

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
September 10, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, 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: Staci Christensen, Leesa Myers

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 at tonight's meeting.

B. Motion to Approve Agenda

Commissioner Ellis motioned to approve the September 10, 2019 Planning Commission Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on August 27, 2019

Commissioner Holbrook made a motion to approve the August 27, 2019 Planning Commission Meeting minutes with corrections. Commissioner Ellis seconded the motion.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler said coming up on October 3rd and 4th the Utah State American Planning Association Chapter has their fall conference, and this year they will be holding it at the Viridian Event Center in West Jordan. The planning departments from the southwest valley will be helping with this conference, and our City will be involved too. We have to pay to attend, but this year they are offering a group rate for our City Council, Planning Commissioner's, and any non-fulltime staff for \$250 dollars. If any of you would like to attend, please let me know by the next meeting, or as soon as possible and we will get you signed up for the conference. The deadline is September 27, 2019, but I will be out of town that week, so if you can let me know as soon as possible, that would be great.

Chairman Jolley said our Joint City Council and Planning Commission Meeting is on October 1, 2019 at 4:30 pm, and we will be discussing the General Plan. If you are interested, the General plan was released today on the City website for your viewing.

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: DAYBREAK VILLAGE 11A PLAT 1
PRELIMINARY SUBDIVISION
Location: 6770 West 11440 South
File No: PLPP201900454
Applicant: Daybreak Communities**

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

Gary Langston, Daybreak Communities (applicant) – said I thought I would give you a little more background on this item. We have different segmentations in Daybreak that you may, and may not be aware of, and this area is our luxury area on the island, versus the value area that we have in Village 8. This is really a continuation of Village 5, and these 27 lots will mostly be a model home park. They will open probably this time next year, or maybe as early as August depending on how early we can get started in the spring. We will also continue to develop additional plats on top of that. You have probably seen some information on our website about our watercourse, and a future community center. The Community Center will be directly north of the school site in the odd shape parcel, and the water will come into that area to the north. We are jumping quite a ways out to the west, and the gap between prosperity, and the future elementary site, will be some higher density housing, and even some commercial in the future. Other than the island we are built-out with single family home lots on the east side of Daybreak, so this is really the focus of the development for the west side for the next several years.

Commissioner Hollist said what is the building plan on the future school site, and does the school district already own it.

Mr. Langston said the school district already owns it, and they have purchased three sites on the west side.

Commissioner Hollist said it looks like you have jumped out here because this is going to be a model home for the area, but why do you come with such small increments when you submit these applications?

Mr. Langston said a lot of it has to do with the time of year they come about, and how quickly we can get something built.

Commissioner Holbrook said at one point you were building about 800 to a 1,000 homes per year, about where are you at now?

Mr. Langston said in August we sold 82 homes, and that was our best month in the history of Daybreak. I think that because it is a buyers-market, and interest is good, I would say we are at about 800 to 1,000 homes per year. If we keep selling 82 homes a month or more, we would exceed that amount.

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

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

Commissioner Holbrook motioned to approve File No. PLPP2019004564 as proposed. Commissioner Ellis seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**B.1 Issue: NIMA SPA OFFICE & SCHOOL BUILDING
CONDITIONAL USE PERMIT AND SITE PLAN
Location: 11701 South 4000 West
File No: PLSPR201900471
Applicant: Rick Frerichs, FFKR Architects**

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

Chairman Jolley said this is a conditional use permit because it is in the professional office zoning, and it is a spa facility, is that right.

Staff Attorney Sheeran said when I reviewed this it was just the school portion, the spa is a permitted use in the PO Zone.

Chairman Jolley opened the Public Hearing to comments.

Staci Christensen, South Jordan – said I was here a couple of weeks ago at the meeting for the Texas Roadhouse and the traffic issue. I would like to put that bug in your ear again about the traffic increasing in this area with these two big buildings. Since the last meeting, we have been inundated with the bright Vegas neon lights that were turned on from the Davis Center, so I would like to know what will go on with the lighting here.

Chairman Jolley closed the Public Hearing.

Matt Bensen, (Owner) – said we are currently in River Park and we have a facility that is about 1,500sq.ft. This facility will be almost double in size to what we have now. We love being in South Jordan, and we would like to stay in South Jordan. We have outgrown our space, so we are looking to move here

on this piece of land, which we think it is a perfect fit for us. Our students come from all over the area, and many of the students find residence in Daybreak. Many of the students are young, so they carpool or take public transportation, so we are confident that the parking will be sufficient for our needs, and be more than accommodating. We are not like a restaurant where they have rush hour times. Our flow is steady through the day, because we have morning, mid-day, and night classes, as well as online classes. We have a good mix and a steady flow of spa cliental that come s in for services. We are busy from about 8:30 am to 4:30 pm, and it really slows down after that. We have always been good neighbors, and we bring in a high end cliental. We are excited to be here, and we are excited to stay in South Jordan. I am here to answer any questions that you may have for me.

Commissioner Ellis said would you address how the building is going to be lit up from the outside.

Mr. Brensen said I will have Rick Frerichs address the lighting.

Rick Frerichs, FFKR Architects (applicant) – said we have no ground lights in our plans. The parking lot is lit to the requirements of the City Code. The lettering will have a faint background lighting, but we have not applied for our sign permit yet. Any other lighting that spills out will come from within the building. The windows should have a slight tint to them so the lighting should be muted. This is not a restaurant, so it is not lit up with glitzy lighting.

Commissioner Holbrook said if this application were approved, when would the construction begin, and end.

Mr. Brensen said it would be about 12 months.

Commissioner Holbrook said this is a very attractive building.

Chairman Jolley said how many students do you typically have in your school?

Mr. Brensen said we have approximately 170 students enrolled, but they are not all there at the same time. We have more and more of our online classes that are very popular, which is great for us because they are in the space even less, so instead of them being in school 5 days a week, they are required to physically be in class 2 days a week. I would say that at our busiest time, the most we would have is about 80 students.

Chairman Jolley said do you know how many client appointments would have in a day.

Mr. Brensen said about 15 to 20 spa clients, if it is busy.

Commissioner Hollist said do we have an ordinance that regulates the lighting.

Planner Schindler said yes we do. The applicant is required to submit a photometric plan, and they should have already submitted one for the building they are currently in at River Park.

Mr. Brensen said if Ms. Christensen is concerned about the sign lighting, she could go look at the signage on our current building. It is located right next to the restaurant Tsunami in River Park. That would give you a good idea of the lighting. It is a back lit bluish tint, and it is discrete.

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

Commissioner Ellis motioned to approve application PLSPR201900471 to allow construction of a commercial office building at 11701 S. 4000 W. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

**C.1 Issue: T-MOBILE COLLOCATION
CONDITIONAL USE PERMIT
Location: 11121 South 2700 West
File No: PLCUP201900469
Applicant: Craig Chagnon**

Staff Attorney Todd Sheeran reviewed background information on this item from the staff report.

Craig Chagnon, Cottonwood Heights – said there isn't anything unusual about the request that is being made; it is a straightforward co-location. T-Mobile has identified a need for more service in this area, and so they want to bring their business here. They want their telecom equipment to meet their customer's demands. The 6409 is quite complicated. Essentially, what it does is enable the deployment of wireless infrastructure nationwide. In the bigger picture, the 6409 is part of the middle class taxpayer relief act from 2011. It has been around for a little while, they have finally codified it and it is being used in many jurisdictions, and communities. What we have here is a really good tower. Originally, it was approved by the school district, and now we have Sprint and AT&T at higher rad centers. The overall height of the antenna is not increasing, it will stay the same at 69ft. T-Mobile is going in at 50ft., and the width will mirror what is already there.

Chairman Jolley said there is an existing lease, so does Crown Castle own the lease, and you have different providers on the pole.

Mr. Chagnon said yes. Crown Castle is one, or two of the largest cell tower owners in the nation, so that is our tower. We take great care of it. It is an important asset.

Commissioner Hollist said have you already received approval from the school district.

Mr. Chagnon said yes we have. We have a clause in our lease that anytime a new tenant comes on the pole we need to get approval from Jordan School District.

Commissioner Hollist said what is your timeline for doing this? I am aware that this school is currently in an expansion, so how long will your construction impact their construction.

Mr. Chagnon said I am not sure what the c impact would be. I think we would plan our construction schedule, and coordinate with the school, which is required in the lease anyway.

Chairman Jolley said what I have seen in the past, is the work is being done on the weekend when the kids are not in school.

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

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

Commissioner Ellis motioned to approve File No. PLCUP201900469 to install new antennas as proposed. 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)

None

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the September 10, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The September 10, 2019 Planning Commission Meeting adjourned at 7:17 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the September 10, 2019 Planning Commission minutes, which were approved on September 24, 2019.

Anna M. West
South Jordan City Recorder