

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

March 29, 2016

Present: Commissioner Russ Naylor, Commissioner Sean D. Morrissey, Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Julie Holbrook, Commissioner Craig Hall, City Planner Greg Schindler, Staff Attorney Steven Schaefermeyer, Planner David Mann, Planner Brad Sanderson, Deputy Director Engineering Shane Greenwood, City Recorder Anna West

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Russ Naylor welcomed everyone and noted that all Commissioners are present.

B. Motion to Approve Agenda

Commissioner Holbrook made a motion to approve the March 29, 2016 Planning Commission Meeting Agenda. Commissioner Woolley seconded the motion. Vote was unanimous 5-0 in favor.

C. Approval of the Minutes from the Meeting held on March 8, 2016

Commissioner Woolley made a motion to approve the March 8, 2016 Planning Commission Meeting Minutes with a correction by Commissioner Holbrook. Commissioner Jolley seconded the motion. Vote was unanimous in 5-0 favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler noted that the Mayor has selected his nominee for the Planning Commission Alternate member. The appointment will take place at the next City Council meeting on April 5, 2016 and then will be attending the next Planning meeting on April 12th.

City Planner Schindler thanked Russ Sanderson for his many years of service on the Planning Commission.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

None

IV. SUMMARY ACTION

A.1 Issue: LOT LINE ADJUSTMENT
Address: 10569 South River Heights Drive
File No: LLA-2016.01
Applicant: Justin Peterson, Sheridan Creek, LLC

City Planner Greg Schindler said this is a consent item so the background details will not be reviewed unless you have questions.

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

Commissioner Jolley made a motion to approve A.1 Lot Line Adjustment LLA-2016.01 at 10569 South River Heights Drive. Commissioner Woolley seconded the motion. Vote was 5-0 in favor.

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**B.1 Issue: DAYBREAK VILLAGE 5 PLAT 6
PRELIMINARY LAT**
Address: Approximately 10600 South 5200 West
File No: SUB-2016.09
Applicant: Kennecott Land

City Planner Greg Schindler reviewed the background information on this item from the packet staff report. He said staff is recommending approval.

Commissioner Hall asked what it means where you have listed “it will have a positive fiscal impact?”

City Planner Schindler said that is a misprint. There is no fiscal impact. I made the wrong copy from a different page.

Gary Langston, 4700 Daybreak Pkwy. (Applicant); he said the projected builder will be Holmes Homes who is building the townhome product that is directly north and west of this which is a similar look and feel.

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

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

Commissioner Woolley made a motion to approve File No. SUB-2016.09, with the requirement that all South Jordan City Requirements are met prior to recording the plat. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 in favor.

**C.1 Issue: EDUCATION AND TRAINING ACTIVITIES
CONDITIONAL USE PERMIT**
Address: 10494 South Redwood Road
File No: CUP-2016.01
Applicant: Jin Kwon

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. Mr. Kwon is applying for a Conditional Use Permit for two uses that would occupy this building. The northern portion of the building is being proposed as a martial arts training facility with a gym. The southern portion of the building would be for a child care facility. Because this property has only one access into it on the north side of the property coming off of Redwood Road, as a Conditional Use Permit there are some initial concerns that staff has regarding the flow of traffic and the drop off and pick up that is related to these types of uses. We have asked the applicant to put together an operation plan that would show the number of employees, number of students, and the hours they intend to operate. The child care use would start early morning from 7am to 7pm. This is limited to 20-25 students. The Martial Arts portion would commence in the evening hours running 15 minute increments between classes to allow for student pick-up and drop-off. We have run numbers from an Engineering standpoint and it is still substantially more drop-off and pick-up and more average daily trips than a typical office use would allow but if he follows with his operation plan that he has proposed we don't feel like there is any life threatening or safety issues and because of the length of the driveway there is enough room for the cars to flow around. Our recommendation is for approval of both uses in this building.

Commissioner Holbrook asked about the road to the west that would circulate around.

Planner Sanderson points out the road circulation area on the overhead. He said there is an emergency access that would only be used in an emergency.

Mr. Kwon handed a Traffic Flow map (Attachment B) to Commissioners for review of the traffic flow.

Commissioner Jolley asked if there was an approved access agreement when we approved this building previously.

Planner Sanderson said no. Les Schwab wrote a letter strictly prohibiting access from that location. That is the reason for the emergency gate there because Les Schwab did not want access across their site.

Jin Kwon, 10494 S. Redwood Road (Applicant); I have been here operating in South Jordan for about 7 years. Currently I am operating just across from City Hall. There should not be a problem with any traffic jams. I come from Korea and have been teaching for 35 years. I currently run three locations; one in Riverton, one in South Jordan, and one in Holladay. We teach respect and discipline through our

training. I would like to ask you to pass our Conditional Use Permit so we can continue to benefit our citizens in South Jordan.

Chairman Naylor asked Mr. Kwon if he is involved in the operation of the daycare.

Mr. Kwon said it is my operation and my condition. I am the only one licensed in Utah to do this. This will be my second location in Utah for martial art uses; it is unique. Most childcare complains about discipline problems. I help the families whose parents are both working and able to share the benefit of what we do in martial art.

Commissioner Jolley asked how many evening classes are held.

Mr. Kwon said there is one class each about every 45 minutes; 15 minute break between classes.

Commissioner Hall said on our report it says prior to occupancy the applicant must gain City approval of lot line adjustment. Where is that?

Planner Sanderson said when the building was approved there was a mix-up. Initially there were three lots that ran east to west and the property lines bisected both buildings. We asked the original applicant, when the building was being developed, to rearrange those lot lines so that the one building was within one lot and the other building was within the other. That did get recorded, however, at the time Mr. Kwon purchased the building, somehow at the County offices the property went from two lots to four lots. Their understanding was that there was an RDA Tax District boundary that separated this. We believe they have the wrong RDA Maps at the Assessor's Office. We have since sent them updated maps and they assured me that they would look into it and make the correction. This could resolve itself; nonetheless, there is a requirement here because if it does end up as four lots we are essentially trading a subdivision. He can either do a lot line adjustment and/or a subdivision plat amendment of some kind in order to comply with state statute and city ordinance.

Commissioner Hall asked if Mr. Kwon is in control of having that happen or is it beyond his control.

Planner Sanderson said he is in control of the two lots that would be on his property. The property fits squarely in the area of an RDA so there shouldn't be any adjustment to be made there. We believe it is just a misunderstanding at the County level.

Commissioner Hall said I am not sure or interested that we should establish a requirement that he can't fix.

Planner Sanderson said I think it can be fixed by him on his property unless we do have an RDA that we are wrong on at the City level.

Commissioner Hall said if there are four lots, haven't we already created a subdivision?

Planner Sanderson said not legally. The County took some time to record the lot line adjustment that took place from three lots to two. As soon as they recorded, the County Assessor's Office said you can't do that because there is an RDA Tax boundary so they forced the County to create the four lots. We are working through this at that level and if they are unable to resolve this then we do need to require the applicant to make it just a single lot for that building on their property.

Commissioner Hall said do you think it is appropriate that that type of requirement be satisfied before his is granted occupancy to either portion of the building?

Planner Sanderson said if we don't do a subdivision or lot line adjustment, then we have a building code violation. I do believe it is relevant to require that either one of those two be done by the applicant.

Chairman Naylor asked Mr. Kwon if he understands what the issue is and will cooperate with staff.

Mr. Kwon said I have tried to resolve this matter with the previous owner and it is beyond my control. I will follow what the city says and rely on the City to assist.

Chairman Naylor opened the Public Hearing.

Scott Christensen, 10491 Presthaven Court, South Jordan; my back yard faces this building. Every building on this pad faces east. There is not much distance between the building and the lots behind it. We were here last year and it was a foregone conclusion that it was approved. I have discussed with Mr. Sanderson and the prior owner of the building the need for some kind of barrier there with landscape. It doesn't make sense to raise the wall there and couldn't be approved by the city. When those lights are on, on the outside of the building, there is quite a bit of light that comes into my yard and the neighbor's yard. We would propose the creation of a natural barrier with colander evergreen of some sort. The other thing is we were interested in signage; whether there would be signage put on this building as it directly faces our back yard. I am interested to see what signage would be proposed. He said I assume that Mr. Kwon owns all four lots, since it is one building; is that correct?

Planner Sanderson said Mr. Kwon owns the two on the west portion. The two lots on the east are still owned by the original property owner.

Chairman Naylor closed the Public Hearing.

Chairman Naylor said I remember this application and I thought we had addressed the issue to intensify the landscaping along that west property boundary. I know we talked about the possibility of increasing the height of the wall and concluded we couldn't go any higher. The other issue is if there are lights on the back of the building, they should have shields to keep light from glaring into the back yards of the neighbors.

Commissioner Woolley said I recall the same thing. I drove it the other night and again this afternoon and I don't think the lighting meets the intent that we had in our original meeting and it certainly is a problem and should address that as part of our motion tonight. The landscaping buffer is a great concept.

Planner Sanderson said there was a requirement for the lighting to be shielded or screened and the contractor sprayed high heat paint around the side of the bulb. I have not been there at night time so I don't know the extent of the light glare there. The landscaping existed before the building was built and much of it is evergreen. There is a 4-5 ft. retaining wall with a 4-5 ft. fence on top of that so there is roughly 8-12 ft. difference from the grade of this parking lot to the top of the fence. I do think it is a

legitimate concern with signage that was brought up. There ought to be some restriction on the illumination of the sign from LED, scrolling and flashing.

Chairman Naylor said our applicant has purchased the building at this point so do we have any recourse to go back to require the seller to make good on the requirements.

Planner Sanderson said I don't know that you can go back to the original owner. The requirement goes with the land.

Chairman Naylor said like it or not that condition does need to be met. It is unfortunate that this applicant would be required to do that.

Staff Attorney Steven Schaefermeyer said the City signed off on this and at the time felt that paint would shield it and now it is apparent that the paint isn't shielding the light so it would be a code violation at this point. We could go through the Code Enforcement. If this applicant wanted to agree to fix that it would be in his best interest. If you felt like somehow the light is connected to these uses we are talking about signage and those types of things and those are requirements that are connected to the Conditional Use.

Commissioner Woolley said we approved the west building and that was one of the requirements that the light be shielded from the neighbors.

Chairman Naylor said I think these issues need to be addressed in whatever motion is made. He asked Mr. Kwon how he felt about it.

Mr. Kwon said I would like to work on resolving the problems. I can shut off the light if required by 10 pm. I'm willing to work with staff and contractor to resolve the light issue and signage on the back wall as well.

Planner Sanderson said we wouldn't want the lights turned off due to a security issue.

Commissioner Woolley said we have discussed everything thoroughly except for the landscape. I have one other concern. The building to the east and then to the north there is a dance studio there and I happen to have the experience two weeks ago; because people come in those two entrances and go both directions and with the cars parking in there and dropping off, it is a major traffic jam issue. I believe this is a good use for this building and I am glad to see it happen. I would like to recommend that we consider a directional drawing with arrows if that was striped on the driveway so that they would follow that pattern.

Chairman Naylor said I am not a big believer in landscape as a solution for the problem we've got here. I think we are better suited to work with the light fixtures and limit the light trespass.

Commissioner Woolley said this is a buffer property and it is a unique shape and lighting is an issue especially for the neighbors.

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

Commissioner Hall made a motion that the Conditional Use Permit for the Educational and Training Activities location at 10494 South Redwood Road be approved in recognition that there are some detrimental effects created by the use. Those detrimental effects can be solved as follows:

Detrimental Effects:

- 1. The light pollution problem with the residential property to the west be resolved in conjunction with staff and appropriate architectural and engineering criteria to reduce the potential for light pollution. In recognition that the lights must remain on because of security issues during the night.**
- 2. Signage placed on the building must be non-moving, non-flashing, no-revolving. Must be static light with the illumination that does not cause light pollution problems to the neighbors to the west.**

Commissioner Woolley asked to add appropriate signage regarding striping with arrows.

- 3. Applicant should add appropriate signage with directional arrows per the drawing received (Attachment B) and work with staff to accomplish.**

Commissioner Holbrook asked to have enhanced landscape buffer added. I think we have a buffer problem here because there is a neighborhood so close by.

- 4. Enhance Landscape buffer on the west property line and work with Planner Sanderson to meet with current homeowners to come up with a plan.**

Also adding the original Requirements and Conditions of Approval listed in the Staff Report.

Requirements:

- 1. Prior to occupancy, the Applicant must gain City approval of a lot line adjustment, reverting the property back to single lot, or a subdivision, creating additional lots.**
- 2. Prior to occupancy, the Applicant shall submit and receive building permit approval.**
- 3. Prior to occupancy, the area located just south of the building shall be landscaped with grass, trees and/or otherwise improved with amenities customarily associated with child care (e.g. playground equipment). All proposed materials and equipment shall be submitted to and approved by City Staff.**

Condition of Approval:

- 1. Based upon the estimated Average Daily Trips (ADT's) the applicant shall operate both the child care and martial arts businesses according to the operation plan provided, which limits the number of students and employees and the hours of operation.**

Commissioner Morrissey seconded the motion.

Planner Sanderson asked for clarification on the landscaping issue. It currently meets the code requirements as far as landscaping. There is not a lot of room there now. Most of the space available is primarily filled with trees. Can you give more direction on how you foresee that happening?

Commissioner Holbrook said I have not seen it myself. That was one of the issues brought up in the Public Hearing so I assumed there was a way to mitigate that.

Chairman Naylor said I would like to see Brad, as the Planner, go out look at this and see if there are any identifiable significant voids in what is there.

City Planner Greg Schindler said it is my understanding that the current concern is the light going into the neighbor's yard. One of the easiest ways to correct that would be with proper lighting on the building; it is probably cheaper than extra landscaping as well. Deciduous trees are not going to solve anything in the wintertime to solve lighting issues. You would have to use evergreen trees. To plant new trees it would take several years for them to grow tall enough to block the lighting. The least expensive way for the applicant would be to change out the light fixtures so they would be shielded lights.

Commissioner Woolley said with everything that has been mentioned regarding the landscaping is true but, landscaping when done correctly with a mix of trees and other things, deadens sound tremendously and on many of the projects I have worked on we have specifically said when you are trying to create a good buffer with this type of use that the applicant should work with the owners and owners to work with the city and try to find as many ways reasonable to minimize the impacts of the business running to 9-10 at night. **I would like to submit that we do a friendly amendment to the motion that is on the table that: regarding the landscaping that the owner, applicant, the city, and planning staff meet with the adjoining homeowners and look at what is there now and is it reasonable that more trees or shrubs could be added.**

Commissioner Morrissey said I recommend that we put it in staff hands and come to an agreement as they see fit.

Planner Sanderson said I personally signed off on the landscaping that was required at the site plan approval and it does meet our code. We can certainly meet with the property owner and the applicant.

City Planner Schindler said that is the important thing. If you are setting a detrimental effect of this particular use, the previous site plan approval doesn't really matter.

Staff Attorney Schaefermeyer said I have yet to hear how the landscaping connects directly to this type of business as opposed to an office use which is allowed.

Commissioner Woolley said the hours of operation and proximity of the entrance doors to the residential properties and the substantial increased traffic going every 45 minutes.

Staff Attorney Schaefermeyer said the entrances and the hours of operation would be allowed under an office use.

Roll Call Vote was unanimous 5-0 in favor.

D.1 Issue: ACCESSORY LIVING UNIT
Address: 4641 West Tee Box Drive
File No: ALU-2016.03
Applicant: Derek Taylor

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. He said staff is recommending denial of the application because the larger floor area is not warranted based on the findings and conclusions listed in the staff report.

Commissioner Hall asked how many ALU's can be on a particular lot.

City Planner Schindler said only one. Only Accessory Living Unit allowed per property.

Derek Taylor, 4641 W. Tee Box Drive (Applicant); currently my kids are young and I want to utilize this space not rent it so I really don't want to wall off the connecting room.

Chairman Naylor said if your family is the only ones using it then it is not by definition an ALU.

Mr. Taylor said in about 5 years or when two of my children move out of our home, I would like to then be able to rent this space out and not have to bring in a contractor and have to close off walls. My original proposal was to have the ALU be defined by the solid core doors and I was told that can't be done.

Planner Sanderson said it is difficult from a City Administration perspective to regulate that when it is someone's home. Our recommendation is to either use it for a family use or use it specifically for a non-family use by a separate and distinct separation beyond just a door.

Mr. Taylor said I have no intention of renting the whole basement. I would always retain at least those two front rooms for use for family members coming into town or for offices.

Chairman Naylor said what has been suggested to comply with our ordinance would not be difficult to build a wall where that stairway comes from upstairs downstairs and connect into that hall. What we are telling you is there is no way under our ordinance that we can approve this with the idea that the whole basement is considered to be an Accessory Living Unit without making the modifications that have been suggested.

Mr. Taylor asked if it would be in his best to finish it without the ALU and then in 6 years come back.

Commissioner Woolley said I will make a suggestion to you. Where you come down the stairwell and you have those two doors, if you were to finish your basement as it is now and not go through this process, barring the ordinance changing between now and when you actually want to do this, those doors could be removed and the door in the hallway. You could literally frame those in as walls and that would make the separation. It has to be a barrier wall.

Commissioner Hall asked Chairman Naylor if it would be better to deny the application or to have Mr. Taylor to withdraw his application.

Chairman Naylor said best for him to withdraw it.

Mr. Taylor said he will withdraw his application. Just as a point of opinion, our neighborhood is full of rented basements that do not have ALU's. I felt like I wanted to be above board and try to find a solution the correct way. I think some of the regulations should have some flexibility in them.

Chairman Naylor said we have spent a lot of time talking about ALU's and we have run the gambit on people that have wanted to build things in their backyard's that are significantly larger than their primary residences.

Planner Sanderson said we have received some calls from some surrounding property owners that have expressed concerns with the significant amount of cars on driveways and on the streets.

Chairman Naylor opened the Public Hearing.

Dave Johnson, 10036 Birdie Way, South Jordan; there are many homes with multiple cars parked in the driveways and it seems obvious what is going on. It seems the only one that is legal is Mr. Taylor trying to do this the right way.

Staff Attorney suggested that the residents work with Code Enforcement and City Council to initiate changes. There has been some hesitance to re-open this ordinance in the past but this is the second time we have heard these concerns here at the Planning Commission.

Commissioner Wooley said we had a joint meeting with City Council and there was mention that we may meet quarterly. This is a good topic for our next joint meeting. Commissioner Hall said I would like to discuss home occupations at the same meeting.

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

No motion was made – Applicant Derek Taylor withdrew is application.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

E.1 Issue: COLWYN BAY REZONE
Address: 10923 South Redwood Road
File No: REZ-2016.01
Applicant: Sterling Jack

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

Commissioner Woolley asked about parking. Planner Mann said it is one per 300 square feet.

City Planner Schindler said you won't be looking at parking until the site plan comes in.

Commissioner Holbrook asked if Mr. Jack owns the lots to the north as well. Planner Man said no. There are two parcels to the north that is not part of this.

Sterling Jack, 11723 S. Chaw Creek Way, South Jordan (Applicant); no additional information to add.

Chairman Naylor opened the Public Hearing.

Lee Brown, 10922 Crystal View Way, South Jordan; I am directly across to the east of this property. My concern is the amount of parking that will be required. That is a small lot to put an office building

on. He noted the view of an old rusted out building filled with trash and he may have a problem finding a tenant with that being the only view. A single office building doesn't tie to other things around it.

Chairman Naylor closed the Public Hearing.

Chairman Naylor directed comment to Mr. Brown that his concerns are not part of what the applicant is asking for tonight. You will get a notice if he decides to develop this and you will have a chance to come back and give us comment at that time.

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

Commissioner Woolley made a motion that the Planning Commission forwards a recommendation to the City Council to approve Ordinance 2016-03-Z, Rezoning the designated portion of the subject property from Agricultural (A-5) to Commercial Community (C-C) Zone.

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

F.1 Issue: SUDWEEK, WELCH & RUGG PROPERTY REZONE
Address: 11527 South 3600 West
File No: REZ-2016.07
Applicant: Adam Lambert/Rimrock Construction & Roger Rugg

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. He noted that there are multiple applicants on this item.

Chairman Naylor asked for clarification; are you taking out a home in the middle of the three lots and creating a driveway to the back for the office building?

Planner Sanderson said for this concept we are going to potentially be taking out the southern two homes. The drive approach is between the two homes that exist.

Adam Lambert, 11635 S. 700 E. Draper, Rimrock Construction (Applicant); nothing further to add.

Chairman Naylor opened the Public Hearing.

David Freiss, 10757 S. River Front Pkwy; we are the developer of all of the adjacent property to the east and north. I have talked about this property every time I have come up to this podium since we started looking at this property and even years ago. It would be my hope that you would grant this application because those three land owners, since the blighting of The District have been left out on an island. I think this would be a great way to help them get off of that island.

Fernando Seminario, 11577 S. 3600 W., South Jordan; I am the principal of Paradigm High School which is south of the properties being discussed. I came mainly to hear what the proposals were and we are concerned because this is the last available property around us and it would lock us into not being able to expand our school. We are in our 10th year of operation and our 8th year in South Jordan. I am coming into the conversation a bit late but I wanted to express our concern with how the area is being developed there.

Roger Rugg, 11523 S. 3600 W., South Jordan (Co-Applicant); just to go along with what the director of the school said, what he would like to see done is for the City to go in with the school to build an auditorium on the first acre which would then force Adam to take my lot or the lot next to him and do what they want which helps the person who has the building furthest north because they want to be as far north as they can get. I just wanted to get that information out there.

Chairman Naylor closed the Public Hearing.

Chairman Naylor said we struggled with the application that came forward to rezone all of that residential property to the east and I think all of you three property owners came forward and said don't do this to us because we will be left in the middle of this development. This to me seems like a good solution.

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

Commissioner Jolley made a motion that the Planning Commission forwards a recommendation to the City Council to approve Ordinance 2016-06-Z, Rezoning the designated portion of the subject property from Residential (R-3) Zone to Professional Office (P-O) Zone.

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

G.1 Issue: CLINT OLSON PROPERTY REZONE
Address: 1059 West Shields Lane
File No: REZ-2016.05
Applicant: Clint Olson

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. Our recommendation is in favor of the rezoning of these 1.7 acres of combined properties. We are just addressing the use of the properties not the layout or design at this point.

Chairman Naylor asked if the entry drive leads to the house. Planner Sanderson said the house could potentially stay on the lot.

Commissioner Holbrook said it is my understanding that Mr. Olson is the owner of this whole parcel. Planner Sanderson said he is here if you want to verify that.

Clint Olson, 1059 W. Shields Lane, South Jordan (Applicant); I do own all four parcels.

Chairman Naylor opened the Public Hearing.

Joey Clegg, 9876 S. 1000 W., South Jordan; I am the neighbor that rents that property to the east. I am very much in favor of this. I have been very pleased to hear about the personal rights of individuals. I think it is a constitutional guarantee that we should look very closely every time we make a decision.

Chairman Naylor said that puts a road next to your property line, are you okay with that? Mr. Clegg said I don't have a problem with that.

Sheila Harris, 9923 S. Chosen Way, South Jordan; we would share a west fence. I am very pleased to see how this is turning out. I was afraid it would be a bunch of very small lots. We are on a half-acre and I am very pleased to see these will be nice size lots.

Chairman Naylor closed the Public Hearing.

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

Commissioner Woolley made a motion that the Planning Commission forwards a recommendation to the City Council to approve Ordinance 2016-05-Z, Rezoning the subject property from Agricultural (A-5) Zone and Residential (R-1.8) Zone to the Residential (R-2.5) Zone. Commissioner Holbrook seconded the motion. Roll Call Vote was unanimous 5-0 in favor.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Naylor made a motion to adjourn. Vote was unanimous in favor.

The March 29, 2016 Planning Commission meeting adjourned at 8:20 p.m.

Meeting minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the March 29, 2016 Planning Commission meeting minutes, which were approved on April 12, 2016.

Anna M. West

South Jordan City Recorder