

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
January 22, 2019

Present: Commissioner Julie Holbrook, Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Michael Haynes, Commissioner John Ellis, City Planner Greg Schindler, Deputy City Engineer Jeremy Nielsen, Staff Attorney Todd Sheeran, Deputy Recorder Cindy Valdez

Absent: Commissioner Mark Woolley

Others: Jacqueline Hatch, Justin Cracroft, David McLeon, Jon Oldham

6:30 P.M.

**REGULAR MEETING**

**I. GENERAL BUSINESS**

A. Welcome and Roll Call

Vice-Chair Earl Jolley welcomed everyone present. He noted that all Commissioners are present except Commissioner Woolley and he is excused from tonight's meeting.

B. Motion to Approve Agenda

**Commissioner Ellis made a motion to approve the January 22, 2019 Planning Commission Agenda with changes to move Item B.1. (Text Amendment) to the next Planning Commission Meeting on Tuesday February 12, 2019 Meeting. Commissioner Holbrook seconded the motion. Vote was unanimous in favor; Commissioner Woolley was absent from the vote.**

C. Approval of the Minutes from the Meeting held on January 8, 2019

**Commissioner Holbrook made a motion to approve the January 8, 2019 Planning Commission Meeting Minutes with corrections. Commissioner Ellis seconded the motion. Vote was unanimous in favor; Commissioner Woolley was absent from the vote.**

**II. INFORMATIONAL ITEMS AND OTHER BUSINESS**

A. Staff Business

City Planner Greg Schindler said I wanted to make sure that Commissioner Haynes received the email about the ARC Meeting scheduled for tomorrow January 23, 2019 at 8:00 a.m. It will be held here at City Hall in the Sycamore Conference room on the 2<sup>nd</sup> floor.

B. Comments from Planning Commission Members

None

### **III. CITIZEN COMMENT**

Chairman Woolley opened the Citizen Comment. No speakers, He closed the 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: DEEP WELL 7  
PRELIMINARY SUBDIVISION**

**Location:** 10940 South 2700 West

**File No:** PLPP201800455

**Applicant:** Jordan Valley Water Conservancy District- David McLean

City Planner Greg Schindler reviewed background information on this item.

Commissioner Holbrook said it was stated in the staff report that there is already a masonry wall, but does it need to go more west?

City Planner Greg Schindler said there is already an existing fence on the north and the south.

Vice-Chair Jolley opened the Public Hearing to comments.

**Jacqueline Hatch, South Jordan** – said the street I live on lines up with the driveway and the house you are talking about, and it is my understanding that the house is going to be torn down, is that correct?

City Planner Schindler said the house is going remain there, that is why they are aligning the property, so the house will be sold separately.

Ms. Hatch said I didn't realize there was a well there already, but when these house are being built, what will that do to the water rights? I am not really sure where the water crosses, but there are a lot of people down the street from me that use that water, so will that interfere with the people that live on 10950 S? The irrigation water goes behind my home and they are building four homes behind me. When you drive up 10950 S it aligns with the driveway of the house that is already there, so are they going to connect with any of the roads that go into the subdivision when they build behind that house.

Vice-Chair Jolley closed the Public Hearing.

**Justin Cracroft, (Jordan Valley Water District)** – said the irrigation system is still in play and it does collect in the northwest corner. It has been piped from that location to 2700 West it then crosses the street and continues behind the homes that are already there. It will continue as it always has. Ms. Hatch had a question about the street crossing into that driveway. It is my understanding that years ago it was in the plan to cross the street once the house was no longer useable, or the house would be lived in, but because of the houses behind us, and the subdivision roads and how they were created, it makes it impossible to connect into that neighborhood. It will remain a driveway as long as we own the property, or someone lives in the property.

Commissioner Ellis said I like this plan.

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

**Commissioner Holbrook motioned to approve preliminary subdivision plat, File No. PLPP201800455. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Woolley was absent from the vote**

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

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

None

**VIII. OTHER BUSINESS**

**B.1 Issue: TEXT AMENDMENT  
AMENDING TITLE 17 OF THE CITY CODE TO CHANGE REFERENCE TO  
CITY DEPARTMENTS AND DISCUSS OPTIONS FOR ADDING FLEXIBILITY  
FOR LOT SIZES  
(Item tabled from January 8, 2019 Planning Commission Meeting-public hearing  
Closed)**

**File No:** PLZTA201900029  
**Applicant:** City of South Jordan

This Item was moved to the Tuesday February 12, 2019 Planning Commission Meeting.

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

**ADJOURNMENT**

**Commissioner Holbrook motioned to adjourn the January 22, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.**

The January 22, 2019 Planning Commission Meeting adjourned at 6:50 p.m.

**This is a true and correct copy of the January 8, 2019 Planning Commission minutes, which were approved on January 22, 2019.**

South Jordan City  
Planning Commission Meeting  
January 22, 2019

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**South Jordan City Recorder**

Recorder Anna West prepared the meeting minutes