



PLANNING COMMISSION STAFF REPORT

SUBJECT: Pierson Farms; 1996/1986 West Gardner Lane; Preliminary Subdivision Plat (55 lots on 16.36 acres); R-1-8 Zone; McArthur Homes/John Gassman (applicant) [Mark Forsythe/Brian Moore/Angelica Haro #33292; parcels 21-34-352-005, 27-03-126-007]

SUMMARY: Request to approve the Preliminary Major Subdivision for Pierson Farms, a 55-lot single-family residential subdivision located in the R-1-8 Zone.

STAFF RECOMMENDATION: Based on the analysis and findings contained in this Staff Report, staff recommends that the Planning Commission approve the Preliminary Major Subdivision Plat for Pierson Farms, a 55-lot single-family residential subdivision located in the R-1-8 Zone on approximately 16.36 acres at 1996/1986 South Gardner Lane, with the Conditions and Requirements of Approval listed in this report.

MOTION RECOMMENDED: "Based on the information and findings set forth in the staff report and upon the evidence and explanations received today, I move that the Planning Commission approve the Preliminary Major Subdivision Plat for Pierson Farms located at 1996/1986 South Gardner Lane in an R-1-8 zone with the Conditions and Requirements of Approval listed in the Staff Report."

CONDITIONS AND REQUIREMENTS OF APPROVAL:

- 1. Address and correct all redline comments generated by City departments.*
- 2. The vacant area between the streetscape wall and the sidewalk along Gardner Lane shall be fully landscaped with a mix of rocks and boulders as approved by the West Jordan Parks Department.*
- 3. Apply for a Demolition Permit of the existing house on the southwest corner of the subdivision (straddling Lots 126 & 127) or combine Lots 126 and 127 into a single lot prior to Final Subdivision approval.*

I. BACKGROUND:

The proposed subdivision will encompass 2 existing parcels at 1996 and 1934 West Gardner Lane, which is located on the east end of the city. More specifically, the parcels are located on the north side of Gardner Lane and on the east bank of the South Jordan Canal. The parcel at 1996 West Gardner Lane is a 15.36-acre parcel that has been primarily used as pasture for animals and contains a single-family home that was constructed in 1988. On December 10, 2021, a 1-acre parcel at 1934 West Gardner Lane was created through City approval of a Minor Subdivision of the larger parcel via a record

of survey permitted under the State of Utah Code §10-9a-605 and West Jordan City Code §14-3-3B. A single-family home was approved for a Building Permit on May 9, 2023 and was constructed shortly thereafter.

Recently, both parcels were rezoned from an A-1 zone to the current R-1-8 zone. This was approved by the City Council on April 24, 2024 in a 5-1 vote, with one councilmember being absent.

II. GENERAL INFORMATION & ANALYSIS:

The subject property's surrounding zoning and land uses are as follows:

	Future Land Use	Zoning	Existing Condition
North	Very Low Density Residential	R-1-12E	Single-Family Residential
South	Low Density Residential	R-1-10F	Single-Family Residential
West	Parks and Open Lands Very Low Density Residential	A-1	South Jordan Canal, Agriculture, Single-Family Residential
East	Low Density Residential	RR-.5A	Single-Family Residential

The applicant is requesting preliminary approval of the Pierson Farms Subdivision, which is single-family residential subdivision comprising 16.36 acres in total area and consisting of 55 lots. The subdivision will be built in 2 phases, beginning with the eastern half. The existing home on the southeast corner of the subdivision will be demolished prior to recordation of the plat.

All roads will be public streets built to City standards. Fencing will be provided along the canal, of which the design and materials will need to be reviewed and approved by the Planning Commission. The existing fencing along the east side will remain unaltered.

III. FINDINGS OF FACT:

Section 14-3-7 Findings for Approval.

Prior to approving a Preliminary Subdivision Plat, the Planning Commission shall make findings on the following criteria and shall have the duty and power to approve, disapprove, and/or require modifications as deemed necessary to carry out the purpose of §14-3-7 of the West Jordan City Code.

Criteria A. The proposed plat conforms to, and is consistent with, the adopted goals, objectives and policies as set forth in the City General Plan;

Staff Analysis: The Future Land Use Map of the General Plan designates this property as Low Density Residential, which is intended primarily for single-family residential development with an overall gross density of 3.1 – 5.0 dwelling units per acre. The proposed subdivision consists entirely of 55 single-family residential lots and will have a gross density of 3.36 dwelling units per acre. This density falls within the density range of the Low Density Residential land use designation and is therefore conforming to the General Plan and Future Land Use Map.

The General Plan offers broad guidance for all development in the city in the form of Guiding Principles (pgs. 152-153). The principles that loosely apply to the proposed

subdivision are outlined and analyzed as follows:

LAND USE

Land use decisions should be guided by the General Plan to protect existing land uses and minimize impacts to existing neighborhoods.

The proposed subdivision will be the same type of residential development as the surrounding neighborhoods, which is single-family residential. In terms of impact and intensity, single-family residential development is the least impactful in terms of noise, odors, dust, etc. Traffic may increase slightly but not enough to increase the street levels of service. No traffic will impact the neighborhood to the east or west.

Land use designs must promote quality of life, safety, and good urban design.

The subdivision incorporates reasonable street connections within the subdivision and the surrounding neighborhood. Roads will be built to City standards and will incorporate traffic calming measures to slow traffic. A detention basin and storm drains along the central road will be installed to prevent flooding of adjacent neighborhoods. A permanent fence will be installed along the west boundary as a safety barrier between the homes and the South Jordan Canal.

HOUSING

Encourage a balanced variety of housing types that meet the needs of all life stages with a mix of opportunities for today and into the future.

Although the housing type will be similar to those found in the surrounding neighborhoods, the subdivision will provide options for families seeking a slightly smaller lot to own and maintain, but with sufficient yard space for recreation and quiet enjoyment. For comparison, most of the surrounding neighborhoods contain larger lots or agricultural farmland that would not be ideal for a family seeking a lower-maintenance property.

The General Plan also provides a very broad guide to single-family residential development in the general narrative of the Land Use chapter. Specifically, this chapter states that lower density single-family residential uses are most preferred in West Jordan, but the City should address a range of residential densities and housing types in order to provide housing opportunities for all age groups and income levels (pg. 44). The area around the proposed subdivision consists of a wide range of lot sizes and homes, ranging from multi-acre farmland to half-acre rural residential properties to quarter-acre single-family residential lots. The proposed 3/16-acre lots will provide an option for slightly smaller lots that are not currently available in the adjacent subdivisions but are appropriate for the area in terms of density and size.

Staff Opinion: The proposed development conforms to and is consistent with the adopted goals, objectives, and policies set forth in the City's General Plan.

Criteria B: The proposed site has adequate access to public streets and highways to carry the type and quantity of traffic which may be generated by the subject use, and that proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient;

Staff Analysis: The Pierson Farms subdivision is an infill subdivision whose street network will complete the extension of 1950 West all the way to Gardner Lane at the south end of the subdivision. This street currently ends in a stub at the north boundary of the subdivision and has a 60' wide right-of-way. When completed, 1950 West (within the boundaries of Pierson Farms) will shrink down to a 50' right-of-way to meet current Road & Bridge Standards. All other streets within Pierson Farms will feed into 1950 West, following a roughly grid-like pattern for efficient and evenly distributed traffic flow.

For a subdivision of this size, a Traffic Impact Study is not required but the developer has provided one anyway due to traffic concerns from the surrounding neighborhoods. The Traffic Engineer has analyzed this report and concurs that any traffic impacts will be sufficiently minor as to not require significant upgrades. However, in order to address the neighbors' concerns, the Traffic Engineer has recommended a variety of easily implemented traffic calming measures based on the City's new traffic calming standards. More specifically, the Pierson Farms subdivision will calm traffic speeds by narrowing the width of the road from 40 feet to the standard 30 feet. Most transportation studies in Utah and across the country show that narrow streets tend to reduce vehicle speeds because there is less room for maneuvering error. This creates a psychological effect on the driver because they need to slow down to avoid a collision with parked cars along the side of the road or with oncoming vehicles. In keeping with this same concept, curb "bulb-outs" will also be included on 1950 West at the north intersection and near the southern curve to narrow the road even further at key points, specifically down to 24 feet. Not only will these bulb-outs narrow the road to calm traffic speeds but will provide better visibility of pedestrians crossing the road. The Fire Marshall has reviewed these road-narrowing features and has determined them to provide sufficient ingress/egress for emergency vehicles. In addition to these features, 1950 West will also curve at the north and south ends of the subdivision. These curves will further reinforce the need for drivers to slow down to make the turn and maneuver through the other aforementioned speed controls.

In addition to the Traffic Engineer analyzing all potential traffic routes, a Town Hall Meeting was held on November 12th to discuss these issues with the neighborhood. Based on the locations of schools, shopping centers, freeway interchanges and the overall street grid layout, it was found that most of the traffic will primarily be routed through Gardner Lane and Redwood Road rather than moving through the existing neighborhoods. The easiest and more efficient path of travel for morning traffic generated by the proposed subdivision will likely be heading south onto Gardner Lane, either moving west to the elementary, junior high or high schools or east to Redwood Road and eventually out to the freeway interchanges. UDOT will be constructing a new traffic signal at the intersection of Redwood Road and Gardner Lane in the coming months, making this route a more efficient and attractive option for traffic. Evening rush hour would likely come from Redwood Road, turning right onto Gardner Lane.

Staff Opinion: The proposed site has adequate access to public streets to carry the type and quantity of traffic which may be generated by the subject use, and the proposed vehicular and pedestrian circulation is adequate to permit movement in a manner which is safe and efficient.

Criteria C: Public facilities and services intended to serve the subject development, including but not limited to, roadways, parks and recreation facilities, police and fire protection, storm water drainage systems, water supplies, wastewater, and power

are adequate to serve the site:

Staff Analysis: All lots in the Pierson Farms subdivision will be serviced by public water and sewer utilities, as well as private power, gas and telecom utilities. The main water line will connect the existing line stub in 1950 West to the main line in Gardner Lane, while distributing lines throughout each street in the proposed subdivision. The main sewer line will also extend the existing 1950 West line but will terminate just north of Gardner Lane without tying in because of the overall topography of the site.

The overall grading of the site will be moderately flat, with overall drainage moving in a northeast direction into the road storm drain systems and culminating in the detention basin in the northeast corner of the subdivision. This detention basin will be fully landscaped, fenced and owned/maintained by the City. The Public Utilities Manager has requested the fence be chain link with opaque slats. There will be only 1 tier of lots between the road storm systems and the neighboring lots to the east, which does not warrant boundary storm swales according to City standards.

The proposed subdivision will be served by the Westvale Elementary School, which is located one-quarter mile to the southwest and has sufficiently safe walking routes between the subdivision and the school. The nearest middle school is West Jordan Middle School, located 1.5 miles to the north on Redwood Road. There are safe routes to school in place for this school as well, but most students will likely be driven due to the distance. The West Jordan High School is also 1.5 miles away, located to the northwest of Pierson Farms. Again, there are safe routes in place for this school, but most students will likely drive.

The nearest fire and police stations are located 1.2 miles to the north near City Hall and will have a response time of roughly 3 minutes. The Fire Marshall has reviewed the proposed phasing for Pierson Farms and determined it to be sufficient for fire service. The first phase will include the full construction of 1950 West, with all lots in Phase 1 being serviceable from said road.

Staff Opinion: Public facilities and services intended to serve the subject development, including but not limited to, roadways, parks and recreational facilities, schools, police and fire protection, stormwater drainage systems, water supplies, wastewater, and power are adequate to serve the site.

Criteria D: The proposed plat complies with all provisions of this title, the zoning ordinance and other development standards of the city.

Staff Analysis: The proposed plat complies with all applicable provisions of the City subdivision and zoning ordinances. The subdivision area is zoned R-1-8, which requires a minimum lot size of 8,000 square feet. Most of the lots will be 8,000 square feet in area or slightly larger, while 3 of the lots in the southeast section of the subdivision will be much larger at roughly 13,900 square feet on average. None of the lots will be less than 8,000 square feet in area. Corner lots are required to be at least 9,000 square feet in area. All of the corner lots in Pierson Farms meet this requirement.

The R-1-8 zone also requires a minimum lot width of 75 feet. Most of the lots in Pierson Farms are rectangular and are at least 75 feet wide or wider. Some of the lots will have street frontage that will be narrower than the 75 feet width due to cul-de-sac or curve

frontage, in which case the zoning ordinances allow a narrower frontage if the 75 feet of lot width can be met at the building setback line. Each of these lots has been measured and been found to meet the minimum lot width requirement at the 30' building setback line.

The required building setbacks for the R-1-8 zone are shown on the subdivision plat and are listed as follows:

- *Front Yard: 30' (22' for a cul-de-sac)*
- *Rear Yard: 25'*
- *Side Yard (Interior): 8'*
- *Side Yard (Corner): 20'*
- *Rear Yard (Corner): 20'*

These setbacks apply not only to new home construction, but to the existing homes as well. The existing home on the southwest corner of the subdivision straddles the common boundary of 2 new lots (Lot 126 and Lot 127). This home will be fully removed prior to recordation of the first phase plat for Pierson Farms. The other existing home is located on south central end of the subdivision and will remain as is. The boundaries of the new lot for this home, as established by the proposed subdivision plat, have been arranged in a manner that the home will comply with all building setback requirements.

Other zoning requirements include fencing and street walls. A 6' masonry wall meeting City standards is required along lots that front a collector road. Because Gardner Lane is a collector road, such a masonry wall will need to be constructed along the frontage of Lot 127. The remaining lots in this subdivision along Gardner Lane directly face the road, meaning their front yards face the street. Due to vehicle backout and clear vision conflicts, a 6' masonry wall is not feasible or safe along the frontage of these lots and is therefore not required. Additional 6' tall fencing is required along canals or similar safety hazards. The subdivision abuts the South Jordan Canal and a 6' vinyl fence will be constructed along the entire length of the canal bank to be consistent with the fencing in similar subdivisions to the south and to comply with the fencing ordinances.

Staff Opinion: The proposed plat complies with all provisions of this title, the zoning ordinance and other development standards of the city.

IV. CONCLUSION:

The proposed subdivision plat and civil plans meet all criteria for Preliminary Subdivision approval, as explained in this report.

V. ATTACHMENTS:

Exhibit A - Aerial Map
Exhibit B - Zoning & Future Land Use Map
Exhibit C - Preliminary Subdivision Plat
Exhibit D - Civil Plans