

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

September 27, 2016

Present: Commissioner Mark Woolley, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner T. Earl Jolley, Commissioner Brady Quinn, Commissioner John Ellis, City Planner Greg Schindler, Planner Brad Sanderson, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez

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.

B. Motion to Approve Agenda

Commissioner Holbrook made a motion to approve the September 27, 2016 Planning Commission agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on September 13, 2016

Chairman Woolley asked to confirm that comments from Commissioner Holbrook's email to Deputy Recorder Cindy Valdez were in fact used to recreate the minutes for the September 13th meeting minutes when the recording failed. Also, he asked to reflect that in the minutes of September 27th due to the nature and scope of the discussions the Commissioners were attempting to recreate from the September 13th meeting.

Commissioner Holbrook motioned to approve the September 13, 2016 Planning Commission meeting minutes as amended. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

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: DAYBREAK VILLAGE 4A PLAT 9
PRELIMINARY PLAT**

Address: Approximately 11200 South 5125 West

File No: SUB-2016.50

Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item

Gary Langston, 4700 Daybreak Parkway South Jordan, Utah 84095 – said these are in fact the lots that are all platted as townhomes and they range from 3plexes to 5plexes. The M lots will be future condo buildings that will come before you someday. They have the potential to have 7 buildings, and the number of units in the buildings can be anywhere between 14 and 24 units depending on what the market would suggest. I don't have anything more to add but I am here to answer any questions you may have for me.

Chairman Woolley opened the Public Hearing to comments.

Ralph Dalding, 11219 Jonagold Drive South Jordan, Utah 84095 – said it is my understanding that this meeting is pertaining to the townhomes. My main concern is the condominiums that are going to be announced shortly. They told us at the meeting the other night that there are going to be 8 buildings total, and that they were going to allow (1) car per unit. The Lake Avenue is going to be a retail row and we all know they are going to need more than (1) car per unit for parking. I think it is something that needs to be thought through before any decisions are made.

Chairman Woolley closed the Public Hearing.

Commissioner Quinn said I would like the applicant to please address the issues that Mr. Dalding had.

Mr. Langston said they are actually confusing (2) different unit types here. The townhomes each have a 2 car garage, and the condos are required by code to have (1) parking stall per unit, but there actually are a few extra stalls, and there is parking on the street.

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

Commissioner Holbrook motioned to approve File No.SUB-2016.50 with the (1) staff requirement. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**B.1 Issue: DAYBREAK VILLAGE 5 PLAT 8
PRELIMINARY PLAT**

Address: Approximately 10850 South 5000 West
File No: SUB-2016.47
Applicant: Daybreak Communities

City Planner Greg Schindler Reviewed background information on this item.

Gary Langston, 4700 Daybreak Parkway South Jordan, Utah 84095 – said I think City Planner Schindler did a great job reviewing the project, so I am here to answer any questions you may have pertaining to the plat.

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

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

Commissioner Jolley motioned to approve File No.SUB-2016.47 with the (1) requirement by staff. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**C.1 Issue: DAYBREAK LAKE AVENUE EAST ROAD EXTENSION (KESTREL
RISE ROAD TO MOUNTAIN VIEW) PRELIMINARY ROW
DEDICATION PLAT**

Address: Approximately 5070 West 11015 South
File No: SUB-2016.57
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item.

Commissioner Holbrook said is this like an over intersection, or is it just a through intersection?

City Planner Schindler said all of them go across the grade with the (2) frontage roads, but eventually when they construct the freeway it will be a low grade.

Commissioner Quinn said will there be a freeway on-ramp, and off-ramp?

City Planner Schindler said not on Lake Avenue. The freeway ramps will be at the South Jordan Parkway, and also Daybreak Parkway.

Gary Langston, 4700 Daybreak Parkway South Jordan, Utah 84095 – said I would like to add that the “P” Lots in the middle will have a bike highway that goes down the middle of Lake Avenue, and will connect

at the lake, and will go out as far west as we can take it. It will have a combined jogging and walking path, as well as a bike path that is what is represented here. We thought rather than putting big park-strips on the sides that never get used, we thought we would put it in the middle and make it useful. In the future it could potentially be deeded to the HOA, the City, or possibly the County. We have worked with UDOT to coordinate the signal not only at this location, but at the South Jordan Parkway, and there will be a dedicated signal at the bike path as well.

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

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

Commissioner Ellis motioned to approve File No.SUB-2016.57 with the (1) requirement by staff. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**D.1 Issue: VISION DANCE AND LEARNING CENTER
SITE PLAN AND CONDITIONAL USE PERMIT**

Address: 11545 South 3600 West
File No: SP-2016.26
Applicant: Adam Lambert, Rimrock Construction

Planner Brad Sanderson reviewed background information on this item.

Commissioner Quinn said this looks like a pretty big parking lot, do you know how many stalls there are?

Planner Sanderson said there will be 67 stalls.

Chairman Woolley said as part of the plan do they anticipate holding performances?

Planner Sanderson said the applicant, and business owners, are here tonight so you can address that question to them.

Commissioner Quinn said the parking is for the dance studio and the building across the street on the north side, is that correct?

Planner Sanderson said yes that is correct.

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

Adam Lambert, 11635 S. 700 E. Draper, Utah – said I don't really have anything more to add, but I am here to answer any questions that you may have.

Commissioner Quinn said what do you anticipate the location to the north becoming at a future date?

Mr. Lambert said we have talked about putting some medical uses, but outside of that I really don't know at this point.

Randi Shaw, 4498 W. Harvest Side Lane South Jordan, Utah 84095- said I would like to answer the question that was brought up earlier about performances. We will not be having any performances at this location. We rent outside facilities because we do a lot of competing in and outside of the state.

Commissioner Ellis said what are the ages of the children that go to this dance studio?

Ms. Shaw said they are ages 2 through High School age.

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

Commissioner Ellis motioned to approve a Vision Dance and Learning Center site plan and conditional use permit, subject to the following site plan requirements and conditions of approval as listed:

Site Plan Requirements:

1. A shared parking access and dumpster agreement between the two parcels shall be recorded prior to building construction.
2. Additional right-of-way along 3600 West shall be dedicated to the City prior to building construction.
3. A decorative precast or masonry fence shall be installed between incompatible uses along the north and east property lines.
4. All site plan improvements, per the submitted plans, shall be constructed as part of the first phase.

Conditions of Approval:

1. All exterior lighting shall be shielded and illuminated signs used for advertising shall not be permitted on the north and east sides of the building facing residential uses.
2. The business shall follow the proposed access and circulation plans as submitted.
3. The business shall not exceed 25 vehicle trips per hour.
4. Classes shall operate between the hours of 9:00 am and 9:00 pm. The business shall be limited to the number of students per the proposed operations plan and classes shall be conducted entirely within the building.
5. Signage shall be placed along 3600 West in the front of the site, indicating no parking, as directed by the City Engineering Department.
6. No Drop-off or pick-up shall be allowed on the west side of 3600 West.

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

**E.1 Issue: CHATTEL ESTATES 4TH AMENDED
SUBDIVISION AMENDMENT**

Address: 10023 South 3345 West

File No: SUB-AMEND-2016.41

Applicant: Judy and Marvin Bridge

Planner Brad Sanderson reviewed background information on this item.

Commissioner Quinn said do you know the distance between and the home and the lot line of the newly formed lot?

Planner Sanderson said it is 13ft.

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

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

Commissioner Holbrook motioned to approve the Chattel Estates 4th Amendment, Amending Lot 28, subject to the (1) requirement by staff. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**F.1 Issue: CLOVER RIDGE AMENDING LOT 12 AND THE GROVES
AMENDING PARCEL A SUBDIVISION AMENDMENT**

Address: 1229 West Country Ridge Drive

File No: SUB-AMEND-2016.54

Applicant: David George

Planner Sanderson reviewed background information on this item.

David George, 11693 S. Groves Meadow Circle South Jordan, Utah 84095 – I am wearing (2) hats, I am the Developer and the President of the HOA. The HOA is happy to take that parcel out of our common space because it is difficult for us to maintain, and there is not really any good access to it because it is on the east side of the creek and there are (2) homes that block the access there.

Commissioner Quinn said who would maintain that piece of property?

Mr. George said it would be the new property owner.

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

Commissioner Quinn said I think this is exciting. This property is in my area and I am excited about it. This property is called “The Groves” because the prior owners were “The Groves family,” and they are a great family and they had a great vision for this property. I love seeing this entire subdivision being developed with nice homes in a nice area.

Commissioner Woolly said it makes sense that you are taking that one piece and making it into a lot so you don’t have to deal with it. I used to live right next door to (Lot 12), so I am very familiar with the property and this is a good use of a large space that will add some very nice homes to our community.

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

Commissioner Ellis motioned to approve the Clover Ridge Amending Lot 12 and The Groves Amending Parcel A, subject to the following:

- 1. Finish floor elevations shall not exceed four feet above top back of curb and measured at the center of the lot.**

2. **Basement shall only be allowed as approved by the City Engineer, subject to the review of a soils report and recommendation from a soils engineer.**
3. **The final plat shall show the 500 year flood plain or Zone X so as to notify future property owners of the potential hazard, unless a letter or certificate of map revision is otherwise obtained from FEMA stating otherwise.**
4. **The Masonry fence currently located along the east side of the Groves Subdivision shall be relocated to the new property line.**

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

**G.1 Issue: THINK STORAGE PHASE IV
SITE PLAN AND CONDITIONAL USE PERMIT**

Address: 10622 South River Heights Drive
File No: SP-2016.30
Applicant: Ken Menlove, Menlove Construction

Planner Brad Sanderson reviewed background information on this item.

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

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

Commissioner Holbrook motioned to approve File No. SP-2016.30 Think Storage Phase IV Site Plan and Conditional Use permit as proposed. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**H.1 Issue: ONE ELEVEN PHASE II SITE PLAN AND SITE PLAN AMENDMENT
AMENDING THE ONE ELEVEN DESIGN GUIDELINE BOOK AND
BECK COMMERCIAL SITE PLAN**

Address: 11045 South Redwood Road
File No: SP-2016.25
Applicant: David George

Planner Brad Sanderson reviewed background information on this item.

David George, (applicant) – said I do appreciate the review on the project. We do like the traffic pattern circulating this way because there will be a lighted intersection on Redwood Road due to Redwood Road getting busier, and busier.

Commissioner Holbrook said are you the owner and the developer of the townhomes as well?

Mr. George said we are the owner of the property and townhomes, but we actually are going to sell that to Sego Homes.

Chairman Woolley opened the Public Hearing for comments. There were none. He closed the Public Hearing.

Commissioner Quinn said it is no secret that I am a big fan of this entire site plan. I love the condos and the townhomes on the other side, and the building fits perfectly with the townhomes that are going to be going in. I think it going to look really nice on Redwood Road.

Chairman Woolley said what is the amount of parking that will facilitate this new building of 18,000 square ft., and the building to the north?

Planner Brad Sanderson said this building is 18,060 square foot building, and there are 14 stalls underneath, roughly 20 stalls to the east of the building, and with the shared access agreement they will have access to the other 28 stalls that are west of the commercial building now, and another 30 stalls that are east of that building, but keep in mind these are all rough estimates, I am just rounding up on the numbers. There will be plenty of parking.

Commissioner Holbrook said this is better and much improved in my opinion.

Chairman Woolley said I like the large office space coming in to finish up that corner. I really think it looks good.

Commissioner Holbrook said have you been working with the Dance Studio at all?

Mr. George said we have talked to them about the circulation pattern to make sure that would work well with them coming and going, and they thought it would be a great improvement.

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

Commissioner Holbrook motioned to approve File No.SP-2016.25 One Eleven Ph. II site plan and amending the One Eleven Design Guideline Book and Beck Commercial site plan, subject to the following:

- 1. A shared parking and access agreement between all lots shall be recorded prior to building pit submittal.**
- 2. Dedication of property along Redwood Road, per the approved plans, shall be recorded prior to building permit submittal.**
- 3. Improvements along the entire frontage of Redwood Road, per the approved plans, shall be completed within one year of the date of the right of way being dedicated.**

Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

None

VIII. OTHER BUSINESS

Commissioner Morrissey said I have some questions pertaining to a new housing development that is near the Jordan Heights area. There have been a lot trucks coming in and taking out a lot of dirt and lowering the elevation.

Planner Sanderson said I think it is South High-Point and that is the Home Center Construction with Glen Pettit, it was approved and then it was phased.

ADJOURNMENT

Commissioner Holbrook motioned to adjourn. Commissioner Morrissey seconded the motion. Motion was unanimous. The September 27, 2016 Planning Commission meeting adjourned at 7:50 p.m.

These meeting minutes were prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the September 27, 2016 Planning Commission minutes, which were approved on October 11, 2016.

Anna M. West
South Jordan City Recorder

SEPTEMBER 27, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAMEADDRESS

Shauna Hall	9955 So 3265 W.
Carol Bagshaw	10994 S. Crystal View Way
Skyler Bailey	3215 W. Cameron Court
GARY LANGSTON	4700 DAYBREAK PKWY SOUTH JORDAN
Mark Schutte	11541 S Layton View dr
GLORIA MORROW	17067 CAPSLOCK DR. ST
MARVIN BRIDGE	10023 S. 3345 W
Randi Shaw	4498 W. Harvest Side Ln
ROGER & SUSAN RUGG	11523 S 3600 W
Chris Olson	1212 Brown View Dr.
Ralph Dabing	11219 Joragold Drive S Jordan
Pearl Stringham	2535 Valley View