

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS

June 24, 2014

**Present:** Chairman Russ Naylor, Commissioner Sean D. Morrissey, Commissioner Beverly Evans, Commissioner T. Earl Jolley, Commissioner Jason Haymore, City Planner Greg Schindler, Planner Damir Drozdek, Assistant City Engineer Shane Greenwood, Planner David Mann, City Recorder Anna West

**Absent:** Commissioner Richard Feist

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

6:30 P.M.

**REGULAR MEETING**

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone to the meeting. All Commissioners present with the exception of Commissioner Feist.

B. Motion to Approve Agenda

**Commissioner Jolley made a motion to approve the June 24, 2014 Planning Commission Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.**

C. Approval of the Minutes from the Meeting held on June 10, 2014

**Commissioner Haymore made a motion to approve minutes from the June 10, 2014 Planning Commission meeting as printed. Commissioner Jolley seconded the motion. Vote was unanimous in favor.**

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Calendaring Items

None

B. Comments from Planning Commission Members

None

C. Staff Business

D. New Business

None

III. CITIZEN COMMENT

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

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

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

**A.1. Issue: DAYBREAK VILLAGE 4 EAST CONDOS NO. 2 AMENDMENT  
CONDOMINIUM PLAT AMENDMENT**  
**Address:** 4680 West Boathouse Circle  
**File No:** SUB-AMEND-2014.32  
**Applicant:** Kennecott Land

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

Gary Langston, 4700 Daybreak Pkwy., SJC; he clarified the reason for modifying the square footage is that we learned after the first amendment we needed put fire sprinklers in these buildings.

Chairman Naylor opened the Public Hearing. No comments. He closed the Public Hearing

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

**Commissioner Morrissey made a motion to approve File No. SUB-2014.32 subject to the following:**

**1. That all South Jordan City requirements are met prior to recording the plat.**

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

**Commissioner Feist absent.**

**B.1. Issue: FOXVIEW DRIVE CHURCH SUBDIVISION LOT 2 AMENDED  
SUBDIVISION AMENDMENT**  
**Address:** 4059 West Foxview Drive  
**File No:** SUB-AMEND-2014.30  
**Applicant:** Tyler Bodrero, Pace CM

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

**Tyler Bodrero**, 290 N. Flint St., Kaysville (Applicant) had no comments to add.

Chairman Naylor opened the Public Hearing. No Comments. He closed the Public Hearing

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

**Commissioner Evans made a motion to approve Application SUB-AMEND-2014.30 to amend Lot 2 of the Foxview Drive Church Subdivision located at 4059 W. Foxview Dr. Commissioner**

**Haymore seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Feist absent.**

- C.1. Issue: HARVEST VILLAGE AT SOUTH JORDAN PHASE 4  
SUBDIVISION AMENDMENT**  
**Address:** Approximately 3350 West South Jordan Parkway  
**File No:** SUB-AMEND-2014.33  
**Applicant:** Paul Stringham, KS Corners, LLC

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

Applicant Paul Stringham was not present.

Chairman Naylor opened the Public Hearing. No Comments. He closed the Public Hearing.

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

**Commissioner Morrissey made a motion to approve file SUB-AMEND-2014.33 for a 3-lot subdivision amendment; subject to meeting all City requirements. Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Feist absent.**

- D.1. Issue: JORDAN STATION APARTMENTS  
SITE PLAN**  
**Address:** 10464 S. Jordan Gateway  
**File No:** SP-2014.14  
**Applicant:** Dale Watson, Construction Management

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

Commissioner Morrissey asked about the parking ratio and how it is figured. Planner Drozdek said it is based on the unit size. They have 186 1 bedroom units and 116 2 bedroom units. City Planner Schindler said it is 1.5 for 1 bedroom and 2 for 2 bedrooms.

Planner Drozdek said the required parking is 510 units and they are proposing 442 parking units. They are about 100 stalls short of their requirement.

Commissioner Jolley asked about underground parking. Planner Drozdek said both buildings have underground parking. The building to the northwest, the west portion of that building has underground parking and the north portion does not.

Commissioner Morrissey asked about studies on the trends used as far as how effective it had been in taking away parking stalls.

City Planner Schindler the study was not done by the City it was done by Kennecott Land for Daybreak. They have a parking reduction built into their agreements of a 1 space reduction if they are within one quarter mile of a transit stop. It has worked for them.

Commissioner Morrissey asked if there have been any studies done over in the east area of the City. City Planner Schindler said it is just a study done nationwide on any transit stop and is not specific to a site.

Chairman Naylor said this is the trend; however, just because they want to work downtown and don't want to try to find parking so they ride the tracks doesn't mean they don't have two automobiles.

Commissioner Evans asked if there has anything been done to analyze what the traffic flow is going to be there and the impact.

Planner Drozdek said Engineering has gone over the project and has not noted any issues with the way the access is proposed or the amount of traffic this size will generate. Jordan Gateway is built to a higher capacity than the project will generate as far as traffic is concerned.

**Dale Watson**, 730 W. 2100 S., Construction Management Consultants (Applicant); in the two visits we had with the ARC, we were required to provide more stone and brick than was previously required in other multi-use zones and that is because this zone is a new zone. We were initially at 50% brick and stone and we have increased that according to the input of the ARC. Our intent is to provide high end apartments and we want a lot of curb appeal. We have engaged an interior designer who has given us input on the color and texture of the outside finishes so they blend well with the inside finishes. With regard to parking we were told that the reduction was anywhere from 15-20% and our calculations show we are within that range right now; we are at 12% right now.

Commissioner Jolley asked about the parking on the building to the north.

Mr. Watson said that has to do with the grades on the site. The parking in that building would have been completely buried. It is a premium to have underground parking in South Jordan.

Planner Drozdek asked if they were saying that they have more brick & stone than what his current drawing shows.

**Michael Raymond**, 85 E. School House Dr. Woodland Hills (Architect); when we met with the ARC we went back and almost doubled the amount of masonry and the updated drawings comply with the request from that meeting. He showed a large updated rendering. He said 100% of ground level is brick or stone, 70-80% of the second level is stone or brick and there is a small portion on the top level. He showed the landscape rendering using plants that are compatible with city vocabulary. All the sidewalks are very shaded as are the parking areas. We have created access for the fire department in and met with the Fire Marshall he said he was pleased with the layout at this point.

Commissioner Morrissey asked where the commercial store would be located and if they had any thoughts of what types of businesses. Mr. Raymond said the commercial is located in the prime tenant location right off the corner of the main entrance. The intent is to have a vendor come in, a sandwich shop or coffee shop and possibly a bike repair business in house. Some of the area further to the west could be used for commercial if the need arises.

Chairman Naylor asked about the requirement ratio for commercial. Planner Drozdek said it is a requirement but nothing specific; it just requires a mix of commercial.

City Planner Schindler said the ARC approved the commercial when this went before them. They didn't have the exact parking numbers at that time.

Mr. Raymond reiterated that there are 218 one bedroom units @ 1.5 stalls per unit which is 327 and there are 84 two bedroom units x 2 parking stalls is 168 for a total of 495 would be required by a standard development ordinances. That equals 1.64 cars per unit on average. We have provided 438 so it is 57 cars short of that ration.

Chairman Naylor asked if that accounts for the commercial space. Mr. Raymond said the total parking includes the commercial.

Commissioner Jolley asked if the commercial area will be finished or unfinished and what is the square footage. Mr. Raymond said it will be tenant finished and is about 5,000 sq. Ft.

Chairman Naylor said 5 x 5 would mean another 25 parking stalls needed.

City Planner said the 5,000 sq. ft. of commercial space if developed as all retail would require 1 for every 200 feet. If non-retail, then one for every 300 sq. feet.

Planner Drozdek said the plans that I had at the time when this went to Planning Commission showed 442 parking stalls and the new ones are showing 438. Mr. Raymond said the engineering department wanted some of the roads widened so we lost 4 stalls when we did that.

Chairman Naylor opened the Public Hearing.

**Julie Holbrook**, 717 W. Mystic Creek Way, SJC; I would like to urge all of you to vote no on this tonight. As you can see the TOD MU Zone is not well defined or developed. This is our one and only chance to have a really good TOD. I feel the one in Daybreak is a total failure. You can put lots of high density apartments but that doesn't help anybody. All the businesses that were there at Soda Row are gone. I feel we deserve better and we can do better and have a better defined zoning. She said they are short quite a few stalls and this will create a nightmare for the businesses around there and for the people that will live there. This sets a precedent for high density development in the TOD area. The density is way too much and with too few parking lots. It is really hard for the public to get on board with this when these things are not well defined so everyone knows what they are building to. The traffic study was just done for when they thought Hale Center was coming in and our streets and intersections are already operating at level F. This doesn't make sense. She asked what is the open space requirement for these developments in the TOD MU; I couldn't find it.

Planner Drozdek said there is no defined open space requirement because it is adjacent to huge open space along the trails and river and adjacent to the TOD Zone.

Ms. Holbrook said there again, it's not well defined. When the city went to pass this for the zoning change there was over 300 people here saying please don't do this until we have had time to better define it. If you're going to build a TOD, let's work together and build a really good one. She also asked what the square footage of the apartments will be. When this first came up to the City Council they said let your City Council person know you support smart growth. She said the trail area is unusable. There is no fencing there to keep the kids out of the river.

Chairman Naylor closed the Public Hearing.

Chairman Naylor said I share some concerns as Ms. Holbrook has raised. I just don't think it is within our purview or our authority to do anything about it.

City Planner Schindler said that depends. He said it is within your purview and authority if it is regarding parking. It says specifically in the ordinance that you can approve a reduction of parking provided that you have made the findings and you disagree with what they are proposing. If you add the commercial development into the square footage and worst case scenario that it is all retail for parking, it would require up to 510 spaces and they are proposing 438. That is about a 14% reduction. With regards to traffic, office and commercial use will generate a lot more traffic than this apartment complex will. At this point I don't think you will have any issues with traffic. I have looked at some studies while we have been talking and it appears that a standard for a TOD in other parts of the country is 1.41 spaces per residential units. In that case the 1.45 they are proposing meets the residential requirements but they didn't include the retail parking.

Assistant City Engineer Shane Greenwood said as far as capacity on Jordan Gateway, it still could take a lot more cars with the 5 lane road section. As far as access in and out with the north access there is the signal that is close to it at the Front Runner Station that will help create some gaps in the traffic. At the intersection of South Jordan Parkway and Jordan Gateway we have been working with UDOT and they are looking to make some upgrades there.

Chairman Naylor said there are still some pretty significant parcels up there have not been developed and will likely be commercial.

City Planner Schindler said Jordan Gateway is designed as a major collector street and it will take an awful lot of traffic. It's the same as South Jordan Parkway and 11400 South.

Chairman Naylor said I do like the internalized parking and their buildings are attractive.

Commissioner Jolley said it looks like the parcel to the south was purchased separately to create that additional 30 parking stalls; is that accurate. Planner Drozdek said the parcel to the south is owned by the same company and they have extended into that parcel. He said there is going to be development to the south and there were several things that got changed over time. The final version that got approved by the City Council is this boundary that they are showing here for the rezone to fit the project as proposed.

City Planner Schindler said you could ask the applicant if there is the possibility of providing more parking.

Chairman Naylor said the question was asked what size units these are proposed to be.

Mr. Raymond said with regard to parking we looked at extending into that south lot but it just becomes more blacktop. If we are meeting the requirements of the parking for TOD we didn't see the need to extend into that property at this time. We are at 14.2% even calculating the commercial space. The apartments will range in size from 700 to 1100 square feet. The average will be about 800 sq. feet.

Commissioner Morrissey said you are saying you meet the standards and are within the guidelines. Mr. Raymond said that is within the guidelines of the TOD. The last thing we want is an apartment community where we are short on parking. We are relying heavily on the studies that have already been done to make sure we have enough. The studies were the ones that Daybreak utilized. We walked it off from the front entrance of the project to the commuter rail station and it is about 300 paces. It is very convenient for anyone wanting to go downtown or to go north.

Assistant City Engineer Greenwood said the signal light at the frontrunner station is very close if they had to walk to the light to make a safe crossing. Mr. Raymond said the 300 paces include walking up to the light and across.

Chairman Naylor said if they run into parking issues they have a spot where they could easily add another 25 stalls.

Chairman Naylor said we have heard a lot of public opposition to high density housing but if we are to have high density housing and that has already been decided because the City Council has already rezoned this piece of property for that use. If we are going to have it I think this is a good spot to do it.

City Planner Schindler said you don't have the ability to deny the use but you do have an ability to regulate things like parking. You can make them come back if you want with a design that shows adequate parking or at least some specific study showing that they are providing adequate parking.

Commissioner Haymore said my concern is that we just don't know if they will have adequate parking or not. I have not read any of the studies and they are not part of our packet. I would like to address this up front especially where we have land available there and relatively inexpensive to add a few more parking stalls to meet the code.

Chairman Naylor said Ms. Holbrook mentioned Daybreak and as many subdivision plats as we have looked at and had many neighbors show up to say parking situation is not good there. I also would like to see some more documentation about whether this is really adequate or have them take a look at adding more spaces as has been suggested.

Chairman Naylor asked Planner Drozdek if they were inclined to accept a recommendation or a condition to add a row of parking with that boundary line that has been drawn there, would that mean that that piece would have to be added to this new zone before they can move forward.

Planner Drozdek said it would have to be rezoned. This would not be an approved use in the CF zone.

City Planner Schindler said we would have to look to see if we would have to expand the zone but also one thing they could do if they are able, the ARC's code specifically talks about shared parking as well and shared parking can work between residential and an office use that is closed at night. It would be nicer if they were developing the office space first then they would already have the parking available.

Commissioner Evans said it is pretty tight parking in there. If they have guests, that also creates a problem.

After additional discussion all Commissioners said they were not comfortable with it as shown and felt it necessary to table this for two weeks and bring it back to the July 8<sup>th</sup> Planning meeting so they can bring additional parking studies and evidence supporting their proposed parking.

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

**Commissioner Haymore made a motion to table application SP-2014.14 to the July 8<sup>th</sup> Planning Commission meeting allowing the applicant to supply information and studies regarding the appropriateness of the parking or provides an alternative layout. Commissioner Morrissey seconded the motion. Roll Call Vote was unanimous 5-0 to table.**

**E.1. Issue: CVS PHARMACY  
SITE PLAN AND CONDITIONAL USE**  
**Address:** SWC of Daybreak Parkway (11400 South) and 4000 West  
**File No:** SP-2014.17  
**Applicant:** Brett B Gelbert, Boos Development Group

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

**Brett Gelbert**, 7055 S. Campus Drive, Cottonwood Heights (Applicant); we have met the intent of the architectural guidelines and I understand Kornwasser had the overall shopping center Site Plan approved last month. This is for our conditional use for the drive through and the pharmacy use. We have a signed lease on this deal with Kornwasser. The Civil Engineer is also present to answer any site plan questions.

Chairman Naylor opened the Public Hearing. No comments. He closed the Public Hearing.

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

**Commissioner Evans made a motion to approve Application SP-2014.17 allowing for construction of CVS Pharmacy on property generally located at the southwest corner of Daybreak Parkway and 4000 West. Commissioner Haymore seconded the motion. Roll Call Vote was unanimous 5-0 in favor.**

**F.1. Issue: SUMMIT ENERGY MANAGEMENT CORPORATION OFFICE  
CONDITIONAL USE PERMIT**  
**Address:** 10447 S. Jordan Gateway  
**File No:** CUP-2014.08  
**Applicant:** Larry Williams

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

**Larry Williams**, 11565 Eurika Way, SJC (Council for Summit Energy, Applicant); I also have Rick Boeller here; he is with UTA. We are available to answer questions.

Chairmen Naylor opened the Public Hearing. No comments. He closed the Public Hearing.

Commissioner Evans asked what kind of energy does the Summit Energy Management cover.

**Rick Boeller**, said it is an oil and gas exploration company and our main focus is exploration with drilling and also with a marketing company where we market natural gas and crude oil. Our operations are centered here in the Rocky Mountain area.

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

**Commissioner Haymore made a motion to approve File No. CUP-2014.08, Conditional Use Permit for an office use in the Commercial Freeway (C-F) Zone located at 10447 South Jordan Gateway, subject to the provision that all South Jordan City Requirements shall continue to be met. Commissioner Morrissey seconded the motion. Roll Call Vote was unanimous 5-0 in favor. Commissioner Feist absent.**

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

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

None

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

None

**ADJOURNMENT**

**Commissioner Evans motioned to adjourn. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.**

The June 24, 2014 Planning Commission meeting adjourned at 8:00 p.m.

Meeting Minutes were prepared by City Recorder Anna West.

**This is a true and correct copy of the June 24, 2014 Planning Commission meeting minutes, which were approved on July 8, 2014.**

*Anna M. West*

**South Jordan City Recorder**

JUNE 24, 2014

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Kyle Spencer	Northern Engineering Inc.
Julie Holbrook	SS
GARY LANGSTON	4700 DAYBREAK PKWY SE, UTAH
Brett B Gelbert	BOCS Development Group
AMANDA HARRIS	<del>AMANDA</del> . PDOMAS
STEVE DISAND	STUDENT
Tyler Balhara	PACE CM 290 N Fort Lane Kay, UT
Larry R Williams	Summit Energy Management Co