

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
August 24, 2021**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Sean Morrissey, Assistant City Attorney Greg Simonsen, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, City Planner Ian Harris, IT Director Jon Day, GIS Coordinator Matt Jarman, Deputy City Recorder Cindy Valdez, Transcriptionist Diana Baun

Others: Kevin Peterson, Sue Peterson, Colby Ashby, Richard McMullin

6:32 P.M.
REGULAR MEETING

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting.

II. Motion to Approve Agenda

Commissioner Gedge motioned to approve the August 24, 2021 Planning Commission Agenda as posted. Chair Hollist seconded the motion. Vote was 5-0 unanimous in favor.

III. Approval of the Minutes

Commissioner Catmull motioned to approve the August 10, 2021 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion. Vote was 5-0 unanimous in favor.

IV. STAFF BUSINESS –

City Planner Greg Schindler said the next agenda currently has one item, but will probably have two by the time they meet again. It will tentatively consist of one administrative and one legislative item.

Chair Hollist asked the other commissioners if they'd be in favor of doing their training with Assistant City Attorney Greg Simonsen after their next meeting, assuming the agenda stays light. Everyone agreed that would be fine with them.

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

**A. MY CHILDCARE ACADEMY CONDITIONAL USE
PERMIT (AMENDMENT)**

Location: 1325 W South Jordan Pkwy
File No: PLCUP202100177
Applicant: Colby Ashby

City Planner Ian Harris reviewed background information from the Staff Report.

Commissioner Nathan Gedge asked staff if there has been an increase in accidents on Temple Drive since the daycare opened.

Assistant City Engineer Jeremy Nielsen said none that they have detected, and he added he has never had any complaints regarding the daycare's pick-up and drop-off.

Commissioner Gedge said he was concerned when this was brought forth last year and asked about the possibility of needing a curb on Temple Drive to prevent certain maneuvers. It appears things are still the same and this is not an issue currently, even with the higher enrollment.

Chair Michele Hollist asked if the drop-off/pick-up area had already been painted and designated as such.

Engineer Nielsen said based on the aerial view it is currently painted for pick-up/drop-off, but he suggested verifying with the applicant.

Colby Ashby (Applicant) – currently the designated area is striped and as far as he knows they have had no issues with traffic flow. They are increasing their size and space mostly for recreational use, opening a music room and offering sports and other activities during daycare hours. They are increasing with children, but no more than 22 cars at any given time; that shouldn't increase too much in terms of traffic flow. They currently have 55 stalls in total, including the five spots for the drive line.

Chair Hollist asked the applicant how they stagger arrivals.

Mr. Ashby said some parents have to go in earlier for work so it has naturally worked out that the cars are spread out. As far as capping how many people can come through, that isn't something they have set up, but they have kept an eye on it to watch for issues.

Commissioner Steve Catmull asked if they have found having more people work from home has changed the patterns, some people coming in later or working from home part of the day.

Mr. Ashby said no, maybe a few but not enough to make a big difference.

Chair Hollist opened the hearing to public comment. There were no comments, hearing was closed.

Commissioner Gedge motioned to approve File No. PLCUP202100177 for My Childcare Academy's Conditional Use Permit Amendment Application with the following conditions:

- **The applicant shall follow the proposed operation plan and maintain the existing circulation plan.**
- **Both the business owner and property owner shall proactively monitor and enforce the circulation plan and as may be further directed by the city.**

Chair Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor.

IX. LEGISLATIVE PUBLIC HEARINGS –

A. AUBREY COVE REZONE

Location: 9820 South 2700 West

File No: PLZBA202100188

Applicant: Kevin Peterson

City Planner Greg Schindler reviewed the background information from the Staff Report.

Commissioner Nathan Gedge asked for Planner Schindler to explain “metes and bounds.”

Planner Schindler said most likely, when it first became the 0.9 acres, a metes and bounds subdivision was something that could be recorded with the Salt Lake County Recorder's office. There probably was a larger parcel there at some point and someone sold off 0.9 acres and the county recorded it. The current house on the land is older, possible from the 1970s or earlier. In 1986 our code changed and all subdivisions had to go through the city, so this would have been done prior to that code going into effect. If it was divided close to or before 1978, everything in the city was zoned A-5, there were no single family zones at that time. After 1978 the first single family zones were created, the R1.8 and A1 zones; after a while the R2.5 zone was added.

Commissioner Gedge said knowing this helps them in the future if they get similar applications. He also asked to have this subject added to their training agenda for the next meeting.

Commissioner Steve Catmull referred to the map and pointed out the roads that will service these properties. He wondered how all of this will flow into 2700 West as that develops out.

Planner Schindler said the property being rezoned tonight will only have two lots on it, the property to the south with also have two lots. The property to the south is not being considered today for rezoning, it already has the R2.5 zone. Mr. Peterson's property, lots 3 & 4, are what is being rezoned tonight. The flag lot ordinance allows one access point between properties and

they both have flag lots at the rear so they will be accessible. Lot 2 will keep its direct access to 2700 West, lot 3 will also have its own driveway; the drive aisle will serve mainly lots 1 and 4.

Commissioner Catmull noted the properties further to the south, they also look like they are larger than the R2.5.

Planner Schindler said they are larger. He was working for the city when the property on 9850 South was developed and they were able to build a home on that piece of property; he doesn't know of another way they could re-subdivide those areas. This area encompasses three current pieces of property, the original property was the one that fronts 2700 W, the smaller of the three was the next to develop, and then the one in-between was built last. The smaller lot has an access agreement to access the property. This was all done over 20 years ago.

Commissioner Catmull said it looks, to him, like those three properties have a stable interface with 2700 W so they won't likely be subdivided.

Planner Schindler said he doesn't believe any of them are large enough to subdivide in the R2.5 zone, and the property with the proper frontage on the street couldn't create a flag lot because it doesn't go back deep enough.

Commissioner Catmull asked if there were any concerns with the property's access proximity to the intersection.

Assistant City Engineer Jeremy Nielsen confirmed the distance from the lighted intersection at 9800 S and 2700 W to the proposed rezone area is about 270 feet, they had no concerns with the proposed driveway access.

Chair Michele Hollist asked the minimum lot size required in a R2.5 zone.

Planner Schindler replied 12,000 square feet.

Chair Hollist asked the purpose of showing them the subdivision plan when all they are doing is a rezone tonight.

Planner Schindler said a concept plan is required with every rezone per our code, however that concept plan is not binding.

Chair Hollist said she knows a flag lot can extend back to one additional property, she asked if this will be considered a single or double flag lot.

Planner Schindler said this access will be on Mr. Peterson's property, but it will provide access to the flag lot behind the other two and this type of access discourages multiple driveways leading up the flag lots. If the lot is large enough, they are allowed to have two flag lots; this could have been divided into three flag lots but it wasn't large enough for that.

The applicant did not have anything to add to the Staff Report.

Chair Hollist opened the hearing to public comment. There were no comments, hearing was closed.

Chair Hollist said this seems like a cleanup, bringing the property into compliance with the zoning around it.

Commissioner Darby motioned to approve Rezone Ordinance 2021-08-Z, Aubrey Cove Rezone. Chair Hollist seconded the motion. Roll Call vote was 5-0, vote was unanimous.

X. OTHER BUSINESS –

Chair Hollist asked commissioners to email her and Assistant City Attorney Greg Simonsen with any specific things they'd like to include in the upcoming training.

City Planner Greg Schindler said normally a subdivision has a boundary description, but not a specific description of each lot. Metes and bounds lots have specific descriptions of including specific lengths of the lot and in which direction, rather than just being labeled "lot 1."

Assistant City Engineer Jeremy Nielsen said he sees these a lot and they are based on the Salt Lake Base and Meridian, a monument on the southeast corner of Temple Square. This is the point where metes and bounds come from, their location and distance in relation to that spot.

Commissioner Steve Catmull wanted to thank the staff for producing their reports, those help the commission prepare and analyze before each meeting.

ADJOURNMENT

Commissioner Gedge motioned to adjourn the August 24, 2021 Planning Commission meeting. Chair Hollist seconded the motion, vote was unanimous in favor.

The August 24, 2021 Planning Commission Meeting adjourned at 7:04 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

This is a true and correct copy of the August 24, 2021 Planning Commission minutes, which were approved on September 14, 2021.

**Anna Crookston
South Jordan City Recorder.**