

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
OCTOBER 8, 2019

Present: Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Julie Holbrook, Commissioner Michele Hollist, Staff Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, Planner Greg Schindler, Planner Brad Sanderson, Deputy Recorder Cindy Valdez

Absent: Commissioner John Ellis

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

B. Motion to Approve Agenda

City Planner Greg Schindler said he would like to amend the Agenda and officially put Item: B.1. Clover Ridge Lots 55, 56, & 62 Land Use Amendment and Zone Change as a Legislative Action Item, instead of an Administrative Action Item.

Commissioner Hollist motioned to approve the October 8, 2019 Planning Commission Agenda with Amended changes. Commissioner Holbrook seconded the motion. Vote was unanimous in favor; Commissioner John Ellis was absent.

C. Approval of the Planning Commission Minutes held on September 24, 2019

Commissioner Hollist made a motion to approve the September 24, 2019 Planning Commission Meeting minutes as printed. Commissioner Morrissey seconded the motion. Vote was unanimous in favor; Commissioner Ellis was absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

Chairman Jolley said I am assuming that we are going to have a new Commissioner next week, is that correct?

City Planner Schindler said we are preparing a resolution for the City Council so they can adopt to approve the new Commissioner at the next City Council Meeting.

Chairman Jolley said we have had some discussions at the Planning Commission Meetings about appointing someone new to the Architectural Review Committee. I think Commissioner John Ellis may have interest in taking over that position, but he is not here to tonight, so if everyone is ok with it, I would like to wait and do it at our next meeting.

Commissioner Hollist said I would like to thank the City of South Jordan for allowing me to attend the American Planning Associations Conference it was very interesting and enlightening.

Commissioner Holbrook said I know that we all have to read the draft General Plan so we can discuss it at the next meeting, I personally like a paper copy so I can mark it up, so I have asked Planner Schindler to get me a paper copy if anyone else is interested in getting one.

Commissioner Hollist said I would like a paper copy too.

City Planner Schindler said I will talk to Steven Schaefermeyer tomorrow about getting it for you. I will email you and let you know when you can pick it up.

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 7A PLAT 1 1st AMENDMENT
SUBDIVISION AMENDMENT
Location: 5450 W. Daybreak Parkway
File No: PLPLA201900526
Applicant: Wright Development**

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

Chairman Jolley said the packet title was listed as a different issue, was that an error?

City Planner Schindler said yes. It looks like whoever did the staff report did not change the top.

Chairman Jolley said how about the recommendation for the approval, is that correct?

City Planner Schindler said everything is correct, except item number two on the recommendations. There should only be recommendation number one, so strike recommendation number two.

Commissioner Holbrook said on the previous slide, was this their original thinking?

City Planner Schindler said yes. This was the original plat that was recorded.

Commissioner Holbrook said could this be divided anymore? or is it all commercial and they can do whatever they want with it. How does this work?

City Planner Schindler said they are dividing this lot, this is not creating a new subdivision it is just to amend the one lot. This use can be anything they want in Daybreak, but I am pretty sure it will all be commercial.

Commissioner Hollist said who owns the lot, is it still Daybreak communities?

City Planner Schindler said Wright Development owns the lot, but Smith's owns the large parcel where Smith's Market Place is.

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 project No. PLPLA201900526 subject to the following:

- 1. That all South Jordan City requirements are met prior to recording the plat.**

Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis was absent from the vote.

**B.1 Issue: CLOVER RIDGE LOTS 55, 56, & 62
LAND USE AMENDMENT and ZONE CHANGE
Location: 11709, 11683, and 11607 South Lampton View Drive
File No: PLZBA201900513
Applicant: David George**

Planner Brad Sanderson reviewed background information on this item from the staff report.

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

Chairman Jolley said the cul-de-sac is already in place, is that correct?

Planner Sanderson said the actual cul-de-sac is not in place right now, but the road was connected.

Chairman Jolley said are we going to see something come forward on 61-A. as well.

Planner Sanderson said we will eventually, but we don't know when.

Chairman Jolley said is there currently a temporary turnaround where the cul-de-sac is.

Planner Sanderson said currently there is not a turnaround, but you can access two lots before you get to the intersection on either side.

Chairman Jolley said does this meet all of the fire requirements.

Planner Sanderson said yes. The cul-de-sac will go in on the south side, and that will solve the issue there, but as you go north, there will have to be some kind of temporary turnaround until that road stubs or connects through.

Commissioner Hollist said were all of the neighbor's notified about this meeting.

Planner Sanderson said a notice went out to everyone within 300ft. of both of the highlighted areas on the map. I know that most of the neighbors made the application for what has been developed to this point, so they should be aware of what is going on here. They were all a party to the 2018 land use application, so their intent was to develop everything, except Lot 63.

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

Commissioner Hollist said 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 R2019-46 amending the land use boundary from Rural Residential to Low Density Residential and from Low Density to Rural Residential; and**
- 2. Ordinance 2019-07-Z rezoning the subject property from Residential (R-1.8) to the Residential (R-2.5) Zone and from the Residential (R-2.5) to the Residential (R-1.8) Zone.**

Commissioner Holbrook seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Ellis was absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

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

VIII. OTHER BUSINESS

None

ADJOURNMENT

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Commissioner Holbrook motioned to adjourn the October 8, 2019 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor.

The October 8, 2019 Planning Commission Meeting adjourned at 7:00 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

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

Auna M. West
South Jordan City Recorder