

MINUTES OF THE REGULAR MEETING OF THE WEST JORDAN PLANNING AND ZONING COMMISSION HELD OCTOBER 15, 2019 IN THE WEST JORDAN COUNCIL CHAMBERS

PRESENT: Matt Quinney, Jay Thomas, Trish Hatch, Kelvin Green, Nichole Luthi, and Corbin England. Bob Bedont was excused.

STAFF: Larry Gardner, Ray McCandless, Kent Page, Nathan Nelson, Bill Baranowski, Duncan Murray, Julie Davis

OTHERS: Ben Southworth, Dan Milich, Brandon Lundeen, Ken Olson, Steven James, Rich Sonntag

The briefing meeting was called to order by Matt Quinney. The agenda was reviewed and clarifying information was given. There will be no action taken on Item #3. There was an update on microcell antenna application activity.

The regular meeting was called to order at 6:01 p.m.

**1. Consent Calendar
Approve Minutes from October 1, 2019**

MOTION: Corbin England moved to approve the minutes from October 1, 2019. The motion was seconded by Jay Thomas and passed 6-0 in favor. Bob Bedont was absent.

2. Jordan Landing Lot 4 In-line Retail; 3857 West Campus View Drive; Final Site Plan and Conditional Use Permit for Restaurant, Fast Food; Foursquare Properties, Inc./Dan Milich (applicant) [#19175; parcel 21-29-351-027]

Dan Milich, Foursquare, said the application complies with the zoning code and they have no issues with the conditions of approval.

Brandon Lundeen, architect, said one of the conditions addressed a sidewalk coming from Jordan Landing Boulevard, and the civil designers don't any problems with being able to provide that sidewalk approach.

Staff recommended that the Planning Commission approve the Final Site Plan and a Conditional Use Permit to operate a fast food restaurant for Jordan Landing Lot 4 In-line Retail located at 3857 W. Campus View Drive in a SC-3 zone with the conditions of approval listed below:

1. The business activities shall be substantially consistent with the submitted application, letter of intent and site plan.
2. An ADA sidewalk will connect from Jordan Landing Blvd. (see Exhibit C).
3. A permit shall be obtained for any new exterior signage.
4. The businesses shall adhere to all sign requirements, as set forth in Section 13-17 and Title 12 of the West Jordan Municipal Code.
5. All future building uses will adhere to City Code, including parking requirements.

Matt Quinney opened the public hearing.

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

MOTION: Kelvin Green moved, based on the findings and information in the staff report and upon the evidence and explanations received today, to approve the Final Site Plan and Conditional Use Permit for Restaurant, Fast Food with a drive-thru for Jordan Landing Lot 4 In-line Retail; 3857 West Campus View Drive; Foursquare Properties (applicant) with the five conditions of approval listed in the staff report. The motion was seconded by Corbin England and passed 6-0 in favor. Bob Bedont was absent.

3. Wood Ranch; 7400 South at U-111; Daybreak Communities/Rich Sonntag (applicant) [#19196; parcels 20-28-200-002, 005; 20-27-100-004; 20-27-300-017, 018, 005, 019, 007]

Rich Sonntag, Senior VP Daybreak Communities, said they want to develop under the planned community zoning, which will include a master development agreement that contains its own set of development rules that will apply to this property.

Steven James explained how they will apply those special rules to the Wood Ranch property, which they view as a gateway into the Oquirrh Mountains. It has a lot of flat valleys with dome-shaped hills. They have tried to address every aspect of the purposes and intent of the P-C Zone that creates a new type of place for this unique area. There will be a total of 636 acres with 3068 units at 4.82 units per gross acre. They anticipate about 45% of the units could be attached. Housing types are tools for creating places. He explained each of the center types and housing that could vary from \$180,000 to \$700,000 that are developed around the same park to provide variety and that bring people together in a public space. There will be four villages: Wood Farmstead, Central Village, Western Hills, and North Village. The slopes bring activity and interest to the hillsides. Connections in the master transportation were pointed out. Their idea for this landscape is an active recreation and trail system. The hills are left open and laced with trails and community gathering spaces. At the base will be a manicured green ribbon with 10-foot asphalt multi-purpose trail. The secondary trail system goes between homes and neighborhood parks. The hiking and biking trail network is a mix of different types that appeals to a fitness/recreation minded individual, and they want to be the anchor for the beginning of the Bonneville Shoreline trail in this part of the valley. He described park planning and amenities for the hillsides that knit the community together. They are clustering uses and blending so there is a shift and change in intensity throughout the plan. The lots are narrower because garages are placed on lanes, that is a different attitude about house design. The house on a big lot product is becoming a little oversaturated in the valley so they are leading out with what the unmet need is. They step down in density toward the hills and increase toward the Village Center.

Kelvin Green said that 45% attached homes in West Jordan is too much. He understood that five units per acre is a good density, but there are a lot of people who don't like multi-family. The goal of the City is 83%/17% model, so the proposal is not in line with the general plan or what has been done in the past. He likes some of the South Jordan Daybreak product, but he was concerned with almost half as multi-family.

Steven James showed an image of open space and housing product and said that image reflects 45% multi-family. They don't create multi-family projects, they create multi-family moments laced through the plan. The homes on the left of the drawing were selling for about \$700,000 - \$800,000 on 7,000 square foot lots. Mansion homes in the same slide have three-unit homes that sold for \$180,000. They overcome the density objection at Daybreak because integration is carefully considered and feels like it belongs. Their plans are more about place and what each village center looks like. They use intensity of development as a transition from commercial uses to single-family uses. They want to come to West Jordan with their 'A game' and to be able to use the same tools they have developed over the last ten years that will truly reflect the intent and purposes of the P-C zone.

Kelvin Green said he would like to have a breakdown of the ratio of lot sizes.

Steven James said one of the purposes of the P-C zone is efficient use of land. They have found an efficient way to develop that allows for big homes. These are a smaller percentage, because they absorb slowly. They want to provide an entire cross-section of housing choices for people who value community as well as house. They have a pattern book and architectural design strategy that delivers that desire in a more compact way. Daybreak Communities sets up rigorous design standards and they partner with homebuilders and negotiate and curate until they get the outcome. They feel that this product can be done beautifully with a level of amenity West Jordan hasn't seen.

Matt Quinney opened the public hearing.

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

Matt Quinney thought the project looked great. For five years on the Planning Commission he has heard comments that West Jordan is a starter community and people move on. They have talked about not wanting 6,000 square foot lots, but there is evidence that these homes are desired. It is built differently, and it is a walkable community. These are the comments that have been given to projects that are lacking, and this project provides them. The multi-family product is being hidden. This isn't for everybody, but it is for somebody.

Jay Thomas agreed. When he took the Daybreak tour, he was impressed with the amenities, but he was against that development at the beginning. He isn't 100% sold at this point but his interest is piqued. He likes that this development will have different builders and designs that are blended, it will add to the community.

Trish Hatch thought this was fantastic. She had heard good and bad comments about Daybreak in the past, but she was impressed with the tour. She liked how they design for community.

Corbin England loved the product. He loved the mountain biking element. This increases people's quality of life, and he liked the walkability. He felt it will be a big draw to West Jordan. The 45% multi-unit housing is startling on paper, but he thinks the issue people have with them is density, parking, and traffic and he felt that is solved by blending it. As long as traffic isn't an issue, he loves it.

Steve James said the rental product is a small percentage. However, townhomes are a critical piece to placemaking.

4. Text Amendment - Cap and Grade – Amend 2009 City Code 13-8-23 (B) Exemptions; to include properties located in the (IOZ) Interchange Overlay Zone; City-wide applicability; City of West Jordan (applicant) [#19530]

Larry Gardner said the Planning Commission sent a positive recommendation for the Interchange Overlay Zone at their last meeting. Most of the uses in the overlay will be commercial/retail/office uses that will serve the community needs with good design guidelines established. There will be some multi-family components in those zones where appropriate. For that reason, the IOZ will be added as an exemption to the Cap and Grade ordinance if this change is approved by City Council.

Based on the analysis and findings contained in the staff report, staff recommended that the Planning Commission forward a favorable recommendation to the City Council to amend the 2009 City Code regarding the “Cap & Grade” ordinance to allow multi-family housing on properties zoned Interchange Overlay Zone (IOZ).

Matt Quinney opened the public hearing.

Ben Southworth, West Jordan resident, spoke in favor of the amendment that fits the General Plan findings of fact. This amendment aligns well with the intent of the Cap and Grade, which was not to be a complete moratorium on multi-family but to make sure it is in the right place. Over the years the city has ‘gotten what they wanted’ with the Cap and Grade, which hasn’t been a good thing in some cases. Taking these types of steps will help alleviate some of that.

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

MOTION: Trish Hatch moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a favorable recommendation to the City Council to amend the 2009 City Code regarding the “Cap & Grade” ordinance to allow multi-family housing on properties zoned Interchange Overlay Zone (IOZ). The motion was seconded by Corbin England and passed 6-0 in favor. Bob Bedont was absent.

5. Text Amendment – Cannabis Production Establishments - Amend 2009 City Code 13-5A-2 and 13-5F-2 changing Cannabis Production Establishments from a conditional use to a permitted use in the M-2 and A-20 zones; City-wide applicability; City of West Jordan (applicant) [#19529]

Larry Gardner explained that the City recently designated one industrial zone and one agricultural zone as a conditional use for cannabis production facilities as required by statute. Recently the legislature passed a new bill that took the conditional use away and made it permitted in one agricultural zone or one industrial zone. There are proximity requirements, which he reviewed.

Duncan Murray said this amendment is required by the most recent version of state law.

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 City Code Section 13-5F-2 and 13-5A-2 adding “Cannabis Production Establishments” as a permitted use in the M-2 (Major Manufacturing) and A-20 (Agricultural 20-acre minimum lot) Zones.

Matt Quinney opened the public hearing.

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

MOTION: Corbin England moved, based on the information and findings set forth in the staff report and upon the evidence and explanations received today, to forward a positive recommendation to the City Council to amend the 2009 City Code Section 13-5F-2 and 13-5A-2 adding “Cannabis Production Establishments” as a permitted use in the M-2 (Major Manufacturing) and A-20 (Agricultural 20-acre minimum lot) Zones. The motion was seconded by Jay Thomas and passed 6-0 in favor. Bob Bedont was absent.

The City Council and Planning Commission will have a workshop meeting on October 29th. The Planning Commission meetings in November will be held on Wednesdays.

MOTION: Matt Quinney moved to adjourn.

The meeting adjourned at 7:02 p.m.

MATT QUINNEY
Chair

ATTEST:

JULIE DAVIS
Executive Assistant
Development Services Department

Approved this _____ day of _____, 2019