

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
MAY 28, 2019

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

Others: James Horsley, Tina Franco, R. Richins, Don Matthews

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Vice-Chair Earl Jolley welcomed everyone present. Vice-Chair Jolley also welcomed the new Planning Commissioner Michele Hollist to the meeting and noted that all Commissioners are present.

B. Motion to Approve Agenda

Commissioner Holbrook motioned to approve the May 28, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on May 14, 2019

Commissioner Morrissey made a motion to approve the May 14, 2019 Planning Commission Meeting minutes as printed. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

Vice-Chair Earl Jolley said our Chairman Mark Woolley had resigned due to health issues so we need to decide if we would like to vote in a new Chairman tonight, or if we would like to wait until our next scheduled meeting on Tuesday, June 11, 2019.

Commissioner Ellis said I think we should hold off on a vote, and continue as we have going from week to week until City Council figures out how they want the Planning Commissioner to be appointed. It doesn't

make sense to juggle this around, and when the City Council makes their decision some of the Commissioner's might not be eligible.

Commissioner Holbrook said I can understand what you are saying, but as I understand it that will not happen until January 1, 2020. I think going 6 months without a Chairman is not a good idea. We could always go along with this, because you can always vote in another one. I think we need a Chairman for consistency. They will be able to work with staff, because there are several things that go on behind the scenes that a Chairman does. I am happy to wait until next meeting to have the vote, because we didn't even know we were getting our new Commissioner until tonight. We can have a discussion and find out who is available, but I don't think we even know that right now.

Vice-Chair Jolley said I think waiting until our next meeting is appropriate. I think we will have the vote next meeting Tuesday June 11, 2019.

III. CITIZEN COMMENT

Vice-Chair Jolley 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: DAYBREAK VILLAGE 8 PLAT 7
PRELIMINARY SUBDIVISION
Location: 6340 WEST 11100 SOUTH
File No: PLPP201900278
Applicant: DAYBREAK COMMUNITIES**

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

Gary Langston, Daybreak Communities – said I think Planner Schindler did a great job with the presentation of this project, so I am here if you have any questions for me.

Commissioner Ellis said what is going to go on the "C-Lot."

Mr. Langston said it is a church Lot.

Commissioner Ellis said what about the "P-Lot."

Mr. Langston said that will be for our open space network. It will look similar to what you see along Lake Avenue.

Vice-Chair Jolley opened the Public Hearing to comments.

Sharon Richins, South Jordan – said what are you planning to do with the additional traffic that this creates. I live on 2700 West and the roads are already clogged up with cars trying to go west. I would like to know what you are planning to do with the extra traffic.

Vice-Chair Jolley closed the Public Hearing.

Gary Langston – said Daybreak has a Master Transportation Plan where we have sized our roads bases on the uses that we project, and this is a continuation of that plan. Does it bring more cars to the area, absolutely it does. The average single family home generates about 10 to 12 trips per day. There are 68 homes, so with generate about 750 trips per day to this area, but I would say that it is consistent with the other developments that we have done.

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

Commissioner Holbrook motioned to approve File No. PLPP201900278 as proposed. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**B.1 Issue: MCMULLIN ACRES
PRELIMINARY SUBDIVISION
Location: 10566 SOUTH 2700 WEST
File No: PLPP201900239
Applicant: ROBERT POIRIER WITH MCNEIL ENGINEERING**

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

Vice-Chair Jolley said would this go in conjunction with the bridge as it is built out.

City Planner Schindler said that bridge is being built with another subdivision but by the time this is built the bridge should be finished.

Vice-Chair Jolley opened the Public Hearing to comments.

Don Matthews, South Jordan – said I am building a home at 10627 S. Urban Ridge Road, and I am the developer for Urban Crossing, which is adjacent to this right off of Urban Ridge Road. To answer the question about the bridge, the bridge will be going in once the water has been turned off. Mr. Sheeran has all of the documents needed and we are ready to get started. They will not be done in conjunction with this development, but we will probably use the same contractor. I am in favor of this project. I know Mr. Horsley and he is a great developer, and I am looking forward to the great product he is putting in there.

Vice-Chair Jolley closed the Public Hearing.

James Horsley – said I think Planner Schindler did a great job reviewing the project. We will have 16 lots in there and we meet all of the codes that are required. I think it is going to be a great addition to what Don Matthews has done. I am here to answer any questions that you may have for me.

Commissioner Hollist said has the canal company approved the vinyl fence that is listed in the application.

Mr. Horsley said yes it has been approved.

Commissioner Hollist said I was at the last Planning Commission Meeting, and this was the same issue on another development, but the vinyl fence that was not acceptable against a canal, do you know why this one is acceptable and that one wasn't.

City Planner Schindler said it would be up to the Canal Company.

Commissioner Hollist said are these different Canal Companies?

City Planner Schindler said that is correct.

Staff Attorney Sheeran said the project that was being discussed at the last Planning Commission Meeting was part of what they wanted to see specifically in the development agreement.

Mr. Horsley said we would be using the same vinyl fence.

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

Commissioner Ellis motioned to approve preliminary subdivision plat, File No. PLPP201900239. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**C.1 Issue: SPRATLING SUBDIVISION (2ND AMENDED)
SUBDIVISION AMENDMENT
Location: 9660 SOUTH SPRATLING ELM COURT
File No: PLPLA201900251
Applicant: TINA FRANCO WITH HOWLAND PARTNERS INC.**

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

Tina Franco, (Howland Partners Inc.) said the reason for the realigning of the property between lots 207 and 208 is because Mr. Statton passed away last year, and there was an understanding that when he passed away that G & H Partnership would purchase the property from the family. The reason the property is so crooked is because, part of Mr. Stattons garage sits on lot 207, so that is why they want to realign the property now that the house and garage have been torn down.

Vice-Chair Jolley said is there an existing home on either of the lots?

Ms. Franco said they have both been torn down.

Vice-Chair Jolley Opened the Public Hearing to comments. There was none. He closed the Public Hearing.

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

Commissioner Ellis motioned to approve a subdivision amendment plat, File No. PLPLA201900251. Commissioner Holbrook 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)**

**D.1 Issue: ORDINANCE 2019-09 AMENDING CITY CODE §§
17.18.030.070.B.2.d, 17.18.020 AND 17.18**

**LIMITING THE AMOUNT OF STORAGE IN BUILDINGS IN
THE P-O ZONE AND ADDING THE “OFFICE/WAREHOUSE
FLEXIBLE SPACE” USE TO THE USES CHAPTER 17.18**

File No: PLZTA201900446
Applicant: CITY OF SOUTH JORDAN

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

Commissioner Holbrook said is there any particular reason that the storage amount is 20 percent.

Planner Schindler said there is no particular reason; it just seemed like a good number.

Vice-Chair Jolley said if they had a second story and they used that as storage, would that count as this 20 percent.

Planner Schindler said they couldn't use the entire second floor for storage, but they could use 20 percent of it.

Commissioner Morrissey said has there been any comparison studies done with other cities that have incorporated this type of ordinance.

Planner Schindler said not that I am aware of, I know there are other cities that have flexible space, and they are usually located next to the freeways, or industrial parks.

Commissioner Morrissey said are there any potential impacts that you can see to this potential change.

Planner Schindler said I don't see any negative impacts.

Commissioner Hollist said how would you enforce this. Would you do a periodic walk through?

Planner Schindler said they will need to get a business license and a building permit, and then we would know if they are planning to have any storage.

Vice-Chair Jolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

Commissioner Ellis said do we need to clarify what kind of storage is permitted. I think I get the intent, I just don't see anything clarifying what is allowed.

City Planner Schindler said that is a good point. I don't think this has been scheduled to go to City Council yet, so you may want some clarification from City Council. You can make a motion tonight with clarification from City Council, or you can table this until you get that information.

Commissioner Ellis said I don't have the wording that I would like to see, but I would like to see it in a neater package, so we don't get “what about this” questions.

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

Commissioner Ellis motioned to table File No PLZTA20190044 until the next Planning Commission Meeting on June 11, 2019, and have staff come back with some clarification on storage, and how that storage is to be used. Commissioner Hollist seconded the motion. Roll Call Vote was 4-1. Commissioner Holbrook voted No.

VIII. OTHER BUSINESS

Vice-Chair said can you give us an update on when we will be having our future meetings in the New Council Chambers.

City Planner Schindler said I don't know if you all were aware that City Hall has been under construction for a while. When the new police building was completed, the Police Department moved out and they started construction. They have almost completed the basement where they are going to relocate the Council Chambers. The plan is to have our last meeting on Tuesday, June 25, 2019 in the new Council Chambers. After they move the Council Chamber downstairs, they will start construction on the main level of City Hall, and when that is completed, they will start to remodel the second floor.

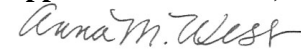
ADJOURNMENT

Commissioner Holbrook motioned to adjourn the May 28, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The May 28, 2019 Planning Commission Meeting adjourned at 7:30 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the May 28, 2019 Planning Commission minutes, which were approved on June 11, 2019.


South Jordan City Recorder