

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS

March 24, 2015

**Present:** Commissioner Naylor, Commissioner Sean D. Morrissey, Commissioner T. Earl Jolley, Commissioner Mark Woolley, Commissioner Richard Feist, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, Deputy City Recorder Cindy Valdez

**Absent:** Commissioner Beverly Evans

**Others:** See Attendance Log (Attachment A)

6:30 P.M.

**REGULAR MEETING**

**I. GENERAL BUSINESS**

A. Welcome and Roll Call

Chairman Naylor noted that all Commissioners are present except Commissioner Beverly Evans, she may be arriving soon.

B. Motion to Approve Agenda

**Commissioner Feist made a motion to approve the March 24, 2015 Planning Commission Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor: Commissioner Evans was absent from the vote.**

C. Approval of the Minutes from the Meeting held on March 10, 2015

**Commissioner Jolley made a motion to approve the March 10, 2015 Planning Commission meeting minutes as printed. Commissioner Woolley seconded the motion. Vote was unanimous in favor; Commissioner Evans was absent from the vote.**

**II. INFORMATIONAL ITEMS AND OTHER BUSINESS**

A. Staff Business

None

B. Comments from Planning Commission Members

None

**III. CITIZEN COMMENT**

Chairman Naylor opened the Citizen Comment. No speakers. He closed the Citizen Comment.

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

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

**A.1. Issue: BELMONT ESTATES PUD  
PRELIMINARY SUBDIVISION/CONDITIONAL USE PERMIT**

**Address:** Approximately 2700 West 11400 South

**File No:** SUB-2015.05

**Applicant:** Leslie Mascaro, Oakwood Homes

City Planner Greg Schindler reviewed background information on this item.

Commissioner Feist said is the main difference the 20' set back and the 80' width?

City Planner Schindler said yes that is the main difference.

Commissioner Morrissey said can you address what the original setback were, and why the change.

City Planner Schindler said the original setbacks were done about 15 to 20 years ago and for single family homes the standard front yard setback was 30.'

Chairman Naylor said 20 years ago when the setbacks were established the lots were a lot larger than they are today.

City Planner Schindler said the trend now is that residents want more of a backyard than a front yard.

Commissioner Morrissey said on this proposal is there room for a park strip and a sidewalk, or just a sidewalk?

City Planner Schindler said this is a standard right-of-way and there are no private streets they are all public streets, the sidewalk and park-strip will sit in between.

Commissioner Jolley said is the front 20'set back from the sidewalk?

City Planner Schindler said the 20'setback is from the property line.

**Leslie Mascaro, 206 E. Winchester Street, Murray Utah** – said I would first off like to say “thank you” to the staff for their assistance through this process. We have been working on this process for the past 2 years and you have done a great job. The only thing I have to add to the presentation is that we are working with staff and are in full compliance with your PUD ordinance and your preliminary plat. In addition to that we are really excited to get started on this project. It has been a long time in the making. That is all that I have tonight, I would be willing to entertain any question you may have for me.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

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

**Commissioner Woolley motioned to accept file SUB-2015.05.**

**Chairman Naylor said should we clarify the motion.**

**Commissioner Woolley said the reason I did it that way is because it is all inclusive, but I will read what the staff report states.**

**Commissioner Woolley said I amend my previous motion to approve SUB-2015.05 for Belmont Estates PUD Preliminary Subdivision/Conditional Use Permit. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Evans was absent from the vote.**

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

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

**B.1. Issue: THE COTTAGES AT GLENMOOR GREENS  
LAND USE AMENDMENT AND REZONE**

**Address:** Approximately 4700 West 10200 South

**File No:** LUA-2015.01 & REZ-2015.04

**Applicant:** Robert Grow & Alex Winder

City Planner Greg Schindler reviewed background information on this item.

**Alex Winder, 1169 Koradine Drive, South Jordan, Utah 84095-** said I really don't have anything more to add but I am here to answer any questions you may have for me.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Feist said what will happen to that small piece of property to the east.

Mr. Winder said we having been working with Tom Belcheck who owns that piece of property, but right now we are just trying to get the zone changed. We are supposed to close on the property next month. I don't know that we are going to do anything with it at this time. We may just sit on it.

Commissioner Jolley said is Mr. Belcheck interested in combining those properties.

Mr. Winder said he might, but right now he has some issues with it. I don't know if we will precede anything further after this.

City Planner Schindler said several years ago there was an application that included Mr. Belcheck and his property to the east, as well as the Fishers property. It went all the way to the subdivision process and for some reason it was never finalized.

**B.2. Potential Action Item – (See V.B.1)**

Commissioner Feist motioned to send a positive recommendation to the City Council to approve the following:

1. Resolution R2015-28, Amending the Land Use Designation from Open space to Low Density Residential.
2. Ordinance 2015-11-z, Rezoning the property form A-1 to R-3.

Commissioner Woolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Evans was absent from the vote.

**VI. OTHER BUSINESS – NOT PUBLIC HEARINGS**

None

**ADJOURNMENT**

Commissioner Morrissey motioned to adjourn. All Commissioners were in favor.

The March 24, 2015 Planning Commission meeting adjourned at 7:00 p.m.

Meeting Minutes were prepared by Deputy Recorder Cindy Valdez.

**This is a true and correct copy of the March 24, 2015 Planning Commission meeting minutes, which were approved on April 14, 2015.**

*Ana M. West*

**South Jordan City Recorder**