



PLANNING COMMISSION STAFF REPORT

SUBJECT: 8600 South Roadway Extension; 6400 West to U-111 (Bacchus Highway); Preliminary Major Subdivision Plat to dedicate property (approximately 3.69) for an extension of 8600 south from 6400 West to U-111 (Bacchus Highway); Ross Dinsdale, Ivory (applicant) [Tayler Jensen/Todd Johnson/David Murphy #31856

SUMMARY: 8600 South Extension; Request to approve a Preliminary Major Subdivision for dedicating approximately 3.69 Acres to the City of West Jordan for a planned extension of 8600 South from its current terminus at 6400 West to U-111 Bacchus Highway

STAFF RECOMMENDATION: Based on the analysis and findings contained in this Staff Report, staff recommends that the Planning Commission approves the Preliminary Major Subdivision Plat for the 8600 South Roadway Extension.

MOTION RECOMMENDED: "I move that the Planning Commission approves the Preliminary Major Subdivision for the 8600 South Roadway Extension. Approximately 3.69 acres located between 6400 West and U-111 (Bacchus Highway) with the requirements of approval listed in this report."

CONDITIONS AND REQUIREMENTS OF APPROVAL:

I. BACKGROUND:

8600 South currently ends at the roundabout at 6400 West. The City currently has a portion of the right-of-way needed to expand the road. This proposal will dedicate the remainder of the road, and allow the developer to extend 8600 South to U-11 (Bacchus Highway)

II. GENERAL INFORMATION & ANALYSIS:

The property located to the south of the roadway is the Dry Creek Highlands development which this roadway will service. This roadway will also provide an important East-West connection from U-111 to Mountainview Corridor

III. FINDINGS OF FACT:

Section 14-3-7 Findings for Approval.

Prior to approving a Preliminary or Final 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 Municipal 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 West Jordan City Transportation Master Plan Future Roadway Network shows 8600 South being completed as a 2/3 Lane collector roadway. The proposed plat (and construction documents currently under review) show a 3-lane road (1 travel lanes in each direction, with a median/turn lane in the middle) these plans conform to the West Jordan Transportation Master Plan.

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

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: This subdivision will facilitate the construction of the 8600 South extension, which will improve vehicular and pedestrian circulation and travel in the Southwest Quadrant of the city, and will service and carry traffic for multiple developments.

Staff Opinion: The proposed roadway is a key portion of the City's future transportation network and will improve the vehicular and pedestrian circulation and 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: The Utilities department has reviewed the Preliminary Plat and has determined that when developed there will be adequate public facilities in the area to service the roadways storm drainage. The utility department has concluded that the development of 8600 South will provide roadway, storm water drainage systems, water supplies, wastewater, power and other services to serve development in the area.

Staff Opinion: Public facilities and services to serve surrounding development will be supported by the development of this roadway, including but not limited to, roadways, parks, police and fire protection, stormwater drainage systems, water supplies, wastewater, and power.

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

Staff Analysis: No lots or development is proposed with this subdivision, a subdivision is only required to dedicate the right-of-way to the City of West Jordan.

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

IV. ATTACHMENTS:

Attachment A: Proposed Plat

Attachment B: West Jordan Transportaion Master Plan – Future Functional Classification