

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
March 26, 2019

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

Absent: Commissioner Michael Haynes

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 except Commissioner Haynes and he is excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Jolley made a motion to approve the March 26, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on March 12, 2019

Commissioner Holbrook said I would like to say "thank you" to Anna West for doing a thorough job on the minutes. They looked great.

Commissioner Holbrook made a motion to approve the March 12, 2019 Planning Commission Meeting minutes as printed. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

D. Motion to Approve Acceptance of Planning Commission Written Decision regarding Application Project No. PLCUP201800742 Rocky Mountain Power South Jordan to Draper line Up-size.

Commissioner Ellis motioned to approve the written decision regarding application Project No. PLCUP201800742 Rocky Mountain Power South Jordan to Draper line Up-size. Commissioner Jolley seconded the motion.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened Citizen Comment. There was no comments. 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: DAYBREAK VILLAGE 8 PLAT 6
PRELIMINARY SUBDIVISION**

Location: 11140 South 6230 West

File No: PLPP201900036

Applicant: Daybreak Communities/Gary Langston

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

Commissioner Holbrook said is there going to be townhomes, or single-family homes.

Gary Langston, Daybreak Parkway – said there is not any townhomes; only single-family homes.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing

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

Commissioner Ellis motioned to approve File No. PLPP201900036 as proposed. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**B.1 Issue: DAYBREAK PROSPERITY ROAD DEDICATION PLAT
PRELIMINARY SUBDIVISION**

Location: 11745 South 6420 West
File No: PLPP201900057
Applicant: Daybreak Communities/Gary Langston

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

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

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

Commissioner Ellis motioned to approve File No. PLPP201900057 as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**C.1 Issue: OQUIRRH MOUNTAIN PAD 13C
SITE PLAN**

Location: 11621 South 4000 West
File No: PLSR201900068
Applicant: Ted Didas

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

Commissioner Holbrook said is it just the sidewalk that backs up to 4000 West.

City Planner Schindler said there would be sidewalk, landscaping, and the parking will be on the east side of the building.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

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

Commissioner Ellis motioned to approve application PLSR201900068 to allow for construction of multi-tenant commercial building to be located at 10621 S. 4000 W. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**D.1 Issue: OQUIRRH MOUNTAIN RETAIL/OFFICE, THE PIANO PLACE
CONDITIONAL USE PERMIT**

Location: 11621 South 4000 West
File No: PLCUP201900114
Applicant: Brady Davies

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

Chairman Woolley said are they planning to have recitals at this location.

Brady Davies (Applicant) – said we would not have any recitals at the location we will only have classes held there. We rent a building for recitals, and that is usually at a school.

Commissioner Ellis said would you consider flipping the parking spaces so they are closer to the building, so the kids coming out of the building do not have to cross the traffic Isle.

Mr. Davies said that is not an issue for us if we can do that. At our other school's we have young children, older children and adults, some of them drive themselves.

Commissioner Jolley said what the number of your anticipated students for pick is up and drop off at the busier hours (6:00 to 8:00 pm).

Mr. Davies said every half hour to forty-five minutes 3 to 5 students, and at our busier times, it would be about 8 to 10 students.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

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

Commissioner Ellis motioned to approve application PLCUP201900114 to allow for operation of a music school at 11621 South 4000 West. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

E.1 Issue: DW ESTATES PRELIMINARY SUBDIVISION

Location: 2549 West 11400 South
File No: PLPP201900118
Applicant: Diana May

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

Commissioner Jolley said what size of home they would need to build on that lot to make it compliant.

Planner Schindler said the minimum in that zone is a 2,400sq.ft. home.

Commissioner Ellis said isn't there a rule for the ratio between an accessory building and the primary residence.

Planner Schindler said if the accessory building was built first, we could force them to tear down the accessory building because they could not build the home on there. If the home was built first, they would need to follow the code, and there isn't a code that says you can't have a home smaller than the garage.

Chairman Woolley opened the Public Hearing to comments.

Paula Gordon, South Jordan – said I am a mortgage underwriter, and I am curious if you have to verify if that home has a mortgage.

Chairman Woolley said the Planning Commission does not have to do that.

Ms. Gordon asked do you know who would notify the mortgage company.

Planner Schindler we are not required as a City to do that, we just need to make sure they are meeting the City Codes. I don't know who would do that.

Chairman Woolley closed the Public Hearing.

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

Commissioner Ellis motioned to send a recommendation to approve the DW Estates preliminary subdivision with the following requirement:

Prior to plat recordation the existing accessory structure, shall either be removed or bonded for the cost of removal for a period of one year, to allow for a new primary dwelling to be constructed. The accessory structure shall meet all setback and accessory structure requirements per the R-3 Zone.

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

None

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the March 26, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The March 26, 2019 Planning Commission Meeting adjourned at 7:05 p.m.

Deputy Recorder, Cindy Valdez, prepared meeting minutes.

This is a true and correct copy of the March 26, 2019 Planning Commission minutes, which were approved on April 9, 2019.

Anna M. West
South Jordan City Recorder

MARCH 26, 2019

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Bret Reich	1400 W. N. Temple, SLC
Brian Adams	2549 W 11400 S
Paula Clark	11109 So Woodfield Rd
Melissa Anderson	1493 W- 11150 S.
Lise Romney (RMP)	1569 W- N. Temple, SLC
David Nicol	11171 S. Village Grove Ln, So Jo
Brady Davies	13675 S. Fort St. Draper
Wendy Nielsen	10831 S. Wyndview Lane
L. Blake Bowthorpe	2555 W 11400 So -
Gary Ingersoll	2549 W 11400 S.
Paula Vanikottis	2549 W. 11400 S.
Diana May	11479 So. 2510 W.
Jim F. Gray	11479 So. 2510 W.