

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

August 9, 2016

Present: Commissioner Mark Woolley, Commissioner Julie Holbrook, Commissioner T. Earl Jolley, Commissioner Brady Quinn, Commissioner John Ellis, City Planner Greg Schindler, Planner Damir Drozdek, Planner David Mann, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, City Recorder Anna West

Absent: Commissioner Sean D. Morrissey

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone and noted all Commissioners are present except Commissioner Morrissey. He welcomed the new Planning Commissioner John Ellis.

B. Motion to Approve Agenda

Commissioner Quinn made a motion to approve the August 9, 2016 Planning Commission agenda. Vote was unanimous in favor. Commissioner Morrissey was absent.

C. Approval of the Minutes from the Meeting held on July 12, 2016

Commissioner Quinn motioned to approve the July 12, 2016 Planning Commission meeting minutes with corrections. Vote was unanimous in favor. Commissioner Morrissey was absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler said we have a new Planning Commissioner, John Ellis, with us tonight. He replaced Craig Hall and was appointed by Tamara Zander. He was sworn in prior to the meeting tonight.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Mark Woolley opened for Citizen Comments. No speakers. He closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: VOLKSWAGEN SOUTHTOWNE PARKING EXPANSION
SITE PLAN**
Address: 11000 South Frontage Road
File No: SP-2016.11
Applicant: Tom Stevens, Tom Stevens Construction

Planner Damir Drozdek reviewed the background information from the staff report on this item.

Chairman Woolley asked Planner Drozdek to address the powerlines. He said I know that because of the powerlines there that some of the landscaping that we normally would require may not be able to be put in; would you also address the pedestrian walkway.

Planner Drozdek said as far as the landscaping goes for employee and service area parking, the city code requires shade trees planted at certain intervals. In this case because of the corridor we are still working with the applicant to figure if we will be able to get any trees. We did get a letter from Rocky Mountain Power stating it is their preference not to have any trees. I don't know if that would supersede our code but I will check into that. He said with regards to the pedestrian crossing, we have asked for pedestrian crossing to be striped across 10920 South and they have added that to the drawings.

Applicant was present but had nothing to add at this time.

Chairman Woolley opened the Public Hearing. No Speakers. He closed the Public Hearing.

Commissioner Holbrook thanked Chairman Woolley for asking those two questions; she said those were the questions I had about the crosswalk.

Chairman Woolley said I am saddened when we have that much hardscape without landscape. I would really like to see if we couldn't work with Rocky Mountain Power to put a lower smaller dwarf type trees in to soften that area a bit because it is a main commercial street through our city and I would hate for it to be just asphalt.

Planner Drozdek said we will be looking into that.

Commissioner Holbrook asked if the storm water drains and such are there already.

Assistant City Engineer, Shane Greenwood, said they will install the onsite storm detention.

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

Commissioner Quinn made a motion to approve application SP-2016.11 to allow expansion of parking facilities at the VW Southtowne Auto Dealership located at 11000 S. Frontage Road. Commissioner Holbrook seconded the motion. Roll Call Vote was unanimous 5-0. Commissioner Morrissey was absent.

**B.1 Issue: HAMILTON ESTATES
PRELIMINARY SUBDIVISION PLAT
Address: 9429 South 1300 West
File No: SUB-2016.37
Applicant: Michael Gabel, Gough Homes, LLC**

Planner Damir Drozdek reviewed the background information from the staff report on this item. This meets all of the requirements and staff recommends approval.

Commissioner Holbrook asked would you explain about the storm water for me.

Planner Drozdek said as far as the hardscape goes it won't consist of rooftops and driveways so water flowing off driveways will go into a system in Four B Lane but the rest of the site will be retained on each lot. We just drain out onto Four B Lane.

City Planner Greg Schindler said it will drain out into the curb and gutter and flow into the storm drain from there. The part that will be retained on site will have to be established basins in the back of the lots.

Commissioner Holbrook asked why they don't just connect to the system that is existing?

Assistant City Engineer Shane Greenwood said the grades probably make it such that they can't get the water to the front of the home.

Chairman Woolley asked Planner Drozdek to address what will happen in terms of the improvements on the north side of Four B Lane at 13th. When I was out there the fence right at the corner didn't have an approved line of site requirement.

Planner Drozdek said the fence is going to be pulled 30 feet back. Instead of a 6' fence we changed it to a 3' fence.

Chairman Woolley said the existing house or first lot to the left, and those that adjoin I assume that those basins, we will make sure that water is not going to continue south? Planner Drozdek said that is correct.

Michael Gabel, Gough Homes, LLC (Applicant); I have nothing to add at this time. I will answer questions as needed.

Chairman Woolley opened the Public Hearing.

Tim Hansen, 1268 W. Wasatch Downs Dr., SJC; my question is since my back yard is not very deep I am wondering what kind of structures are planned on being there. If those go extremely high they will be looking down in my bedroom window. My property borders most of the property along that line.

Chairman Woolley closed the Public Hearing.

Chairman Woolley asked Planner Drozdek to answer Mr. Hansen's questions.

Planner Drozdek said the height is kept at a maximum of 35 feet. It is not done by housing type it is just capped by height.

City Planner Greg Schindler said the setbacks for this proposed subdivision should be the same setbacks as required in Mr. Hansen's subdivision. The minimum setback is 25 feet for the main structure. The Planning Commission doesn't have the opportunity to make any extra requirements. They could put up accessory structures which can go up to 3 feet from the rear property line but can only be 16 feet high.

Chairman Woolley said to recap, 25 foot is the minimum setback from their rear home to rear property line and 35 foot is the maximum height allowed.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Quinn made a motion to approve preliminary subdivision plat, File No. SUB-2016.37, which subdivides approximately 1.3 acres of land into 4 single-family residential lots. Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0. Commissioner Morrissey was absent.

**C.1 Issue: GARDEN PARK CONDOMINIUMS PHASE 6
PRELIMINARY PLAT
Address: 5004 West Duckhorn Drive
File No: SUB-2016.38
Applicant: Kennecott Land**

City Planner Greg Schindler reviewed the background information from the staff report on this item.

Applicant was present but had nothing to add at this time.

Chairman Woolley opened the Public Hearing.

Nancy Long, 11263 Okra Lane, SJC; our main concern is that the building is much higher than any other buildings in Garden Park. It takes away from the ambiance that was promised us when we located in Garden Park. It looks like a business building and is much higher. The other problem is the road that they are talking about it leading into is already very busy. If they were to say no cars can park on those roads then maybe it could handle the traffic coming in and out of the condos. The roads in Garden Park are very narrow and we only have two roads that lead directly into Garden Park, the rest wind around. It was developed that way to keep traffic down. We are an older people who live inside Garden Park and we have several people who use motorized wheelchairs to get around. A lot of people have more than one vehicle so even though they are providing parking for one vehicle it is still going to have many excess vehicles there.

John Moody, 11256 S. Chicory Ln., SJC; I made some copies of the Master Plan in Garden Park (Attachment B). I want to thank my friend from the Planning Department for giving me the drawing of the Condominiums. One of the concerns I share with other residents in Garden Park is when we looked at the Garden Park area three years ago, what attracted us was the homes did have adequate parking. The streets are a little bit narrower to slow people down. We have concerns that if cars park on both sides of the street it creates issues of people getting through there. You will see on the Master Plan, these condominiums were not on the map three years ago. If you take the two that are slated to be built and one around the corner and you have 63 people coming in and out. The alleyway has to deal with all of those cars plus you have nine

townhomes with a two car garages that they have to deal with. That is an accident waiting to happen. The alleyways are too narrow and there is also no room for visitor parking.

Jack Mahoney, 11259 Artichoke Way, SJC; we live just down the street from this proposal. When we purchased our home we spent \$400,000 for our home for retirement. We were promised that the look and feel of our community would be a mirror image to the east side. Those are two stories tall. I really don't want to spend the rest of my life looking at four story monstrosities and not be able to see the Oquirrh Mountains. I often walk to the Trax Station and it is already very busy. The apartment people are already parking on Oakmond so it is already getting full. There is no way there is ample parking and it changes the look and feel of the area. The height is twice the height of a hospital and is nothing like what is in Garden Park. We are a retirement community. We are not getting what we were promised and there is too much density. This feels like a bait and switch. Everybody said they were promised the same thing; the mirror image of what would be on the east would be on the west. Now they are talking about putting in many times more condos at double the height. It is dangerous right now.

Cindy Conley, 11309 S. Jonagold Dr., SJC; I live right across the street from the proposed development. When we purchased our home three years ago I wanted a retirement home in a quiet community where there wasn't a lot of traffic. Now you are proposing to put in 21 unit condos and more on top of that. All of that traffic is going to be right on the corner of my house. I am very disappointed and I feel like this will destroy my property values. There is too much traffic, not enough parking and too much noise. This is not what I was told our Community would be. I feel like we have been betrayed by the owners of the property there and what the original design for that community was and what our hopes and dreams were for that community.

Robert King, 11297 S. Jonagold Dr., SJC; my wife and I have been there for about 9 months and I agree with everything that has been said. It is a wonderful community right now and it is already close to being too full with traffic. If you put in even 21 let alone 3 or 4 or 5 or 6 more buildings like they are talking about it would just devastate that community's ability to remain a nice community where you plan to retire as promised by Ivory Homes. Now all of a sudden they come up with this plan; it is very upsetting to us. We have invested a tremendous amount of money in these homes under false pretenses.

Don Bombadier, 11293 S. Jonagold Dr., SJC; my wife and I came from California last June and chose Jonagold because we were told we would have an unobstructed view. There is a lot of traffic there. The gentleman said this street was built to handle that kind of traffic and that is not true. I feel like we were lied to. Things are slowly disappearing. This won't work. A lot of people have grandkids that come to visit and play here and it is not safe. This is not the right place for this kind of density.

Jerry Conley, 11309 S. Jonagold Dr., SJC; I agree with all that has been said before from those that object to the project. I don't like the idea of having to look at a four story building right across from my front door. I have a home in Southern California as well and when I got here and found out there were two story homes right across the street I was very disappointed; and now to see the letter for a four story building in the same complex is disturbing that my view is being significantly compromised. I also am concerned about all of the traffic going onto Jonagold and Sweetstop. That makes absolutely no sense. There is no easy access from Jonagold from the corner of our house out into the community. You have to back to Oakmond and go all around. You are adding traffic to the whole area. Why can't the traffic go straight over to Duckhorn? I would hope that the developer would consider some of these issues that have been raised and look at some options that would be more acceptable to those of us that already live there.

Nancy Mendenhall, 11251 Artichoke, SJC; I think the best thing for you to do is drive through this community and you would see our concerns. All of the streets are narrow and this just doesn't fit with all of the nice expensive homes in that area.

Chairman Woolley closed the Public Hearing.

Gary Langston, Daybreak Communities, SJC (Applicant); height wise they are not much taller than the current condos that we have. The current condo buildings are actually three stories with a pitched roof on it. This is four stories with a flatter roof. They are backing up against townhomes that have not been built yet but will be three stories high. All of this is in preparation as we transition into the Town Center. Lake Run is the beginning of the Town Center so part of the reason the buildings are the height they are is to begin to transition the architecture into the Town Center so there is not as abrupt a change. In the Town Center we could easily have four story buildings. While it is a little taller it's not that much taller. It is actually shorter than the University Medical Center. These have much shorter floor to floor height relative to the commercial space. This is to transition from the single family one and two story homes to the three story townhomes to the four story condominiums.

Mr. Langston said as it relates to the traffic, yes there will be an increased number of cars. With each home that we build there are more cars that come into Daybreak. We have awarded the contract to build Lake Run Road and in fact one of the other public hearings you are going to have tonight is for the extension of Lake Run Road from Duckhorn to Lake Avenue. We are also building Lake Avenue from the existing intersection of Kestrel Rise and Lake Avenue all the way out to 6200 West. All of that will be underway and will provide additional options for people to get in and out of Garden Park. The other plat that we are currently working on that we have not submitted to the city yet is what we call Village 4A Plat 9. This is the extension of Black Twig connecting back into the Lake Run which provided an option for people to exit to the west. I agree that the current traffic generally flows back to the east and probably out either to Kestrel Rise or down to Oakmond. With the infrastructure that we have in the works and this building probably won't come on line for 7 or 8 months, well into next year. We will have additional improvements that will provide more options for the residents in Garden Park. We have provided a traffic assessment, it's not a traffic study per say, but we did provide an estimate based on the IT traffic manual on the trips generated per day. We actually find that the number of trips generated in Garden Park is actually less than what those show. The total trips generated by all of those buildings combined is about 500 cars per day on roads that are designed to handle thousands. At the peak it is about 30 cars an hour, which is roughly a car every two minutes.

Mr. Langston said Duckhorn Drive is designed as a collector, which is meant to handle more traffic. It is 36 feet face to face and is meant to have parking on both sides and still provide the 20 feet clear zone for fire trucks and two lanes of traffic. Lake Run Road is also a collector which connects south into Daybreak Park. I think the majority of visitors that come to visit this particular condo building would park either on Duckhorn or on Lake Run. Lake Run and Duckhorn were designed and intended to handle thousands of cars per day. Daybreak Parkway is designed for 40,000 per day and we are nowhere close to that.

Commissioner Quinn asked when did this community development plan come out to the residents. I am not sure when this community started being developed but I wanted to point out to the residents, we heard frequently throughout the evening and I appreciate their concerns, but we heard that they didn't know that this particular structure was going to go up and they were told differently. This plan shows condos to be built in the exact area of where you are describing. That's why I wanted to ask when this particular plan came out because it does show residents that this building will be built.

City Planner Schindler said I think the plan is probably a product of Ivory Homes and not a Daybreak Communities product. I have never seen it here at the City either. The City has never had the older one either. Ivory doesn't provide their material to us. It is provided as a marketing tool for their own development.

Mr. Langston said the plan was to transition into the Town Center. If you look in Garden Park along Kestrel Rise you will see one and two story homes and they step up to the two and three story townhomes and to the three story condos and eventually to the four story condos. There is not an abrupt change. We are sensitive to the facts and agree with a lot of the statements that were made that if I live in a two story building I don't want to look at a four story building. I think we have made it very clear as the developer that our intent is to make the town center very dense.

Commissioner Quinn said in reviewing tonight's agenda and supporting documents I had the very same concern when I saw that there would only be 24 parking spaces. Are there parking garages in addition to these parking spaces?

Mr. Langston said those 24 spaces are for the residents themselves. The visitors would be parking on the streets. This is a different style of living. It is a condo it is not a single family home. Some people will have two cars some only one.

Commissioner Quinn said so you anticipate that the neighborhood streets and Duckhorn Drive and Lake Run Road picking up the needed space. Mr. Langston said absolutely.

Commissioner Ellis asked if this is a 55+ condo or is it open to anyone.

Mr. Langston said Garden Park is an active adult community. 80% of the residents have to be 55 or older. I am on the board for the HOA and one recent couple that just moved in are in their early 40's. Per state and federal law a certain percentage of the community has to be of a certain age or higher.

Commissioner Ellis asked what the height of the buildings is at the ridge.

Planner Schindler said the height of the fourth floor at the roofline is 43 feet then you have the roofline above that brings it to about 50 feet maximum.

Commissioner Ellis said some of the residents were referring to "the bait-and-switch" when they were sold their home. Help me understand first what the relationship is between Daybreak Properties and Ivory Homes.

Mr. Langston said Daybreak Communities is the Master Developer. In the case of Garden Park we have a contract solely with Ivory Homes to build the housing products within that development. We as the developer sell finished lots. In the case of the condo we sell them a pad that is stubbed with infrastructure and they build the rest.

Commissioner Ellis said so you control Ivory Homes and what they do on that property. Mr. Langston said we certainly have influence and we provide the design guidelines and the direction in terms of what we would like to be there and how it fits into our Master Plan.

Commissioner Ellis asked is there any control you have over the marketing of the units. I know that people want to sell homes and they will tell you you're going to have an unobstructed view all day long to sell them. Mr. Langston said we certainly have some influence there. We are a marketing team which is led by our Marketing Director Cameron Jackson. I know he meets with the Real Estate Agents of all of our homebuilders in Daybreak on a regular basis. They go through training; they review the sales material and providing training for the sales techniques and some of the other things that allows them to be successful and continue to promote Daybreak in the way that we would like. We are also very much aware that there are Real Estate Agents who share information that is incorrect. We control it as best we can.

Commissioner Ellis asked if these will be owner occupied units and can they be rented. Mr. Langston said to buy a home in Daybreak one of the documents that you sign is an anti-speculation clause which says you have to be the owner occupier. Once you own a home in Daybreak you could then rent that one and buy a second one but that is it. We are aware that there are some investor owned properties or there are instances where somebody has purchased a home and then has rented it. They can't move out of the home until they have lived there for a period of one year. If they do, they are subject to up to a \$25,000 dollar penalty and as the HOA and the developer, have the opportunity to foreclose on their property if needed. It doesn't eliminate every single opportunity but I suggest that we do a very good job of controlling this.

Commissioner Ellis said parking is a real concern up there in the middle of Daybreak. Is there any restriction in CC&R's that says I can only park one car here? What prevents me from having multiple vehicles over the streets up there? Mr. Langston said we don't have any additional restrictions beyond what South Jordan has. South Jordan doesn't have any restrictions on how many vehicles someone can own regardless of their unit type.

Commissioner Jolley said I understand this is a preliminary plat approval but is it Ivory Commercial that is intending on building this? Mr. Langston said yes. The goal is to build the structures as soon as they are able.

City Planner Schindler said they submitted plans for building permit and we gave them back because we don't take any plans in until they are ready and had a recorded plat.

Commissioner Jolley said with the concern of the Community Garden Park, would you consider having a community meeting to address concerns of residents of Garden Park?

Mr. Langston said we talked about it and didn't feel it was necessary at this time. We felt that we had reflected that the plan was to transition into the town center as discussed earlier.

Commissioner Jolley said I wonder if it wouldn't be a good idea. I understand that you have the right to build what you would like to build there but there are some community concerns that would be eased by having a meeting.

Mr. Langston said we are not opposed to working with staff and with some of the residents on looking at solutions that might help mitigate some of the things that they have brought up. Our belief at this point is the structure and the building we have proposed meets all of the requirements and the standards.

Commissioner Holbrook said did I understand you to say that you don't have any provisions about on street off street parking or anything like that.

Mr. Langston said that is correct. It is no different than the rest of South Jordan's parking.

Commissioner Holbrook said you could do a lot of things to help alleviate some of these issues that the people have brought up.

Mr. Langston said the main reason we don't is because they are public streets and the HOA doesn't have the right to control public streets.

City Planner Schindler said all streets in Daybreak are public; there are no private streets.

Chairman Woolley said I appreciated your comment. It is a tough situation where there will be a marketing piece and different promises made that do not even resemble reality. I appreciate that you are working with

the sales people and various builders and would encourage you to continue in those efforts. I feel that that is getting better.

Commissioner Holbrook asked Mr. Langston to point out the step up. What I have heard from people is that they have a one story home and then there are condos that are two stories and this is going to be three or four stories. Mr. Langston pointed that out on one of the maps.

Chairman Woolley said he would allow some additional speakers at this time.

John Moody, 11256 S. Chicory Lane, SJC; I wanted to clarify that the townhomes are two story, not three story. On Jonagold the townhomes that are being built there right now are two stories. He said the maps that I brought to you I got from the clubhouse where they do the sales. That is a current map as of yesterday. Also, in the clubhouse there is a larger map that is on a table. The old map is underneath the new map and it did not show the buildings.

Nancy Long – I feel like he is misrepresenting some of the things that happened in Garden Park. He talks about having access out to Lake Run Road and our concern is not so much having access it is having the traffic. One of the selling points for Garden Park was keeping it somewhat enclosed so we didn't have the flow of traffic coming from many directions. We did know there were going to be condos built but we were given to understand that those condos were in keeping with the condos already in Garden Park. They are much different than what they are proposing to do here. We were sold the idea that we had a safe place to reside. We have a lot of people that can't get around very easily and that was a selling point to this community. The roads he is talking about don't feed into Garden Park. Garden Park is a semi-closed community and that was the way it was designed and that was the way it was sold to us. I think those things need to be taken into consideration. I urge you to come see how our community is set-up and how this will disrupt our existing community.

Nancy Mendenhall - said I just want you to think about what happens when there is 12" of snow and there are cars parked on both sides of the narrow streets.

Chairman Woolley closed the public hearing for a second time.

Commissioner Quinn said I deeply understand the citizens of the community especially regarding parking issues. I feel the parking situation is scarce and would encourage Daybreak Communities to look at that issue. I do have to point out that they do meet all of the requirements. As a Commission, as long as the requirements are being met we really can't say no.

Commissioner Ellis said I am a firm defender of the right to private property. I would ask if in the marketing process that the developers did not take advantage of an arms-length relationship and fail to control the message which led people to pay more than they would have for a property that they may not have even purchased had they known it was going to be enclosed on all sides by tall buildings. I have enough concerns about the nature of this development with traffic, with site lines, and the whole development that I would like to table this and have some more serious conversations about the answer. How can you, Daybreak Communities, still profit from that land while doing something to preserve the values of the community that some of the residents bought into.

Commissioner Jolley said I'm of the similar opinion and I still think it is a good idea to postpone this to review some other items whether it be a traffic study, community meeting with the residents, or whatever, I think there is some additional brainstorming with this community regarding what is going on here.

Commissioner Holbrook said it seems like this is a continual process as everything is getting built out and this happens in every city. What I am seeing is a pattern here that like several people have stated tonight and before is that this isn't what they thought they were buying into. I would hope that you would communicate to the new owners of Daybreak that there is a problem here. Yes, you have all of the codes on your side and I am speaking in particular to Mr. Langston; but I think the community needs to come together a little better and have a better understanding of what is planned for all of it. I can see a big disconnect still happening. We want this to be good for not only you but the residents and everybody in our city. It feels like it is becoming a bigger and bigger problem and we need to find a solution.

Chairman Woolley said I struggle as well but I also recognize as Commissioner Jolley pointed out that I have been and always will be a proponent of property rights. I struggle because we have had multiple instances in our city when there has been a disconnect between what reality is going to be and then getting to that reality. Obviously everyone who bought in this community has a right, if something was misrepresented, to go through the courts and back through their agents who sold them incorrectly. That is a process I don't recommend but it is available to all of us. I have been in the city for many years and was involved in the city when Daybreak first began the whole concept and what this would be and the densities involved and I think that those of us that have been around that long knew all along that with density comes some of the issues that we are talking about tonight. Given the fact that with this PUD and the way it was set up and the fact that the developer is meeting their obligations to the letter I think we are obligated to approve this and would hope that they would work with Ivory and others as well in their Master Planned Community to make certain that this doesn't happen on a frequent basis. As we continue to develop Daybreak, getting around Trax Station and the City Center and the Mountain View Corridor, it is more dense than any of us have ever seen. What we are hearing tonight is just the beginning of what is going to happen and I don't think it is fair to the developer when they have spent literally millions of dollars to establish what would be a viable community as a part of South Jordan. I don't think it is fair to table things simply because of the issues we are dealing with. I think we need to find a way to get our arms around it and try to mitigate it going forward.

Commissioner Ellis said we need to keep in mind that our codes as zoning are designed as a two way protection. It is there to protect people in the development of their businesses in the exercise of their property rights and it is also there to protect people who are neighbors and to preserve the value of their properties as well. We need to consider that and not lose sight of it.

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

Commissioner Ellis said I move that we table this for two weeks. Commissioner Jolley seconded the motion.

Staff Attorney Steven Schaefermeyer said before you take a roll call vote, always with these things we like direction for staff so if the Commissioner could give some direction to staff that would instruct also the other Planning Commissioners whether they want to vote for tabling it.

Commissioner Ellis said I would like a more firm traffic study. I would also like to look into the marketing materials and understand what community some of these residents bought into.

Commissioner Jolley said I am good with that. I would also like to add that we may recommend a community meeting with the Garden Park residents by both the developer and the builder.

Chairman Woolley said we have a motion to table for two weeks with the intent on reviewing the marketing materials and what may or may not have been promised and also to review the traffic study.

City Planner Schindler said Shane may be able to answer that regarding the traffic counts.

Assistant City Engineer Shane Greenwood said typically the counters are left out about a week; so that and studying the numbers may take longer than the two weeks.

City Planner Schindler said I would also like you to realize that the applicant has the option immediately to basically pull the rip-cord. You would have 45 days to make a decision or else you are in violation of the law. You have to be careful what you are asking for.

Chairman Woolley said the traffic count is not going to be realistic because you are looking at future roads that will come online before these are built and are not going to have traffic to count.

City Planner Schindler said given the applicants option to pull the rip-cord for 45 days, another thing that that came up was the question why couldn't these developments have direct access from their garages to Duckhorn and to Lake Run and why do they have to go to Jonagold and why is it designed that way; that may be something they could answer in this period.

Chairman Wooley said regarding specifically as you heard the discussion with Mr. Schindler, is there a possibility of directing that traffic out to these collectors as opposed to circulation inside and how would that affect the overall concept of what you designed previously.

Mr. Langston said the biggest issue I see with having multiple access points onto collectors is that it actually defeats the purpose of having a collector which is to move the cars. It would be akin to putting a whole bunch of driveways onto it. I am not opposed to looking at that, but generally speaking by having a drive approach that close to what will be a fairly busy intersection over time may actually create some unanticipated affects that would need to be looked at. I know that was part of our reason for wanting to have the condo unit's access off of the lane as opposed to coming directly in onto the collector street. That provides a different set of challenges that create site line issues and access issues. From my perspective as a Civil Engineer that that would be my preference to not complicate the traffic movements on two roads that are designed primarily to move cars.

Chairman Woolley said I am wondering if before we vote on the motion that a substitute motion might be in order so let me verbalize that and see if my fellow Commissioners agree. In light of the fact that they are meeting the standards what I would suggest is what we are looking at in the marketing materials I think we need to get an understanding of and help the developer get their arms around that and that would be critical. The items that we talked about, looking at the traffic and looking at an alternative, and maybe it is not on this building on the end but maybe one or two of these coming down for instance on Lake Run, and looking at it from a holistic point of view, not just the one building tonight, and then also engaging the community. I am suggesting we do all of the above that has been discussed in terms of inviting that to take place, but also approving it with staff working with the developers to see that those three things take place.

Commissioner Quinn said I would agree with that suggestion.

Commissioner Ellis said I would really like to table it.

Chairman Wooley said we need a Roll Call Vote to table the item for two weeks and having staff work with the developer on addressing the marketing materials past and present and the traffic patterns and counts and what options may or may not be available to lessen that as well as holding a community meeting to gain their input and address their concerns that have been expressed tonight.

Staff Attorney Steven Schaefermeyer said just a quick clarification on the marketing materials and the community meeting; I don't know of any authority in our code to require that. We could certainly request it. The site layout and traffic are things in our code that staff can address. If Mr. Langston wants to agree with that now he can, but I am not saying for him to do that, but if the motion is to have staff encourage that, it is something staff can do.

Chairman Woolley said to clarify so we are all on the same page, what we are requiring is the delay of two weeks to address the traffic and traffic patterns and recommending to the developer and staff that they look at the marketing materials and holding a community meeting to further address their concerns. That is the motion on the floor.

Roll Call Vote was 2 yes and 3 no. Motion failed.

Commissioner Quinn motioned to approve file No. SUB-2016.38, with the requirement that all South Jordan City requirements are met prior to recording the plat; and add that the City elaborate on the traffic study and we coordinate with Mr. Langston and Daybreak Communities to try to obtain marketing materials and to organize a community meeting.

Chairman Woolley said I think your intent mirrored mine closely but I would like to clarify that the staff work with the developer to address the traffic concerns as expressed tonight and look at viable options (if any) and that we encourage the developer to have some sort of meeting to both share that information and to further discuss things that they are doing to make it a little less painful and also to have them look at the those marketing materials. Those two are obviously requests.

Commissioner Woolley seconded the motion with the addition of his clarifying comments. Roll Call Vote was 4-1 in favor. Commissioner Ellis voted no. Commissioner Morrissey was absent.

**D.1 Issue: DAYBREAK VILLAGE 4 EAST CONDOMINIUMS NO.3-4
PRELIMINARY PLAT
Address: 4590 West Crosswater Road
File No: SUB-2016.45
Applicant: Kennecott Land**

City Planner Greg Schindler reviewed the background information from the staff report for this item.

Gary Langston, 4700 Daybreak Parkway, SJC (Applicant); Greg reflected everything just about correctly. As he mentioned Destination Homes is having difficulty financing because they are FHA financed and the only way they can close on these first two buildings is to pull this out of the plat. In general what we are finding is the condos that are inboard to the peninsula, most of them are being financed through FHA financing so Greg is correct that Destination is looking at an option where we may actually convert a number of these condo buildings to townhomes because the financing options are so much more extensive for people. What we are finding is the condos along the water most of those are cash buyers and we are not having any issues with them, but the interior ones are.

Commissioner Holbrook asked what the definition of townhome versus condominiums is.

Mr. Langston said a condo requires a different ownership and fee structure. It is not fee simple. In other words you own the airspace but you do not own the property. A townhome is fee simple and you own the airspace as well as the property where your unit sits on. In Daybreak they really function as one of the same. The fee structure is a little more expensive with a condo because you are paying for full building

maintenance and insurance both in and outside the building versus townhomes you are insuring mostly the exterior and the owner is responsible for the interior. Basically it's whether or not you own the property.

Chairman Woolley opened the Public Hearing. No speakers. Chairman Woolley closed the Public Hearing.

D.2 Potential Action Item – (See VLD.1)

Commissioner Holbrook motioned to approve File No. SUB-2016.45, with the requirement that all South Jordan City requirements are met prior to recording the plat. Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Morrissey was absent.

E.1 Issue: DAYBREAK LAKE RUN ROAD EXTENSION (DUCKHORN DR. TO LAKE AVE.) PRELIMINARY ROW DEDICATION PLAT
Address: Approximately 5120 West 11240 South
File No: SUB-2016.40
Applicant: Kennecott Land

City Planner Greg Schindler reviewed the background information from the staff report on this item.

Gary Langston, 4700 Daybreak Parkway, SJC (Applicant); this is a bond project that falls within the special assessment area.

Chairman Woolley opened the Public Hearing. No speakers. Chairman Woolley closed the Public Hearing.

E.2 Potential Action Item – (See VLE.1)

Commissioner Holbrook motioned to approve File No. SUB-2016-40 with the requirement that all South Jordan City Requirements are met prior to recording the plat. Commissioner Ellis seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Morrissey was absent.

Commissioners called for a five minute break at this time.

**F.1 Issue: KENDRAS COVE
PRELIMINARY SUBDIVISION**
Address: 1059 West Shields Lane
File No: SUB-2016.35
Applicant: Clint Olsen

City Planner Greg Schindler reviewed the background information from the staff report on this item.

Commissioner Holbrook asked what part they are deeding away. City Planner Schindler said Parcel A.

Applicant was present but had nothing to add at this time.

Chairman Woolley opened the Public Hearing.

Joey Clegg, 9876 S. 1000 West, SJC; I live directly east of this property and I am very much in favor of Clint doing anything he wants with his private property. I have concerns about the irrigation water. I have worked with Clint and with Shane and I would like to get with both of them before final things are approved just to make sure that the water is handled correctly.

Jared Baker, 1079 West Shields Lane, SJC; my property is directly west of the proposal of Lot 1. I have no issues with the development but I have two questions. The plan that I have seen currently states that the existing home on Lot 1 will stay but with the addition of a two car garage to meet city code or are there plans to knock it down and build a new home. With regards to the decorative wall, I understand that the south end of my property will get a 6' concrete wall; I wonder about the south east side where there is an unstable wood fence. Are there any plans to replace the wood fence with something more stable?

Chairman Woolley closed the Public Hearing.

Clint Olson, 1059 W. Shields Lane, SJC (Applicant); I do plan to put a two car garage on that house. On the east side of the property we plan on putting a fence for aesthetics; we are not required to. That is kind of the north east if that is what he was referring to.

City Planner Schindler said that wouldn't be a requirement because that property is less than ½ acre so they don't have large animal rights.

Commissioner Holbrook said after you build the garage are you going to rebuild the home.

Mr. Olsen said right now there are some out garages and we are going to tear those down. There is no attached garage so we are going to put an attached garage on the existing home. It will be built on the east side.

F.2 Potential Action Item – (See VI.F.1)

Commissioner Jolley motioned to approve the Kendras Cove preliminary subdivision application subject to the following:

- 1. Prior to recording the plat, the applicant shall obtain a building permit and/or bond for the equivalent cost of the construction of a two-car garage on proposed Lot 1, in order to meet the minimum two-car garage requirement City Code § 17.40.020.I.(2).c.**
- 2. The applicant shall cause a six-foot tall decorative masonry fence to be installed along the west property line of the right of way adjacent to the back of curb.**
- 3. Prior to final plat recordation, the 1,4282 square foot area (labeled on the preliminary plat as Parcel A), shall be removed from the subdivision and conveyed to and combined with an adjacent parcel by way of a separate deed and approved lot line adjustment.**

Commissioner Quinn seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Morrissey was absent.

G.1 Issue: PAZOS CIRCLE PRELIMINARY SUBDIVISION
Address: 11320 South Lucas Lane
File No: SUB-2016.36
Applicant: Blake Hansen

Planner David Mann reviewed the background information from the staff report on this item.

Chairman Woolley opened the Public Hearing.

Jonathan Allan, 11313 Lucas Lane, SJC; I live north of Lot 1. I have concerns with putting a road there 14 feet away from my home. I will then have a road around three sides of my house. It decreases the value of my home. I have small children and just found out about the fence. I didn't know there would be a wall built as well. We have an existing fence there with grapes and raspberries and multiple fruit trees and they appear to be where the surveyor marked. I am not sure what is going to happen to all of my plants and trees along the property line. I also have concerns for privacy and traffic.

Rod Hansen, 107 Shadow Ridge Drive, SJC; my house backs Lot 4. How far down will the fence go?

Kirby Justison, 11357 S. Lucas Lane, SJC; I was wondering what requirements for fencing are on that south side.

Dean Payne, 3542 W. Via Sudeste Lane, SJC; my concern is the increase of traffic entering and exiting Lucas Lane. With four more homes there would potentially be 8 more vehicles to add to that count. During the construction period there would be all of the heavy equipment that would be required to come in which adds to the traffic backup getting in and out of that intersection.

Laura Allan, 11313 Lucas Lane, SJC; as my husband said we have spent a lot of time planting fruit trees and berries and those take years to start producing so to have a big wall blocking the light or to have to remove the plants because of the weird property line issue is upsetting. Also, turning our home into an island of roads; the traffic is already so busy I am worried that adding another road will create more issues with the lifestyle that we have chosen to live there. It also creates privacy issues. These are my concerns.

Chairman Woolley closed the Public Hearing.

Josh Johnson, 10757 S. Riverfront Parkway, SJC (Applicant); the masonry fence that is required will go the full length all the way down to the corner. There was a concern about taking out the bushes and what not; I really didn't pay attention to where those are located but if they are able to be saved or we can work something out we will. No fencing is planned on the south side yet. Kirby and I have talked about getting something done that works for both of us. Between our lot and Kirby's lot we would have to do some sort of parcel concrete wall to retain the dirt and get the elevation where both of us want it and works for drainage issues.

Commissioner Ellis said I am curious about the 14' clearance between the Allen's home and the property line.

Chairman Woolley said quite often in many subdivisions you will have a side-load lot that will join a road and you will have particular set-backs and in this case where you have an existing subdivision and then a new one coming in, that set-back would be 8-20 feet and it is 14'.

Mr. Johnson said taking out that vinyl fence will in turn cause some landscaping issues for those neighbors to the north and then putting in the precast fence; I also know that it is city code to put that in.

Chairman Woolley asked if putting in that masonry fence wouldn't it be stopping short 30 feet. Mr. Greenwood said yes; for the clear vision.

Commissioner Quinn said I would like to point out to the applicant on the south side that borders 114th maybe you could work with that property owner as well. Mr. Johnson said yes; absolutely.

Chairman Woolley re-opened the Public Hearing for two more speakers.

Stuart Allen, 8564 Stargazer Cir., Sandy, UT; I am the father of Jonathan. I have a concern with the 14 feet to the fence line; it is not the property line according to the survey stake. The survey stake out in the middle of the road is three feet inside so it is actually making their lot three feet smaller. If they run the fence down the property line or survey line, it is going to be three feet in where all of these bushes are. My understanding is that the fence line has been there for many years and that is designated as the property line; is that correct?

Chairman Woolley said that depends. That is a legal question. Depending on that subdivision and it being platted they will go with the survey. If there isn't a survey then the legal precedent is you can argue over where it then becomes. We don't get involved in that nor can we. If there is a survey of record then it is where that survey line is.

Staff Attorney Schaefermeyer said I am not aware of a dispute. If there is a private dispute that is something you can dispute in court.

Mr. Allen said I am a general contractor and the experience I have had in the past is if the fence has been there for quite a while then it is grandfathered in. In this case there is also an irrigation box that if the property line is changed then you would have to rip out the entire irrigation box to relocate it. My proposal to you is to make sure that the fence line is the property line and that would talk care of all the bushes, trees and the irrigation box.

John Baranowsky, 1842 W. Town Meadow Ct., SJC; I have a question about where the road is in relationship to the house. My understanding of the requirements is that it has to be 40 feet from the house.

Chairman Woolley said the setbacks do vary and 40 foot is not the requirement. It doesn't apply in this case. If you look at the subdivision to the north you will see that they typically have a 30 foot setback in this zoning from the front property line to the front elevation of the home and then the side yard will vary in South Jordan between 8-10 feet. You can have a road as close as 10 feet.

Chairman Woolley closed the Public Hearing for the second time.

Commissioner Quinn said I would like to point out that the applicant has done a great job of working with the neighbors and it sounds like will continue to do a good job to insure that mutual interests are met. We do understand your concerns and appreciate your bringing them to our attention. We do have to abide by city code and requirements and as long as the applicant is meeting those we typically move forward with approval on those.

G.2 Potential Action Item – (See VI.G.1)

City Planner Schindler said it is required that all plats be done by a licensed surveyor. If the survey is off then it is their license that is on the line. The survey is done and we take that as fact and that it is done correctly.

Commissioner Ellis said I want to be sure there is some understanding on where things should be and I would say will you work on the south side of the property with the property owner.

Commissioner Ellis motioned to approve file no. SUB-2016.36 for the subdivision of real property located at 11320 South Lucas Lane as presented to the Planning Commission. Commissioner Quinn seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Morrissey was absent.

H.1 Issue: UTAH FIRST CREDIT UNION

SITE PLAN AND CONDITIONAL USE PERMIT

Address: 3642 West 11400 South
File No: SP-2016.22
Applicant: Kevin Horn

Planner David Mann reviewed the background information from the staff report on this item. Staff is recommending that some additional evergreen trees be placed on the east side of the drive-through to further screen the area.

Chairman Woolley asked if this will be impacted by the widening of 11400 S. Planner Mann said no.

Commissioner Jolley said the ARC reviewed this project and was very impressed with the design concept. This is a very high quality project.

Chairman Woolley opened the Public Hearing. No speakers. Chairman Woolley closed the Public Hearing.

Kevin Horn, 3041 Bountiful (Applicant); the masonry wall will be precast with rock look.

H.2 Potential Action Item – (See VI.H.1)

Commissioner Quinn motioned to approve file no.SP-2016.22 for the construction of a credit union located at 3642 West 11400 South as presented provided that:

- 1. A 6' tall masonry wall is installed along the east property line, adjacent to the Lucas Dell Subdivision.**
- 2. All applicable City Department requirements, as stated in the Municipal Code, are met.**

Commissioner Holbrook seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Morrissey was absent.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

I.1 Issue: COMMON CENTS REZONE & LAND USE AMENDMENT
Address: 9786, 9776, 9774 and 9762 South Redwood Road & 1780 West 9800 South
File No: REZ-2016.13 & LUA-2016.04
Applicant: Troy Sanders

Planner David Mann reviewed the background information from the staff report on this item.

Commissioner Ellis asked what the purpose is behind the rezoning if the current zoning allows for this.

Planner Mann said that is a great question. The reason they are rezoning to the Commercial Neighborhood Zone is because the Village Mixed Use Zone, that doesn't exist anymore but was part of the original approvals, has very strict design features and strict setbacks, things that really don't work with the proposed gas station.

Chairman Woolley said with regard to the location of the gas pumps and the townhomes to the north, does that meet city ordinances with the distances that have recently been changed?

Planner Mann said the reason this is not a factor for the townhomes to the north is that it is not part of a residential zone; it is part of a Mixed Use Zone that allows for a mix of uses with commercial and office and

residential all in proximity. It is 300 feet from the properties that are zoned single-family across from Redwood Road.

Chairman Woolley said we are changing it from Mixed Use to Commercial so how does that not change that distance to the north residents.

Planner Mann said the proposed use for a gas station is required to be at least 300 feet from any residential zone and it is 300 feet from the residential. It is not 300 feet from the townhomes because they are part of a Mixed Use Zone.

Chairman Woolley said I understood it to mean regardless of the uses they wanted a minimum of residential away from the gas pumps.

City Planner Schindler said the Mixed Use Zone is not in the code to use any longer and you can't rezone any new property to that old Mixed Use Zone; however, that zone stays on the land that was previously zoned that and everything that was under the code at that time they have to follow. We still keep a record of properties zoned with that code even though it is currently not available.

Staff Attorney Schaefermeyer said it is by virtue of a development agreement as long as they comply with the development agreement the zone stays on that property. That development agreement piece of it is not before you tonight but will go before the City Council.

Chairman Woolley opened the Public Hearing.

Troy Sanders, 5151 S 900 E. SLC – Think Architecture (Applicant); I just wanted to clarify a couple of things. I am here representing Moyle Petroleum in South Dakota. They are the ones that have the property under contract. They were required under their purchase to purchase the entire 4 acres which goes all along 9800 South. At this point their only intention is to start with the convenient store. They have no other plans for the back part of the property. As far as what I can tell you about that there is nothing to say at this point. Any use that would be proposed would come back to you for approval. The other thing I wanted to clarify is that these 4 acres does not have any residential use on it. We are just proposing the commercial zone for what is allowed in that commercial zone.

Joni Zenger, 9713 S. Onia Lane, SJC; I live in the Santorini Village and I have prepared a 2 minute statement (Attachment C). South Jordan City's vision states that we are a family oriented community founded upon principles of accountability, integrity, industry, and innovation, with unwillingness to compromise in securing a sustainable environment for future generations. The City's mission proclaims South Jordan City provides responsible government consistent with the community's values, priorities and expectations for a high quality of life. In keeping with the community's values and priorities I would point out that Santorini Village is a family community with children galore running about in two parks and a playground that are within 300 feet of the proposed convenient store. The green areas on this map where it shows open space are the parks and you can see where the yellow and purple are where this proposed zoning change is before you. I want to call to your attention the fact that there are 41 sexual offenders within two mile radius of the proposed convenient store gas station. All 41 of the convicted felony predators are child molesters and have perpetrated crimes against children. My concern is that you would grant a blanket change of zoning to this applicant without any consideration or qualification on where roads coming into our subdivision in relation to the convenient store. The developers' proposal is to construct a new right-in right-out approach on Redwood Rd. What this means is that everyone that needs to turn left will turn right on 9800 South and cut through our subdivision. This is unacceptable. We do not want any roads of the commercial area to lead to our community. It would be like hanging an open sign to the surrounding child sex predators that no doubt will

come to the gas station/convenient store enticing them to our park. I propose no roads to our subdivision and tall landscaping along Emporium Road all the way to 9800 South blocking our two parks from the view of the convenience/gas station. Access to and from the property should be planned at this stage of development and not left to future chance. Prudent planning requires consideration of these facts and should comport with the City's vision and mission statements. There are no gas stations and no other commercial properties of any other kind other than the Alzheimer's facility and the medical facility next to it on 98700 South. A solution would be that any type of convenient store would be right off of Redwood Road where other convenience stores are. Another recommendation would be to construct tall trees and landscaping along there so this commercial area would not be prone to people to come to our parks and play areas.

Connor Kilgore, 9746 S. Kato Lane, SJC; I am under contract with one of the townhomes that is to be built just kitty-corner; I have some questions about the overall privacy from that gas station to the townhomes in general. I saw on one of the handouts that we got that the parcel just above the proposed gas canopy is going to be a possible carwash extension and I want to know what sort of privacy features will be there to separate the gas station/convenience store and the townhomes that will be pretty close to this. Wondering where the lights will be.

Chairman Woolley said when we are looking at this we are looking only at the rezone tonight not the site plan details. This is a tentative proposal so when the site plan comes back in we will address very specifically lighting, fencing, landscaping and those kinds of things. Should this go forward you will want to be part of that discussion.

Bryan Flamm, 1099 W. South Jordan Pkwy. (DAI Candlelight Homes); we were the original Master Developer that did the rezone for the Village Mixed Use Zone. Originally when we did the zoning we had the entire parcel that was rezoned under contract. We intended to do some multi-family apartments and townhomes and houses. Through the course of entitlements, it became apparent that those apartments didn't fit in the area and it was later determined to change the zone to commercial. I only state that because it was at that point that we no longer purchased this section of land under commercial zone. It didn't work for us. That being said, it was still being zoned as the entire parcel together. As far as a gas station is concerned, I haven't heard major complaints about a gas station going there. Primarily because a gas station is allowed currently under the Village Mixed Use zone and a gas station would be allowed in the Commercial zoning. There are a few things I would like to bring up under this application. One of them is access. I agree with the Zinger's comment of figuring access up front. Originally when we developed this you can see there are several access points off our subdivision. Because of that commercial, the City Council required that we put in that additional access to 9800 at that time. We didn't need the access for our traffic plan nor did we need it for fire access. We are fine that it is there but we had to construct that under great cost and the applicant is under a reimbursement agreement with us to use that. The main reason was the City Council did not want 5 accesses coming off of 9800. They wanted to figure out up front where the accesses would need to go. I think it does make sense to figure out both access points and make sure they are still consistent. I understand that this is only a zone change application but they have presented a proposed site plan. We were required to stub that Private Kato Lane to that property and I think as the developer and builder as well as the residents would have any problem with that access not connecting to a gas station. The last piece to this is there was some concern with us rezoning our portion of the property from commercial to residential. There was concern by staff bringing up that if we rezone, because the entire zone requires commercial, that we were hindering the others. The key is that this all has to be looked at as a whole. We don't have a problem with them pulling out we just don't want it to infringe on our right to be able to look at a small remnant ¼ acre parcel. Ultimately I think that a gas station is a good use there as long as it is facing Redwood and traffic is planned for.

Leon Higgins, 9881 So Spruce Hill Dr., SJC; there is no safety designed in the access. You are going to have cars stacked up on Redwood Road. That is something that needs to be looked at. As far as having a gas

station, we have plenty of them and we have plenty of convenience stores. Take a hard look at the traffic control and do something safe there. Gas is another hazard that we don't need.

John Baranowsky, 1842 W. Town Meadow Ct., SJC; isn't that area already zoned commercial.

Chairman Woolley said that is currently zoned Mixed Use.

City Planner Schindler said they could put a gas station in there with the Mixed Use zone and it is designated in the Master Development Plan to be a commercial corner; however, putting a gas station in under the existing zone would require them to put the gas pumps at the back of the building and they don't want to do that so they are proposing the rezone to a zone that allows them to put the gas pumps on the front of the building.

Mr. Baranowsky said if they wanted to zone all of that commercial then they could put a truck stop in on those 4 acres couldn't they?

Planner Mann said all zones would have to be approved by the City Council.

Chairman Wooley said let me interject here. You can ask any questions and direct them to the Commission and then as we get done with the Public Hearing we will get the answers for you.

Nick Wood, 1863 W. Kamari Lane, SJC; I don't know of a gas station that takes up 4 acres and I would like to know more about it and specifically what else is proposed with the gas station. I am mainly concerned about traffic on 9800 South. The sidewalk that crosses over runs across the entire 4 acres and across the medical building and the Care Center and then it just dies. My kids walk home from school and they ride their bikes home from Jordan Ridge Elementary school on that road. They can't take the dirt path because it is caked with thorns. You are just putting more traffic on a road that is already too busy. I would like to see the traffic exiting and entering from Redwood Road.

Nick Staples, 1937 W. Santorini Drive, SJC; I want to express my concerns with changing it from Mixed Use Zoning to Commercial Zoning for the convenience of development. We purchased our home in this development based on the Mixed Use Village concept and changing it to commercial for convenience for placing gas pumps is not consistent with the purpose of the neighborhood. I also want to express my concern for safety at that intersection. Too many accidents are at that intersection and it's a very dangerous intersection. Adding more traffic to the intersection with the proposed plan is unwise. This is not consistent with what development that is on Shields Lane.

Sandra Oakeson, 1776 W. 9640 S., SJC; I don't have anything new to say. Just for the record another person is concerned about the safety and the change of zoning. I don't have an issue with them wanting to put the gas station to the front, but to have the whole thing changed to commercial is not wise or prudent.

Laurel Staples, 1937 W. Santorini Dr., SJC; they recently reduced the speed limit on 9800 South from 35 mph to 30 mph. I feel like they are trying to treat this as a residential area by slowing the speed limit because of how much traffic is on this road and how many kids are walking home from the two elementary schools on 9800 S.

Jay Eastley, 2133 W. Spruce Creek Ln., SJC; I echo Ms. Staples concern and her pointing out that the City seems to recognize that 9800 South is a residential area by reducing the speed limit. There are a great number of school children that use that road to and from school. I am not surprised that someone wants to put a gas station at the corner of Redwood and 9800. I am amazed however that the proposal includes the rest of the

area marked in red from Redwood down to the currently existing medical buildings. I do not agree with that and I think it is asking for trouble. I personally am concerned about the people who are living in Santorini relative to the proximity to the proposed gas station. The combination of mixed use, even though it is obsolete, and commercial doesn't make sense. This just doesn't match with South Jordan's goals.

Chairman Woolley closed the Public Hearing.

Commissioner Quinn said I agree that there is a traffic problem on 9800 S. I am ok with the rezone for the gas station purposes to bring the pumps in the front. I do echo some of these concerns with why rezone the entire parcel.

Commissioner Ellis said I would like to ask again why we need to rezone this just for a gas station. I think if we leave it Mixed-Use Village, the applicant can meet their design for their desired use and the residents can still feel like they live in a neighborhood instead of next to a gas station.

Commissioner Jolley said I think the applicant's name "Common Cents" has some importance here. Common sense to me says if you are going to build a gas station on a corner, which this is a prime location for a gas station; you want the pumps out and visible for people to use. I am in favor of the rezone for that.

Commissioner Holbrook asked if there can be a variance to the Mixed-Use Village or can we do a conditional use permit for this without rezoning.

City Planner Greg Schindler said we can't do a conditional use permit for a rezone. When the site plan came in it is already a conditional use so you would have to find detrimental effects on that. As for a variance, it is in Title 17 to require the Hearing Officer to hear a variance. The Planning Commission doesn't grant variances. They could apply for that. They would have to meet the criteria and I don't think they could meet the criteria. You don't find many pumps located at the back and it is not a general practice. With regards to doing a partial rezone of the property, that is a possibility and you could make that recommendation to Council.

Staff Attorney Schaefermeyer said one thing we say a lot as residents bring up specific issues is this is a rezone and not a site plan because there will be a development agreement discussion at City Council. If you feel like you want to get into some of those recommendations of what specifically should happen on the site in conjunction with the development agreement, then that is certainly something you could do. Even if we decided that this property was never part of the development agreement they would still need to rezone and the likelihood of the Council requiring a development is pretty much 100%. All that is to say that your recommendation for the zone and any additional based on the comments we will pass those on about specific conditions or requirements in the development agreement.

Commissioner Ellis said if we rezone the entire 4 acres as commercial, what is to prevent the property owner then from adding a Jiffy Lube or a Welding Shop or whatever.

City Planner Schindler said there are specific uses that are allowed in the Neighborhood Commercial Zone. I think Jiffy Lube would be an allowed use but as a conditional use permit. Welding shop would be prohibited because it is not listed as one of the uses. Neighborhood Commercial is the least intensive of all of our Commercial Zones. One of the reasons our Zoning Ordinance requires a concept plan to be submitted is so you can get an idea of what will be proposed for the site. If you have some concerns about traffic and the access points you could recommend to City Council to require a traffic study be done based on the proposed use.

Staff Attorney Schaefermeyer said by development agreement you can restrict what uses go where on the property.

Chairman Woolley said if we should forward this favorably to City Council and they go ahead with it, then they most likely would enter into that development agreement before we saw a site plan come back. It would be prudent for us tonight, if we go forward with a favorable recommendation, to also include recommendations for the City Council to consider implementing as part of that development agreement.

Staff Attorney Schaefermeyer said I would view it as qualifying your recommendations.

Chairman Woolley said I don't have a conceptual problem with a gas station there and I can understand why they would want to go through the rezone to flip that. I am hesitant to do the whole property tonight. Mr. Staples gave away the best secret in south Jordan and that is that 9800 South is a great way to go east and west. It is a very heavily used corridor and we know we have issues on all of our east west corridors in the southwestern cities. This is a concern that came up with the original development plan with Santorini Village, which they tried to address with their traffic patterns. One of the concerns was that there is no good way to get out of the gas station once you get in. The way the road jogs to the north as you approach the medical center, people are going to flip into there and try to go out Santorini Village back to Redwood Road or they will make a u turn there. There are line-of-site issues and there have been a number of accidents at that intersection. I am concerned that a gas station that close to the end, that there would have to be some way to get traffic back out on Redwood Road and I am struggling with how do you do that. We need to make some very clear recommendations for the Council to consider as they look at a development agreement in order for this to go forward.

Commissioner Jolley asked what things we would put in the recommendations if we were to approve this.

Chairman Woolley said traffic circulation, accessibility for 9800 and Redwood, and the buffering/screening between the north boundaries of this site so that there is a very good screening to the residential to the north. I am still concerned about the distance of this from the residential.

Commissioner Jolley asked how do we identify the area to split the rezoning of the parcel.

City Planner Schindler said the applicant would need to determine exactly how much land they are going to be using for this particular development then recommend the Council only rezone that portion of the parcel and the rest of it not be rezoned at this time. We have not received any dimensions of what they are proposing. The concept plan is all we've got and there are not dimensions on it.

Staff Attorney Schaefermeyer said we would nail that down before it went to City Council so by the time it is in an ordinance it is clear what is to be rezoned. It may be helpful to ask the applicant whether to them it is an all or nothing application.

Chairman Woolley invited the applicant back to the podium.

Jim Saks, 5041 Sommerset Dr., Rapid City, SD (represents Applicant); I understand the concerns that all of you have with the size of the property. Our intent for that property is to go to a convenience store. We are building a prototype store in South Dakota or I would have given you more complete plans. Since it is a prototype store there will parts of it we like and parts that we don't like. We would like to build a nice convenience store there. Our stores have a good reputation and we try to be good neighbors. We are asking you to make these 3.62 acres commercial because what I don't understand is what happens to the back part of the property if it remains Village Mixed-Use. We don't want to install the pumps in the middle. I wouldn't

invest money that way. You can find them around the country like that but you won't find them there long. We would like to have the whole piece Commercial. If we just do the back part and leave it Village Mixed-Use, does that mean if I wanted to sell that property to Walgreens, would they have to put it in backwards?

Commissioner Quinn said so your plans are to sell the remainder of the property to another company?

Mr. Saks said perhaps. The store we are building in South Dakota we are using 3.4 acres. If we build that same concept here then the store would have to face 9800 South and the gas pumps would then be on 9800 South. I doubt we will build anything that large. I don't know what we would do with the back half; it literally might be such a small piece of property that we don't do much of anything with it at all.

Commissioner Quinn asked what companies can exist in a Mixed Use Village zone.

City Planner Schindler said that depends on design and how they are located. The gas station issue is probably the biggest issue with Mixed Use because of the pump location. We have other requirements in our Commercial Neighborhood zone about not locating parking between the streets and the building. You can have office buildings but they would need to be small offices. 7-Eleven and Maverick are both in the Neighborhood Commercial zone and they all have their pumps to the front but there is no parking between the building and the street.

Chairman Woolley said you brought up a point that I am a bit confused on. If one of the components of the convenient store is a restaurant of some kind then even if we approve this I heard you say with our ordinance the way it is directed that they couldn't have the entrance facing 9800 with parking in front of it is what I heard you say.

City Planner Schindler said I believe that is what is says in the code. It would probably have to be on the north side of the building.

Chairman Wooley said what I am hearing you say is that with either zone, the uses are not going to change substantially; however, there are some considerations that regardless of what we do in terms of if there is a restaurant there and how that will lay out on this site, which can be addressed later, and the location of the pumps. Those are the two issues that I am hearing.

City Planner Schindler said I don't think there is a whole lot of difference in how the restaurant or other building lays out; it's the pumps would not be required in the Neighborhood Commercial and they would be required in the Village Mixed Use.

Chairman Woolley said having heard that changing the zoning works for me. I still have a concern for the traffic and we go back to our discussion of what do we then recommend to City Council as those points that need to be part of the negotiations with this applicant in order to make this be successful and to meet both the needs of the community and their needs as well. I think traffic flow is one, and how we address that on 98th. We are back to are we comfortable with rezoning the whole parcel.

Commissioner Quinn said the traffic study would be on my list and screening from the neighborhood and limiting access from the gas station to the neighborhood. I am slightly confused regarding this road. Some of the plans show two roads and one shows three roads from Santorini.

Planner Mann said I believe both parties do not want to see that road connect.

Chairman Woolley said I would add to your thought that with that traffic, that the Council, by development agreement, look at circulation and how do we do not just this but that whole parcel. It needs to be addressed with the development agreement if we are going to rezone the whole parcel. That makes sense from the developer's standpoint and the Council's standpoint. Whatever they do now will be affected by what they do later; whether they sell it off or do a bigger project.

I.2 Potential Action Item – (See VII.I.1)

Commissioner Quinn motioned that the Planning Commission forward a recommendation to the City Council to approve the following:

- 1. Rezoning the subject property from MU-V to C-N**
- 2. Amend the Land Use from Corridor to Commercial**
- 3. Adding the recommendation that in the development agreement they complete a traffic study on 9800 South and that they work with staff and Council in developing the development agreement to address screening and buffering to the neighborhood and the long term traffic circulation.**

Commissioner Woolley seconded the motion. Roll Call Vote was 4-1 in favor. Commissioner Ellis voted no. Commissioner Morrissey was absent.

J.1 Issue: SANTORINI VILLAGE – MASTER DEVELOPMENT PLAN AMENDMENT
Address: Approximately 9700 South Redwood Road
File No: REZ-2016.12
Applicant: Mindy Dansie

Planner David Mann reviewed the background information from the staff report on this item.

Commissioner Jolley said what about the piece between Redwood Road and that red square. Who owns that property?

Planner Mann said there are two parcels; the parcel just east of the red square is another ¼ acre parcel where there is a single family home. The property below it is about ½ acre also with a single family home. Those two property owners are content with keeping what is there and no intent to sell at this time. It is labeled Commercial at this time and it is possible that some time in the future it will be developed as commercial.

Bryan Flamm, 1099 W. South Jordan Pkwy., SJC (Applicant); as I mentioned earlier, we originally planned on doing the entire project. When we ended up finishing, we only bought from one property owner and the way it ended up, just that small ¼ acre parcel, ended up in commercial. Originally it seemed like it made sense because the road squared it off and it fit there but the way it ended up, that quarter acre is right in the middle of two townhome buildings now. It just doesn't make sense for us to be trying to fit some commercial use on this back quarter acre through townhomes. We are approved for 120 townhomes and we have only used 117. We actually are approved for 206 total units and we actually went in after we were approved and made some of the lots larger so we are at 199 total units at this point. With these 4 additional units we would still be at 203 which is below what was approved in the development agreement. We have noticed while developing Santorini is that with the alley load product we don't have as many driveways for people to park on. We have noticed that the parallel parking stalls on Santorini Drive are very crowded, especially on weekends, and most of the residents are still not all in on the south side of Santorini Drive, so we are adding 5 more parking spots there.

Chairman Woolley opened the Public Hearing.

Joni Zenger, 9713 S. Oia Lane, SJC; I support the additional 4 town homes and I support stubbing off Kato Drive so that it does not connect to our subdivision with the commercial properties.

Chairman Woolley closed the Public Hearing.

Chairman Woolley said I have been through the project a couple of times and I really like that they are adding the parking. I would be in favor or recommending approval to City Council and I like the idea of also adding to that the comments that Kato Drive not be put through.

J.2 Potential Action Item – (See VII.J.1)

Commissioner Ellis motioned to forward a recommendation to the City Council to approve the proposed amendment to the Santorini Village Master Development Plan including stubbing Kato and not continuing it through to the commercial property. Commissioner Quinn seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Morrissey was absent.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Quinn motioned to adjourn. Motion was unanimous. The August 9, 2016 Planning Commission meeting adjourned at 10:35 p.m. Commissioner Morrissey was absent.

These meeting minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the August 9, 2016 Planning Commission minutes, which were approved on August 23, 2016.

Anna M. West
South Jordan City Recorder

Attachment A



AUGUST 9, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

<u>PRINT NAME</u>	<u>ADDRESS</u>
* <u>JOEY CLEGG</u>	<u>9876 S 1000 W. S. JORDAN</u>
* <u>Jared Baker</u>	<u>1079 W. Shields Ln.</u>
* <u>John Baranowsky</u>	<u>1892 W Town Meadow</u>
<u>Ann Lindsay</u>	<u>9867 S. Spruce Gn</u>
* <u>Jack + Janei Mahoney</u>	<u>11259 Altichoke Way</u>
* <u>Tim + June Hansen</u>	<u>1268 W. Wasatch Downs Drive</u>
<u>Anji Baby</u>	<u>9722 S oia Ln</u>
* <u>Sandra Oakeson</u>	<u>1776 W. 9640 S.</u>
* <u>Bryan Flamm</u>	<u>1099 W South Jordan Pkwy</u>
* <u>Jonathan ^{Laura} Allan</u>	<u>11313 Lucas Lane South Jordan</u>
* <u>Cindy + Terry Conley</u>	<u>11309 Jonagold Rd.</u>
* <u>Dennis + Nancy Long</u>	<u>11263 Okra Lane</u>
* <u>Nancy Mendenhall</u>	<u>GARDEN PARK</u>



AUGUST 9, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

BEN LEBARON

10168 S Redwood Road

PRASHANTH GUNDU

9734 S OIA LN SOUTH JORDAN

Shula Harris

9923 Crossen Way

DARIN MOODY

200 E. SOUTH TEMPLE, SC 84111

GREG WILDE

200 E. South Temple

* Clint Olson

1059 W Shields Lane

Lisa Hart

9715 Zakra Lane

Carrie Ann Jensen

2122 W. Spruce Creek Ln

Caral Moody

11256 S. Cheery Ln

* John C. Moody

11256 S. Cheery Ln

* Connor Kilgore

9740 Kato Ln

* Joni Zenger

9713 S Oia Lane

* Robert King

11297 S. Jonagold Dr.



AUGUST 9, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

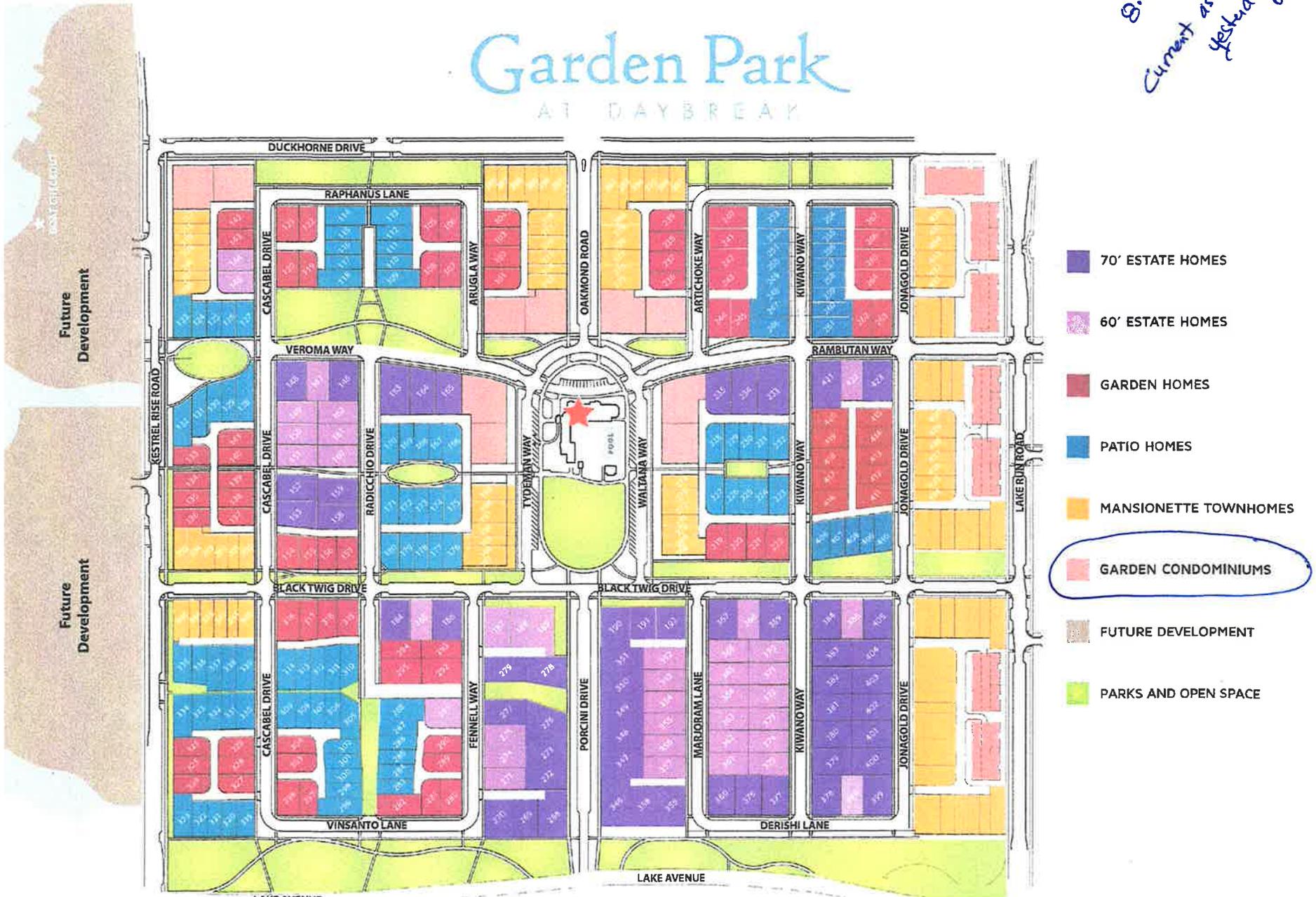
- * Don Bombidier 11293 S. Jonagold
- * Leon Higgins 9881 So. Spruce Hill DR.
- * Nick Wood 1863 W. Kamari Lane
- * Nick Staples 1937 W. Santorini Dr
- * Laurel Staples 1937 W. Santorini. Dr
- * Jay Eastley 2133 W. Spruce Creek Ln.
- * Clint Olson 1059 W. Shields Lane
- * Kirby Justison 11357 S. Lucas Lane
- * Josh Johnson 10757 S. Riverfront Pkwy
- * Troy Sanders 5151 S. 900 E, SIC

8-9-16 PC mtg Attachment B

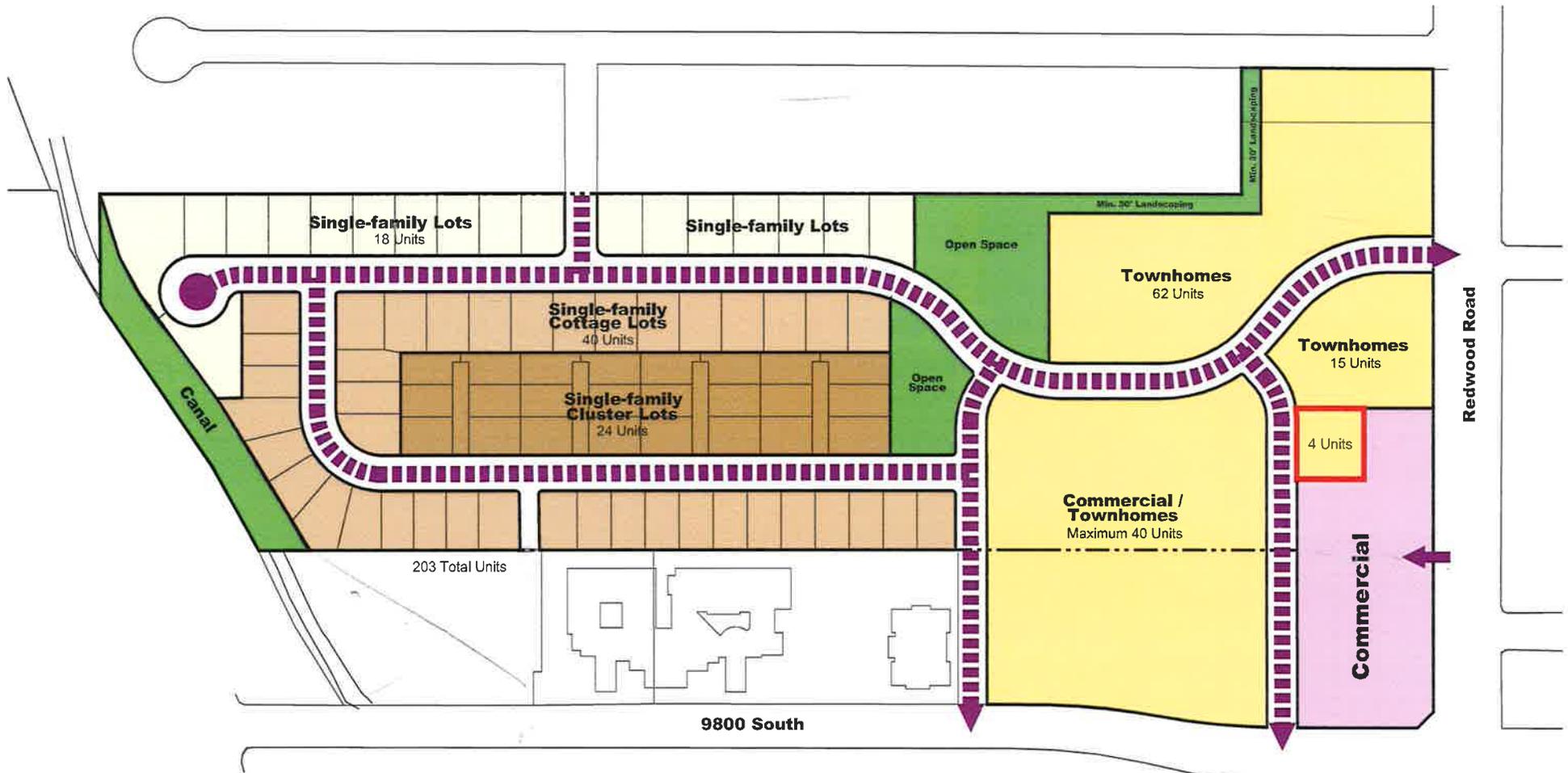
8.9.2016
Current as of
Yesterday

Garden Park

AT DAYBREAK



8-9-16 PC mtg (Attachment C) Common Cents



July 15, 2016



Santorini Village Master Development Plan

9800 south Redwood Road, South Jordan, UT



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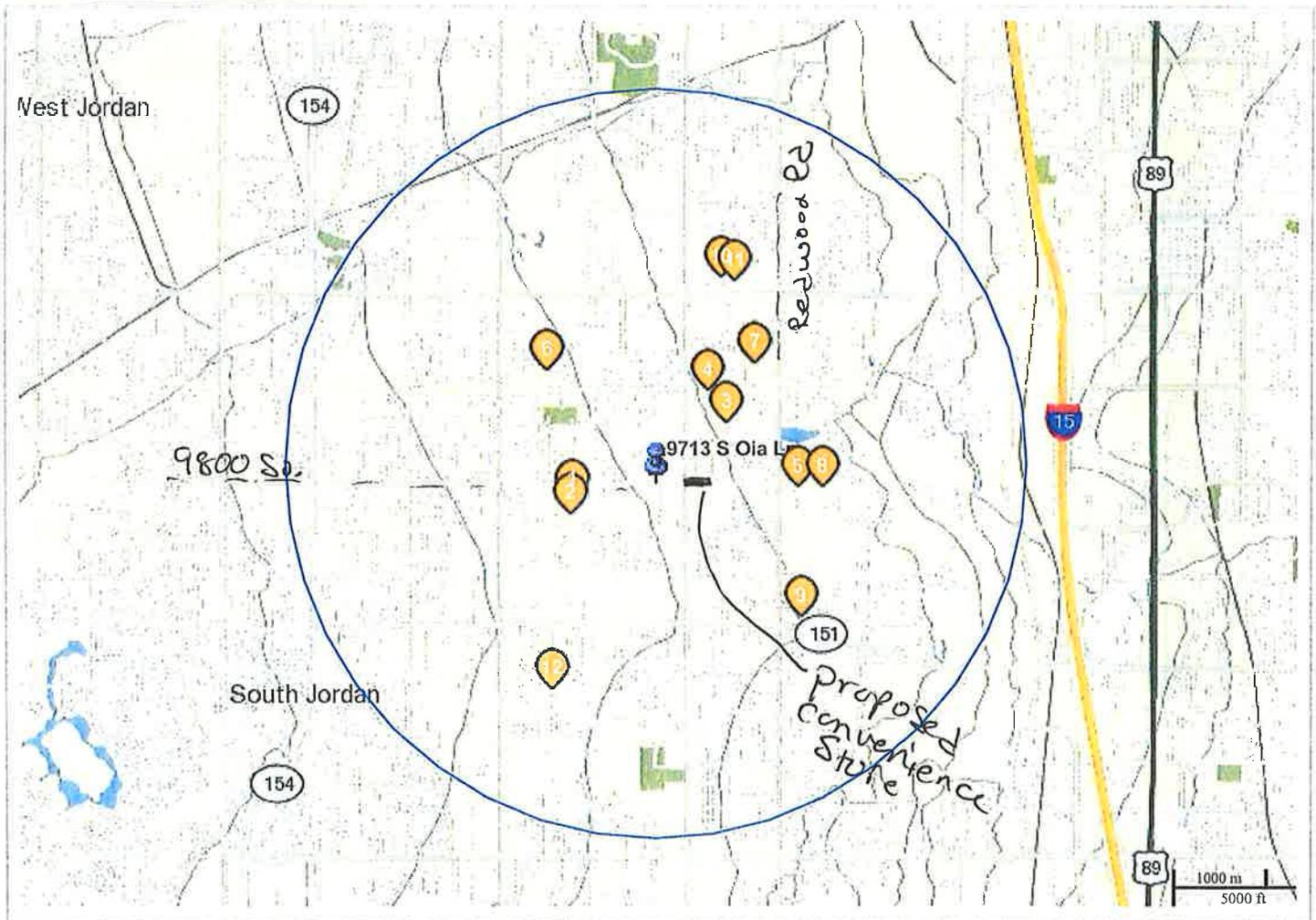
Offender Search: Results

(1-12)

Found 41 offenders in 39 locations

Search Address: 9713 S Oia Ln South Jordan, UT 84095- 84095

Radius: 2 miles



Found 41 offenders in 39 locations

Radius: 2 miles

Next

Displaying: Home Addresses Secondary Addresses [Update](#)

#	Alert	Name	Address	City	Zip	Type	View Details
	1	ELIAS AYALA	2311 W Pendelton Way	South Jordan	84095	Home Address	



2

[TYSON PAYNE](#)

2315 W COUNTRY BEND DR

SOUTH JORDAN

84095 Secondary Address



3

[LOI DUONG](#)

9442 S DUNBAR CV

SOUTH JORDAN

84095 Secondary Address



4

[David MORGAN](#)

1614 W Brigadoon Park Dr

West Jordan

84088 Home Address



5

[Zachary MCLEAN](#)

1246 W Lampton RD

South Jordan

84095 Home Address



6

[STEVEN HAWKINS](#)

2436 W TANYA AVE

WEST JORDAN

84088 Home Address



7

[Michael Johnson](#)

1415 W Little Creek Dr

West Jordan

84088 Home Address



8

[Jason KELSEY](#)

1166 W LAMPTON RD

SOUTH JORDAN

84095 Secondary Address



9

[DANIEL DUKE](#)

10283 S SAMUEL HOLT DR

SOUTH JORDAN

84095 Home Address



10

[Brian ASHBY](#)

1558 W PONDEROSA LANE TWIN HOME

WEST JORDAN

84088 Secondary Address



10

[Thomas FOWLER](#)

1552 W ALMOND LN

WEST JORDAN

84088 Home Address



11

[Ashton KOVACS](#)

8846 S Willow Wood Way

West Jordan

84088 Home Address



12

[WILLIAM STEWART](#)

10580 S FEATHERWOOD DR

SOUTH JORDAN

84095 Home Address



Found 41 offenders in 39 locations

Viewing offenders 1 through 12

Next

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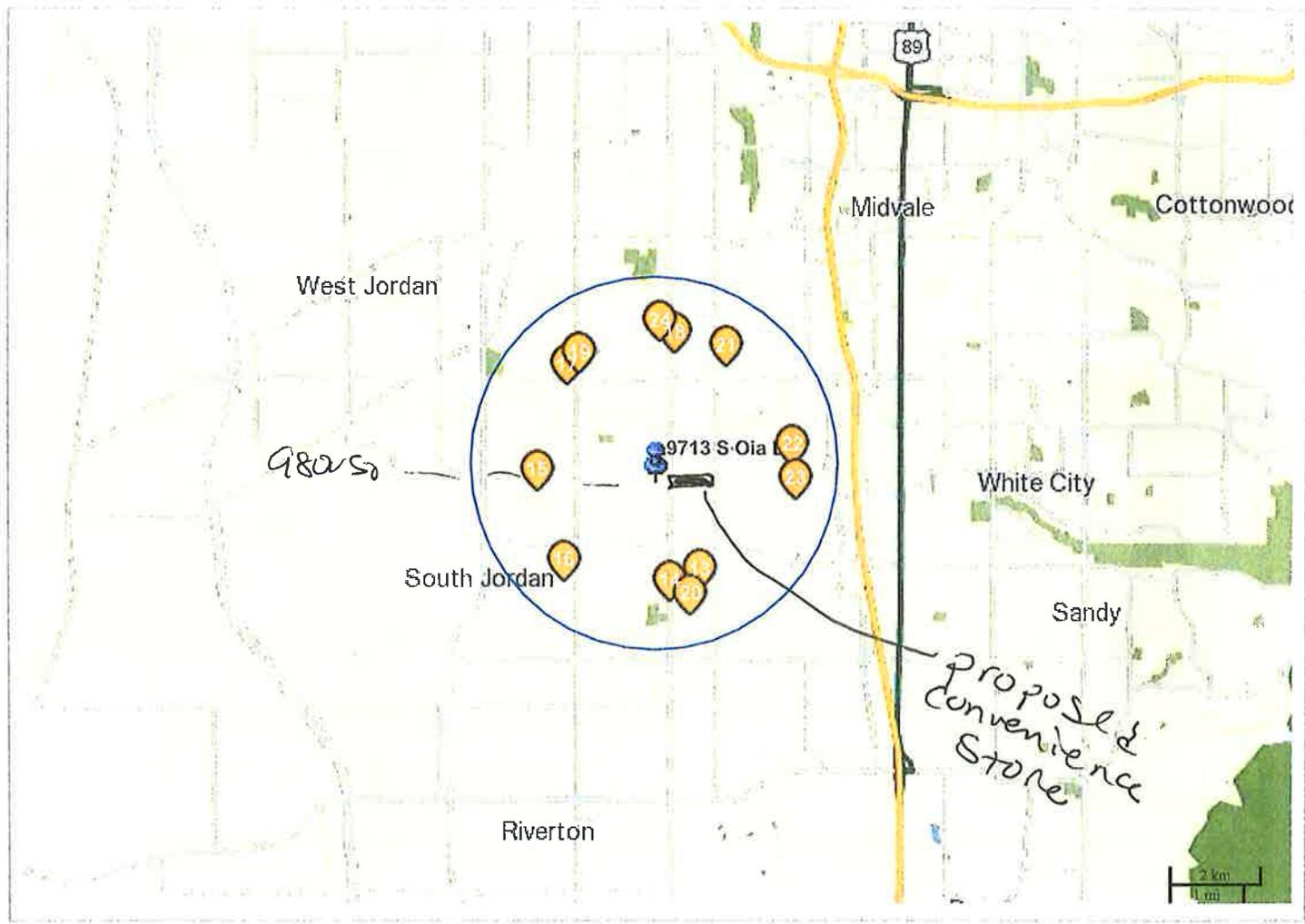
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Offender Search: Results

13-24

Found 41 offenders in 39 locations Search Address: 9713 S Oia Ln South Jordan, UT 84095- 84095 Radius: 2 miles



Found 41 offenders in 39 locations Radius: 2 miles ◀ Prev Next ▶

Displaying: Home Addresses Secondary Addresses [Update](#)

#	Alert	Name	Address	City	Zip	Type	View Details
 13		John JOHNSON	10622 Arbor View Way	South Jordan	84095	Home Address	



14

[Martin JACKSON](#)

1721 W 10740 S

SOUTH JORDAN

84095

Home Address



15

[Nikolaus MOELLER](#)

3148 W 9765 S

South Jordan 84095

Home Address



16

[David DIBBLE](#)

2876 W 10545 S

South Jordan 84095

Secondary Address



17

[Wesley COX](#)

2818 W 8870 S

West Jordan 84088

Home Address



18

[Justin WILDING](#)

1680 W 8600 S

West Jordan 84088

Home Address



19

[Aaron PRICE](#)

8787 2700 W

West Jordan 84088

Home Address



20

[TIMOTHY AINSWORTH](#)

10838 S WYNVIEW LN

SOUTH JORDAN

84095

Home Address



21

[David DAVIS](#)

8712 S 1220 W

WEST JORDAN

84088

Home Address



22

[JANICE SHUMWAY](#)

9425 S Riverside Dr
APT # 1622

Sandy

84070

Home Address



23

[William CRAWFORD](#)

793 W CENTINO DR
#C403

SOUTH JORDAN

84095

Home Address



24

[MICHAEL GAINER](#)

8461 S SHULSEN LN

WEST JORDAN

84088

Home Address



Found 41 offenders in 39 locations



Viewing offenders 13 through 24



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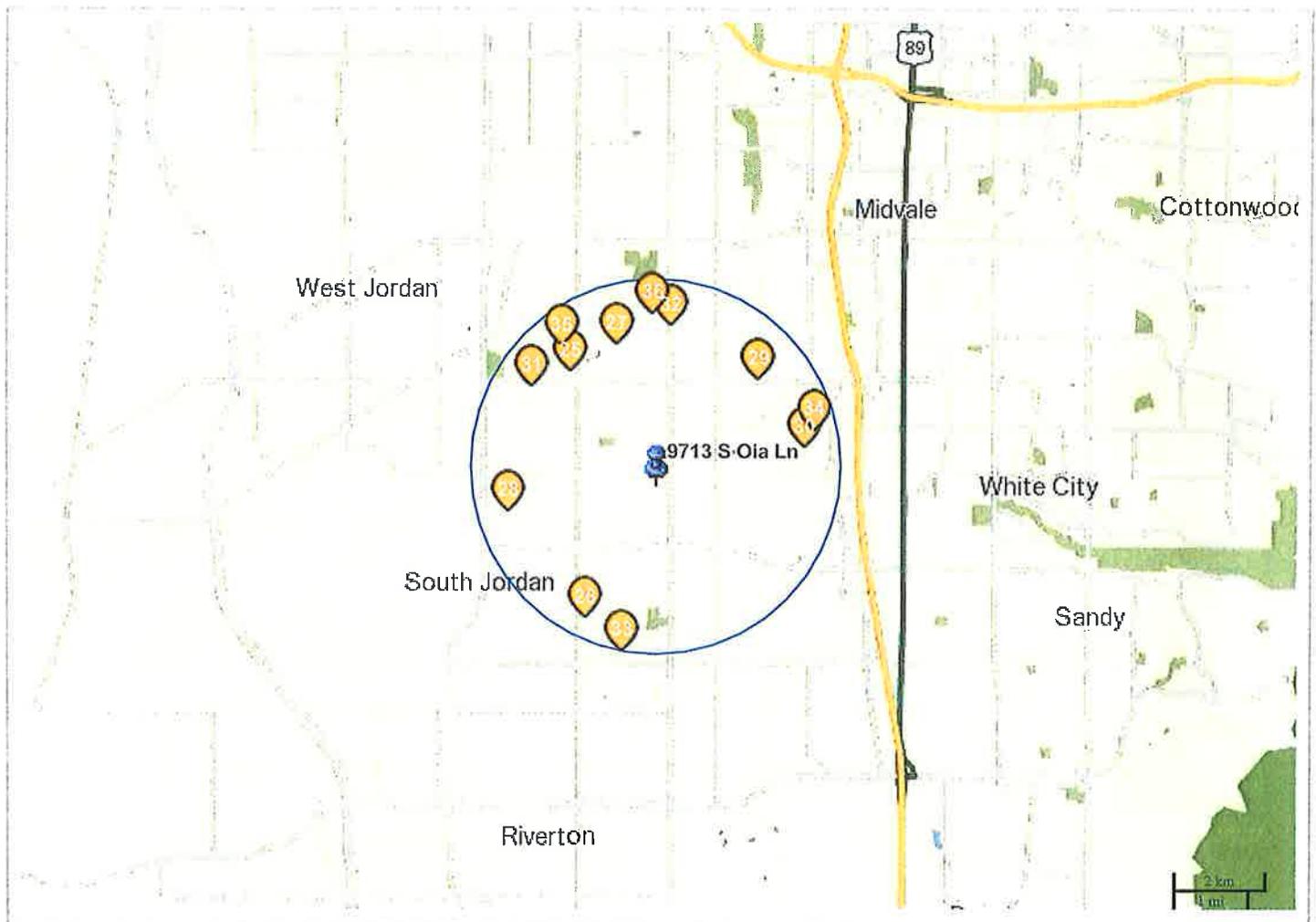
Offender Search: Results

(25-36)

Found 41 offenders in 39 locations

Search Address: 9713 S Oia Ln South Jordan, UT 84095- 84095

Radius: 2 miles



Found 41 offenders in 39 locations

Radius: 2 miles



Displaying: Home Addresses Secondary Addresses [Update](#)

#	Alert	Name	Address	City	Zip	Type	View Details
 25		Eric Eatmon	8750 S 2780 W	West Jordan	84088	Home Address	

	26	Craig WIDDISON	2662 W SingleTree Ln	South Jordan	84095	Home Address	
	27	CAMERON HICKSON	2292 W FAIRWAY DRIVE	WEST JORDAN	84088	Home Address	
	28	GORDON BODILY	9907 S EDEN RIDGE DR	SOUTH JORDAN	84095	Home Address	
	29	TODD RUTNER	1021 W 8780 S	WEST JORDAN	84088	Home Address	
	30	Walter GORDON	755 W SWEET MEADOW LN	SANDY	84070	Home Address	
	31	DARREN KNEPPER	3210 W MONTEREY PINE LN	WEST JORDAN	84088	Home Address	
	32	DENNIS ARCHULETA	8326 S REDWOOD RD	WEST JORDAN	84088	Home Address	
	33	David MCFARLAND	11028 S 2200 W	South Jordan	84095	Home Address	
	34	Tory MANN	619 W Jefferson PL 4D	Sandy	84070	Home Address	
	34	Michael RAWLINS	652 W Jefferson CV	Sandy	84070	Home Address	
	35	Tyler GRIFFIN	8552 S 2880 W Apt. 315	West Jordan	84088	Secondary Address	
	36	Rashelle WILSON	1900 W 8250 S	West Jordan	84088	Home Address	

Found 41 offenders in 39 locations



Viewing offenders 25 through 36



Non-Mappable Offenders

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Search Another Address

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Offender Search: Offender Details

Details

Name: ELIAS AYALA **Registration #:** 827502
Aliases: Guadalupe Ayala
Guadalupe Elias Ayala
ELIAS AYLA
Elias Ayala Gudalupe
Status: Active



ELIAS AYALA

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

• Age: 36 (DOB: 02/15/1980)	• Height: 5'07"
• Sex: M	• Weight: 205lbs
• Race: White	• Eyes: Brown
• Hair: Black	
• Scars/Tattoos:	

Address

2311 W Pendelton Way South Jordan, UT
84095

Other Known Addresses

Offenses

• Description: 76-5-401 - UNLAWFUL SEXUAL ACTIVITY WITH A MINOR-ATTEMPTED/CLASS A MISDEMEANOR (attempted)
• Date Convicted: 08/03/2009
• Conviction State: Utah
• Release Date: 03/27/2010
• Details:

Professional Licenses



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: TYSON RANDY PAYNE

Registration #: 10121

Aliases:

RANDALL PAYNE

RANDY TYSON PAYNE

TYSON PAYNE

Status: Active



TYSON RANDY PAYNE

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

- | | |
|---|-------------------------|
| • Age: 36 (DOB: 06/23/1980) | • Height: 5'06" |
| • Sex: M | • Weight: 125lbs |
| • Race: Hispanic | • Eyes: Brown |
| • Hair: Brown | |
| • Scars/Tattoos: Scar on R_arm (IN CENTER OF ARM -- CIGARETTE BURN (SCAR R ARM)), Mark on L_arm (CENTER OF ARM -- SKIN DISCOLORATION (MOLE L ARM)), Scar on R_forearm (), Scar on L_elbow () | |

Address

705 E 2700 S
3
Salt Lake City, UT 84106

Other Known Addresses

Offenses

- | |
|---|
| • Description: 76-5-404.1 - SEXUAL ABUSE OF A CHILD-ATTEMPTED/3RD DEGREE (attempted) |
| • Date Convicted: 03/31/2009 |
| • Conviction State: Utah |
| • Release Date: 07/28/2009 |
| • Details: |
| • Description: 76-5-404 - FORCIBLE SEXUAL ABUSE/3RD DEGREE |



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: LOI HONG DUONG

Registration #: 9512

Aliases:

Loi H Duong

Status:

Active

Physical Description

- **Age:** 44 (DOB: 07/10/1972)
- **Sex:** M
- **Race:** Asian or Pac. Isl.
- **Hair:** Black
- **Scars/Tattoos:** Scar on R_Foot (TOP OF FOOT (SCAR FOOT (NONSPECIFIC)))
- **Height:** 5'05"
- **Weight:** 150lbs
- **Eyes:** Brown



LOI HONG DUONG

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Address

1386 W Alder RD Taylorsville, UT
84123

Other Known Addresses

Offenses

- **Description:** 76-5-404.1 - SEXUAL ABUSE OF A CHILD/2ND DEGREE FELONY
- **Date Convicted:** 10/31/2007
- **Conviction State:** Utah
- **Release Date:** 10/09/2012
- **Details:**

Professional Licenses

Other Known Addresses



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: David MORGAN

Registration #: 5824

Aliases: MERLIX

DAVID ALVIN MORGAN JR

Status: Active



David MORGAN

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

- **Age:** 37 (DOB: 07/16/1979)
- **Height:** 6'03"
- **Sex:** M
- **Weight:** 260lbs
- **Race:** White
- **Eyes:** Green
- **Hair:** Brown
- **Scars/Tattoos:** Scar on L_arm ((SCAR L ARM) 3")

Address

1614 W Brigadoon Park Dr West Jordan,
UT 84088

Other Known Addresses

Offenses

- **Description:** 76-5-404.1 - SEXUAL ABUSE OF A CHILD-ATTEMPTED/3RD DEGREE (attempted)
- **Date Convicted:** 10/11/2002
- **Conviction State:** Utah
- **Release Date:** 10/11/2002
- **Details:**

Professional Licenses

Murray City Business License Teqmix

Other Known Addresses



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: Zachary Tyler Jackso MCLEAN **Registration #:** 2327533
Aliases: Tyler McLean
Zachary Tyler McLean
Zachary Tyler Jackson McLean
Status: Active



Zachary Tyler Jackso MCLEAN

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

• **Age:** 24 (DOB: 07/10/1992) • **Height:** 6'02"
• **Sex:** M • **Weight:** 290lbs
• **Race:** White • **Eyes:** Blue
• **Hair:** Brown
• **Scars/Tattoos:** Scar on L_wrist (4" from surgery)

Address

1246 W Lampton RD South Jordan, UT
84095

Other Known Addresses

Offenses

• **Description:** 76-5a-3 - SEXUAL EXPLOITATION OF A MINOR/2ND DEGREE FELONY
• **Date Convicted:** 01/12/2016
• **Conviction State:** Utah
• **Release Date:**
• **Details:**

• **Description:** 76-5a-3 - SEXUAL EXPLOITATION OF A MINOR-ATTEMPTED/3RD DEGREE FELONY (attempted)
• **Date Convicted:** 01/12/2016
• **Conviction State:** Utah
• **Release Date:**
• **Details:**



UTAH DEPARTMENT UDC OF CORRECTIONS

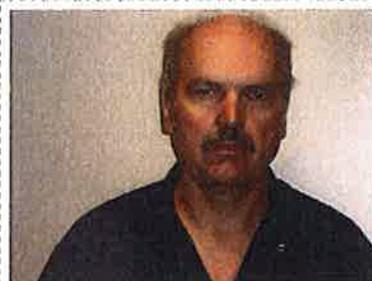
Offender Search: Offender Details

Details

Name: STEVEN TRAVIS HAWKINS

Registration #: 7811

Status: Active



STEVEN TRAVIS HAWKINS

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

- **Age:** 53 (DOB: 07/05/1963)
- **Sex:** M
- **Race:** White
- **Hair:** Brown
- **Scars/Tattoos:** Scar on abdomen ((SCAR ABDOMEN)), Scar on R_knee ((SCAR R KNEE))
- **Height:** 6'00"
- **Weight:** 235lbs
- **Eyes:** Brown

Address

2436 W TANYA AVE WEST JORDAN,
UT 84088

Other Known Addresses

Offenses

- **Description:** 76-5-404.1 - SEXUAL ABUSE OF A CHILD-ATTEMPTED/3RD DEGREE (attempted)
- **Date Convicted:** 01/22/2007
- **Conviction State:** Utah
- **Release Date:** 06/02/2006
- **Details:**

Professional Licenses

Other Known Addresses

Other Known Addresses



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: Michael Johnson **Registration #:** 2233749
Aliases: Michael A Johnson
Michael Alan Johnson
Status: Active



Michael Johnson

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

• **Age:** 19 (DOB: 08/20/1996) • **Height:** 6'02"
• **Sex:** M • **Weight:** 280lbs
• **Race:** Black • **Eyes:** Brown
• **Hair:** Black
• **Scars/Tattoos:**

Address

1415 W Little Creek Dr West Jordan, UT
84088

Other Known Addresses

Offenses

• **Description:** 76-9-702.7 - VOYEURISM/CLASS A MISDEMEANOR
• **Date Convicted:** 07/06/2015
• **Conviction State:** Utah
• **Release Date:**
• **Details:**

Professional Licenses

Other Known Addresses

Other Known Addresses



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: Jason Dwight KELSEY

Registration #: 9477

Status: Active

Physical Description

- | | |
|------------------------------------|-------------------------|
| • Age: 39 (DOB: 04/08/1977) | • Height: 5'08" |
| • Sex: M | • Weight: 185lbs |
| • Race: White | • Eyes: Brown |
| • Hair: Brown | |
| • Scars/Tattoos: | |

Address

5442 W SONGBIRD DR SALT LAKE
CITY, UT 84120

Other Known Addresses

Offenses

- **Description:** 76-5-404.1 - SEXUAL ABUSE OF A CHILD-ATTEMPTED/3RD DEGREE (attempted)
- **Date Convicted:** 08/22/2007
- **Conviction State:** Utah
- **Release Date:** 07/20/2010
- **Details:**

Professional Licenses

Other Known Addresses

Other Known Addresses

- **School Addresses**



Jason Dwight KELSEY

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: WILLIAM K STEWART **Registration #:** 2241701
Aliases: WILLIAM KING STEWART
 STEWART WILLIAM
Status: Active

Physical Description

- **Age:** 34 (DOB: 04/14/1982)
- **Sex:** M
- **Race:** White
- **Hair:** Brown
- **Scars/Tattoos:** Scar on L_knee (SCAR ON TOP OF KNEE)
- **Height:** 6'03"
- **Weight:** 180lbs
- **Eyes:** Blue

Address

10580 S FEATHERWOOD DR SOUTH
JORDAN, UT 84095

Other Known Addresses

Offenses

- **Description:** 35-42-4-9 - SEXUAL MISCONDUCT WITH A MINOR
- **Date Convicted:** 12/06/2013
- **Conviction State:** Indiana
- **Release Date:** 08/13/2014
- **Details:**
- **Description:** 35-42-4-9 - SEXUAL MISCONDUCT WITH A MINOR
- **Date Convicted:** 12/17/2013
- **Conviction State:** Indiana
- **Release Date:** 08/13/2014
- **Details:**

Professional Licenses



WILLIAM K STEWART

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: John David JOHNSON
Status: Active

Registration #: 1799432

Physical Description

- | | |
|------------------------------------|-------------------------|
| • Age: 46 (DOB: 01/13/1970) | • Height: 6'02" |
| • Sex: M | • Weight: 206lbs |
| • Race: White | • Eyes: Brown |
| • Hair: Brown | |
| • Scars/Tattoos: | |



John David JOHNSON

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Address

10622 Arbor View Way South Jordan, UT
84095

[Other Known Addresses](#)

Offenses

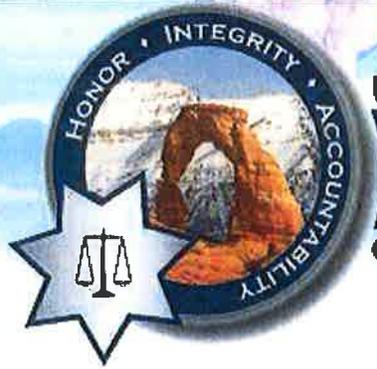
- **Description:** 16-6-4 - CHILD MOLESTATION
- **Date Convicted:** 04/15/2009
- **Conviction State:** Georgia
- **Release Date:**
- **Details:**

Professional Licenses

Other Known Addresses

Other Known Addresses

- **School Addresses**



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: Martin Ray JACKSON
Status: Active

Registration #: 830072



Martin Ray JACKSON

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

- | | |
|---|-------------------------|
| • Age: 56 (DOB: 05/04/1960) | • Height: 6'00" |
| • Sex: M | • Weight: 208lbs |
| • Race: White | • Eyes: Blue |
| • Hair: Brown | |
| • Scars/Tattoos: Scar on Face (ACNE) | |

Address

1721 W 10740 S SOUTH JORDAN, UT
84095

Other Known Addresses

Offenses

- **Description:** 99.999 - In State Conviction
- **Date Convicted:** 07/30/2009
- **Conviction State:** Utah
- **Release Date:** 07/29/2014
- **Details:** 76-5-101-2(2)(G) Unlawful Sexual Conduct with a Minor (not intercourse)-3rd Degree Felony

Professional Licenses

Other Known Addresses

Other Known Addresses

- **School Addresses**



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: Nikolaus MOELLER **Registration #:** 9979
Aliases: Nik Moeller
Nikolaus Warner Moeller
Status: Active



Nikolaus MOELLER

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

- **Age:** 38 (DOB: 07/07/1978)
- **Height:** 5'11"
- **Sex:** M
- **Weight:** 215lbs
- **Race:** White
- **Eyes:** Hazel
- **Hair:** Brown
- **Scars/Tattoos:** Scar on L_ arm (LOWER (SCAR L ARM)), Scar on Lip ((SCAR LIP UPPER))

Address

3148 W 9765 S South Jordan, UT 84095

Other Known Addresses

Offenses

- **Description:** 76-5-404.1 - SEXUAL ABUSE OF A CHILD-ATTEMPTED/3RD DEGREE (attempted)
- **Date Convicted:** 04/16/2008
- **Conviction State:** Utah
- **Release Date:** 10/18/2011
- **Details:**

Professional Licenses

Other Known Addresses



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: David Charles DIBBLE **Registration #:** 733478
Aliases: DAVID DIBBLE
Status: Active

Physical Description

- **Age:** 51 (DOB: 04/17/1965)
- **Sex:** M
- **Race:** White
- **Hair:** Brown
- **Height:** 5'07"
- **Weight:** 185lbs
- **Eyes:** Hazel
- **Scars/Tattoos:** Scar on L Shoulder (4" surgery scar) , Mark on Face (DISCOLORATION)



David Charles DIBBLE

Address

5783 Cascade Drive Mountain Green, UT
84050

Other Known Addresses

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Offenses

- **Description:** 76-4-401 - ENTICING A MINOR/3RD DEGREE FELONY
- **Date Convicted:** 04/24/2009
- **Conviction State:** Utah
- **Release Date:** 04/24/2009
- **Details:**

Professional Licenses

Other Known Addresses

Other Known Addresses



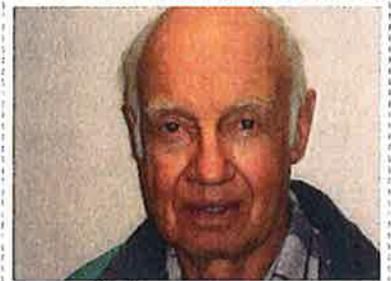
UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: Wesley Arthur COX
Status: Active

Registration #: 1439716



Wesley Arthur COX

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

- **Age:** 77 (DOB: 12/03/1938)
- **Sex:** M
- **Race:** White
- **Hair:** Gray
- **Scars/Tattoos:** Scar on abdomen ()
- **Height:** 5'06"
- **Weight:** 150lbs
- **Eyes:** Blue

Address

2818 W 8870 S West Jordan, UT 84088

Other Known Addresses

Offenses

- **Description:** 750.520C1A - CRIMINAL SEXUAL CONDUCT - SECOND DEGREE (Person Under Thirteen)
- **Date Convicted:** 03/27/2003
- **Conviction State:** Michigan
- **Release Date:**
- **Details:**
- **Description:** 750.520D1B - CRIMINAL SEXUAL CONDUCT - THIRD DEGREE (Force or Coercion)
- **Date Convicted:** 03/27/2003
- **Conviction State:** Michigan
- **Release Date:**
- **Details:**

Professional Licenses



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: Justin Dean WILDING
Status: Active

Registration #: 1672348



Justin Dean WILDING

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

- | | |
|------------------------------------|-------------------------|
| • Age: 37 (DOB: 09/27/1978) | • Height: 5'09" |
| • Sex: M | • Weight: 180lbs |
| • Race: White | • Eyes: Blue |
| • Hair: Brown | |
| • Scars/Tattoos: | |

Address

1680 W 8600 S West Jordan, UT 84088

Other Known Addresses

Offenses

- **Description:** 76-5-401.2 - UNLAWFUL SEXUAL CONDUCT WITH A 16 OR 17 YEAR OLD/CLASS A MISDEMEANOR
- **Date Convicted:** 08/26/2014
- **Conviction State:** Utah
- **Release Date:**
- **Details:**

Professional Licenses

Other Known Addresses

Other Known Addresses

- **School Addresses**



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: Aaron Jeffery PRICE **Registration #:** 2084168
Aliases: AARON JEFFREY PRICE
Status: Active

Physical Description

• Age: 22	• Height: 6'00"
• Sex: M	• Weight: 195lbs
• Race: White	• Eyes: Hazel
• Hair: Black	
• Scars/Tattoos: Scar on R_knee ()	

Address

8787 2700 W West Jordan, UT 84088

Other Known Addresses

Offenses

- **Description:** 76-5-404 - FORCIBLE SEXUAL ABUSE-ATTEMPTED/3RD DEGREE FELONY (attempted)
- **Date Convicted:** 01/28/2015
- **Conviction State:** Utah
- **Release Date:** 05/22/2015
- **Details:**

Comments



Aaron Jeffery PRICE

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Other Known Addresses

Other Known Addresses

- **Other Residential Addresses**



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: TIMOTHY ALAN AINSWORTH

Registration #: 1291289

Status: Active

Physical Description

- | | |
|--|-------------------------|
| • Age: 54 (DOB: 05/31/1962) | • Height: 5'04" |
| • Sex: M | • Weight: 145lbs |
| • Race: White | • Eyes: Brown |
| • Hair: Brown | |
| • Scars/Tattoos: Scar on L_arm () , Piercing on L_ear () , Scar on R_arm () | |



TIMOTHY ALAN AINSWORTH

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Address

10838 S WYNVIEW LN SOUTH
JORDAN, UT 84095

Other Known Addresses

Offenses

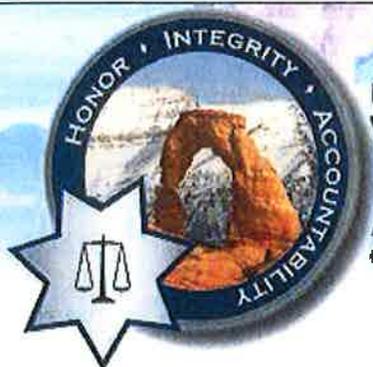
- **Description:** 76-5a-3 - SEXUAL EXPLOITATION OF A MINOR/2ND DEGREE FELONY
- **Date Convicted:** 08/13/2010
- **Conviction State:** Utah
- **Release Date:** 12/19/2010
- **Details:**

Professional Licenses

Other Known Addresses

Other Known Addresses

- **School Addresses**



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: David Kent DAVIS

Registration #: 2301372

Status: Active

Physical Description

- | | | | |
|-------------------------|-------------------------|------------------|--------|
| • Age: | 54 | • Height: | 6'00" |
| • Sex: | M | • Weight: | 205lbs |
| • Race: | White | • Eyes: | Brown |
| • Hair: | Brown | | |
| • Scars/Tattoos: | Scar on L_hip (SURGERY) | | |



David Kent DAVIS

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Address

8712 S 1220 W WEST JORDAN, UT
84088

Other Known Addresses

Offenses

- | | |
|----------------------------|--|
| • Description: | 99.999 - In State Conviction |
| • Date Convicted: | 08/06/2015 |
| • Conviction State: | Utah |
| • Release Date: | |
| • Details: | ENTICE SOLICIT SEDUCE OR LURE A MINOR BY INTERNET OR TEXT--CLASS A MISDEMEANOR |

Comments

Other Known Addresses

Other Known Addresses

- Other Residential Addresses



UTAH DEPARTMENT UDC OF CORRECTIONS

Offender Search: Offender Details

Details

Name: JANICE HUNT SHUMWAY **Registration #:** 2235474
Aliases: JANICE HUNT HUNTZINGER
JANICE SHUMWAY
Status: Active



JANICE HUNT SHUMWAY

[Submit a tip or correction for this offender](#)

[Register to track this offender](#)

Physical Description

- **Age:** 36 (DOB: 02/22/1980)
- **Sex:** F
- **Race:** White
- **Hair:** Brown
- **Scars/Tattoos:** Tattoo on L_wrist (text "Brandon")
- **Height:** 5'06"
- **Weight:** 130lbs
- **Eyes:** Blue

Address

9425 S Riverside Dr
APT # 1622
Sandy, UT 84070

Other Known Addresses

Offenses

- **Description:** 76-9-702.5 - LEWDNESS INVOLVING A CHILD/CLASS A MISDEMEANOR
- **Date Convicted:** 02/01/2016
- **Conviction State:** Utah
- **Release Date:**
- **Details:**

Professional Licenses

Other Known Addresses