

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

May 24, 2016

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Craig Hall, Commissioner Brady Quinn, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, City Planner Greg Schindler, Staff Attorney Steven Schaefermeyer, Planner Jake Warner, City Recorder Anna West

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone. He noted that all Commissioners are present.

B. Motion to Approve Agenda

Commissioner Holbrook made a motion to amend the May 24, 2016 Planning Commission Agenda adding three items to the end of the Agenda that will be discussed with City Council:

- 1. Overlay and Planned Development Floating Zone**
- 2. Home Based Business**
 - a. Parking and traffic issues**
 - b. Drop-off and pickup**
 - c. Intensity of the business as it relates to the surrounding community**
- 3. Issues as it relates to the conditional use permit approvals previously granted**
 - a. Traffic with Hawthorne Academy on 11400 South**
 - b. Others**

Commissioner Jolley seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on May 10, 2016

Commissioner Holbrook motioned to approve the May 10, 2016 Planning Commission meeting minutes as printed. Commissioner Jolley 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 Woolley opened for Citizen Comment. No Speakers. He closed 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: SOUTH REDWOOD SUBDIVISION**
Address: 10622, 10632 & 10662 South Redwood Road
File No: SUB-2016.28
Applicant: Zachary Johnson, (Kimley-Horn and Associates)

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

Commissioner Jolley asked about the second lot that it creates on the south side and asked if the existing home will stay there. City Planner Schindler said yes, that home will stay. It is vacant at this time. He said the existing driveway for that house is part of this new drive they are showing.

Commissioner Woolley said I had the same question. He asked if we know for sure that the house is not on the other lot. City Planner Schindler said I don't know for sure but it might be part of that easement. If it is they would have to demolish it for sure so they would have access to the rest.

Commissioner Holbrook asked what kind of easement it is. City Planner said it is an access easement for ingress and egress.

Zach Johnson, 1947 S. Texas Street, (Civil Engineer & Applicant); he said the proposed access that we are proposing is right in the center of that shared access easement that has been requested by the city and upon further development of the property to the south, UDOT will require the current access to the home be closed. When development occurs there will be a single access between the two properties. The proposed drive does not impede on the house in the southern property.

Chairman Woolley opened the Public Hearing. No Speakers. He closed the Public Hearing.

Commissioner Hall asked if the right of way is wide enough to service both parcels. City Planner Schindler said the maximum width is 30 feet and minimum required is 20 feet.

Commissioner Hall said when you finalize the subdivision plat will you put any notes on it that there is access granted to both parcels. City Planner Schindler said that should be required to say that.

Staff Attorney Steven Schaefermeyer said I won't sign it unless there is a note that says something is being recorded or making it clear.

Commissioner Woolley said I did see a note that there is a shared access easement and it describes that 30 foot shared access.

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

Commissioner Jolley made a motion to approve SUB-2016.28 for the South Redwood Subdivision. Commissioner Hall seconded the motion. Roll Call Vote was 5-0 in favor.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

**B.1 Issue: ZONE TEXT AMENDMENT - AMENDING SECTION 17.130.040
(FARM ANIMAL FLOATING ZONE) OF THE SOUTH JORDAN
CITY MUNICIPAL CODE**
File No: ZTA-2016.02
Applicant: City of South Jordan

Planner Jake Warner reviewed the background information on this item from the staff report. He said the applicant has proposed their desire to have two large animals on a half-acre parcel. Their first option is to change the point system to allow two large animals on their half-acre. Their second option is to create a new classification 'extra-large farm animals' and that classification would include bison, cattle and elk. That classification would retain the current point system for the large animal classification. The large animal classification would cover horses, mules and yaks and the classification would be to allow two large farm animals per half acre. Staff has identified 2100 properties that would be directly impacted by the increased farm animals allowed and staff is concerned with the adjacent properties that would be impacted.

Planner Warner said staff has received some phone calls and emails regarding this item and I have copies of two emails that I have provided copies to the Commission (Attachment B).

Chairman Woolley asked the applicant to come forward.

Eileen Luker, 2928 W. 10755 S., South Jordan (Applicant); I have prepared a statement that I would like to give in response to the staff report (Attachment C). She said under findings of the staff report it reads 'Sandy City, West Jordan City and Riverton City each have a zone comparable to South Jordan's zone R-1.8 zone and all three cities allow for two large farm animals per half-acre.' I would like to point out that in addition to Sandy, West Jordan and Riverton, that Draper City, Bluffdale City and Herriman City also allow two large farm animals per half acre. Only West Jordan and South Jordan work on the point system basis, everyone else is by square footage or by acreage. Every City except South Jordan allows two large animals on half-acre parcels and now that this discrepancy has been identified and documented I would think that the South Jordan Planning Commission and the City Council would find it a reasonable request to change the code in order to be in line with what all of the other cities allow. In the Background portion of the staff report it states: the current regulations are based on the point system that allows for 1 ½ large animals per half acre. My question is how do you own one and a half large animals in the large animal list. This seems a bit ridiculous. Also under findings, second bullet point, it states in 2012 the City adopted ordinance 2011-18 which expanded the list of allowed farm animals and reduced the minimum required lot size for farm animals in the R-1.8 zone from 0.75 acres to 0.5 acres. I appreciate that the farm animal list was expanded and that they are now allowed on half acre parcels, however, I question the process that was undertaken in 2012 that resulted in the

number of points assigned to large farm animals on a half-acre. How much public input was actually sought and did anyone even talk to the people that own large animals. Who determined how many points would be given to the different farm animal categories. I am pretty sure that anyone that owns horses would not have supported that number because they would have been told that a family has horses would always want at least two horses. One of our rules is that nobody ever leaves the property by themselves; they should always have someone with them when riding. My daughter was riding and her horse got spooked and instead of falling off her foot was caught and she was drug with her head hitting the ground quite a ways before the horse was stopped. If someone had not been with her I can't imagine what would have happen to her. We could only get to her by foot and the ambulance could not get to her so it is vital that there be more than one person to ride a horse at a time. It is a safety issue as well as a pleasure issue. I would have liked to be given the opportunity to give input but I never knew about it. Also under findings, bullet point #4 it states: 'section 17.20.020 of the Municipal Code states that all land currently zoned as R-1.8 may remain such but no new land shall be assigned to this land use designation.' This statement says to me that it is the goal of South Jordan to eventually eliminate this zone. Is it inconceivable to think that someone would want to develop some land in South Jordan that would welcome farm animals; because it sure doesn't feel like it? This section of the Municipal Code is in direct contradiction with the City's 2010 General Plan wherein policy LU-2.3 states that in order to preserve a semi-rural character in a portion of the city, continued rural residential development with a maximum density of 1.8 units per acre should be encouraged. Under findings, bullet point #5 addresses the city's 2010 General Plan which I referred to in my submittal as Attachment B, along with all the goals outlined specifically LU-2.5 states "reconsider the number and type of farm animals on lots with animal rights including a possible revision to the animal point system as necessary to ensure compatibility with each zone." The fact that this happen in 2012 doesn't mean it won't happen again; it is an ongoing thing. In response to the conclusions listed in the staff report I would submit that the animal point system should be revised to better reflect the needs of the farm animal owners and the animals themselves. This is based on the valid findings I have provided with my submittal, but for the sake of everyone here I would like to read those again. #1. Allowing only 1 horse on a half-acre parcel is an unreasonable and discriminate law. #2. Horses are herd animals and they need companionship. It is cruel treatment of a horse to be forced to be alone. Two or more horses are very quiet animals. If you separate them they will whinny from loneliness and become nervous and agitated. Currently three medium sized animals are allowed on a half-acre parcel. The impact from two large animals would not be any more than that created by three medium sized animals. #3. The golden policies of the implementation element of the City's General Plan supports this request as follows: a) policy LU-2.3, in order to preserve a semi-rural character in a portion of the city continued rural residential development with a maximum density of 1.8 units per acre should be encouraged. b) Policy LU-2.4, the City's Land Development regulation should protect property owners rights to keep and maintain farm animals in designated portions of the city. Policy LU-2.5, reconsider the number and type of farm animals on lots with animal rights, including a possible revision to the animal point system as necessary to ensure compatibility with each zone. #4. There are numerous areas in South Jordan zoned R-1.8 that have multiple horses on them. This would indicate that there are either many legal non-conforming properties with horses on them or there are many illegal uses of horses on properties in South Jordan. In conclusion I would ask the Planning Commission to forward a positive recommendation to the City Council to approve options number 1, which would reduce the number of points for all large farm animals from 20 to 15 or option number 2, which is a reasonable compromise that would be a win, win, ordinance for everyone. Option 2 would create a new classification wherein bison and elk would be considered extra-large animals with the current point allowance of 20 points each. Horses, mules and yaks would be classified as large farm animals and the point system would be reduced from 20 to 15 points. That would allow two of those types of farm animals, a maximum of 30 points, on a half-acre parcel. I thank you for your time and patience but this is so important to us as a family and to the residents of South Jordan. I hope you will carefully consider what I have presented to you as you make your decision.

Commissioner Quinn asked what drove you to take action regarding these codes.

Ms. Luker said we decided to purchase a second property with the intent of leasing it to our daughter and her family but it was imperative that the property would be able to house two horses. We found this lot at 10635 S. 2700 W. and we instructed our Real Estate agent to contact the City and inquire as to whether two horses would be allowed on the property. My professional background is in Planning and Zoning with another city where I worked for 25 years. I knew exactly what we needed to do. Our agent called and she reported to us that she was told we could have two horses on the property. We made an offer on the property and when we went to the closing I wanted to be certain that this was not going to be a problem so at the title company I told her again that we need to call to make certain. In my presence she called over here and asked to speak to a Planner. I did not hear the conversation on her side but I heard hers and she said she was told two horses would be allowed. We purchased the property in June of last year. We kept the horses on our $\frac{3}{4}$ acre property and in October we moved the horses from our property to this property. It was less than a week later that a neighbor called and inquired as to whether horses could be on that property. That was when we found out that we could only have 1 and $\frac{1}{2}$ large animals. We have been in this process since November 2015. I take responsibility for not checking myself. The one thing that was pointed out to me when I met with the City Manager was why didn't you check it yourself, it's out there on our website. I should have done that. Had I done that and gotten the correct information in the first place we never would have bought that property. We could have bought property anywhere; the fact that it was in South Jordan made it wonderful because it would be close to where we live. Being able to put two horses on the property was a deal maker or breaker.

Chairman Woolley opened the Public Hearing.

Debbie Maher, 3042 W. 10400 S., South Jordan; I have lived here 20 years and moved here specifically to have horse property. I have two horses on my property because that is what was allowed in 1997. When I got the notice is when I found out that it was only a horse and a half on a half-acre. I only have one horse now because one died but I am here because people move to South Jordan specifically to have horses. We have the nice equestrian center in our city for horses. I am a 4H leader and I have two girls so you have to have two horses for them to participate in the 4H program. You can't have a horse and a half. Two kids can't ride one horse; they each have to have their own or one child is not able to participate. We get complaints from people that have moved in here about the horses and I don't understand why we don't have any rights in this. Rural South Jordan is getting less and less over time and I could not afford to move here now. If I hadn't gotten property from my father I would not be able to afford to live in this city.

Susan Palmer, 3237 W. 10000 S., South Jordan; I live on an acre of property and I do have two horses. I am a rider professionally and a trainer. I want you to understand how hard it is for a horse to be alone. On a half-acre of land they have no room to move around and a horse all by himself is like being in solitary confinement. They need to have two animals especially in the smaller space. I have a four stall barn and would like to put some of the horses I would be training as temporary boarders.

Tracy Hoffman, 2842 W. South Jordan Parkway, South Jordan; I have .89 acres and I don't have horses. We moved here 2 years ago and I love having horses around us. It is sad that some of these horses may have to lose their partner. I just want to emphasize as a citizen that I love South Jordan for the fact of the blend and hope we can sustain that blend because it makes it such a nice place to live.

Toni Hamilton, 2353 W. Bonanza Court, South Jordan; I too am a horse owner and am passionate and emotional about horses. I want to talk about logic. As I understand the point system it awards 5 points to a miniature horse. That means on a half-acre you can have six miniature horses. It awards 10 points to a pony. That means you can have 3 ponies on a half-acre. Then you jump to a horse that is only 4 inches taller than a pony and you can only have one horse. I just don't see the logic in it. I am here to support readjusting the point system and considering that a horse should be worth 15 points. Anyone here can attest that a pony is going to poop and sound the same as a horse. I have been involved in saving the equestrian center and I

moved to South Jordan so I could have horses. I too did not do my homework; I have just barely under an acre and for 10 years I had two horses there. Just recently I was told that I could only have one horse and now I have to move out of South Jordan because I can only have one horse here.

Dan Diener, 10510 S. 3010 W., South Jordan; when we moved in back in 1989 Otto Jones' 40 head of buffalo ran in my back yard. It was pretty cool. We too bought our property for a little bit of farm life and when I moved here I didn't check any ordinances, I barely knew that such things existed. I was given to believe that on my .97 acres there were 4 horses allowed. I too am passionate about a lot of what has been said here tonight. One of the things is what happens to an animal that is left alone. They are herd animals and they need to have other horses for emotional support. That is a considerable importance in my opinion. I thank Eileen for putting this presentation together and I hope that we have given you food for thought to see the need to decrease the number of points for horses and increasing the allowance.

Caprice Roberts, 10813 S. 3200 W., South Jordan; we moved here so our kids could live in the city but still have work so we have our kids raise steers. It has been really good for our kids to be able to have responsibility. We live on $\frac{3}{4}$ acre so we have had one steer at a time for 4H. I have two kids that are old enough to do that and it is a battle of who is going to show it because we only have one. We would prefer to have two steers on our property. The feeling of the country and the city is a great quality that South Jordan has that you can't find everywhere.

Dayle Sant, 10500 S. 3010 W., South Jordan; we moved here 30 years ago and were told by the people that owned the property that we could have four horses on our acre. I would like to know if this was something that was grandfathered in as the ordinance changed. I want to reiterate what others have said about the equestrian park, if we could be allowed to have more horses then more people would be interested in having horses and interested in using the equestrian park which is not being utilized as it should be.

Michelle Hall, 10286 S. 2950 W., South Jordan; I have two horses on an acre. Horses are not just for people that like to ride, my horses work chasing cattle that end up on your dinner table. You need to take into consideration what everybody has said. You have to have 2 horses together to get the jobs done. I am with the guy that said "if you don't like the smell, don't build the house here." I have an eight stall barn and I came to have horses and I don't want to sell.

Carey McClellan, 10635 S. 2700 W., South Jordan; I live at the address that we are talking about. I waited to the end by design to give you my background. I deal with government people day in and day out. I travel all over and just got back from Washington DC. I deal with thousands of horses every day where I work for the Federal Government. If you just put horses in 12 x 12 foot stalls, what good is that? The smell doesn't change from one horse to ten horses. We have talked about the smaller animals and all the neighbors that want to complain. I would much rather have 10 horses than 1 loud donkey. You're saying I can fit three mammoth donkeys on my property that are doing the exact same thing and they are 100 times louder. I hear a horse down the street whinnying for an answer from my horses. These horses need another horse or they will have health problems just like us from worrying. I have kids that want to ride together and kids that come over to ride with my kids that have never been around horses. That will all go away. I train horses. There is a lot of emotion here and you would be crazy not to see the logic in this.

Kathryn Sorich, 10573 S. North Forty Way, South Jordan; I am a horse lover and moved here to be around horses. My dad bought property in South Jordan because he was a farm boy and he wanted horses. If you live close to a horse lover I am sure they would be happy to share some of that wonderful fertilizer with you. I think horses smell wonderful but you can't just have one horse. I get a bit irritated that people move in right next to horses and then think we should change the zoning laws because they don't like the smell. I support having 2 horses on $\frac{1}{2}$ acre properties.

John Bess, 2866 W. 10545 S., South Jordan; my family has lived in South Jordan for 35 years and we moved here because we love horses. I have more than a half-acre of ground so the problem they are talking about is not necessarily my problem. I am here to agree with all of the folks here that are animal lovers. Those of us who are large animal lovers would like to protect the rights that we moved to South Jordan for. You need to keep steer and horses in a pair; one animal doesn't do well by itself.

Chairman Woolley closed the Public Hearing.

Chairman Woolley asked the Commissioners for their thoughts.

Commissioner Quinn said I love the passion we saw here tonight and there is some logic involved with their comments. I think we have a good understanding of neighbors that have complaints. I grew up in South Jordan in an area where large animals were allowed. I do have a problem with overly burdensome regulations with regards to the point system. I have a difficult time understanding who is enforcing this point system. I challenge the rest of the Commission members to look further at this and maybe recommend to the City Council to simplify the code to eliminate the point system and set something a bit more simple and standard.

Commissioner Holbrook said I was raised on a chicken ranch with thousands of chickens and their manure is terrible so I can relate with what they are saying when you are around them you don't notice the smell. I have a question for Mr. Warner. When people move in are they grandfathered into the allowable number of animals at the point of time when they moved there or do these new regulations make them have to get rid of animals?

Planner Warner said we are starting to delve into the legal world here and grandfathering is technically called "Legal Non-Conforming." City Council has the ability to change zones and when a zone changes that is when the grandfathering or legal non-conforming comes into play. Once a zone changes, if the property is in compliance with the zoning at the time, they would be allowed to continue to have the same number of animals. If the animals are removed from the property for a period of one year then they will lose those animal rights.

Staff Attorney Schaefermeyer said if someone sells their property the rights run with the land and not with the owner of the property. The way our code is set up and generally speaking the way these things are enforced as you have seen tonight is complaints from neighbors. Once the complaint happens then the property owner would need to prove they have a legal non-conforming use; it is not on the city to prove it. These are individual determinations to decide whether legal non-conforming use and is allowed to continue.

Commissioner Holbrook said that is what I was concerned about because people were concerned that they were losing their rights because of something we do or not do tonight. I want the citizens here tonight to understand that nothing is being taken from you. I agree with the half point issue that was brought up.

Commissioner Jolley said I grew up in Garfield County around a lot of animals and I live in South Jordan because I like the rural feel. There is a lot of common sense in what has been said tonight and I agree with it and I agree that animals should come in pairs. I have strong support for Option 1 to allow 2 animals per half-acre.

Commissioner Morrissey said during Mrs. Luker's presentation she pointed out some inconsistencies in the Municipal Code versus the General Plan regarding the designation zoning as R-1.8 and this troubled me a bit and I would like staff to talk to me about those points and what if any plans to make it more consistent going forward.

Planner Warner said I don't see that as inconsistent. The General Plan states that in order to preserve a semi-rural character in a portion of the city, continued rural residential development with a maximum density of 1.8 units per acre should be encouraged. It also talks about the city's land development regulations should protect property owners rights to keep and maintain farm animals in designated portions of the city. I am an advocate of protecting those farm animal rights but there are growth concerns in the city and there are issues that come with growth. As much as I am an advocate of protecting existing property rights I don't have the luxury of just looking at it from one perspective. In this case for example we do have two complaints on file with this property. As you look at the property, this may be a unique situation but this is an area where most of the properties are less than one half-acre. This particular property does exceed ½ acre and so we have to look at that as well. As I mentioned there are 2100 properties that potentially would have an increase in the number of farm animals allowed on the properties but if every one of those properties has three adjacent neighbors then there are 6300 properties that could be impacted. That is the foundation for staff's recommendation on this is the balancing of those property rights versus the impact on the neighboring properties. While the General Plan does talk about protecting farm animal rights we do also have to address potential nuisances and impacts on the neighboring properties.

City Planner Greg Schindler said Mrs. Luker talked about not being able to zone anything else into the R-1.8 and that is in our Land Use Code. That came about back prior to 2010 when the City processed the General Plan amendment that eliminated the Rural Residential Land Use designation and at the same time there was a code amendment that there would be no more R-1.8 Zoning which is the zone that goes with the Rural Residential. When we did the 2010 update of the General Plan we put back in the Rural Residential Land Use designation but we forgot about the option to zone for the R-1.8. That is something we are looking at doing to add that option back in as an amendment to the Land Use Ordinance.

Commissioner Morrissey said that is definitely something I would want changed to add that back in the code to be more in line with the General Plan. I thank everyone for coming tonight and sharing their stories and sharing their knowledge. I am a proponent of Option #1 as well to increase it to two animals per ½ acre. I think there is value in the diversity of that culture here and passing that along to their kids. We are so willing to make exceptions and amendments for multi-unit apartments all the time where there is just as much or more pollution and nuisance coming from those buildings as there is from another horse. I want my kids to see and be a part of the culture.

Commissioner Hall said my feelings are twofold. I completely agree with Commissioner Quinn that this particular section of the code is ridiculous and complicated. I think we should throw the point system away and come up with something everyone can understand. I want to ask if this Commission can do nothing tonight and direct staff to rewrite the section and make it simpler. I want to know from the applicant how big a hurry she is in because if we do that it will set this back 60-90 days. I would like to see if we can kill two birds with one stone because we need to make it simpler but I am also in support of two large animals and I would like to tie the two together if we can do that.

Staff Attorney Schaefermeyer said Ms. Luker is allowed to submit an application and upon submitting that application the City has agreed to stay any enforcement until this is seen through the end. I know Greg has questions or concerns about how to make it simpler and I will let him address that. In concept, you can table this and you can continue the public comment to the next meeting as well. I don't know if this was already Publicly Noticed for the City Council meeting and if that is the case we will just re-notice it and find a different date for it to go to City Council. Ms. Luker would not be in risk of any enforcement actions if you do that. We have a letter to her with that understanding.

Chairman Woolley said I grew up on a ranch and I moved here 25 years ago because I married a city girl and we needed to be near the city for my employment but we wanted to have a larger piece of property and the

piece of property at that time was ½ acre and was large animal because the subdivision was R-1.8. I would ask Jake about the aerial photograph and we will have a group of homes on large parcels and over time people will exercise their property rights and sell off a part of that. What is the zoning currently for the homes around this particular home?

Planner Warner said this area is zoned R-1.8 and there are three zones in the city where a property that is .5 acre or larger that could farm animal rights and that is the A-1, A-5 and R-1.8.

Commissioner Woolley said I moved from the property with the large animal rights to a smaller lot and my next door neighbor, whose home I built, is on a half-acre; but under the ordinance then and the ordinance now they would never be allowed to have large animals because the subdivision is R-2.5. I believe our city is at a crossroads and has been going that way for some time. The thing that is my hot button is that of property rights. I agree with the comments that have been made tonight and particularly the fact that as I reviewed the point system and looked at this they don't make sense for so many reasons. I like your recommendation Commissioner Hall; I don't want to postpone or delay but I would like to us as a body to consider a couple of things. #1) I would like us to establish a simpler code that is easier to understand; #2) as properties change due to property rights of others that those who still live there doesn't lose those rights. I agree that people should consider what they are moving next to. As we make a motion tonight I would like to propose that we accept the public comment we have heard tonight and we need to rewrite the ordinance. I would say we table action tonight from forwarding a recommendation to the Council and instruct staff about what we would like to see in a simpler ordinance and have staff address that tonight with us as well. I would like to be able to address this within two weeks and to have a recommendation that we as a body that we feel good about that we can send to the Council. We should invite those that are here at the meeting tonight to come to the meeting with the Council to voice again what your feelings are.

Staff Attorney Schaefermeyer said this is the applicant's proposal for a text amendment so at some point you should consider in your motion how we involve the applicant.

Chairman Woolley said if we choose to go down this road can you give us some instruction or insights on how to go about this.

City Planner Schindler said I am not sure how to discuss the code to be simpler. We used to have a code that specified how many animals and what kind but it was very limited. We changed the code to allow the various different animals that people might have and come up with the point system that would allow different combinations of animals. At some point the system is going to be complicated. It is easier to explain how many animals you can have with the point system per the size of property they have. We don't know who told the Luker's they could have two horses; that was incorrect. When her daughter and son-in law moved into the property that they purchased and moved the horses onto the property they immediately got a call from the neighbor. Nobody in that area has animals except that property. The neighbor said they lived there for 20 years and nobody has animals and nobody even knew they could have animals on the property. It may not be simpler for the average person to figure it out but if we go to a simpler code it is going to limit the number of animals. We went to the point system and assigned them based on their size. We may need to do some tweaking to the point system and the property size. Option 1 or Option 2 would change that.

Chairman Woolley said maybe we could consider keeping the point system but modifying it. He asked the Commissioners what they would like to do.

City Planner Schindler said the last option given includes making the recommendation to Council on her proposal and also directing staff to make some changes separately.

Commissioner Jolley said he is alright with the point system. He said the horse issue is driving 90% of the problems or complaints regarding large animals. By fixing that I think we solve 90% of the problems. The point system still gives people options for a variety of animals. Option 1 does just that.

Commissioner Quinn said if we were to go with Option 1 for two horses then they shouldn't have anything but the two horses; no other animals regardless of the size.

Commissioner Holbrook said the other issue was about the burrows, donkeys, and ponies didn't make sense either. When they pointed that out it is pretty obvious. When we look at that whole classification or group of animals and make some changes that might be beneficial to everyone.

Commissioner Morrissey said I think the point system needs to be looked at and reviewed again. I like the point system based on the complexity that the Planners were up against. Maybe they could rewrite the code to make it easier for the citizens to read it and abide by it. I would still like to move for Option 1 tonight but have staff give some recommendations to City Council on revising the code going forward.

Commissioner Holbrook said my opinion would be to table all of this because neither of the options really do what we need to do which is to revisit the point system and fix it before we forward it to the Council. There needs to be more logic with the ponies, donkeys and so forth.

Commissioner Jolley said I would be alright with postponing it with the idea that we would like to express to staff that we like Option 1 but we would also like some modification of the point system.

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

Commissioner Holbrook motioned to postpone ZTA-2016.02 to our Commission meeting on June 28th.

It was noted that both the City Planner and Planner Warner would be on vacation during the next few weeks. Chairman Woolley asked Mr. Warner how involved he wanted to be with the Planning Commission tweaking the points. Mr. Warner said it depends on how much you want staff to have prepared by that point. He said it would be difficult to have a polished rewrite at that point but if we want to just discuss ideas, that is more of a possibility.

City Planner Schindler said one of the things with the points is the audience wanted to know who came up with the point system. It probably started with staff members back in 1998 when the code was changed to the point system who probably didn't own any animals to start with. We would probably need to reach out to the large animal owners to get their input.

Chairman Woolley said I would propose that we ask the applicant to tap those who are here tonight to help us with that. Let's include in the motion to have an Ad Hock Committee to help us with this.

Commissioner Holbrook motioned to postpone this item ZTA-2016.02 to a time certain, which would be the June 28th meeting and in the meantime work to have input from our Ad Hock Committee which will be planned by Ms. Luker for the purpose of helping us develop a better point system of these larger farm animals.

Chairman Woolley asked Ms. Luker if she would be willing to do that. She said she would need help. Chairman Woolley said if you had a handful of the group that is here tonight, you have the experience and expertise to help us. We are looking for input and I think that you have the ability with your group to provide

that and we would ask that you funnel that back through staff to us. We will discuss your input on June 28th and would invite all of you back.

Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 in favor to table/postpone.

Staff Attorney Schaefermeyer said part of Greg's concern was a workload issue and priority issue. If you have an opportunity to talk to your City Council person to just get a sense for where they are at on this would be good because ultimately they will be the ones that will approve it. With that blessing, staff feels more comfortable to expend time and resources on this project.

Chairman Woolley said each of the Commission members will reach out to our Council representative and discuss that in the next couple weeks.

C.1 Issue: ZONE TEXT AMENDMENT - AMENDING CITY CODE SECTIONS 16.04.370, 17.08.010, 17.04.060.A, 17.16.010.B, AND 17.16.020 TO REPLACE THE BOARD OF ADJUSTMENT WITH APPEALS AND VARIANCE HEARING OFFICERS AND TO AMEND AND CLARIFY APPEALS AND VARIANCE PROCEDURES AND REQUIREMENTS
File No: ZTA-2016.05
Applicant: City of South Jordan

Commissioner Hall asked if it is appropriate that he participate in this discussion.

Staff Attorney Schaefermeyer said it came up with the City Attorney and I didn't come to a conclusion; I will leave that to you whether you think there is a conflict.

Commissioner Hall said I will disclose then. Three or four weeks ago the City commenced an RFP Proposal for Hearing Officers. Prior to leaving a couple of years ago, I served as the Board of Adjustment Hearing Officer for the City on a pro bono basis because I wanted to give back to my community. When I left they filled it with another individual. I was asked to apply for this position, there was a selection process and I was selected to serve as the Hearing Officer. Yesterday, Steve and I have been in negotiation on a contract and I signed it yesterday. That will necessitate me at some point resigning from this Commission. The text amendment that is before you tonight will empower the Hearing Officer to hear appeals from this body. I will leave it up to your discretion.

Staff Attorney Schaefermeyer thanked Mr. Hall for his disclosure. He said that makes my job a little bit easier. On its face there is a conflict that I would advise Commissioner Hall to recuse himself; however, if the Commission and Commissioner Hall is able to articulate in a way that is not a conflict then that is why I leave the decision to him. If he does recuse himself, I have no problem with him making comments during the public hearing.

Chairman Woolley said I would defer to Craig and if he felt like he could share some insights with us and then recuse himself from the vote and speaking in the Public Hearing portion.

Commissioner Hall said I have learned from experience that when you feel uncomfortable then you need to back out so the best thing for me to do tonight is to say I will recuse myself.

Staff Attorney Schaefermeyer said you will notice in my recommendation that we are trying to decide how to involve the Planning Commission in a meaningful way. The Luker text amendment was a bit of an outlier just

because of the nature of the Code Enforcement and trying to get a decision for her so staff didn't come necessarily prepared for that to be tabled. I have come prepared for this to be tabled. If you have not had a chance to look at it or if there are things that need to be addressed in the meantime, so before I jump into a presentation I would like to get a sense for where we are at.

Chairman Wooley said my question is as I read through it I thought to myself I thought we already had that. I thought that was how we were doing it so why do we need to go through this process.

Staff Attorney Schaefermeyer said let me tell you one of the big changes. Over a year ago in title 16 that first change is actually the thing that started this. We made the change allowing us to designate a hearing officer as the designee of the Board of Adjustment, but the confusion that has come from that 16.04.370 appeals as I explained in my staff report, more comes from we were bringing appeals to the City Council that were more in the nature of special exceptions and it really put both the City Attorney and staff in a position where we couldn't give the City Council much direction about because it was more in the nature of an administrative proceeding; yet we are calling it an appeal that is this quasi-judicial thing which generally comes along with it a standard of review. We didn't know what standard of review to give them. If they denied something, I am not sure what that means for the applicant as far as what do they take to the District Court to say that the City Council's decision was wrong because of the ambiguous nature of that. That has been on the City Attorney's list of things to fix in the code and it has snowballed into maybe we want special exceptions. If we do then we need to formalize those instead of using an appeals section to allow those special exceptions to happen. As part of that, we thought if we are going to formalize that, then also why is City Council hearing appeals. Councilman Rogers felt uncomfortable about being put in that position because on the one hand they are a political body who wants to be responsive to citizens and yet they are being asked in a public meeting to act like a hearing officer and have their attorney tell them that in certain respects their hands are tied. They can't do some of the things they have been elected to do, which is be responsive to their constituents. So cleaning up this special exception thing and then allowing land use appeals in addition to variances to go to a hearing officer. That led to let's get rid of the Board of Adjustment. When the state law changed it opened an appeals hearing officer to hear all types of appeals including variances. We figured we would focus on the appeals, the appeals variance hearing officer and clear that up. That would give staff time to look at whether we want special exceptions and what they would look like and who would get them.

Chairman Woolley opened the Public Hearing.

Craig Hall said based on my experience over the last 25 years, this is a move that has been long needed in the State of Utah. The Board of Adjustments traditionally has been not following the law as it is written. When I lived in West Valley I wanted to build a garage but I didn't have the required side yard so I had to go ask for a variance. I had a good relationship with the Board of Adjustment and the city staff in West Valley. My neighbor down the street wanted to do the identical same thing with the same measurements but they had some code enforcement issues in the past and they turned him down. That is not fair. It was political and not based on the law. There are five criteria for granting a variance that needs to be strictly applied. I think a hearing officer, whether it be me or someone else, it is a little more isolated from the neighborhood politics and I think we get better decisions and get better written decisions so it can be defended in a court of law based on the law. I think the hearing officer concept will, in the future, if adopted by this city and other cities, will lead to better rounded legally defensive decisions. This move is needed and is good public policy to go in this direction.

Mr. Hall asked Staff Attorney Schaefermeyer about the wording in section F. He said we don't review variances, we grant them. I think we need to take a look at that wording.

Chairman Wooley said as I read through this and with my limited experiences with variances, I would agree with your comments about the decisions being politically motivated. I would ask what are the down sides of this?

Mr. Hall said there may be a public perception that we are taking away the authority of their duly elected City Council members. People elect the Council and Mayors to hear their concerns and we just have to show by future experience that we get better decisions. I turned down a bunch of people on the variances I heard but I think they all felt they were treated fairly, whether or not they got what they wanted. I think that is important.

Commissioner Jolley asked if as a Hearing Officer you would be employed by South Jordan City. Mr. Hall said no. The contract that I signed is as a consultant independent of the city and would have a fixed fee of \$125 per hour plus any out of pocket expenses, if any. With support of City Staff, variances have to be held during the day during regular business hours to accommodate the people that need to come.

Commissioner Holbrook asked if this covers conditional use permits.

Staff Attorney Schaefermeyer said it covers appeals to a conditional use permits. There may be some exceptions where some appeals may go to the City Council. Most land use appeals would go directly to a hearing officer. It cost the City a lot of money to cover the Gun Vault appeal and that was not even going to the District Court. In this case if we were to expand the duties of the hearing officer we would have a law trained hearing officer and likely would not have to hire outside counsel. Then we have something that is written and legally defensible that could be appealed to a District Court.

City Planner Schindler said the revocation of a conditional use permit can only be done by the City Council not the Planning Commission. Even though you as a body approve them, only the City Council can revoke them.

Commissioner Quinn said if we deny a conditional use permit and it is appealed it will go to the hearing officer they could very well approve the CUP at that point. Is it strictly based off legalities or how does that work?

Staff Attorney Schaefermeyer said we have these two different things going on, the variances and the appeals, if you go to the language on page 6 of the change copy it says 'the hearing officers standard of review which is based on the record, so whatever you hear at the Planning Commission stage would be presented to him. You could not bring in outside information. If he thought your decision was wrong based on the information provided to you.

Mr. Hall asked what is the scope of review. Is it the clear and convincing or any evidence on record that the decision could have been made; that is my understanding? Even if I disagreed with the decision, if there was any substantial evidence on the record that supports your decision, I have to sustain that decision. I can't substitute my judgment.

Staff Attorney Schaefermeyer said that is in H.2., a review for correctness, 'a Hearing Officer shall determine a correctness of the decision and shall uphold the decision unless it is not supported by substantial evidence in the record or is otherwise illegal.' I haven't addressed specifically whether or not they could then go ahead and approve or whether that would then go back to you to reconsider the issue. The intent is for it to come back to you and reconsider the issue. Some cities allow the Hearing Officer to then make a decision and our intent is to not have that happen.

Commissioner Jolley said I suggest there are some things that need to be reviewed and looked at so I suggest we continue the public hearing and postpone this.

He closed the Public Hearing.

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

Commissioner Quinn made a motion postpone the decision making process on ZTA-2016.05 and continue the public hearing until the next Planning Commission meeting on June 14th. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 in favor to postpone. Commissioner Hall was recused from vote.

VIII. OTHER BUSINESS

Discussion of items in preparing for the joint Council Commission meeting on June 20th.

Chairman Woolley said I think you all saw the 2nd email that Greg sent out so I want to address that. He said the joint meeting is not our meeting it is the Councils meeting so the Mayor will be the one who directs through the City Manager what the agenda will be. I would like to propose that we would have discussion on these items and any others that we feel are urgent. We need to keep it to a limited number. I will then go and meet with the Mayor and request that those items be put on that agenda. This is not a public hearing it is just discussion amongst ourselves as we prepare to discuss the issues pertinent to the city. Based on my notes and Julie's email these are the items for discussion:

Commissioner Holbrook said what does the City Council have in mind to talk with us about?

Chairman Woolley said I did reach out to the City Manager and asked what we have on the agenda and it has not yet been decided. I think we have the ability to reach out to the Mayor and have him agree on what we all need to talk about.

Commissioner Holbrook said if they are not in favor of looking at this Overlay and Planned Development Floating Zone, until we have everything that we think they should be looking at there is no point in us discussing it tonight. Let's discuss the other items that we could have a definite answer to.

Chairman Woolley said let me propose this. Why don't each of us speak to our Council member representative and get a feel of where they would be in entertaining some more discussion and would they allow us the privilege of discussing and debating amongst ourselves and then providing for that meeting those bullet points that we felt could be implemented to make it better. If we get a majority green light we can get it on the agenda; if not this time, then the next time.

1. Overlay and Planned Development Floating Zone (asked Commissioner Holbrook to lead)

It was decided that each Commissioner would contact their Council representative to get a feel of where they would be on this item within the next week.

Commissioner Holbrook said I think I put some bullet points about some concerns and some awkwardness about it applying to open space zone. I was there when Council discussed open space zoning and the Mayor made a very good point about open space seems to be open space and you wouldn't think that it should be developed, but in the open space zone they have the rec center and the fire stations and things like that, so

that was one of the reasons for this. The space is city owned but it is not for open space park stuff. One of my concerns was that if you live by a park and this Overlay and Planned Development Floating Zone comes along and someone has a wonderful idea. You think you're living by a park and all of a sudden you have 52 townhomes there. It doesn't provide certainty, it provides uncertainty and that was the discomfort I had with it. If you want to explain that to your council members or have them call me, that is where I was coming from.

Chairman Woolley said we can use that email as talking points.

Commissioner Quinn asked about having a P-Zone for public facilities. City Planner Schindler said we used to have a Public Facilities zone and a Public Utilities Land Use at one point. That is something that could happen. I have seen that in many cities.

Chairman Woolley said we will need to move fairly quickly because our next meeting will have this on the Agenda as the final item of business to discuss in preparation. By then I should have a pulse from the Mayor of what is going to on and we can discuss that for the meeting.

City Planner Schindler said you should each contact your Council this week so they can get back with you. He said the Mayor is gone for a week as of this Thursday. During that time while he is gone you could get with your council and then you could approach the Mayor.

Commissioner Quinn said I will talk with the Mayor before he is out of town to get his pulse on this.

2. Home Based business (Commissioner Hall to lead)
 1. Parking and traffic issues
 2. Drop-off and pickup
 3. Intensity of the business as it relates to the surrounding community

Commissioner Hall said this has become an item of concern particularly in my neighborhood. Over the evolution of several months with the economy changing and people working from home and home based businesses seems to be on the increase. I am concerned about a number of things. 1) the scope or intensity of the home based business. Presently we allow dance studios in home based business. It may start out at 6 then they are successful and then they have 12 then they start having multiple classes each day. This brings the parking issue with the drop-off and picking up. There are sometimes as many as 15-20 cars on the street at the 4-5 and 5-6 hour. The intensity is number one and the scope of what is allowed in a home based business. We need to revisit that in some fashion. I am not opposed to home based business if they are appropriate but that is the tough decision we have to decide what would be appropriate. Second thing is, as their home bases are successful, some of the nature of the businesses lends themselves to outgrowing the home. I would like to see that we consider some sort of annual certification in the business license renewal to make sure that the numbers that were originally granted are still the number currently allowed and not increased. We need to know that the intensity has not changed. We also need to talk about the intensity of home occupations in a particular location. It may depend on the nature of that home occupation, for instance a CPA that has no clients coming to visit the home is not as intense as a dance studio.

Commissioner Holbrook said there is a difference in the ones that have UPS dropping off twice a day versus a dance studio with 6-8-10 cars in the neighborhood is a problem.

Commissioner Hall said we should have a quota or some limit of home occupations within 300 feet of a certain house. How do you decide that? I have not come up with a good concept to solve that issue but I don't think our residential areas are intended to be 100% home businesses either.

Chairman Woolley said if we can get our arms around the intensity issue and limit their numbers. We want them to be successful and want them to grow out of the home based business and into a stick & brick. This goes beyond the home based businesses, some of the strip malls just done have the traffic flow pattern and ability to carry the load during peak traffic times.

Commissioner Hall said those are my concerns that I would like to address and match it up with what we've got. I will make an effort in the next few days to see if I can mark up our City Code and say these are areas that may need to be tweaked.

Chairman Woolley said I think he is spot on. It is not that fact that we want to deter the opportunity for someone to start a business and be successful. When I applied for mine I was limited to two factors; the number of total visitors per day and the number at any given time and it was very restrictive. Every one of these has those requirements but some of them get out of hand and it goes beyond just home based businesses. Some of the strip malls that we are putting dance studios and other things in don't have the traffic flow pattern and ability to carry the load during peak traffic times.

City Planner Schindler said the home based businesses are usually operated out of the home for reasons that whoever is running it, it is their second income and because there are small children in the home and they can run their business without having to leave. The other thing is there are changes coming to the home occupation business license section of our code. It is actually being proposed to be eliminated from the zoning ordinance so it would be strictly regulated by the business licensing division and it would not be a Planning issue any longer if it is approved by City Council.

Chairman Woolley asked what the logic is for doing that. City Planner Schindler said it started with changing the noticing requirements. Some businesses you do need to notice but if you don't like your neighbor and you didn't want him having a business, you could complain about it and it is automatically denied. Then it had to come to the Planning Commission for their review on it to determine if they have met the requirements of the code. Some people do all their business online and wouldn't have any deliveries or anything so they don't feel there is a reason to have the notice the neighborhood about that home occupation. They still need a business license. With dance studios, daycares and such they are looking at keeping that notice or increasing the notice. They are basically taking the Planning and staff review out of it and have that done by business licensing. If they are meeting all of the code requirements we shouldn't deny their license. This is going to be easier to take it out of the Planning review and leave it to business licensing because they were doing all of the noticing and review of the applications in the first place.

Chairman Woolley asked Staff Attorney Schaefermeyer if that was to change where it doesn't come to the Planning Commission for approval, if they don't comply down the road is the enforcement strengthened by having it come to the Council as opposed to just an administrative decision?

Staff Attorney Schaefermeyer said I don't know what the changes will be because I have not been involved. Right now some home occupations are a CUP, which is another layer of approval and I don't know how they are planning on dealing with that. There will always be some sort of land use component because there has to be a zoning use component to it. I understand some of the logic behind it but having not been involved I don't know how it changes the City's position as far as being able to enforce it.

Chairman Woolley asked what the timeline is for that change to happen. City Planner Schindler said we are probably a few months out. They don't really have anything drafted yet. Home occupations are listed as a Use in all of the Zones so there will always be some connection.

Staff Attorney Schaefermeyer said one addition to the enforcement question; right now there are two ways that we can enforce against a home occupation that isn't following the rules; one would be a business license revocation and one would be the CUP revocation. By removing it from the land use my assumption then is we have the one. There is some discussion of who revokes and we are moving towards hearing officers for doing those sorts of things. Some of the issues where we have talked about where there have been issues of whether to revoke, the police are generally involved in a way that they would not be in home occupations.

City Planner Schindler said South Jordan does have a higher percentage of home business licenses because the housing prices in South Jordan are fairly high and I think people use it to supplement their income to afford to live here because they like living in South Jordan. We hope home businesses don't ruin that for everyone else.

Chairman Woolley said home businesses are a trend that is growing exponentially nationally. It has nothing to do with house prices; it has to do with the types of businesses that people are now doing. Internet web based types of businesses are about 27% of all businesses in the United States are run on computers only. It is a different demographic now and our policies currently were written based on earlier information and numbers.

3. Issues as it relates to the conditional use permit approvals previously granted and the concerns with those (ask for Staff input)
 1. Traffic with Hawthorne Academy on 11400 South
 2. Others

Chairman Woolley said the one that comes to mind immediately to me was the discussion we had about the Hawthorn Academy Charter School where we specifically approved that with the understanding that they would maintain all of the traffic and there would not be parents stopping and starting on 114th on 1300 W. that they would come into the school proper pick-up, drop-off, and they would have monitors and the traffic flow would work; and if the traffic did not work they would open up the southeast entrance behind the school and add that to the que so they could maintain all the vehicles off public streets for drop-off and pick-up. Obviously that is not happening at all. It is a dangerous situation there. I am surprised we have not had anyone hurt other than a few fender benders. We are going to have more and more of that; it's not going away.

Commissioner Hall asked Staff Attorney Schaefermeyer if the Planning Commission can summon someone in. Staff Attorney Schaefermeyer said I am remembering the approval for that and I will commit to you to go back and look at the minutes for the approval. It is a site plan issue, so the way we have dealt with that is through Code Enforcement and potential criminal prosecution. Generally I would say no, the Planning Commission wouldn't bring someone back. I would have to look specifically at the approval specifically to see if there is any wiggle room there. Potentially it is through the Code Enforcement you committed through the approval to change your site plan if it wasn't working out and it is clearly not working out. That is something I will look at.

Commissioner Hall said I would suggest that we do this either through Code Enforcement or through this body, ask them to come to us over the next 3-4 weeks and if we feel that the problem still exists that we

ask them to come back by August 15th with plans to solve the problem before school starts. The problem is going to go away in the next few weeks.

Staff Attorney Schaefermeyer said there could be some informal way to do that even if you don't have an official way to do that. I will look at those options and have something for you. I will do this before the next Planning meeting.

Commissioner Holbrook said there were a couple of other conditional use permits that I thought shouldn't have been given. One we gave when the person gave us false information to get their CUP; that was the Winder home. Basically the man is building a whole new house without subdividing his property. He said it was not going to be an accessory living unit, but basically after he got his CUP and wanted an approval for an accessory living unit he said oh yeah, I'm going to rent it out. What I am hearing tonight is that sometimes a CUP needs to be revisited and how do we do that. There was also another one that we felt pressured to approve when basically there was legal language in there that said to use this specific land use exception, it stated it shall be 5 acres. What is the exception for shall? There was an exception made and it wasn't even by the City Council. It really shouldn't have been granted because legally none of us had the authority to do so. But it is done; what do you do. That was done on The Cliffs.

Chairman Woolley said part of the problem with that that I struggled with as well was because there was already a signed development agreement by the City Council and Mayor on that project. That is why I voted the way I did.

Staff Attorney Schaefermeyer said part of the PD Zone was our struggle as we looked at some of the contradictory language because it wasn't a traditional CUP. Jake and I have had many discussions about what should be a CUP and what should not. He has been going through the code and has been looking at that a little more carefully. The struggle we have in an administrative setting there needs to be a set of criteria and the way that code was written was ambiguous enough that there was an argument on the other side that required us to look at other projects and then come up with that criteria based on that.

Commissioner Holbrook said I brought that up that night and how can the City have a development agreement for a CUP that hasn't been issued?

Chairman Woolley said there have actually been several since I have been on the Planning Commission where there has been a signed development agreement prior to it coming back for site plan.

Staff Attorney Schaefermeyer said for that project there was one for the original development but not a development agreement for the subsequent. Chairman Wooley said when I talked to staff I was told emphatically that the language allowed them and that was part of the same development agreement. There would not be a new one. That was the argument for us. That was why I was adamant that night that the third phase, although it was not a part of our approval, was sketched as an office building and I expected it to stay that way.

Staff Attorney Schaefermeyer said at some point I believe there was some understanding with staff that the development somehow included the second or third phase. That is what led part of the discussion about, this is actually a CUP and how do we analyze this under the CUP guidelines.

Chairman Woolley said when we have that one again those are the questions that we need to know. I think Julie brings up a really good point and that is we need to make sure that we understand what has

been approved and where we really are and then what power we have. I agreed with her in terms of the 5 acres. The language was very clear. It "shall be 5 acre minimum."

Staff Attorney Schaefermeyer said it is my understanding that there is no approval for the third phase and now that we have gotten rid of the performance development zone and I am not sure where they are at or what they could actually develop in that zone without the performance development. They can't change that office use to residential.

Commissioner Holbrook said if we have another economic downturn they may not be able to even build what we gave them a CUP for because of the slope. You're basically having to build a foundation there; there isn't any. It was some of these CUP's that have been issued; how do you recall them if you know that they are not meeting the criteria.

Staff Attorney Schaefermeyer said site plans expire in one year. I can't remember what the language was for the CUP at that time and what expiration date but if it expires it would be one year as well. With our changes to the Conditional Use Permit we did add in a one year expiration if you don't act on it. For sure the site plan is one year.

Commissioner Holbrook said we just want to do things the right way. Just like Craig was saying tonight, you just want to be legal.

Chairman Woolley said there is a balance there and it is not always an easy task. Sometimes you are darned if you do and double darned if you don't. He said this has been a good discussion and I appreciate so much each of your ability to express and share great points. It is a pleasure to serve with you and thank you for your input.

Commissioner Quinn said I need to make sure everyone has my correct email: bradyvq1@gmail.com

ADJOURNMENT

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

The May 24, 2016 Planning Commission meeting adjourned at 9:35 p.m.

Meeting minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the May 24, 2016 Planning Commission meeting minutes, which were approved on June 28, 2016.

Anna M. West

South Jordan City Recorder



MAY 24, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Cheryl Diener	10510 S. 3010 W. S. Jordan
Daniel Diener	10510 S. 3010 W. S. Jordan
Debbie Maher	3042 W. 10400 S. S. Jordan
Michelle Hall	10286 S. 2950 ^W . S. JORDAN
John Bess	2866 W- 10545 S
Kathy Bess	" " "
Eileen Luker	2928 W. 10755 S. S. Jordan
Mal Luker	2928 W 10755 S
Robert Z. Marshall	2940 W. 10755 S. S. Jordan
Inge McLellan	10635 S 2700 W S
Carey McLellan	10635 S. 2700 W S
Dayle Sant	10500 S. 3010 W.
Jay Sant	10500 S. 3010 W.

MAY 24, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

<u>PRINT NAME</u>	<u>ADDRESS</u>
JACK Woods	1951 INgot Way S.J.
Mark ATKINSON	11220 S. 2700 W.
Kathryn Sorich	10573 S. North Forty Way
Tammy Clary	P.O. Box 730 Riverton 84065
Toni Hamilton	2353 W. Bonanza Ct SJ 84095
Holly Halbruk	1748 W ^{10740 So} 11715 So 84005
Joshua Chiles	" " 1748 W. 10740 So.
J. RONALD LEWIS	3008 W. 10755 South.
CAPRICE ROBERTS	10813 S. 3200 W.
SUSAN PALMER	3237 W. 10000 So
RICHARD & MARILYN BASINAW	10501 S. 3010 W
Collette Tomlinson	2868 W. 10460 S.

David Mann

From: Susan Parker <susanparker01@comcast.net>
Sent: Tuesday, May 24, 2016 3:50 PM
To: David Mann
Subject: South Jordan City Council - Regarding 1.5 large animals per half acre at tonights Council meeting

I hope many people attend the meeting tonight to remind the South Jordan City Council what a great rural area South Jordan is and always will be even with the growth it has experienced. It appears that many in South Jordan City have forgotten their roots and are only concerned with making money and pleasing rich people and developers. It appears lately that the only thing that gets any attention in South Jordan is good ol **MONEY** Whoever allowed an ordinance to be written that only allows 1.5 large animals on a half acre must have been severely handicapped - how many .5 animals do you see in this world? I have never seen a .5 animal of any size.

All that being said I would hope that the South Jordan City Council will make the only logical and reasonable decision to amend the ordinance to allow 2 large animals per half acre.

Sincerely
Susan Parker

David Mann

From: Sandi Cartwright <yogagramma@gmail.com>
Sent: Tuesday, May 24, 2016 1:57 PM
To: David Mann
Subject: South Jordan City Planning Mtg. Tues. May 24

To Whom it may concern:

As a 32 year resident of South Jordan, I would like my voice to go officially on record in favor of extending the maximum large animal limit to 2 per 1/2 acre. The rural feel and lifestyle of South Jordan seems to be under attack from large developments, that would like to squeeze out these people.

I live on 10342 South McKinley Park Place and do not have land for large animals, but would like to see the community stay more rural and allow this.

Surrounding cities already have this higher limit on the their ordinances so please allow this.

Thank you, Sandi Cartwright

PH: 801-631-7499

EM: yogagramma@gmail.com

Date: April 4, 2016

To: South Jordan Planning Department
Members of the South Jordan Planning Commission
Members of the South Jordan City Council

From: Eileen Luker – Long time South Jordan resident

In 1972 my husband and I moved to South Jordan because of the rural and open space lifestyle this city offered. We raised our family here and now two of my three children live in South Jordan and four of my eight grandchildren are being raised here. Our family has established deep roots in South Jordan. I would like to see South Jordan adopt city ordinances that would better reflect the rural/urban mix of uses that have evolved over the course of many years.

By way of background information that has led up to this request, I feel it is necessary to provide the following information. In May 2015 my husband and I decided to purchase a second home and lease it to our daughter and her family. Regardless of where the home was to be located, it was imperative that the property be zoned to allow two large farm animals, specifically two horses. We found a home for sale in South Jordan located on .55 acres at 10635 South 2700 West. Because of my professional background, that of working in the planning and zoning department in another city for 25 years, I knew what questions needed to be asked before we made an offer on the property. Our real estate agent was instructed to contact the South Jordan City Planning Department to find out if two horses would be allowed on this property. Based upon her inquiry, we were led to believe that two horses would indeed be allowed, so we made an offer on the property that was accepted, and things were set in motion to purchase it. The day arrived to close on the sale, and we went to the title company's office to sign the papers. To be absolutely certain that two horses would be allowed, I had our real estate agent call the South Jordan Planning Department again, this time in my presence, and again we were led to believe that there could be two horses on the property. Based on that information we proceeded with the closing and purchased the property. In November of 2015 two horses were brought onto the property. In less than a week's time a complaint call regarding horses being on the property was made by a neighbor. That was when we learned that in reality there could only be one horse. Had we been given correct information in the first place, we would have looked elsewhere for a place where two horses would have been allowed.

My request at this time is to request a text amendment to the South Jordan Municipal Code that would allow two large farm animals on a minimum ½ acre parcel in an R-1.8 zone. This request is based upon the following findings:

1. Allowing only one horse on a ½ acre parcel is an unreasonable and discriminate law. South Jordan is the only city in the southwest area of Salt Lake County that restricts large farm animals to only one per ½ acre. Sandy, Riverton, West Jordan, Herriman, Bluffdale, and Draper all allow two large

farm animals on a ½ acre parcel. West Jordan and South Jordan are the only cities that use a point system. All the other cities go by acreage or square footage. **SEE ATTACHMENT A**

2. Horses are herd animals, and they need companionship. It is cruel treatment of a horse to be forced to be alone. Two or more horses are very quiet animals. Separate them, and they will whinny from loneliness and become nervous and agitated. Currently three medium sized animals (sheep, burros, donkeys) are allowed on a ½ acre parcel. The impact from two large animals would not be any more than that created by three medium size animals.
3. According to the Implementation Element of the City's General Plan, the general plan is intended to establish a vision for the development of the community. It references general principles, objectives, goals, and policies to achieve that vision. The success of the plan requires the commitment of the community, elected officials, and city staff. It will only have effect when it becomes part of daily decisions made throughout the City. The General Plan, however, is not the tool that carries out the vision. It only establishes the direction for the development of the City and is updated as needed to better meet the needs and values of the community. Implementation of the goals and policies of the City's General Plan is achieved through text amendments to the South Jordan Municipal Code where laws and ordinances are adopted by the City Council.

The Goals and Policies of the 2010 South Jordan General Plan, in particular the Land Use Element, support my request for a text amendment. It states the following:

- a. Goal LU-2 – Develop and maintain a pattern of residential land uses that provides for a variety of densities and types yet maintains the high standards of existing development.
 - (1) Policy LU-2.3 – In order to preserve a semi-rural character in a portion of the City, continued rural residential development with a maximum density of 1.8 units per acre should be encouraged.
 - (2) Policy LU-2.4 – The City's land development regulations should protect property owners' rights to keep and maintain farm animals (horses, cattle) in designated portions of the City.
 - (3) Policy LU-2.5 – Reconsider the number and type of farm animals on lots with animal rights, including a possible revision to the animal point system as necessary to ensure compatibility with each zone.

SEE ATTACHMENT B

4. My daughter and her family have driven around their neighborhood and other areas zoned R-1.8 and have taken pictures of properties with multiple horses on them. What this exercise would indicate is that there are either many legal non-conforming properties with horses on them, or there are many illegal uses of horses on properties in South Jordan.

SEE ATTACHMENT C (only a small sampling – there are many, many more)

In summary, I would submit that the point system in the current South Jordan Municipal Code regulating the number of large farm animals allowed on a ½ acre parcel in the South Jordan Municipal Code is too restrictive. The Farm Animal Floating Zone as it is currently written is short-sighted in this particular area. It needs to be changed to better reflect the goals and policies of your own General Plan, to be in line with what surrounding cities allow, and to be a friendlier place for people with large animals to feel welcome. I would propose this be achieved a couple of different ways:

1. Simply change the number of points assigned to large farm animals from 20 to 15; or
2. Consider creating another category for large animals as follows:

Extra Large Farm Animals (bison, elk, and yak) remain at 20 points.

Large Farm Animals (cattle, horse, and mule) be changed to 15 points.

SEE ATTACHMENT D

I would propose that having a more restrictive policy than every other city surrounding South Jordan is not the vision upon which South Jordan City was established and has maintained over the many years that my family has lived here. It sends a negative message to possible future residents who are looking for horse property that a certain element of our society is not welcome here.

Thank you for your consideration of this very important land issue.

Eileen Luken

South Jordan City

Municipal Code 17.130.040.030: Standards for Farm Animals:

A. Standards: The raising of farm animals on certain residential and agriculturally zoned properties may be allowed contingent that the standards and regulations found in this floating zone are met. Some animals may be allowed in all zones subject to conditions listed, while others may not be allowed under any conditions. Farm animals are not allowed in any commercial, industrial, office, or open space zone. Farm animals can be the primary use in an agricultural zone, however, farm animals can only be accessory to a permitted or approved conditional use in all other zones where allowed. All farm animals are to be confined to the property to which they are assigned. The following table and sections summarize in which zones farm animals are allowed:

R-1.8 – minimum lot size, 1/2 acre; farm animals, yes

Animals totaling no more than **30 points per half acre**, according to the point values listed, may be kept as listed in the farm animal standards table. Animal points shall not be granted for smaller than 1/2 acre increments.

Large farm animals: bison, cattle, elk, **horse**, mule, yak – **20 points**

Medium farm animals: burro, donkey, emu, guanaco, llama, ostrich, pony, vicuna – 10 pts

Small farm animals: alpaca, goat, miniature horse, rhea, sheep, turkey – 5 points

Very small farm animals: chinchilla, chicken, duck, goose, mink, rabbit – 2 points

Sandy City

Development Code – Chapter 15A-11 – Special Uses

15A-11-03 – Animals

3) Ratio of Animals to Lot Size for Farm Animals

In order to have farm animals on residential lots with an “A” designated zone, the following minimum square footage requirements will be required for each animal

- a) **Each large animal requires at least 10,000 square feet.** Each medium animal requires at least 4,000 square feet. Each small animal requires at least 480 square feet.

For example: **A 20,000 square foot lot could have no more than two large animals**, or no more than five medium animals, or no more than 50 small animals, or a combination of one large animal, two medium animals, and 5 small animals.

West Jordan City

City Code – Title 13, Chapter 5: Establishment of Zones

13-5B-7. General Provisions

B. Animal Limitations. The maintenance and keeping of animals in a rural residential zone, where such use is permitted, shall be limited to a **total of 20 animal points per 10,000 square feet. A minimum of 20,000 square feet is required for the keeping of animals or fowl.**

Number of Points Per Animals: **Large animals such as horses and cows, 17 pts**
Medium animals such as sheep, goats, not including standard size pigs, 8 points
Small animals such as chickens, ducks, geese, pigeons, rabbits, chinchillas, 1 point

Riverton City

City Code – Chapter 18.15 – Agriculture Zones

Two animal units, per ½ acre, permitted in A5, A10, and A20 zones

More than two animal units per ½ acre as prescribed by the Planning Commission, conditional in same zones.

Herriman City

Title 10, Land Use Regulations

10-9A-2. Permitted Uses in R-1-21, R-1-43 zones

Maximum of 2 horses or 2 cows on ½ acre and 4 horses or 4 cows on one acre, for private use only, not for rental.

Draper City

Title 9, Land Use and Development Regulations

Chapter 5. Animal Control

7-5-280: Horse Ownership

- A. Horse permitted, minimum square footage:
Horses may be allowed on properties have a minimum lots size of 20,000 square feet in RA1, RA2, A5, and A2 zones.
- B. Number permitted:
Two horses may be allowed on the first 20,000 square feet of property with one additional horse allowed for each additional 10,000 square feet of property.

Bluffdale City

Title 11, Land Use Regulations

Chapter 8. Residential Zones

11-8A-2: Permitted, Conditional, and Accessory Uses:

- A. Permitted uses: The following land use types are permitted uses in the R-1-43 residential zone. The keeping of 2 cows, **2 horses**, 5 sheep, 5 goats, or 2 pigs/hogs **per ½ acre**. Twenty-five chickens or 25 pheasants or similar fowl are equal to one large animal. Combinations are permitted such that the ratio of animals does not surpass the total permitted.

Land Use Element



NARRATIVE

The purpose of the land use element is to establish a vision and framework for how land is used within the city. This is done by determining the distribution, location, and characteristics of existing and future land uses. Land is a limited resource and with development it becomes increasingly scarce. The proper application and balance of land uses will provide for the effective, efficient, and sustainable use of land in a way that reflects the values of the community and improves the quality of life.

Land use decisions determine future development patterns and affect the character of the City. The intent of this general plan is to build upon the development patterns and character already established and enjoyed by South Jordan residents. Additional considerations include collaborating with the regional vision established by Wasatch Choices 2040, changing trends in demographics and issues identified by the public, elected officials, and city staff.



Land Use Element

Faced with continued growth, it becomes increasingly difficult to preserve the historic character of the City. By absorbing some of this growth in mixed-use villages and town centers, incorporating multi-modal transportation options, and implementing well designed infill/redevelopment projects, the City will be able to not only maintain its character, but enhance it.

Through proper planning and implementation, the application of the land use element will:

- Reduce traffic congestion
- Preserve open space
- Reduce infrastructure cost
- Maintain overall vitality
- Enhance the quality of life
- Respect diversity
- Strengthen community character

Land Use Types

Residential Cities are often characterized by the quality of its housing. South Jordan has long been known for its quality housing and one of the primary purposes of the general plan is to protect the existing neighborhoods. Large-lot single-family homes dominate the City and have continued to preserve the semi-rural feel that attracted many residents. It is anticipated that single-family homes will continue to be the majority of new homes built.

In order to meet market demand for housing throughout the life cycle, especially with the growing numbers of seniors, a variety of housing types will be needed. With the regulated use of accessory apartments, existing neighborhoods can maintain their character and help meet the needs for a housing type currently underserved. The proper introduction of housing into areas identified as adequate for mixed-use will also provide for a variety of housing types, densities, and lifestyles. As the population demands different types of housing, the City will be in a position to continue to provide quality housing.

The majority of the remaining developable rural residential development is currently being used as agricultural. Clustering future residential units within these areas is preferred in order to maintain land as open space. This may be accomplished through a residential overlay zone.

Housing can be located in 10 designations. They are: Planned Community (PC), Town Center Mixed-Use (TC-MU), Village Mixed-Use (VMU), Rural Residential (Rural), Low Density Residential (LD), Medium Density Residential (MD), Medium High Density Residential (MHD), High Density Residential (HD), Village Mixed Residential (VMR), and Transit Oriented Development Mixed-Use (TOD-MU).

Commercial While quality neighborhoods have traditionally been the City's focus, commercial uses provide desired goods and services to the community and revenue sources to meet the needs of City services required. The proper balance between the two establishes a higher quality of life for residents and an atmosphere where commercial services

can be successful. When planned properly, the balance between the two will increase the vitality and character of a place.

Retail commercial is most likely to be successful along highly visible corridors and in high intensity nodes (village and town center settings). Design in these areas becomes increasingly important in order to enhance the City's character and mitigate impacts. The following design elements contribute to providing positive experiences for individuals in those commercial areas:

- Buildings that front the street
- Parking screened behind buildings
- Variety of uses within walking distance



In order to provide for these types of places, the City has added various mixed-use land use designations as village centers, town centers, and transit oriented developments. These areas not only mix uses, but also transportation types. Recognizing that the automobile will dominate transportation, mixed-use areas are located around areas where people have the access to other transportation types (transit, bus service) and introduce environments compatible with walking

and/or biking. The proper land use application (design, mixed-use, and density) in these centers provides reciprocal benefits between land use and transportation.

Redwood Road is South Jordan's 'main street'. It is the City's desire that it take on a traditional main street feel. The City will look at opportunities to enhance this corridor through ordinances and design guidelines, most likely through a special district.

Commercial may be located in six designations. They are: Planned Community (PC), Commercial (COM), Town Center Mixed-Use (TC-MU), Village Commercial (VC), Village Mixed-Use (VMU), and Transit Oriented Development Mixed Use (TOD-MU).

Office The office land use designations may include small-scale office, large-scale office, and office park. In the appropriate application and with the appropriate design, office is also an acceptable transitional use between residential and more intense, harsh uses (Commercial, Freeways, etc.).

Office space may be located in four designations. They are: Office (O), Town Center Mixed-Use (TC-MU), Village Mixed-Use (VMU), Transit Oriented Development Mixed-Use (TOD-MU).

Industrial The City's industrial land use is limited to a small area at its north east boundary between the Jordan River and the I-15 frontage road. While not a large area, it is ideally situated in a central location within the Salt Lake valley with good transportation access. Industrial is located in one designation: Industrial Parkway (IND).

Open Space Open space is an important component to the quality of life within a community. South Jordan residents benefit from a mixture of passive and natural open space. Open space is found in two designations: Natural Open Space (NOS), Open Space (OS).

Public Public is a broad category that includes a wide range of services, facilities, and land uses. The largest use by area is the county landfill situated at South Jordan's western border. The most common, however, are the public schools. The Gale Center recognizes the City's history and has become a valuable community resource. The Historic designation allows the City to protect its heritage by seeking to preserve historical assets and encouraging development that complements the historical character of the City. Public land uses are found in the Public (PUBLIC) and Historic (HIST) designations.

Planned Community/Daybreak The planned community designation largely encompasses the western third of the City known as the Daybreak community. The area is characterized by a mixture of uses and housing types. It is maintained on a master community plan and design guidelines. The master community plan broadly describes blocks of land. The design guidelines control various details within the blocks. The area is identified by the Planned Community (PC) designation.

Future Land Use Map

The future land use map (general plan map) is the visual and geographical representation of the vision, principles, goals, and policies of this section. As such, the future land use map has been updated in conjunction with the general

plan. Land uses are represented by color coded land use designations. Land use designations reflect the intended use and not current zoning. It is the zoning ordinance that actually regulates land use and development. However, the land use map should be highly influential in land

use decisions, particularly when considering requests for changes in zoning.

(The Moderate Income Housing Analysis will be Included in the appendix of the General Plan)

LAND USE DESIGNATIONS

Land Use	Designation	Map ID	Description	% of Total	% Not Developed by Type
Residential	Rural Residential	RURAL	Provides residential parcels that typically allow for agricultural use and farm animals within a growing urban environment. Historically the residential standard. Clustering residential is preferred in order to preserve open space.	17.2%	15.3%
	Low Density Residential	LD	Semi-rural character feel without farm animal use. Lots generally 1/4 acre in size. The standard residential designation throughout the city.	24.7%	9.1%
	Medium Density Residential	MD	Allows for smaller lot single-family homes as well as lower density condominiums/townhomes.	3.2%	22.0%
	Medium High Density Residential	MHD	Most likely to be townhomes, condominiums, and lower density apartments. A small portion of the residential area throughout the city.	0.6%	100.0%
	High Density Residential	HD	Highest residential density found within the City. Generally used for apartment complexes. Large scale apartment complexes discouraged.	0.5%	0.0%
	Village Mixed Residential	VMR	Allows for the mixture of housing types and densities. Preferred in areas appropriate for higher than standard densities.	0.7%	97.2%
Commercial	Commercial	COM	Commercial areas are likely to be located along higher profile corridors and intersections.	4.3%	18.0%
	Village Commercial	VCOM	Commercial uses most that most likely accommodate the daily uses of residents and appropriate to be located near residential neighborhoods.	0.2%	29.6%
	Office	O	Areas that may include small-scale office, large-scale office, and office park uses. Office uses are an appropriate use between residential and higher intensity uses.	2.0%	24.8%

Industrial	Industrial	IND	A small portion of the City. However, it is centrally located within the Salt Lake Valley and with good access.	0.3%	0.0%
	Public	PUBLIC	The largest public use is the county landfill at the western boundary of the city. Public use also includes schools, utility facilities, and historical property.	2.9%	7.7%
Public	Historic	HIST	Maintains the historic heritage of the City through the preservation of historical assets and development that is consistent and complementary to the City's historical character.	0.2%	78.3%
	Natural Open Space	NOS	Natural open space is largely found along the Jordan River to preserve its inherent beauty.	3.2%	14.9%
	Open Space	OS	Includes both passive and active uses, which include parks, golf courses, and the county equestrian park.	3.6%	9.6%
Mixed Use	Village Mixed Use	VMU	Includes a mix of compatible uses, including residential, office, and commercial. It is found in appropriately placed nodes throughout the City, utilizing transportation corridors.	3.2%	48.8%
	Town Center Mixed Use	TC-MU	Solely found along Redwood Road around City Hall. The intent is to create a sense of place establish character, and create vitality as a small-scale 'downtown' area.	0.3%	6.9%
	Transit Oriented Development Mixed Use	TOD-MU	Found at the Front Runner Station and I-15. Those two facilities create an intensity that provides an opportunity for the land use and transportation to enhance and support one another. Intensity of the land use in the TOD is anticipated to match the intensity of the accessibility.	0.9%	3.4%
	Large Scale Master Planned Community	PC	Comprises a large portion of the City, the majority of the area west of Bangerter Highway. Known as the Daybreak community, it includes a mix of uses at higher than standard density than is common in South Jordan along with high design guidelines.	32.1%	60.9%

GOALS & POLICIES

Goal LU-1 *The Land Use Element and the Future Land Use Plan Map should specify the desired development pattern for South Jordan City.*

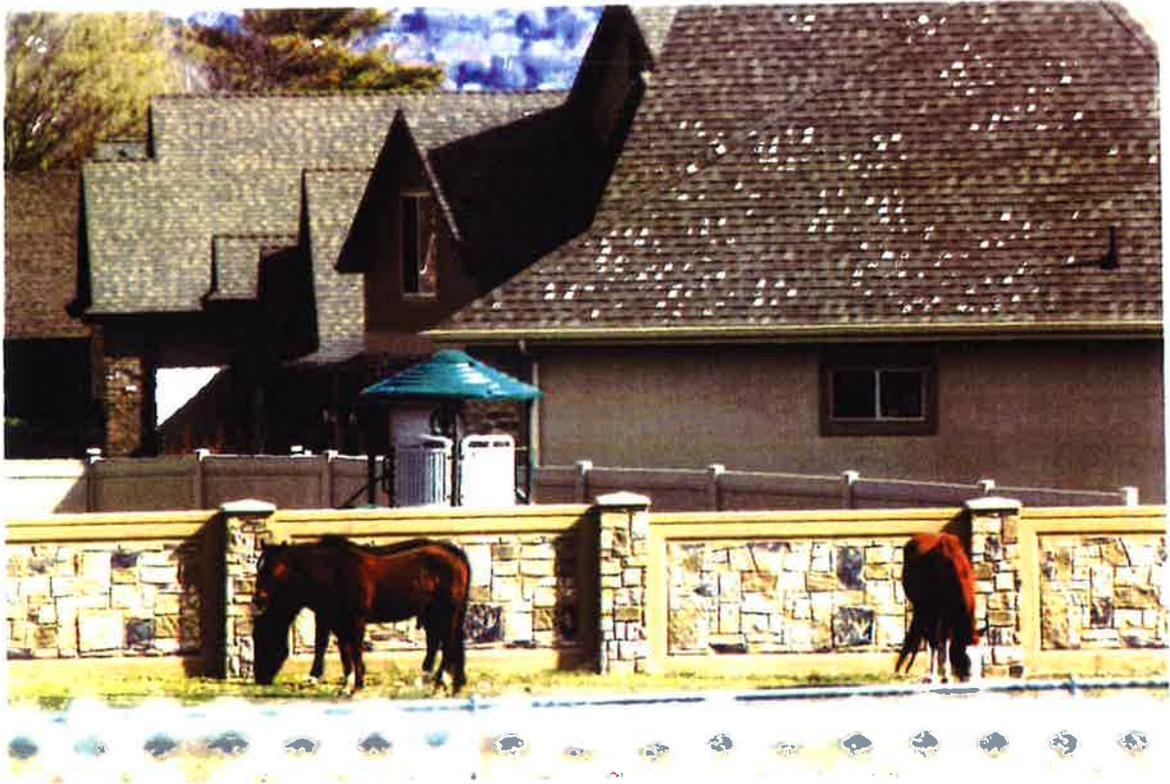
Policy LU-1.1 Maintain a land use category system that provides for the location, type and density of development and redevelopment.

- Policy LU-1.2 Require development approvals to be subject to review processes to ensure intergovernmental coordination and public input.
- Policy LU-1.3 Support and Incorporate the land use recommendations and development standards of the "Wasatch Choices 2040 Plan" within the City's development review process.
- Policy LU-1.4 Ensure that development does not exceed the densities established within the Land Use Element and Future Land Use Plan.
- Policy LU-1.5 Review the Future Land Use Map periodically to determine whether existing Land Use Plan boundaries are logically drawn in relation to existing or expected future conditions.
- Policy LU-1.6 Ensure the adequacy of present and future public services such as culinary water, sanitary sewer, storm drainage, schools, parks and recreation, public safety, transportation facilities and other utilities prior to approval of development.

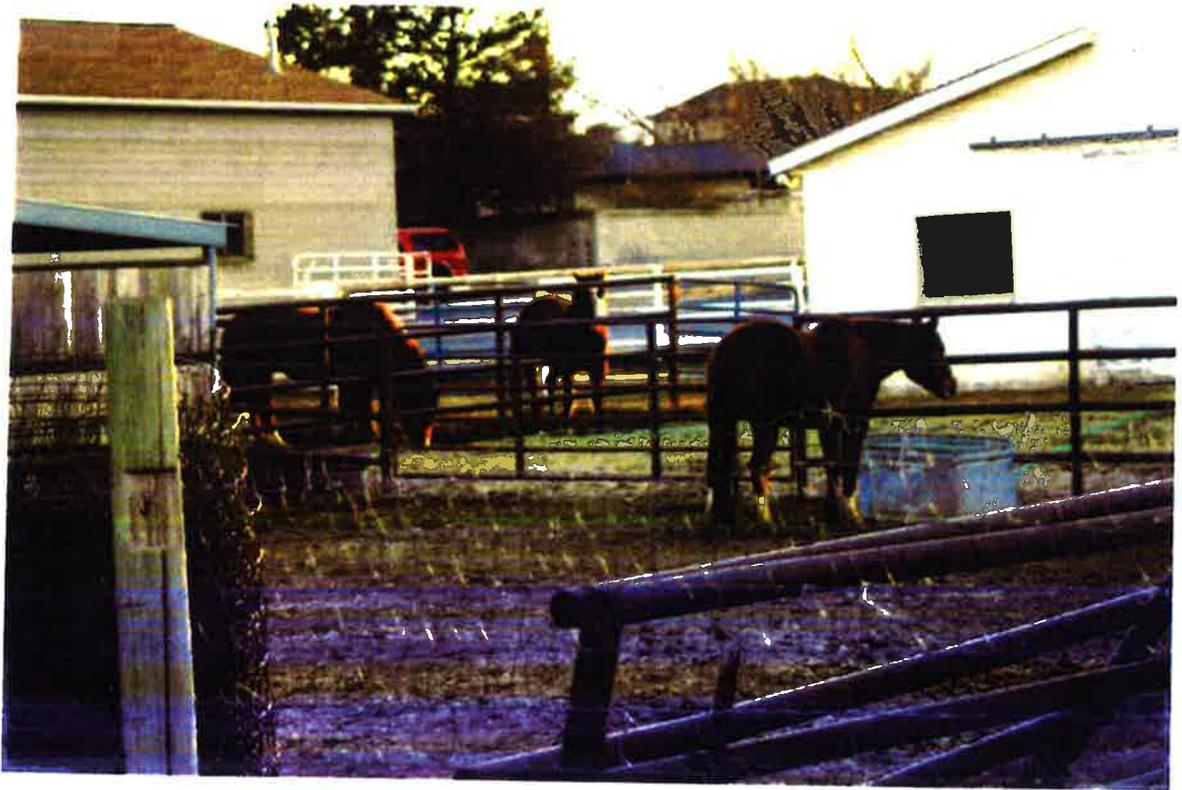
Goal LU-2 *Develop and maintain a pattern of residential land uses that provides for a variety of densities and types yet maintains the high standards of existing development.*

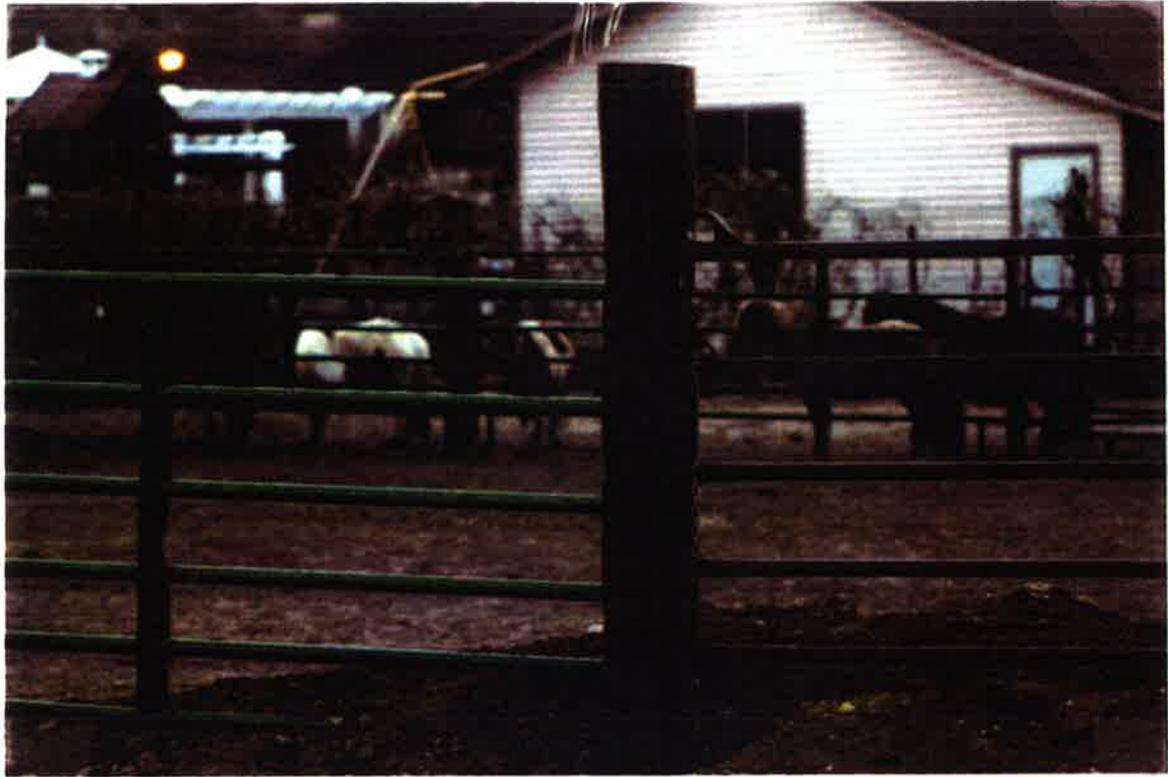
- Policy LU-2.1 Create and adopt a floating Residential Conservation Development (RCD) district.
- Policy LU-2.2 Implement subdivision design regulations that encourage housing variation, including setbacks, lot size, house size, exterior materials and architectural enhancements such as front porches and garages set behind the front of house.
- Policy LU-2.3 In order to preserve a semi-rural character in a portion of the City, continued rural residential development with a maximum density of 1.8 units per acre should be encouraged.
- Policy LU-2.4 The City's land development regulations should protect property owners rights to keep and maintain farm animals (horses, cattle) in designated portions of the City.
- Policy LU-2.5 Reconsider the number and type of farm animals on lots with animal rights, including a possible revision to the animal point system as necessary to ensure compatibility with each zone.

Attachment C













Attachment D

Option #1

Farm Animals	Points
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Large:

Bison	20 15
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Cattle	20 15
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Elk	20 15
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Horse	20 15
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Mule	20 15
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Yak	20 15
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Option #2

Farm Animals	Points
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Extra Large:

Bison	20
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Elk	20
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Yak	20
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Large:

Cattle	15
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Horse	15
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Mule	15
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Medium, Small, and Very Small farm animals would remain unchanged