

**MINUTES OF THE PROCEEDINGS
OF THE PLANNING COMMISSION OF THE CITY OF JORDAN
IN THE COUNTY OF SCOTT
JULY 13, 2021**

1.0 CALL TO ORDER

Present: Tom Sand, Robert Whipps, Bill Heimkes, Jane Bohlman, Bob Bergquist, Jeff Will

Absent: Brenda Lieske

Also Present: Nathan Fuerst, Planner/Economic Development Specialist; Ben Schneider, Planner; Revée Needham, Planning Intern; Mike Waltman, City Engineer; Naomi and Jerry Chanen, 607 Blue Heron Cir.; Pat Mason, Ames Construction; Mike Suel, D.R. Horton; William Franks, 927 Huntington Way; Mark Fritz, 1054 Mallard Ave.

Meeting called to order at 6:32 pm.

2.0 ADOPT AGENDA

Motion by Bohlman, second Bergquist to adopt the agenda as presented. Vote all ayes. Motion carried 6-0.

3.0 APPROVAL OF MINUTES

A. Planning Commission Meeting Minutes, June 8, 2021

Motion by Heimkes, second Bohlman to approve the minutes as presented. Vote all ayes. Motion carried 6-0.

4.0 NEW BUSINESS

A. PUBLIC HEARING – Bridle Creek 11th Preliminary Plat and PUD Amendment Review

Schneider presents. The Bridle Creek 9th and future addition preliminary plats were approved in April 2018. In December 2020, the City approved an extension for the phasing plan for the 10th-13th additions. In April 2021, the City approved the final plat for the 10th addition. Today, there is a revised preliminary plat for the 11th addition and an amendment to the PUD agreement for reduced side yard setbacks and lot widths. The original plat approved in 2018 had 24 twin homes and single family homes along Stone Creek Drive. The new preliminary plat proposes a different lot configuration with smaller villa lots resulting in a net increase of 7 lots between the 11th and 12th additions. The PUD amendment will apply only to the 11th addition. The requested deviations are a 5,850 sq. ft. lot area, 45 ft. lot width, and 7.5 ft. yard setback. Staff believe this request is still consistent with the goals of a PUD per the City Code and meet the density goals of the Comp. Plan. The developer is proposing to remove 61 inches of significant trees and plant 44 boulevard trees and 4 additional trees. The City could, per the Tree Preservation code, require an additional 28 trees to account for the removed trees. This addition includes emergency overflow easements and buyers will be informed of this restriction. Ames Construction is the developer and DR Horton is the builder. As with all new construction, each home will need to apply for a building permit. Staff recommend approval of the PUD amendment and preliminary plat. Pat Mason, Ames Construction: We are excited to bring the national builder DR Horton to town as their products are popular in the metro area. In a prior addition, we planted extra trees along old Highway 169. Sand asks when will these lots begin and finish improvements. Mason responds that they anticipate starting this summer and finish the end of the year. Heimkes asks if the street is already constructed. Mason replies no. Sand notes that Lennar told home buyers that

the area won't be developed for another 10 years so some will be surprised with some concern for traffic. Sand asks how close the houses will be to the existing houses. Mason replies there will be a 7.5 ft. side yard setback and that Lennar misspoke, as they do not own the land. Fuerst adds that the preliminary plat approved in 2018 had a timeline of 2024 for this addition's completion. Sand adds that he lives in Stonebridge and asks if this development will be level with existing houses. Mason replies that this development is downhill so the elevations will be lower with standard grading for the slope. Heimkes voices support for this and asks for the price of a lot. Mason replies starting \$390k-\$400k. Heimkes asks if there will be a sidewalk. Schneider replies yes, this is required. Bohlman notes that the price seems high if we are looking to attract more affordable homes for families. Mason replies this is similar to other homes. Mike Suel, DR Horton replies that the price is high with the supply chain issues currently and may go down but these products are built in other cities and attract a blended mix of generations. Will asks if the current infrastructure is sufficient for the additional lots. Waltman replies that it will be no issue, it is close to the Southwest Interceptor, and that water mains are sized for fire flow so domestic use is not a concern. Sand notes that his water pressure is low and if that will be a problem for these homes. Waltman replies that water pressure is related to the elevation of the homes and these will be lower so they will have better water pressure.

Chair Sand opens the public hearing at 6:58pm.

Mark Fritz, 1054 Mallard Ave: A neighboring resident, asks if the 10th addition will be the smaller villa style. Mason replies that the 10th addition has single family homes similar to the 5-9th additions on a wider lot with a 3-car garage. Fritz asks if The Club at Bridle Creek is open for the 10th-13th additions. Mason replies, yes the private park was intended for the entire development since day 1. Fritz notes that him and others are worried about the private park, as it is small and gets busy and crowded without the addition of 160 more homes. With the removal of the twin homes, which could attract an older demographic, the demand will likely increase for the parks especially on smaller lots with no backyard. Grassmann Park was added but it's over a mile away and more of a benefit to Stonebridge than Bridle Creek and the Homeowners Association is aware of the dedicated parkland owned by the City.

Mason replies that all additions were budgeted for and parkland dedication fees were paid up front. The villas will have backyards and will be narrower. In the HOA declaration it's clear the Club was never intended to be only for a portion of Bridle Creek.

Chair Sand closes the public hearing at 7:03pm.

Whipps asks how the fees will be impacted. Schneider replies that all the fees will be increased, with WACC and SACC, an additional 7 lots increases the fees by roughly \$27,000. However, the fees are not formalized until the final plat. The storm water fees remain the same as that's based on area. For park dedication, the cash in lieu adds roughly \$7,800 in fees. The water connection and building fees will also be applied when permits are submitted. Will asks what portion does the City own for the park. Schneider replies Outlot B, in the southern portion, this will be built after the future additions using the parkland dedication fees and will be discussed at the PRAC. Will poses giving the land to the HOA, although there is currently no access to the land. Fritz adds that the HOA has the money to construct improvements. Fuerst replies that would ultimately be up to City Council and private parks are not a common occurrence in the City. Whipps replies that the private park is unique, doesn't benefit the general public, and that Grassmann Park is close by. Sand adds he would like to see a swing and tree in Grassmann. Fuerst replies that Grassmann Park's Phase 2 includes improvements. Sand asks when. Waltman replies under the CIP for 2025-2027.

Motion by Heimkes to approve the PUD Amendment request with the additional deviations highlighted in the staff report for the Bridle Creek 11th Addition, second Will. Vote: all ayes. Motion carried 6-0.

Schneider clarifies the tree preservation. Will asks if there have been extra trees planted already and if that would impact the number. Fuerst replies staff can look into that. Whipps notes that this can be an option for Council to discuss.

Motion by Whipps to recommend approval the request to amend the preliminary plat for the 11th Addition of Bridle Creek with the condition that the developer must satisfy the comments by Bolton & Menk in the memorandum dated July 9, 2021, second Will. Vote: all ayes. Motion carried 6-0.

5.0 OLD BUSINESS

A. Residential Landscaping Review – Draft Ordinance

Fuerst presents the draft ordinance to accomplish the goals discussed last meeting.

Whipps asks if the percentages listed in commercial/industrial landscaping are minimum or maximum percentages. Fuerst replies minimum, and this can be added to the draft language. Will asks if residents are able to have native plantings. Fuerst replies yes, so long as it meets the existing requirements, which are different than alternative groundcover. Bohlman asks about native plantings. Fuerst replies that the Middle School has native plantings. Bohlman asks if the size of land impacts native plantings. Fuerst replies no. Will clarifies it matters where the native plantings are proposed. Sand asks if the percentage of turf grass is included. Fuerst replied that for a new home's landscape escrow to be released, it must be the requirements for A3 which include sod or seed and a front yard tree, the interpretation is 51% (a majority) must be grass unless approval is granted for alternative groundcover. Whipps asks if this draft ordinance was approved by Public Works Director Haas. Fuerst replies yes. Whipps asks if there will be guidance on what the City and Council are okay with as opposed to all applications as unique exceptions. Fuerst replies that the City Engineer and Public Works Director need to approve all applications, with a newly-created zoning permit.

Bergquist asks about boulevard trees. Fuerst replies that boulevard trees are not within the scope for this review, which is a different part of City Code, and that for new subdivisions, there is a requirement for one boulevard tree per lot. Sand asks about how to file a complaint for someone who didn't replace a removed boulevard tree. Fuerst replies that can be directed to Public Works. Bohlman adds that she would like to see more environmental things in here to encourage others to take action with climate change. Fuerst replies that the flexibility provided with this draft language can offer some environmental benefits such as less water for grass and that there are environmentally friendly policies elsewhere in the zoning code. Fuerst asks for a specific suggestion to be brought up now or to discuss that as a new item in the future. Will comments that Planning Commissioners can always ask to add a discussion item to a future agenda. Bohlman notes that there are many residents that are doing great things with their yards and doesn't want them to have to change with this updated language. Fuerst replies that this draft ordinance language would not force people to do anything and offers more flexibility than current language. Will asks if there were any comments received on this issue. Fuerst replied that a public hearing was held at the last meeting and no comments were received then or now.

Motion by Will, second Heimkes, to recommend approval of the City Code amendments to City Council with the clarification of minimum percentages for commercial/industrial landscaping. Vote: all ayes. Motion carried 6-0.

6.0 PLANNERS REPORT

A. General Updates

Heimkes asks if the Dakota development is off. Fuerst replies that the developer is no longer moving forward.

Sand comments on how a “villa” seems to better describe a smaller home with less steps aimed for seniors. Schneider clarifies that the villas are not only targeted at seniors and the homes are being built in other cities.

B. Next Meeting- August 10, 2021

7.0 CITY COUNCIL MEMBER UPDATE

Whipps comments that the City passed the audit. Heimkes comments that a new business is coming to town in the Brewery.

8.0 COMMISSION MEMBER UPDATE

Will notes the road construction around town.
Sand welcomes Bergquist back in person.

9.0 ADJOURNMENT

Motion by Whipps, second Bergquist, to adjourn at 7:47pm. Vote all ayes. Motion carried 6-0.