

CITY OF SOUTH JORDAN  
PLANNING COMISSION MEETING

October 23, 2007

**Present:** Chairman Kathie Johnson, Commissioner Linda Auger, Commissioner Claron Perry, Commissioner Jon Bronson, Commissioner Kevin Tominey, City Engineer/Director of Community Development Brad Klavano, Deputy, Assistant City Attorney Ryan Loose, Planner Judy Hansen, City Planner Brad Sanderson, City Recorder Anna West.

**Absent:** Commissioner Claron Perry

**Others:** Paul Hammer, Tom Davis, Kevin Sullivan, Norm & Sylvia Golder, Jim and Lisa Sorensen, David Carr, Lance Adams, John Frank, Cody Wood, Paul Stringham, John Owens, Jerome Gorley, Tim Vincent, Kathi Buksas, Gayla Ramey, Daniel Johnson, Allen Taylor, Ken Curry, Diana Ziska, Niki Keller. Robert Elder, Jeremy Hart.

6:30 P.M.

**REGULAR MEETING**

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Johnson welcomed everyone present and noted that Commissioner Claron Perry would not be attending tonight.

B. Motion to Approve Agenda

**Commissioner Auger motioned to approve the October 23, 2007 Planning Commission Meeting Agenda. Commissioner Tominey seconded the motion. Motion passes unanimously with no one opposed.**

C. Approval of the Minutes of the Meeting held on October 9, 2007.

**Commissioner Bronson motioned to approve the October 9, 2007 Planning Commission Meeting Minutes. Commissioner Tominey seconded the motion. Motion passes unanimously with no one opposed.**

## II. INFORMATIONAL ITEMS AND OTHER BUSINESS

### A. CALENDARING ITEMS

City Planner Greg Schindler talked about the remaining 2007 Planning Commission meetings scheduled for the year. He said there are two (2) meetings in November and only one (1) scheduled in December. He said as we get closer to the December meetings they will review how many items are on the calendar and decide then if an additional meeting is needed in December.

### B. COMMENTS FROM PLANNING COMMISSION MEMBERS

None

### C. STAFF BUSINESS

None

### D. NEW BUSINESS

None

## III. CITIZEN COMMENT

None

Chairman Johnson welcomed a scout attending from Troop 2527.

## IV. PUBLIC HEARINGS AND POTENTIAL \*LEGISLATIVE ACTION ITEMS

\*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

- A.1. File # REZ-2007.14, Rezone Application from A-5 (Agriculture), to MU-South, (Mixed Use South Center), generally located at 11365 South Redwood Road, Tom Davis (applicant).

Planner Brad Sanderson reviewed background information on this item.

Commissioner Bronson asked if they knew which side of 11400 South would be most affected.

Community Development Director Brad Klavano said he thought it would be centered.

Chairman Johnson invited the applicant to address questions.

**Tom Davis 1100 E. 6600 S. (Applicant)**, said according to UDOT most of the widening would take place on the South side of 11400 S. He said some of the homes that will be involved are still currently occupied.

Chairman Johnson opened the Public Hearing to comments. There were none. She closed the Public Hearing.

A.2. Potential Action Item – (See IV A.1.)

**Commissioner Jon Bronson motioned to recommend to City Council to adopt ordinance 2007-18-Z, Rezone Application from A-5 (Agriculture), to MU-South, (Mixed Use South Center), generally located at 11365 South Redwood Road, Tom Davis (applicant). Commissioner Linda Auger seconded the motion. Motion passed unanimously, with Commissioner Perry absent.**

V. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS

\*\*Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

- B.1. File # CUP-2007.15, Conditional Use Permit Application to construct an unstaffed telecommunications facility on property located at 11477 South Redwood Road, on the East side of the property just behind the Lawnmower Hospital, Jerome Gourley (applicant)

Planner Brad Sanderson reviewed background information on this item. He noted that the existing pole in the City Park is full and a new site location is needed. He referred to the coverage threshold illustration in the planning packet. He said this new location will help bring in signals in the gray areas.

Commissioner Auger said the City's ordinance states that they should be 1 mile apart.

Planner Sanderson said they must be one mile apart unless service logically needs to be in another location.

Commissioner Bronson asked why not locate this further south. City Planner Schindler said they just have not found another location willing to allow it and the signal may not be strong enough to cover the needs in the gray areas.

**Jerome Gourley 26050 Ashoveele Dr. Toquerville, UT (applicant for T-Mobile)** said they gave considerable thought into locating the site. He pointed out where T-Mobile would need the antenna to be located on a map. He referred to a Site Plan picture of the proposed antenna (Attachment A). He said T-Mobile is in compliance with all of the conditions required. He said this pole will carry two additional carriers. He said the ordinance allows a 100 ft. pole and ours is 80 foot.

Chairman Johnson took a moment to remind the public in attendance of the rules and guidelines to be followed during the Public Hearings.

Chairman Johnson opened the Public Hearing to comments on this item. There were none. She closed the Public Hearing.

B.2. Potential Action Item – (See V B1.)

**Commissioner Auger motioned to approved File # CUP-2007.15, Conditional Use Permit Application to construct an unstaffed telecommunications facility on property located at 11477 South Redwood Road, on the East side of the property just behind the Lawnmower Hospital, Jerome Gourley (applicant) with the 5 conditions listed. Commissioner Bronson seconded the motion. Motion passes unanimously, with Commissioner Claron Perry absent.**

C.1. File # SP-2007.22, Application for Site Plan Approval for a Super Wal-Mart located at approximately 3590 West South Jordan Parkway, Sean Mallone/Paclang (applicant).

Planner Judy Hansen reviewed background information on this item. She said this is a high efficiency design which will reduce the power usage 40 to 50%. She said they are required to screen anything on the roof and staff recommends approval of the site plan with the 8 conditions listed.

Commissioner Auger said the area residents wanted to know about the floor of the site sitting so much lower than the surrounding residents properties and how the site will be elevated to bring it up higher to meet the residents' property. She said she has concerns about the ten (10') foot fence and how it will be built.

Planner Hansen said she thinks that they will be grading the property. She said it would be best for Paclang to address engineering issues on this question. She said our ordinance requires only a six foot fence and they have chosen to put in a ten foot fence.

Chairman Johnson said it is important to make sure the measurements are done accurately to make the wall effective.

Commissioner Bronson asked Planner Hansen about staff recommendation #4 with UDOT Fencing Requirements.

Planner Hansen said at this point UDOT has not determined what will be done.

Commissioner Bronson asked if the road on River Heights Drive is part of this development. Planner Hansen said it is part of this site plan.

Commissioner Bronson asked if we are requiring a traffic control plan. Community Development Director Brad Klavano said no we are not. He said they have done a traffic study of the area that showed the traffic volumes. City Planner Greg Schindler said the traffic control plan mentioned on the site plan documents is something that is required when they do the right-of-way and cuts of the curb; he said it is for the construction of the site.

Commissioner Bronson asked about staff recommendation #2 regarding the encroachment agreement with Jordan Valley Water Conservancy District. He asked if we also need an easement agreement with the Jordan Aqueduct.

Assistant City Attorney Ryan Loose said he has been working with Wal-Mart on the easements. He said South Jordan City signs the easement agreements with JWCD and not the builders.

Chairman Johnson asked how likely it is that they will give us an encroachment agreement.

Community Development Director Brad Klavano said they will give us one for a fence; he said the question is, will they give one for a masonry fence. He said he has been talking with them on this issue and they will at least approve a vinyl fence.

Commissioner Bronson asked about the temporary barricades for access to the parcel and asked what they look like.

Chairman Johnson asked Planner Hansen about staff recommendation #3 “offer to negotiate with each property owner”. Planner Hansen said the property owners are saying that they want the existing wall taken down and replaced with this ten foot wall. She said we are asking Packland to work with all of the property owners to make sure they all want to negotiate. She said if there are any property owners that do not want to negotiate, then Wal-Mart will go ahead and put the wall inside their property anyway.

Commissioner Bronson asked Assistant Attorney Ryan Loose “if Wal-Mart meets all of the conditions for this site plan, then we must approve the site plan.”

Assistant City Attorney Loose said you would have to approve it or find substantial evidence that they do not meet the conditions in order to deny it.

Commissioner Auger asked Planner Hansen about the road coming from the residential area. She asked if this road is intended to go into the neighborhood area.

Planner Hansen said the road is intended to go into the residential area in another site plan not this one.

City Planner Schindler said originally when River Heights was planned, this road was designed as a major collector street from 11400 South. He said it has always been planned to connect to the neighborhood. He said this is part of our Master Transportation Plan to do this and has been listed on past subdivision plans.

Chairman Johnson asks the applicant to address the Commissioners questions.

**Sean Mallon, (Packland Agent for Wal-Mart)**, said they have met with many of the home owners last night and heard their concerns and hopes that their concerns have been met. Mr. Mallon said in answer to Commissioner Bronson’s question regarding the barricades, the barricade design will be compliant with the City’s requirements.

Commissioner Tominey asked Mr. Mallon what the plans are for the Neighborhood Wal-Mart on 9800 South.

Mr. Mallon said it is planned for it to remain open.

Planner Hansen said there is a “for sale” sign at that store location and it has everyone confused. She said the sign is for the location of where they were going to put their fuel store. She said they are no longer going to do that so they are selling the pad. She said it is planned for the store to stay.

Commissioner Tominey asked how many jobs the new Wal-Mart will bring.

**Carrie Ann Fallow, Senior Manager of Public Affairs for Wal-Mart**, said a typical Super Center employs between 350 to 500 associates and they expect the same at this store. She said the Neighborhood Markets employ around 100 associates. She said as far as she knows there are no plans to close the Neighborhood Market.

Commissioner Tominey asked if Wal-Mart received a tax abatement for the small store. Ms. Fallows said she was not sure. City Planner Schindler said that store was not part of a redevelopment area so it would not have received any RDA monies. He said this current Wal-Mart plan also is not part of a redevelopment plan.

Chairman Johnson opened the Public Hearing and asked if anyone wanted to speak on this item. She reminded everyone that they are limited to three minutes to speak.

**Jim Sorensen – 3399 West 10235 South**, said he has several issues he would like to address. 1) He said when he bought a year ago he was told by the Planning Commission that this would be like a strip mall and he is upset that this is indeed a heavy commercial area. 2) He said he is concerned about the lighting and noise that this will bring to their area. He said he would like to see the light blocked and contained to keep it off the residential properties. 3) He said he is concerned about the noise that will come from the box compactor. He asked if the compactor could be faced to the west. 4) He is concerned about the wall and the landscaping and weed control.

**Kathi Buksas – 3507 West 10305 South**, said she is concerned about the road that will be coming into the subdivision. She said she knows there will be a lot of traffic that this will bring into their subdivision. She asked if they will be doing a traffic study to take a close look at this.

Community development Director Brad Klavano suggested that a traffic count be done prior to the construction and then do another a year from now to see what kind of impact there is.

**David Carr – 3523 West 10305 South**, said Peterson Development told him this was planned for light commercial business. He said his concern is the light and noise that will come from the development and the traffic on River Heights Drive. He asked if 10400 South will be widened prior to Wal-Mart going in.

Community Development Director Brad Klavano said the City has committed to putting in four lanes between Bangerter and 3200 West before Costco opens. He said it was recently paved and soon will be re-stripped.

**Robert Elder – 2605 West Carriage Oak Ct.**, asked about the width of the roadway that runs in front of the Wal-Mart building. Planner Hansen said she does not have that measurement. Mr. Elder said he would like to see the road corridor widened from 34 foot to 40 foot in order to buffer the entry area. He asked about the parking in the back. He said he would like to see the entire parking lot buffered with larger caliper landscape trees.

**Sylvia Golder – 3324 West 10305 South**, said she purchased over a year ago and was told this would be low key office space. She said there are too many stores already. She said she is concerned about River Heights Drive going into her street. She said she would like to see a break-away barrier installed to allow emergency vehicles access but stop the traffic inflow because she has concern for the safety of the children in the area.

**Paul Hammer – 10252 South 3570 West**, said he is a future neighbor to Wal-Mart and President of the HOA representing many of the homeowners that are not able to be her tonight but will also be affected by this development. He said their first and biggest concern is River Heights Drive being connected to the development because Wal-Mart will bring all of the traffic to this subdivision. He said he urges the City to mitigate the impact the traffic problem will bring. He said he strongly urges the City to consider putting in one of the moveable barriers to stop the traffic. He said River Heights Drive is now completed so if a traffic study is to be done it should be started immediately. He said he is happy to see that there will be a ten foot wall around the project and would be pleased to do whatever the homeowners group can do to assure the wall goes in as planned. He said others have already discussed the issues of noisy equipment, condensers, compactors, deliveries, idling trucks, trash removal etc. and urges the Commissioners to have the developer fully enclose any of those things and properly mitigate the timing of deliveries, the routing of deliveries or anything else that would cause an adverse affect on the nearby residents. He said he would urge the City to do post development sanctions if possible. He said one final point he would like to discuss the lane on the north side of the building. He said he would like to see a barrier that would prevent other vehicle trips.

**Jeremy Hart – 10686 Willow Valley Road**, said he lives on the South side in Jones Meadows and feels Peterson Development has misled the homeowners. He said he is concerned about traffic and thinks there are too many Super Wal-Mart's around.

**Dan Johnson – 9444 S. Tanya Ave.** said he knows that they say the small Wal-Mart will not close. He suggests that the City get some kind of confirmation that it will not be closed. He said this is an anchor store for the businesses in that area and if this store closes it will greatly affect all of the other small stores around it.

**Kevin Sullivan – 3333 W. 10305 S.**, said he feels that the Commissioners should seriously consider the affects of the traffic that will be brought to this area. He said there should be a barricade at River Heights Drive and a traffic study done before the barricade gets removed. He said he feels that any time there is construction going on in any area that they be required to post proper signs that it is a construction site and list the times of operation.

**Tim Vincent – 3489 W. 10305 S.,** said he would like to thank Planner Hansen and Wal-Mart for the jobs they are doing. He is concerned about the wall and has traffic concerns. He said about 4-5 years after Wal-Mart's go in they start looking bad. He would hope that they keep this Wal-Mart looking nice in the future.

**Melba Taylor – 10613 S. 3210 W.,** she said she would like to know if this is a done deal. She wants to know when the store is planned to open. She said she is disappointed with the information she has received from the City and their representation on this issue over the years. She asked if anyone has done a study to see if there are enough people to support this store.

City Attorney Ryan Loose explained the difference between Legislative Public Hearing issues and Administrative Public Hearing issues and how much discretion the Commissioners have when approving or denying them.

Commissioner Tominey said the stores monitor themselves to make sure they will be able to service the public area they are in.

**Ken Curry 10284 S. 3570 W.,** said he is a small business owner and understands how a business works. He said he highly recommends that the Commissioners get out and drive the area to see first hand the impact of the traffic they will bring to River Heights Drive when Wal-Mart comes in. He said he moved from Sandy to South Jordan and is disappointed in South Jordan's lack of code enforcement. He said many homes are being occupied without a Certificate of Occupancy being issued.

Chairman Johnson closed the Public Hearing at this time.

Commissioner Auger said she would like to know about the extreme elevation between the homes that border this project.

**Wal-Mart representatives** showed a cross section of the different elevations that shows the landscaping will sit high on the berms. He said this will curtail some of the noise and some lighting.

**John Frank – BRR Architecture,** said on this project they proposed to Wal-Mart to relocate all of the mechanical equipment to the rooftop of the building. He said the compressor house will eventually go away. He discussed the screening of the various items. He said they are looking at rotating the compactor to face west instead of north and by doing that the block wall should screen the sound from that direction.

Chairman Johnson asked what the purpose is for the road that connects the parking lot to the west and wraps around to the fence line.

**Wal-Mart Rep** said that the primary reason for the access road would be for life safety fire access.

Chairman Johnson asked about the hours of operation for deliveries and construction.

**Wal-Mart Rep** said they will limit the delivery hours between 10pm to 5am.

Planner Hansen said our code specifies no construction prior to 7am. She said she would have to check on the hours specified for deliveries. City Planner Schindler said the City's ordinance does not have a restriction time for deliveries.

Commissioner Bronson asked about the compressor and box compactor on the north side.

**Wal-Mart rep** said he is told by his engineers that they are 90% sure that this enclosure will go away and will not be needed. He said they would need a small pump is all. He said they are considering rotating the compactor to face the west to reduce the noise.

Chairman Johnson asked about the lighting issues and how they would screen the lighting from the neighborhood.

**Wal-Mart Rep** said they have shields on the lights proposed for the northern boundary. He said it blocks the light to 180 degrees instead of 360 degrees. He said the shields are very effective. He shows copies of the lighting and landscaping to be used in the site plan.

Commissioner Tominey asked if it would be possible to shorten the light poles from 32 feet.

**Wal-Mart Rep** said the lights have to be a certain height for security issues but they can look at the possibility of shortening them.

City Planner Schindler said the City has a limit on the lumens allowed and the City would check on this to make sure it is in compliance. City Planner Schindler said the shields they will be using are very effective and does not feel this will be an issue.

Commissioner Tominey asked where the wall packs will be positioned.

**Wal-Mart Rep** said they are positioned around the sides and back and are at 14 feet.

Chairman Johnson asked about the 10 foot wall and wanted to be sure that they coordinate this issue with the residents.

Commissioner Bronson asked if there is a way to get permission to landscape all the way to Bangerter.

Community Development Director Brad Klavano said they are currently working with UDOT for landscaping from 11400 S. down to where the JC Penney's is located. He said we will do something similar here. He said UDOT will only enter into agreements with the City and not with the individual developers.

Commissioner Bronson asked about safe walkways from the parking lot to the front of the store.

**Wal-Mart Rep** said there are no entrances in the back of the store. He said the employees will have to walk around.

Commissioner Bronson asked about construction site signs being posted during the constructions process.

**Wal-Mart Rep** said there will be various signs directing construction traffic to specific entrances during construction. This is a standard practice of Wal-Mart to put up signs.

Commissioners continued discussing traffic issues and how to mitigate the problems the residents will be facing.

Commissioner Tominey said he has some legal questions for Assistant City Attorney Loose. He said "as we look at alternatives for this, one is to make a motion finding substantial evidence that it is in the best interest of the general welfare of the City." He said "I realize we do not take into consideration financial viability, but in considering the general welfare of the City do we consider the fact that having this store come in, and they close the store on 9800 South, and if it takes Albertsons out, is that not in the general welfare of the City, and does that come into this discussion."

Assistant Attorney Ryan Loose said yes those are factors for general welfare; He said the case law says general welfare is more public safety and concerns of that sort. He said once you have zoned the property, and this property has been zoned for retail use, then you would need to find a very strong general welfare concern; he said most of the ones you just gave are public safety related, not economic so they would not be a strong factor.

Commissioner Auger asked what the expected date is to start construction and when it will be completed.

**Wal-Mart Rep** said if they can secure all necessary permits they will start construction early spring 2008. He said the construction is typically ten months with three months to get the store ready.

Commissioner Tominey said he has concern for the strip malls around the 9800 S. Neighborhood store. He said the Wal-Mart store is the anchor store and if it closes it will greatly affect all of the strip mall stores.

**Wal-Mart Rep** said we do a lot of economic studies and it shows that there is a growing need here. She said they need the Neighborhood Market to support the larger supercenters.

Commissioner Auger stated that no one can predict what will happen in the future. She said the growth here in South Jordan is tremendous and we can only hope that everyone will thrive. She said she would like to see a motion put forward here.

Commissioner Bronson said he has a question for Assistant Attorney Loose. He asked if there is a way to address the road issue with this site plan.

Assistant Attorney Loose said we can not impose restrictions on the road with this site plan as part of your approval for the site plan.

Chairman Johnson asked if that also applies to the continuation of the fence. City Planner Schindler said there will be another developer bringing their development plans in for approval and the wall can be addressed at that time in the near future. He said the wall has already been addressed in the conditions of this site plan.

C.2. Potential Action Item – (See V C.1.)

**Commissioner Bronson motioned to approve File # SP-2007.22, Application for Site Plan Approval for a Super Wal-Mart located at approximately 3590 West South Jordan Parkway, Sean Mallone/ Pacland (applicant) with the 8 recommendations listed by staff. Commissioner Bronson read the 8 recommendations aloud:**

- 1. A ten-(10) foot pre-cast cement panel and post fence to be installed along the entire north boundary adjacent to the residential neighborhood to the north.**
- 2. An Encroachment Agreement is signed by Jordan Valley Water Conservancy District and South Jordan City concerning the placement of a cement panel and post wall across the JWCD easement at the northwest property boundary as well as the truck turnaround, parking and asphalt within the easement. If the 10' cement panel wall is not allowed across the JWCD easement, an alternative fence may be considered as permitted by the property owner.**
- 3. Offer to negotiate with each property owner along the north boundary for the removal of the existing wall and replacement with the proposed 10' cement panel and post wall.**
- 4. The chain link fence along the Bangerter Corridor to be removed with a permit from UDOT and landscaping provided at the corner of 10400 South and Bangerter Highway on UDOT Right-of-Way. UDOT fencing requirements shall be followed.**
- 5. A 15' water line easement or an encroachment agreement for the 15' water line easement will be executed and recorded with the Salt Lake County Records Office.**
- 6. All engineering requirements will be met.**
- 7. Dedication of right-of-way along South Jordan Parkway to UDOT requirements to be shown on subdivision plat.**
- 8. All other South Jordan City Municipal Services, Public Safety and Leisure Services (parks, recreation and open space requirements are met).**

**Commissioner Bronson suggested adding additional suggestions to be discussed as follows:**

- 9. Suggest that no compressor be located on the north side of the proposed store and the box compactor be rotated to face west and screened for noise.**
- 10. Suggest that the applicant shall comply with the City's hours on construction and the construction traffic is limited to using the 10400 South access road.**
- 11. Suggest that the three lighting poles on the north side of the parking lot be shortened to mitigate light invasion on the north side of the parcel and that they be property shielded.**

City Planner Greg Schindler said that you can not make the type of requirement stated in number 11 because this is not a conditional use permit. He said if they meet the ordinance requirement for lighting then that is all that is necessary.

Commissioner Bronson said “are you saying we can not put the height requirement or we can not put the whole lighting restriction at all.”

City Attorney Ryan Loose said since they agreed earlier to take a look at the height of the light poles then you can request it at this point. But since it is not conditional use, you can not make it a condition for approval of the site plan.

Chairman Johnson said if there is a problem at a later time it can come back and be mitigated.

City Attorney Loose said if there is a problem where they do not meet the ordinance then yes it can be brought back.

**Commissioner Bronson revised suggestion #11 to:**

- 11. Suggest that the applicant meet with the City to discuss shortening the three lighting poles on the north side of the north parking lot.**
- 12. Suggest that the applicant restrict deliveries from 10pm to 5am.**
- 13. Suggest that they post signage at the construction site that would limit access to construction vehicles.**
- 14. Suggest that the Planning Commission encourage the City to meet with UDOT to explore landscaping ideas down to Bangerter.**
- 15. Suggest that City staff meet with Peterson Development to talk about extending the wall to the east.**
- 16. Suggest that we encourage the City to do traffic counts both prior to and post construction that will give us information on whether or not there is a traffic problem there.**

**Commissioner Tominey seconded the motion as stated. He said there is no financial viability or relevance here and they have met all of the conditions.**

Commissioner Bronson said the only part of the traffic issue that he is concerned with is the traffic that might turn west from 3200 South to avoid the light on 10400 South during the period of widening. He said “I like to argue for connectivity of roads” and so I lean that way, but I think this is a legitimate issue.

Chairman Johnson said I can see their point of closing the road during construction to eliminate construction traffic on that piece to the south.

Commissioner Tominey said he too would like to see the road barricaded off at River Heights Drive where it connects to this property just until construction is over and then do a traffic count to see how it is affected. He said being in construction in big sites every day I think they have a valid point. He said unfortunately contractors are not always thoughtful of the neighborhoods they go through. He said at least the City would have a chance to look at this after the store is up and running to see if it is an issue or not.

Commissioner Auger said she agrees that they should at least try to help the people while they are going through the construction period.

Commissioner Bronson said how can you do that when it is not part of this site plan.

Community Development Director Klavano said we will take the recommendations to the City Traffic Committee and we will try to get hold of Mr. Hammer to talk with him about some of these issues.

**Chairman Johnson called for a vote on the motion. All Commissioners voted in favor and none opposed, with Commissioner Perry absent.**

VI. OTHER BUSINESS

None

ADJOURNMENT

**Commissioner Bronson motioned to adjourn the October 23, 2007 Planning Commission meeting. Commissioner Auger seconded the motion. Motion passes unanimously, with no one opposed and Commissioner Claron Perry absent.**

The October 23, 2007 Planning Commission Meeting adjourned at 9:20 p.m.

This is a true and correct copy of the October 23, 2007 Planning Commission meeting minutes, which were approved on November 13, 2007.

  
South Jordan City Recorder