

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS

November 25, 2014

**Present:** Chairman Russ Naylor, Commissioner Jason Haymore, Commissioner Sean D. Morrissey, Commissioner T. Earl Jolley, Commissioner Richard Feist, Commissioner Beverly Evans, City Planner Greg Schindler, Planner Damir Drozdek, Assistant City Engineer Shane Greenwood, Assistant City Attorney Ryan Loose, Staff Attorney Steven Schaefermeyer, Staff Clerk Melanie Edwards.

**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. He noted that all Commissioners are present.

Chairman Naylor welcomed Scout Troop #532 to tonight's meeting.

B. Motion to Approve the October 28, 2014 Planning Agenda

**Commissioner Evans made a motion to approve the November 25, 2014 Planning Commission Agenda. Commissioner Jolley seconded the motion. Vote was unanimous 5-0 in favor.**

C. Approval of the Minutes from the Meeting held on October 28, 2014

**Commissioner Evans made a motion to approve minutes from the October 28, 2014 Planning Commission meeting as printed. Commissioner Feist seconded the motion. Vote was 5-0 in favor.**

**II. INFORMATIONAL ITEMS AND OTHER BUSINESS**

A. Staff Business

City Planner Schindler said he wanted to remind the Planning Commission that we will not be having a meeting on December 23, 2014. The only meeting this month will be December 9, 2014.

Assistant Attorney Ryan Loose introduced Steven Schaefermeyer, our new staff attorney in the attorney's office. His assignment will be land use specifically. We are glad to have him on staff with us.

B. Comments from Planning Commission Members

None

### **III. CITIZEN COMMENT**

Chairman Naylor opened the Citizen Comment.

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

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

- A.1. Issue**                    **WEST RIVER ESTATES PHASE IV  
PRELIMINARY SUBDIVISION PLAT AND AMENDING LOT 100  
OF THE LAMPTON FARMS SUBDIVISION**
- Address:**                    9801 South Jordan Ridge Rd
- File No:**                     SUB-2014.51
- Applicant:**                 **Tina Franco, Eagle Pointe Development Group, LLC**

City Planner Damir Drozdek reviewed background information on this item.

**Tina Franco**, 9450 S. Redwood Road, South Jordan, Utah 84095- said I don't really have anything more to add to what Planner Drozdek has already said.

Chairman Naylor opened the Public Hearing to comments.

**Gary Collins**, 9450 S. Redwood Road, South Jordan, Utah 84095 – said one of the requirements that was brought up was the masonry fence that runs along the east side. There are 3 or 4 of the lots at the beginning are owned by the Lambert's and their sons are the ones that are building the homes that back up to the wall. What they want to do is come in and file a variance to not have to put the masonry fence up, because his backyard backs up to the subdivision itself. What will probably happen, is when that comes we will ask for the variance then. They want it to go on record to the City Council that they do not want to have to put in that wall because their homes are being developed right now in conjunction with their father's backyard.

Chairman Naylor asked why is that wall required when it is residential to residential?

Planner Drozdek said because the properties to the west have farm animals and because of that they would be required to have a masonry wall. In this case it really doesn't make much sense to have that wall because of the fact that it backs up to a retaining wall; however, the requirement would need to be appealed to the City Council because as staff we do not have the authority to wave it.

**Glade Mumford**, 9072 Shields Lane, South Jordan, Utah 84095 – you mentioned what would be happening to the west and the north, but what will be taking place to the south?

Planner Drozdek said there are two lots to the south that are large enough to have farm animals, and there will not be a disconnect between the farm animal rights because all the properties can have farm animals, so the wall would not be required.

Chairman Naylor asked if there will have to be a wall between the two south lots and the adjacent lots to the north?

Planner Drozdek said we typically do not require that. We require walls and fences between developments themselves and adjacent properties, but not between the lots themselves.

**David Brown**, 9707 Lazy Water Cove, South Jordan, Utah - I own the two lots to the north of this development and I just wanted to ask what kind of provisions were made for drainage, because as you know they have raised the elevation on those lots versus mine?

Planner Drozdek said a plan has been submitted and it has been designed in such a way that the storm water drains to a storm water pond to the north.

Chairman Naylor closed the Public Hearing.

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

**Commissioner Jolley motioned to approve File No. SUB-2014.51 creating a subdivision consisting of 13 lots on property general located at 9801 S. Jordan Ridge Rd.**

- **20' trail access connecting Lazy Water Cove to Jordan River Trail is to be dedicated fee-simple to the City; and**
- **The water main to be looped or tied to two feed sources; and**
- **All fill material within the future public right of way must be removed and then replaced, in order to meet the City Construction Standards and Specifications.**

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

**B.1. Issue: OQUIRRH MOUNTAIN MARKETPLACE AMENDED  
SUBDIVISION AMENDMENT**  
**Address: 11500 South 4000 West**  
**File No: SUB-AMEND-2014.63**  
**Applicant: Joshua Binkley, SJ Marketplace, LLC**

Planner Damir Drozdek reviewed background information on this item.

**Ted Didas**, 8610 Sandy Park Way, Sandy, Utah – I would like to make a minor clarification on the lots on west side of the road. We are actually amending (2) existing lots, 2 and 29 into 4 lots, and subdividing lot 12 located on the east side.

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

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

**Commissioner Evans motioned to approve File No. SUB-AMEND-2014.30 to amend Lot 2, 12 and 29 of the Oquirrh Mountain Marketplace subdivision located at approximately 11500 S, 4000 W. Commissioner Morrissey seconded the motion. Roll Call Vote was unanimous 5-0 in favor.**

**C.1. Issue: OQUIRRH MOUNTAIN MARKETPLACE - SHOPS 'E'  
SITE PLAN**  
**Address: 11501 South 4000 West**  
**File No: SP-2014.25**

**Applicant:** Joshua Binkley, SJ Marketplace LLC

Planner Damir Drozdek reviewed background information on this item.

**Ted Didas**, 8610 Sandy Park Way, Sandy, Utah – I don't have anything more to add; I think Planner Drozdek did a great job with the review of this project.

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

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

**Commissioner Morrissey motioned to approve Application SP-2014.35 approving the site plan for Oquirrh Mountain Marketplace-Shops 'E' located at 11501 south and 4000 West. Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 5-0 in favor.**

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

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

**D.1. Issue: MIDAS CREEK ACRES REZONE**  
**REZONE FROM RESIDENTIAL (R-2.5) TO RESIDENTIAL (R-3)**  
**Address: 2664 West 11400 South**  
**File No: REZ-2014.17**  
**Applicant: Leslie Mascaro**

City Planner Greg Schindler reviewed background information on this item.

**Leslie Mascaro**, 206 East Winchester Street, Murray Utah – said “thank you staff” you have been excellent to work with throughout this process. Our request tonight is to get a positive recommendation to rezone the property from R-2.5 to R-3. Last year I had the opportunity to watch my predecessor come before this same board with a proposal for 91 lots. I had the opportunity to sit in many of those meetings and was able to hear many of the comments from the residents in both the City Council and Planning Commission meetings. As we have put together the site plan we have really thought it out the best that we can. If you notice on the site plan it is kind of an odd shape, so the placement of the road is set and we can't really move it any further east, or west, so basically on Lots 111 to 107 the square footage is dictated by that road. On Lots 101 to 105 I had the land planner shift the road down so we can have those lots be a little bit deeper, and a little bit bigger to accommodate the neighbors directly adjacent to those lots so that when you pull towards the corner the density gets a little bit higher. We have really thought through this plan the best that we can, so we really hope that this is something that the Planning Commission can wrap their minds around as well. I have also brought with me some samples of the architecture. I am not sure if you would be interested in seeing that tonight, or if you would like to view it at a later time in the process. There was something brought up about a PUD, and I am not sure if we are going to be applying for a PUD in the future for the setback requirements; we just didn't want to necessarily let go of that opportunity. We are able at this time to fill our product in the building envelope as it is shown today with the 10,000 sq. ft. lots, but in the future if we would like to place a third car garage and if it encroaches a foot or two, then at that time we would like the opportunity to come back before you with that request.

(Attachment B) Sample Architecture photos for Midas Creek Acres Subdivision.

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

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

Commissioner Evans motioned that the Planning Commission forward a recommendation to the City Council to approve Ordinance 2014-19-Z, Rezoning the subject property from R-2.5 to R-3. Commissioner Feist seconded the motion. Roll Call Vote was unanimous 5-0 in favor.

**E.1. Issue: TILLEY REZONE  
REZONING PROPERTY FROM AGRICULTURAL (A-5), TO  
REDWOOD ROAD MIXED USE COMMUNITY (MU-COMM)**  
**Address:** 10709 South Redwood Road  
**File No:** REZ-2014.18  
**Applicant:** Deborah Tilley

City Planner Greg Schindler reviewed background information on this item.

Debbie Tilley, 2662 W. 11275 S. South Jordan, Utah 84095 – said we have agreed on everything regarding the property; we are doing the due diligence and working out the access with the adjacent property owner. We are hopeful that we will work out a shared access that is a right and left in and out that lines up with 10700 S.; if not we are looking at a right in right out on our property, and the layout of our buildings are all dependent on the access being agreed upon.

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

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

Commissioner Morrissey motioned to forward a favorable recommendation to the City Council to approve Ordinance -2014-18Z, Rezoning the property from A-5 to MU-COMM. Commissioner Feist seconded the motion. Roll Call Vote was unanimous 5-0 in favor.

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

FIRST READING REPORT: *(No Commission Action Will Be Taken On This Item – It Will Be Added To A Future Planning Commission Agenda For Potential Commission Action)*

**F.1. PROPOSED ZONE TEXT AMENDMENT – AMENDING TITLE 16.10 TO  
INCLUDE FURTHER GRADING REQUIREMENTS AS IT PERTAINS TO  
SUBDIVISION REVIEW & DEVELOPMENT.**

**ADJOURNMENT**

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

The November 25, 2014 Planning Commission meeting adjourned at 7:15 p.m.

Meeting Minutes were prepared by Deputy Recorder Cindy Valdez.

**This is a true and correct copy of the November 25, 2014 Planning Commission meeting minutes, which were approved on December 9, 2014.**

*Anna M. West*

**South Jordan City Recorder**



11-25-2014 PC mtg  
Attachment B

Sample Architecture for Midas Creek Acres Subdivision  
Actual home plans will be submitted with Preliminary plat

