

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
July 9, 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 Jeremy Nielson, Staff Attorney Todd Sheeran, Planner Brad Sanderson, City Recorder Anna West

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Earl Jolley welcomed everyone present. He noted that all Commissioners are present.

B. Motion to Approve Agenda

Commissioner Ellis motioned to approve the Agenda for July 9, 2019 Planning Commission Agenda. Commissioner Holbrook seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on May 28, 2019

Commissioner Morrissey made a motion to approve the June 25, 2019 Planning Commission Meeting minutes as printed. Commissioner Holbrook 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 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: MAVERIK REBUILD AND EXPANSION
SITE PLAN
Location: 10400 South 1300 West
File No: PLSPR201900392
Applicant: Shay Bertola**

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. The Maverik has been operating a gas station and convenience store on the southeast corner of 1300 West and South Jordan Parkway for the past few decades. Maverik is now proposing to update their facility by expanding their site on the adjacent property, which also includes removing the existing building and reconstructing a larger building in its place. The site area will be expanded from .48 acres to 1.09 acres and will include a new 4,000 square foot building which will be oriented towards South Jordan Parkway instead of 1300 West. The site will maintain access from both South Jordan Parkway and 1300 West, however, the north access will be shifted further to the east, widened and shared with the adjacent land owner (currently Tunex), per UDOT's approval. The access from 1300 West will also be widened and relocated further to the south. Based on the proposed plans, and materials submitted, and other findings, Staff finds that the site plan meets all of the provisions of Titles 16 & 17 of the City Code. Staff could not identify any detrimental effects regarding the gas station expansion and is recommending approval.

Commissioner Holbrook asked if the existing fuel tanks will be removed.

Planner Sanderson said that is a good question for the applicant. They can explain what their process is for demo and rebuild.

Chairman Jolley asked about the UDOT approvals, shared access and lot consideration.

Planner Sanderson said my understanding is that they are working on that; it takes some time to work with UDOT and go through their process. We are requiring they consolidate all of the parcels.

Commissioner Holbrook asked the reason for the pumps being up front.

Planner Sanderson said I would imagine it is for visibility reasons for access for circulation for their large fuel tankers that come in. That is a question you could ask the applicant.

Commissioner Hollist asked about a shared access agreement.

Planner Sanderson said I believe there might already be a shared access agreement that was put in place when access was approved onto South Jordan Parkway.

Shay Bertola (Maverik Applicant), because there are three conditions on your recommendations I will start with those. First with regards to having the pumps up front and building in back, that is our standard layout

and it works. That is where the tanker trucks come in and our deliveries are made. It allows for the best circulation on our site. Your next question was on the underground tanks; those will be removed and we will put in our new technology tanks that includes double wall tanks and triple wall piping which meets or exceeds state regulations for the environmental controls those types of underground storage tanks. With regards to the UDOT permit, we are about 90% through that process. UDOT has reviewed the plans and have approved them. We will be sharing access with Tunex. We will get the City a copy of our access agreement and other permits when those are obtained. The next item was joint access with the neighbors. I have met personally with both neighbors and both are in favor and have signed a notarized document. The last item was the consolidation of the lots. I have already done that. July 3rd it was recorded with the County and I have a receipt on that. That will be sent over to South Jordan City.

Chairman Jolley asked about the timeline if approved.

Mr. Bertola said once we get all of our approvals then we would submit our building plans for approval which could take 1-2 months.

Commissioner Hollist asked if they will increase the tank capacity.

Mr. Bertola said yes. I don't know for sure how much but I believe they will double in size.

Chairman Jolley opened the Public Hearing. No speakers. He closed the Public Hearing.

Commissioner Holbrook said I just want say aesthetically, I think the pumps would look better in the back. That's just my personal opinion.

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

Commissioner Ellis made a motion to approve the Maverik Site Plan and Conditional Use Permit, file number PLSR201900392 subject to the following:

- 1. The applicant shall provide remaining UDOT Encroachment/Access approvals, proof of parcel consolidation, and shared accesses agreement with property to the east, prior to site improvements.**

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

**B.1 Issue: MCKINLEY ESTATES
SUBDIVISION AMENDMENT
Location: 10320 South 2950 West
File No: PLPLA201900391
Applicant: Skyler Bailey**

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. The applicant, on behalf of the Darrel and Leann Rushton (property owners), is proposing to amend the McKinley Estates Subdivision by adding .94 acres of property, which will add two residential lots to the subdivision. The Rushton property, by itself, is not large enough to be subdivided without exceeding the maximum allowed density of the R-1.8 Zone; however, when combined with the adjacent subdivision, which contains three acres and five lots, the property can be subdivided into two lots, without having to rezone the property as it will continue to comply with the R-1.8 Zone density requirements. I met with one of the adjacent land owners that is across to the west of this proposed lot 7 and they had a few concerns. The reason why the improvement plans show a future road connection through there is showing how that road would connect in

the future. We are not requiring any improvements on that and not suggesting or pushing that the road connect through any time in the near future. The road meanders the way it does in order to not violate any front yard setbacks for that front home. The setbacks are currently 25 feet to the house and 30 feet to the garage. Another concern brought up is there is an irrigation box that we just came to realize just recently in the southwest corner of the lot. It is not shown on the improvement plans. We will recommend an additional item requirement be added to the existing four that are listed, that the irrigation box be shown on the civil plans and that they get a signed approval letter from the water/ditch master that oversees that private irrigation system. Our recommendation is in favor of this subject to the requirements listed.

Chairman Jolley asked the name of the irrigation company is known.

Planner Sanderson said it is a private system. We know who the water master is but I'm not sure it has a name.

Commissioner Ellis said are you saying that the road will not go through as part of this subdivision?

Planner Sanderson said that is correct. We are not adding any improvements at all.

Chairman Jolley said they will just use the existing turn-around to access lot 7; is that correct?

Planner Sanderson said yes. The existing turnaround is located there to the south.

Chairman Jolley asked if they are putting money in a bond for future improvements. Planner Sanderson said no, not for that section; we are not requiring that.

Commission Holbrook said I am curious why this will not connect when the city has been so adamant about roads connecting. It seems like it would be fairly easy.

Planner Sanderson said our codes do require that development provide a stub road to connect. In this case we would have to go through some land acquisitions with the Maher's and I don't think they are willing to sell at this point. They have expressed that they don't want that road to connect through. We can't push it through at this time.

Chairman Jolley opened the Public Hearing.

Debbie Maher, South Jordan; she read from a letter she submitted to the city by email. My husband David and I live currently live at the north end of McKinley Park Place. I would like to thank the two men that came by the house today to see the situation. We have seen a lot of changes over the past 20+ years. We love our neighbors and understand that property owners have the right to develop their land. My parents purchased this property that is the major part of McKinley Estate subdivision back in the 70's. It was all horse property at that time. A family friend acquired the property that was developed in 2002 to this McKinley Park Place. The zoning and development codes have changed as our city has grown. Dave and I tried three times to build our home and were successful in 1996. The city engineer placed our home on our parcel for the future development of the road. We brought in all of our utilities from 104th South and purchased the fire hydrant. Our property is .51 acre and we have large animal and irrigation water rights. In 2002 when the McKinley subdivision was being considered, it is my understanding that there was not enough property in those top two acres to fulfill the land requirement so the property and home that is now the Labrum's property was purchased to fulfill the requirement and a masonry wall was placed around the perimeter and along the south side of our property. The McKinley Estates subdivision did not have large animal rights. All surrounding parcels have larger properties with large animal rights. Two signs are placed at the end of the street just south

of our property which reads "Private Lane and Roadway will be extended in the future." My parents and others sold their land to the north of us which became the Royal Meadows Subdivision. David and I allowed utility easement in front of our home for the Royal Meadows Subdivision. A road is proposed to connect the two subdivisions. We are open to allowing property owners to the east of us to develop their back half with some specific conditions. That didn't happen then for many reasons. The stress and fear of the road going through has constantly been on our minds and now on the minds of our McKinley Estates and Royal Meadows neighbors and the safety issues it could cause. David and I have tried to be good neighbors and accommodating. We have allowed foot traffic through our yard and for our neighbors to get their irrigation water. We have smaller homes and larger parcels of land with irrigation rights and large animal rights and want to reserve what little bit we have left for future generations. We ask that all of you who are making the decisions concerning this application consider our concerns.

Chairman Jolley asked where they access their irrigation water from on their property.

Ms. Maher said it runs along the back west side of this property. It is piped and goes underground to a box. All of these people have irrigation and that is where I get mine. Our property butts right up to the fence to the east and it is an open ditch and then goes under the road and then down where the people on 2950 get it.

Dave Maher, South Jordan; he has had some concerns and came in to talk with Brad on this. He has been very helpful to us. Our concerns are that there are some things that are not on the present site plan that were supposed to be there. Specifically Item H and I. Item H says "waterways, ditches, significant vegetation;" and I. reads "irrigation systems and storm drain systems," none of which were represented on the site plan. Here are some facts that have been brought to light since the site plan was proposed. The first one has been addressed. It is the water gate and they are wanting to cover over it with a driveway and they are going to have to move that and pipe it in order to be able to do that. The other question in general is why does there need to be an easement for a future possible road when we do not want a road to go through. There is no reason for a road to go through. We have a storm drain that is by the wall. The original conditions for the development was that where that roundabout is, behind it there was a large flood pond that was deep down in the ground with a gravel base. There was a vinyl fence that ran straight through. The homeowner has removed the vinyl fence and filled in the flood pond with dirt so there is no flood pond. When we have a heavy rain storm and the water runs down and comes to our property, it fills up the storm drain and continues to flood the area. We have flooding on our property from this. The neighbor that filled in that flood pond has violated code. That was a precondition for this Subdivision. We want to ask that this issue be addressed and the flood pond be re-installed with the fence re-installed. Right now I believe the subdivision is in violation of the very conditions that were put in place that caused it to exist in the first place.

Commissioner Hollist said are your three concerns then being the irrigation box, would like to remain a private lane and no new future road to your home, and the storm drain issue.

Mr. Maher said yes.

Matthew Sorensen, South Jordan; I have the second house in. My two main concerns are keeping the private street and no future road connection and would like to see more transparency from the city and the developers. We should be included as part of this process.

Mark Murdock, South Jordan; the easement of the potential road going through is what I am concerned about. None of us have been notified about what you have going on here.

Shantelle Ericson, South Jordan; we purchased the land right next to that property to the north. We bought with the impression that this road would not go through and we also do not want it. We met with the city

before we purchased the land and we understood from them that they would not ever put that road through. Our land is a sloping land and will have a walkout basement and the Rushton property goes the opposite way and seems to be higher than our house. I am concerned about how the two properties will line up.

Chairman Jolley said staff will make sure that all properties line up correctly according to code.

Jennifer Murdock, South Jordan; my concerns are if there is a division on the Rushton property where the access would be. We have not been notified of what is going on here and it would be nice to have more information and if that road will ever connect to 2950.

Ryan Schipanbord, South Jordan; nobody wants this road to go through so why does there need to be easements. The road is not needed or wanted by any of us.

Chairman Jolley said it would not be a buildable lot if those easements were removed.

Lynette Williams, South Jordan; we are the ones right in front of the circle. We don't want the road cut through and we do not want any easements.

Chairman Jolley closed the Public Hearing.

Skyler Bailey (Applicant); we are very sympathetic about the road. We have no desire to take the road through. We were hired by the Rushton's to develop this lot. Darrel has since passed away and the family is still grieving and are not here tonight because of it. All we are trying to accomplish is to making one single family dwelling. Dedication has to be so we meet all of the city requirements. We will obey all city and building guidelines. With regards to the irrigation, we did miss it on the drawings and we will make the changes. We will apply to the water master to put new gate valves in because the old system is an open ditch and is a hazard to children. We will continue water access to all the existing users.

Chairman Jolley said the access point to get to this Rushton property the irrigation box is right in the corner.

Mr. Bailey said there is a wooden makeshift gate and our plan is to put a 3 by 3 or 4 by 4 foot deep gate box into the structural grate.

Commissioner Ellis said your access to the Rushton property on back lot 7 will come from McKinley Park Place through that 17' connection to the right-of-way?

Mr. Bailey said correct. I don't live too far away from where everybody is at. I am very well aware and up to date on how the system works. There will be a structural pipe not a corrugated metal pipe.

Chairman Jolley asked about the storm drainage issue. Mr. Bailey said the storm drainage doesn't affect the lot that we are doing at all. The gentleman that brought up the pond issue, we have nothing to do with that. We are aware that there was a pond there.

Chairman Jolley asked if Staff would address the storm drain issue.

Deputy City Engineer Jeremy Nielson said the storm drain issue is an open case with Code Enforcement. We are aware of the issue and it is in process. The property is very flat on the west half of the parcel and then as you go east that is when it starts sloping and it drains to the northeast.

Commissioner Holbrook expressed her concerns that one person can decide that it is okay to put another piece of property into a subdivision.

Planner Sanderson said I will paraphrase our state law for code “in order to add property to a subdivision you have to have someone in the subdivision petition to allow that land to be added to it.” We currently have an affidavit signed by the Labrums, property owners to the south, in order to allow this property to be incorporated into the subdivision. The way a subdivision is set up is you are banking on by a certain predictability. You only have to have one person within the subdivision to open the gate to let that addition to occur. It requires a Public Hearing which we are doing now and satisfies that requirement of the state code.

Commissioner Hollist said who owns the small strip of road to the north of the McKinley Park Lane there now.

Planner Sanderson said that is the dedicated right-of-way and the city owns it. We are not doing any improvements to it at all. The only improvements you will see that is part of this application is an irrigation box that was talked about and there will be a new water and sewer brought into the west side of the lot.

Chairman Jolley asked for a description of where they will actually access it and will it be an asphalt driveway or concrete coming off that turnaround.

Planner Sanderson said we will require a pervious surface to access that new home whether it is asphalt or concrete. It will most likely be concrete, but I am not sure what the exact material will be.

Commissioner Hollist asked what the timeline for evoking the storm drain issue on this is. Planner Sanderson said that is an issue whether or not this property was subdivided. We are addressing that independently from this proposal. I don't know what the timeline will be; we are making efforts to get it resolved.

City Planner Greg Schindler said Code Enforcement can take a long time because there are a lot of things we have to gather information on. It could potentially take months. You can't require this developer to do anything about this because it is not his property.

Staff Attorney Todd Sheeran said just so you are aware on your review of the subdivision amendment, Utah Code states that if there is going to be a subdivision amendment, that you find good cause for the amendment and the second thing is that there is no public street or municipal easement affected, which it is not in this case. Unfortunately our code does not define what “good cause” is.

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

Commissioner Ellis made a motion to approve the McKinley Estates Subdivision Amendment, file number PLPLA201900391, with the following requirements:

- 1. Property along the west side of the proposed lot 7 shall be dedicated as public right-of-way; and**
- 2. Property along 2950 South shall be dedicated as public right-of-way; and**
- 3. The Applicant shall provide “cash-in-lieu” for future road improvements along 2950 West as required by the City Engineer; and**
- 4. Portions of the existing fence near the southwest corner of the Rushton property shall be removed as required by the City Engineer; and**
- 5. Adding #5 that the existing and proposed irrigation ditch be included on the plans and the plans to be approved by the City Engineer prior to recording plat and that a**

letter of approval be obtained from the Ditch Master with proposed improvements be obtained and submitted to the City.

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

**C.1 Issue: MERIT MEDICAL SOUTH CAMPUS PHASE 2
SITE PLAN
Location: 10018 South Redwood Road
File No: PLSPR201900417
Applicant: Ryan Berry**

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. Merit Medical originally received site plan approval in June 2018 to construct a 72,000 square foot, two-story, research and development building on property generally located at 10052 South Redwood Road. Prior to site plan approval the property was rezoned to the MU-R&D Zone along with a development agreement which included certain height and buffering requirements adjacent to existing residential uses. The applicant has recently acquired an additional 1.58 acre property located adjacent to the north of the original site and is now proposing to expand the south campus site area. The proposal also includes expanding the already approved two-story building to a total of 119,000 square feet. The building will remain two-stories which will expand further to the west. The parking and landscaping of the original approval will be reconfigured to accommodate the larger building footprint. Staff finds that the proposal meets all of the provisions of Titles 16 & 17 of the City Code, including Section 17.62.

Commissioner Hollist said I was not part of the original approval on this. This is the building that is already under construction; is that correct?

Planner Sanderson yes, Phase I.

Commissioner Ellis asked if there has there been a traffic study on the flow of traffic through this.

Planner Sanderson said as part of Phase I, yes. There was a third party study done that addressed Phase I as well as Phase II.

George Frioux, (Applicant representatives); couple of things I wanted to bring to your attention. First, there was talk about transparency earlier in the meeting and we sent out 460 invitations to our neighbors to meet with them in an open house to discuss this. We have been and intend to be very transparent through this process. We put up a 6' wall concrete fence and we have also given \$2,500 certificates for a nursery so they could put trees on their side as well. We have also dumped dirt in their backyards so they can plant whatever they would like.

Ryan Berry, (Architect Representative); do you have any questions such as what is Phase I versus Phase II.

Commissioner Hollist asked how far the building offset is from the nearest neighbor's property line. Mr. Berry said it is about 130' from the western neighbor's property line.

Mr. Frioux said we would have done Phase I and II at the same time but we needed additional property and we just acquired 1.58 acres and that is what we needed to start the process. There is another property that we most likely will acquire in the near future.

Chairman Jolley said as far as employees go I was told there would be very few employees working at that building. How many employees do you anticipate working there?

Mr. Frioux said the Phase II will have part of our molding facility. It will not be a high occupancy of individuals that will be working in that area. It is mostly machinery for small components for our medical devices that we sell worldwide. I don't have an exact headcount but it will not be many.

Mr. Berry said the weekly count for the traffic study is roughly 4 to 6 vehicles per day.

Chairman Jolley opened the Public Hearing.

Lori Grua, South Jordan; Merit Medical has made a huge offer to be good neighbors. She pointed out that there is only one way in and out of the Peach Blossom/Town Meadow subdivisions which contain 56 lots. She voiced her concern about increased traffic on Redwood Road and its widening to 3 lanes in each direction has made it difficult and somewhat dangerous to make a left turn out of the subdivision to go north.

Chairman Jolley closed the Public Hearing.

Commissioner Ellis asked the applicant if he could address Ms. Grua's concerns regarding the intersection.

Mr. Berry said when we did our first Phase I Site Plan application we had a number of studies that the city has with UDOT about the possibility of realigning the Orchard View Drive with the intersection. UDOT will not permit a signal at that intersection.

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

Commissioner Holbrook made a motion to approve the Merit Medical South Campus phase 2 Site Plan, File number PLSR201900417, subject to the parcels being consolidated prior to receiving certificate of occupancy. Commissioner Ellis 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)

**D.1 Issue: MERIT MEDICAL REZONE AND PLANNED DEVELOPMENT
FLOATING ZONE
LAND USE AMENDMENT, REZONE, DEVELOPMENT
AGREEMENT AND DESIGN GUIDELINES**
Location: 1600 West Reunion Avenue
File No: PLZBA201801112
Applicant: George Frioux

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. Merit Medical is proposing to consolidate several of their South Jordan properties into the Corridor Land Use and Redwood Road Mixed Use Research and Development (MU-R&D) Zone. Accompanying this proposal is a master development plan and proposed terms for a development agreement that propose to modify certain requirements listed within the MU-R&D Zone and other related city zoning requirements. The proposed rezone meets the specific guidelines for rezoning property as outlined in Section 17.22.020 in letters A-C. **George Frioux** (Merit Medical applicant); present but will answer questions after the Public Hearing.

Chairman Jolley opened the Public Hearing.

Dave Weber, South Jordan; we have been neighbors to Merit for 20 years now. We would like to know when this goes in and would like to know how it will work for us because we are going to be in the middle of all of this. We are interested in having a fence on the north side that is currently open. We would like to have them consider that. We appreciate Merit and think they are bringing a great benefit to our community.

Chairman Jolley closed the Public Hearing.

George Frioux, (Applicant), Mr. Weber had questions about the timing for the west campus. My estimation is that the west parcel will be the last parcel to be developed. We will not be utilizing that space for about 5-7 years. We are looking at about \$450 million in new buildings and can absorb only so much of that over a time period. With regards to Mr. Weber's request for a fence, if and when we get to that point we will definitely put in a fence that allows him to have his privacy and provide for Merit's security.

Ryan Berry, (Applicant's Architect), most of what we show in the Master Plan are mostly conceptual. As each project gets developed we will go through the same site plan application process and a big part of that is meeting with the neighbors and understanding their needs and providing mitigation for their concerns.

Chairman Jolley said why didn't you ask for a zone change on the North Campus.

Mr. Berry we did not want those neighbors to feel like we were trying to change things or do a bait-n-switch. Even though it may bring some challenges and burdens to that development, we didn't want propose changes that would make the neighbors feel uncomfortable.

Commissioner Hollist said even though you have the ability to build a six-story building, what is the maximum height you need to accomplish that.

Mr. Frioux said we are asking for the overlay. We are very cognizant to our neighbors. One of the areas that we feel like we can build a little bit higher building would be on the northwest corner of Merit. It would be that parcel that is at the intersection of Shields Lane and Redwood Road. We can see that with possibly a three-story building there. Most of our buildings are considered to be two-story buildings.

Commissioner Hollist said I thought you already had permission to go up to six-stories.

Mr. Berry said that is true. We do stipulate that in our request that the current PO allows a six-story, 75' tall building. That is not exactly what we wanted. The height requirement became an issue on the South Campus because in order to get the amount of space we need inside under the roof of the building, we started bumping against some conditions where we could have built the walls a couple feet taller for safety reasons, but out height restrictions in the old zoning requirement wouldn't allow for that. For future projects we prefer to build at 38' instead of limiting it to 34'. We just want to have a little bit of flexibility in what the height is in order to accommodate a particular use in the building. If we have a potential negative impact for a neighbor, we want to mitigate that in a real way. We have introduced a graduated height that creates clear sight lines for the property.

Commissioner Hollist is there a specific height you are requesting.

Mr. Berry said no. We will deal with that on a case by case basis. That is something we have to do regardless on every project. We were just reticent to just pick a number and codify that number in the agreement.

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

Commissioner Ellis made a motion that based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission recommend that the City Council approve:

1. **Resolution R2019-35**, authorizing the Mayor to sign a development agreement that includes the terms outlined by staff and discussed by the Planning Commission; and
2. **Resolution R2019-36**, amending the land use designation of a portion of Applicant's property from Medium Density Residential to Corridor; and
3. **Ordinance 2019-04-Z**, rezoning the subject properties from Professional Office (P-O), Mixed Uses City Center (MU- CITY), and Agriculture (A-5) to the Redwood Road Mixed Use Research and Development (MU-R&D) and Planned Development (PD) Floating Zone.

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

VIII. OTHER BUSINESS

None

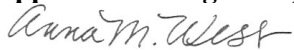
ADJOURNMENT

Commissioner Holbrook motioned to adjourn the July 9, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The July 9, 2019 Planning Commission Meeting adjourned at 8:31 p.m.

Meeting minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the July 9, 2019 Planning Commission minutes, which were approved on August 13, 2019.


South Jordan City Recorder

JULY 9, 2019

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAMEADDRESS

Shay Bertola

185 S. State SLc, UT 84111

Christie Hutchings

" "

Matthew Sorenson

10362 S. McKinley Park PL

George Friday

1600 W. Quail Parkway

Liz BULSEN

" "

Adam Simmons

763 W. Sorbara Way

Skyler Bailey

10052 S. South Jordan

RYAN BERRY

2683 E. WANDAWAY HOLLAND UT 84117

Kemi Oedham

9694 G. Channing Dr. South Jordan

Dane Weber

188 Cottonwood Loop Saratoga Spring UT.

Leslie Weber

Doug Hales

9462 South 3770 West, South Jordan

Shantelle Ericson

10322 S mckinley PARK LN

Shantelle Ericson

10303 S 3050 W

JULY 9, 2019

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Mark Murdock	3064 W Royal Meadows Way
Nicole Priest	1600 W. Merit Pkwy
Jennifer Murdock	3064 Royal Meadows Way
Debbie Maper	3047 W. 10400S
Dave Maper	11 11
THOMAS Holm	Thomas Holm
Lexi Grua	1879 W. Town Meadows Ct.
Ryan Schipank	3067 W. Royal Meadows Way