALF-ACRE MINIMUM LOTS) TO R-1-10 (SINGLE-FAMILY RESIDENTIAL 10,000 SQUARE FOOT MINIMUM LOTS); CD CONSULTING, LLC (APPLICANT) [#ZC20070003]**

Scott Langford gave an overview of the request to rezone two parcels for the purposes of a small subdivision. Although a concept plan was submitted with the application the request being considered tonight is for a rezoning of the property and use of the land. Staff would prefer to see a proposal that benefits the whole community and ties in with the rest of the property to the east and west. He referred to the General Plan Land Use Map, which indicates low-density residential for these parcels and meets the request. The properties adjacent to the north are zoned RR-.5.

Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the Kaden Cove rezone to rezone the subject site to the R-1-10E zoning district, which is located at 2474 and 2496 West 7000 South, with the findings of fact as set forth below. The Planning Commission should advise the Applicant that Planning Commission approvals do not include Fire, Building and Safety, or Engineering approval. Requirements by those departments must be met.

1. The application is consistent with the purposes, goals, objectives, and policies of the General Land Use Plan based on the information cited above.
2. The proposed amendment is harmonious with the existing residential land use.
3. The proposed amendment will not adversely affect adjacent properties.
4. The property is not located in any of the City's overlay zoning districts.
5. The public facilities located in the area appear to be adequate for the requested rezone.

Gary Cannon, 1397 West 13400 South, said they contacted the property owner to the east, who was not interested in selling their property, and they did not receive a response from the property owner to the west. The homes would range in price from \$400,000 to \$500,000.

David Beecher said he was in receipt of a copy of the CC&R's for this subdivision as well as a petition of individuals opposed to the rezoning. Paula Graham also submitted an e-mail to the Commission.

Jeff Robinson said there is no relationship between the restrictive covenants and the rezone. It is a private contract between the owners of the property. They *may* apply to this property owner as far as development, but it is not something that binds the City.

David McKinney wanted to have clarified that the existence of the restrictive covenants on a group of properties does not have any effect on the power of the City or of the Commission to make a zoning change recommendation.

David Beecher stated for the record there were five public comment forms submitted by people against the issue who do not wish to speak.

Joe Mollerup, West Jordan resident speaking also for Fife & Leah Bowen, George & DeeAnn Crosby, William Winberg, Dan & Peggy White, and Kelly Stevenson, stated that they took exception to the criteria listed in the staff report. The proposal is not harmonious with the overall character of the existing development, because they are 1-acre lots bordered on the north by half-acre lots with a rural nature. They believe the adjacent properties will be adversely affected. The matching zoning is to the south across 7000 South. A petition signed by 200 residents in the area is against the near-high density zoning near the rural residential areas. They believe

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there is a potential public safety issue with regards to the traffic and transportation. The volume of vehicle traffic has increased along 7000 South, and the proposal would only make the problem more severe. This is also in the area of a school crossing. The approach of only focusing on the land use at this time without reviewing the layout and access ignores the restrictive covenants of Steadman Acres. He reviewed the restrictive covenants. They understood that the feeling of the property owners may change in the future, but a change in the zoning or layout should be by majority vote of the property owners. The group urged the Commission to consider the rights of all the property owners in the area and their quality of life.

Nathan Henderson, West Jordan resident, stated that although his property is not directly adjacent to the subject properties, he felt that the entire area would be impacted with additional traffic. He thought that the parcels on the south side of 7000 South that were rezoned last year were in a different situation with the surrounding property. He thought this precedent would be hard to stop if this were approved.

Heidi Schosted, West Jordan resident, lives east of the properties, and they are never going to sell. The proposal would put a road on the side of her house, which would affect their quality of life and would not fit in with the rural nature of the area.

Douglas Speirs, West Jordan resident, lives on the east side of the proposal. He felt it was offensive for people wanting to change the zoning that he specifically searched for when purchasing a home so many years ago. He felt that the restrictive covenants should supersede this request. Their legal counsel stated that the contract of the covenants is legally binding.

Jack Shepard, West Jordan resident, said because of past experience he searched for a property with irrevocable covenants that would allow for the horse property to remain, which he thought he had. He strongly objected to the criteria that stated the proposal was harmonious with the surrounding property and that it would not adversely affect those around them.

Peggy White, West Jordan resident, stated that her property abuts the property in question. She said the main reason they moved here was to get away from high density. She was concerned with potentially very tall homes and was against the proposal.

Steve Schaefer, West Jordan resident, lives directly behind this property. Having served 28 years in fire service he hates cul-de-sacs and hammerheads. He felt that the proposed size of the home at a value of \$400,000 would translate into square footage that would require 800 gallons per minute for fire protection, which would require 15 fire fighters. He also took exception to criteria 5 that this wouldn't adversely impact the area. He asked the Commission to consider the emergency services personnel when considering rezonings.

Lisa Cook, West Jordan resident, stated that she has lived in West Jordan for 45 years, and she has seen the development occur. She felt that subdivisions that are well planned work well. It was presumptuous to assume that they should put quarter-acre lots in a half-acre or 1-acre area where there are other properties already zoned for this. She felt that this would impact not only the neighborhood but any others who drive on 7000 South.

Andrew Mollerup, West Jordan resident, stated that he was raised on one of the lots abutting Steadman Acres and said that not everyone wants a 10,000 square foot lot, but there are people like him who still want a larger lot.

LeeAnn Mollerup, West Jordan resident, stated that she intends to live in West Jordan the rest of her life. Her education and career have dealt with land use and she was very disappointed and concerned that these small urban lots that provide for open space would disappear. She stated that they welcome their new neighbors and invited them to develop the lots into ½-acre lots. She felt that the proposal was speculative in nature.

Susan Schaefer, West Jordan resident, said her concern was with the diminishing water pressure and supply. She asked that the zoning remain.

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

Nathan Hendricks stated that he couldn't see positive findings for the request and said that it would affect the surrounding properties, and he did not support it.

David McKinney reviewed how decisions and recommendations are made on these types of issues. The fact that neighboring properties owners don't want the development doesn't necessarily mean that it can't happen. The Commission is obligated to apply the laws and ordinances fairly to all property owners. However, many of the findings of the criteria are a judgment call. He felt that the comments from the residents have raised some issues as to whether or not the criteria can be met. He didn't feel that the similar zoning on the south side of 7000 South could be counted as adjacent to this property. He felt that at least a couple of the criteria cannot be met and would be inclined to vote against it.

Justin Stoker took exception to the comment that R-1-10 zoning is high density, but he agreed that this request does not fit in with this particular area and is not harmonious. He also felt there would be an impact with the traffic and utilities.

Ellen Smith lives in this general area. Her concerns dealt with the fact that there are irrigation rights on the property, the school crosswalk would be in very close proximity, and public safety is an issue. She didn't feel that this was the time or place for this proposal, and she felt that piecemeal developments can cause traffic hazards.

James Dupaix stated that zoning ordinances are to protect property rights for both those who want to develop and those that exist. The issue with the CC&R's is a civil issue, and the City can't enforce them. However, they should take into consideration the fact that animal rights exist on all of these properties, which would greatly change the type of use in the area. Property will become more and more scarce in the area, so they will eventually see more pressure on the rezoning and redevelopment of this area. However, he didn't feel that this was the time for it, and it needed to be done all at one time.

David Beecher stated that he has learned that if there is vacant property behind you, you can't guarantee how it will develop. That was not the case in this situation. Also, he would never live on an arterial or collector street. He felt that this type of development in this area is poor planning.

**MOTION: Justin Stoker moved to forward a negative recommendation to the City Council for the Kaden Cove Rezone; 2474 & 2496 West 7000 South; CD Consulting, LLC (applicant) to Rezone 1.95 acres from RR-.5 to R-1-10E based upon findings of fact brought to light during the public hearing regarding criteria 2, 3, and 5. The motion was seconded by James Dupaix and passed 6-0 in favor of a negative recommendation. Nola Duncan was excused for the item.**

Nola Duncan returned to the dais at 9:07 p.m.

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**ITEM #6: 27-02-251-011 RIVER HOLLOW PARCEL B PROFESSIONAL OFFICE REZONE; 990 WEST 8900 SOUTH; REZONE 1.27 ACRES FROM R-1-12E (SINGLE-FAMILY 12,000 SQUARE FOOT MINIMUM LOTS) TO P-O (PROFESSIONAL OFFICE) AND GENERAL PLAN LAND USE AMENDMENT FROM LOW-DENSITY RESIDENTIAL TO PROFESSIONAL OFFICE; SUDWEEKS CONSTRUCTION/BRIAN SUDWEEKS (APPLICANT) [#ZC20070001 & GPA20070001]**

Staff recommended that the River Hollow "Parcel B" General Land Use Amendment and Rezone be rescheduled for the June 20, 2007 meeting.

**MOTION: James Dupaix moved to continue River Hollow Parcel B Rezone and Land Use Amendment to June 20, 2007. The motion was seconded by Justin Stoker and passed 7-0 in favor.**

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**ITEM #7: 20-25-300-026 (38 parcels) JORDAN CREEK LAND USE AMENDMENT; 7010 SOUTH – 7752 SOUTH 5490 WEST; AMEND THE GENERAL PLAN LAND USE MAP APPROXIMATELY 155.38 ACRES FROM VERY LOW DENSITY RESIDENTIAL AND NEIGHBORHOOD COMMERCIAL TO NEIGHBORHOOD COMMERCIAL, MIXED USE, HIGH DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL AND LOW DENSITY RESIDENTIAL; MILLSTREAM LAND LC (APPLICANT) [#GPA20070004]**

Scott Langford stated that there will be no recommendation tonight, but should the proposal successfully go through the land use process it will be necessary to obtain a rezoning, which would require a detailed concept plan with street layouts and so forth. This is meant as a discussion item in order to get comments and feedback from the Commission. He noted that over the years there have been proposals for piecemeal development of the area, and staff was happy to see someone come forward with an overall plan.

Staff recommended that the Planning Commission forward a clear directive to Staff and the Applicant regarding this amendment proposal. Recommendations should relate to the various elements of the 2003 West Jordan Comprehensive General Plan, which may be impacted by the proposed changes to the General Land Use map; including but not limited to, housing, transportation, parks and recreation, urban design, and growth management elements. The Planning Commission should, at a minimum, select a preferred Option / Land Use Plan that the Applicant should focus on fine-tuning in preparation for formal presentation to the Planning Commission. Staff recommended that the Planning Commission forward this item to a specific future Planning Commission meeting for further discussion and formal action.

Hugh Matheson, 2030 Evergreen Avenue, representing a consortium of property owners in the area, stated that they initially brought a piecemeal development to the staff who said the desire was for a master plan of the entire area. They felt that their plan complies with the City's General Plan and provides a transition from the future commercial uses west of 5600 West. He gave a presentation of the proposal showing the area and surrounding uses. The plan will address the current private lane and access issue. He reviewed density numbers, the TSOD factor, leapfrog development, economic feasibility, and the General Plan. They felt this is a rare opportunity to solve and avoid problems when all but a few owners are ready to sell their property. West Jordan's General Plan calls for the neighborhood concept as a basic pattern of growth with walkable neighborhoods and a diversity of dwelling types and densities. The vast majority of the property would be in single-family residential. Abundant open space is provided. They have been speaking with the property owners to the east and have tried to match the densities of adjacent properties or at least a 200-foot parkway landscaped buffer transitioning to the higher density. There is an option to connect a road or a footpath to the existing subdivision, but they are not pushing it. There had been interest from the neighbors to acquire additional property or to move into that area. They understand that animal rights will still exist on properties with the correct acreage on the eastern edge. Open space is shown at 16% to 18%. He reviewed each component of the proposal and showed the three options. They feel that the proposal creates a neighborhood and not just a subdivision.

Nathan Hendricks stated that 7000 South is only two lanes and cannot be expanded without taking out homes, and there are similar concerns with the other roadways. He asked what their plan is for transportation.

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Hugh Matheson stated that they would dedicate and make improvements to the necessary width to the roads directly around the property.

Nathan Hendricks stated that this development at the lowest option would have one-fourth the number for rooftops that requires an elementary school. He asked if they had discussions with the school district.

Hugh Matheson stated that Karen Wikstrom had those discussions. Not all of the property will be developed at once, but it will be in phases. They would be willing to donate land from the green space account to the school district in proportion to the number of homes they have.

Justin Stoker asked how the lots that won't be included in the master plan will be accounted for.

Hugh Matheson said they would design the plan to be logically incorporated, and they are contiguous lots that would be easily developed in the future. These property owners are currently willing to have their property included in the master plan.

Justin Stoker asked if there were a plan for the actual development of the property.

Hugh Matheson said they have very interested parties for their 75 acres that could take a portion of the property. It will be a phased project, and they are ready to go as soon as it goes through the City process.

Justin Stoker said he would like to see some concrete evidence that they worked with the school district.

Hugh Matheson explained that the townhomes lessen the burden on the schools, because they are targeted for an older demographic.

David McKinney asked about the proposed mansion homes and if there are any examples nearby.

Hugh Matheson showed a sample picture. Those types will give the lowest traffic count and less impact to the schools. That type of dwelling is only in Option 3, but they would like to hear any suggestions and desires of the Commission, because they are flexible. All options contemplate 1-acre lots, but that is based more upon market demand. They would ask that everything east of 5490 West be low density with a minimum lot size of 10,000 square feet, but the average would be higher.

David McKinney addressed 5490 West and said there is a real possibility of diverting through traffic from the major arterials and putting it through the neighborhood, and he asked if they had considered other options.

Hugh Matheson said that is an option since they are master planning the entire piece.

Nathan Hendricks asked how the mansion homes create less traffic.

Hugh Matheson stated the types of households that generate the most cars and trips are the larger lots, and his traffic engineer will address that at their next meeting.

Justin Stoker asked for the location of the mansion homes in Option 3. Mr. Matheson pointed out the location and reiterated that they are flexible in the types of housing units.

Reed Scharman commented on the road system stating that 5490 West is one mile long, and the Fire Department needs access to all portions of the development with more connections rather than fewer connections.

Mr. Matheson stated that they had discussed the issues with the neighbors, who are great people.

David Udall, West Jordan property owner, Lindon resident, said it was good to be part of a bigger group representing the property owners. They are open to the possibility of appealing to the older demographic group with high-level condominium buildings, which could help to address the school issue.

Dan Udall, Taylorsville resident, stated that his mother lives in a home in the TSOD area. The City Zoning Ordinance indicates that the 5600 West BRT Station's minimum residential density is 15 units per acre and maximum is 30 units per acre. The applicant hadn't even asked for that, and he said they will be willing to go to 10 units per acre.

Karen Wikstrom, Wikstrom Economic, 422 North 300 West, stated they had been working with the Jordan School District to see how many school-aged children would be generated by the development by looking at the timing and phasing. There is no doubt that this is a pressured area for elementary schools. Preliminary estimates are based on an average of 7 years to absorption and upon the type of units within the development. Concepts 1 and 2 have 194 children within 7 years. Concept 3 would generate 135 children. Moving the children through the schools and within the different grades, the largest cumulative impact is 78 students at the elementary school level with an average being 30-40 children over the years. Concept 3 peaks at 55 students with an average of 20-30 at the elementary school level. There is a lower impact at the high school level with 14 students at the highest cumulative impact under Concept 1 and 8 under Concept 3. Junior high has 29 for Concept 1 and 10 at Concept 3. They are currently speaking with the school district regarding forms of mitigation.

Nathan Hendricks asked for clarification on a statement regarding the bond funds being committed.

Karen Wikstrom said her question to the district was if there were schools planned in this area that would relieve the pressure beyond the one that is under construction. The response to her was that there were no financial resources available.

Nathan Hendricks said that John Taylor from the Jordan School District told the Commission that they were actively looking for land to purchase.

Karen Wikstrom said there is a difference between funds for land acquisition and those for construction of the school. She heard that there was no construction money available.

Nathan Hendricks asked if the numbers were based on the fact that the development is geared toward non-families.

Karen Wikstrom said the issue is how many people can fit into the house with two bedrooms. If it is a young family they will tend to be there for a couple of years, and then they will relocate. As the price of the unit goes up the children tend to be older. The numbers they provided are consistent with the average across the entire district with .75 children per home.

Nathan Hendricks felt that West Jordan was a more family-based community and the averages should be taken from West Jordan. He stressed his desire to see more research on the issues of schools and transportation.

There was additional discussion regarding proposed numbers of students for this development. The numbers are based on types of units in this development, and not necessarily the types of units that are surrounding the area. Also, the impact doesn't come all at the same time, because the project is phased. The Jordan School District has worked closely with these figures and concurs.

Karen Wikstrom said they did the same type of study for the Daybreak area and got the same comments. However, they have shown that there are different housing types that have been introduced and have been

successful. If the development concepts had included different types of units then the numbers would be different.

James Dupaix stated that it would be helpful to have the spreadsheet that shows the modeling for the demographics. He said one of the positives for this area has been the availability of animal rights, and the Commission would like to preserve animal rights.

Hugh Matheson said they want to work with the staff to make sure there are animal rights in this development and so the existing rural properties to the east will be able to continue their animal rights.

James Dupaix said it was their desire also to have access to trails for horses, and he felt it is advantageous to address how they plan to get across the major roads.

Hugh Matheson said in all options they show extra wide parkstrips and landscape buffers, and they can change the shape or location to make adjacent bridle paths.

Jan Strifel, Landmark Design, stated that they are currently doing a Jordan River Parkway corridor master plan that addresses equestrian, pedestrian, bicycle, and river trails. It is important to make connections, and if it is possible to make equestrian traffic from this development and nearby areas into the future trails system there is a possibility to make that happen.

James Dupaix stated that the trails are also useful to wildlife migration.

Jan Strifel said that the wildlife habitats also improve communities and gives access to outdoor environments that they may not ordinarily have.

James Dupaix stated that he liked Option 3 the best because of all the open space. He also liked the mansion home/townhome design, which markets more toward the young professional.

Hugh Matheson stated that they don't know how to get a bridle path across 5600 West, but they can look into it and cooperate with the issue. He stated how there is a great opportunity here for the Commission and neighbors to help to plan and shape the growth of the community by what types of homes are here.

Macey Buker, representing a group of residents, stated that there are eight parcels that are not part of this application. Because there are so many developers involved in the project there is no assurances that they will get what is proposed. He listed the items that were not included as part of the application. They are concerned with the Planned Community zoning. There are issues with water pressure. He said that schools and churches are supposed to be the central focus point for the community, but that is not provided. He gave figures regarding school capacities and projections. Another concern is that the master plan and TSOD encourage different types of land sizes in order to attract different demographics, and there is already neighborhood commercial and very high density zoning in the area, so the small area of TSOD would be perfect to attract larger homes. He said in the 84084 zip code there are 74 condominium units listed for sale. He was concerned that there is already much vacant commercial property and didn't want more of the same. He said the parks and open space in the development would be privately owned and maintained and may restrict who is able to use it. He pointed out the traffic and safety concerns with added cut-through that this would create. The existing neighbors would like to see a continued flow of what exists with larger lots and animal rights. There are a lot of concerns that need to be addressed before the neighbors can be comfortable with what is proposed.

Steven Schiele, West Jordan resident, said he has a 1-acre parcel, which he bought for the open space. He felt that the residents all wanted more of the same larger lots. They would also like to see the impacts on infrastructure relieved as the building occurs and not afterwards.

Jeremy Fitzgerald, West Jordan resident, was concerned with the existing traffic and school problems, which need to be addressed before additional zoning takes place. He said if they open this neighborhood to townhomes and commercial they are concerned with what it will attract. He felt that there needed to be a better buffer zone between the existing homes and the high density.

Melissa Wood, West Jordan resident, said there are many people who desire to have larger lots with horse property, and she enjoys the wildlife in the area. She was concerned with the school overcrowding, lack of police response and snow removal services, and traffic congestion. The developer had stated that people do not want larger homes next to 5600 West, but there are many examples of large homes next to busy roads, such as Bangerter Highway.

James Voorhies, West Jordan resident, stated his concern of the existing road and traffic conditions that need to be fixed, and the water pressure is lacking. He knows that the area needs to be developed, but he wanted to see consideration given to improving the public services and infrastructure before the development proceeds.

Joan Cahoon, West Jordan resident, stated that she is one of the property owners who did not sign off on the proposal. Some of the options show a roundabout on her property, and she will not give any of her property for it. She felt that her well and water rights will be impacted, and there is not enough water for this development.

Laurie Harmon, West Jordan resident, said they have ten acres shown in the proposal, but they are not actually a part of it. She asked that on the west of 5490 West be half-acre, especially abutting their property. She was concerned with 5490 West being a primary road because of excessive speeds. Perhaps it could be further to the east or curve to deter speeding. If the half-acre lots are not provided she felt that the neighbors to the east deserve at least a buffer. She didn't mind diversity and townhomes on the ends of the road. There is a need for senior communities at this end of the City.

Bret Burgon, West Jordan resident, said he didn't want a road going past his house, and he wanted to see the half-acre minimum animal rights. He indicated that he had four people in four days make offers on his home for sale and stated that people want horse property. He appreciated the opportunity to master plan the area, but there is a lack of public services. He wanted to see a brick wall between the two properties; the walking path would be okay.

Stephanie Monson, West Jordan resident, pointed out her property and stated that it was their dream to get this home and property. She recognizes that the property owners have a right to sell, and it is good that it develops all at once. However, she had concerns with the multi-use zoning. There is too much density, and anything less than ½-acre lots takes away from their property value and their property rights. She didn't think that going from ½-acre with animal rights to the townhomes is a feasible transition. She said that putting high density residential at 7000 South and 5600 West is totally incompatible with the other intersections at that corner. She addressed the traffic concerns in the area and the safety hazards on 7000 South and stated that this would add more of the same. She said that high density housing brings a transient type of resident and constant turnover, and these people are drawing on the resources of the City without paying taxes for the long period of time. She felt that the preference should be given to the existing homeowners who pay taxes, and she asked for only single-family homes.

Craig Christiansen, West Jordan resident, pointed out his home and stated that he supported the master planning of the area with intelligence and foresight. He was against the high density and commercial portions of the plan. He wanted all of the parties present who have property to join in the proposal, because he stated that Peterson Development had already tried for this type of zoning and was turned down. Now they are getting in through the backdoor. He supported half-acre homes with animal rights, which would give less density and less impact

on the schools and services. The promised green space near his property is just a large parkstrip with trees. They would like as much information clarified up-front so they know what is being approved.

Trent Hunt, West Jordan resident, stated when they moved to the area they were told that the five-acre lots couldn't be divided without their written consent. His preference is low density residential. He pointed out some areas that had flooding and drainage problems. He stated that he likes where he lives, but there are rodent and weed problems, and he is a realist. He liked the fact that Hugh Matheson and his partner personally met with his wife and him about the proposal. He would rather have a man like him developing the property, because he is a man of integrity. His preference of the Options was first 1, then 3, and 2 last. But there could be other options that had 1 to 5-acre lots. The developers are willing to work with the residents on various options, and he lent his support to the development done in the right way.

Shane Argyle, West Jordan resident, stated that their property has animal rights, which they intend to keep. He felt that rational communication between the interested parties will create greater understanding and tolerance, which will lead to better outcomes. He spoke of the neighborhood meeting that was held and the positive aspects of the project. He was grateful that ten years ago a developer was allowed to build the subdivision where he lives. He felt that some of the finest people around live in this area on all different sizes of lots in different types of housing. He felt it was wise to continue to bring the responsible parties together to discuss the issues such as transportation, schools, and public services so this development could move forward.

David Barber, West Jordan resident, stated unless there is a moratorium on building in West Jordan the project should be looked at positively and move forward. He felt that Mr. Matheson is one who could do this project right, because he has a personal commitment. The proposal has new ideas that should be considered, and he asked that the Commission take the best from them and make a great community.

Brandon Mathews, West Jordan resident, pointed out his property and stated that his major concern was with the proposed road that will go near the park, and he asked that for safety's sake it not be put in.

Jed Atherley, West Jordan resident, stated that he didn't think this project would take 5 to 10 years to develop, so the impact would be immediate to the water and sewer systems, schools, and traffic. He also said that dissimilar property types shouldn't be placed next to each other, such as with animal rights.

Nola Duncan thought that the applicant had heard from the neighbors and since this was a meeting for gathering information, she thought it would be wise to study it and send their suggestions to the Planning staff.

Tom Burdett stated there is probably additional information that Mr. Matheson would like to submit and he suggested that the public hearing be left open and continue the meeting to hear the additional information and then close the public hearing.

The applicant stated that they would like feedback from the Commission as soon as possible so they can make their proposal.

**MOTION: David McKinney moved to continue the General Plan Land Use Amendment for Jordan Creek; 7010 South to 7752 South 5490 West; Millstream Land, LC (applicant) to July 11, 2007 at which time the Planning Commission can close the public hearing and give recommendations and comments to the applicant/developer at that time and to let the developer take their next step. The motion was seconded by James Dupaix and passed 7-0 in favor.**

**MOTION: David McKinney moved to adjourn.**

The meeting adjourned at 11:54 p.m.

David L. Beecher  
Chair

ATTEST:

JULIE DAVIS  
Executive Assistant  
Community Development

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2007