

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
January 14, 2020

Present: Commissioner Sean Morrissey, Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steve Catmull, Staff Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner Brad Sanderson, Deputy Recorder Cindy Valdez

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Commissioner Hollist welcomed everyone and noted that all Commissioners are present at tonight's meeting.

Commissioner Hollist said I would like to amend the Agenda and add an item to the Agenda so we can nominate a new Chair, Vice Chair, and a new member to the Architectural Review Committee.

B. Motion to Approve Amended Agenda

Commissioner Gedge made a motion to approve the January 14, 2020 Planning Commission Amended Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

C. Motion to Nominate a Chair, Vice-Chair and a member to the Architectural Review Committee

Commissioner Morrissey motioned to nominate Commissioner Michele Hollist as the new Chair. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

Commissioner Morrissey motioned to nominate Commissioner Nathan Gedge as the Vice-Chair. Commissioner Hollist seconded the motion. Vote was unanimous in favor.

Commissioner Hollist motioned to nominate Commissioner Trevor Darby to the Architectural Review Committee. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

D. Approval of the Minutes from the Meeting held on December 10, 2019

Commissioner Morrissey made a motion to approve the December 10, 2019 Planning Commission Minutes. Commissioner Catmull seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler said because we have so many new Planning Commissioner's we thought it would be appropriate to have some training. We would like to schedule it for the next Planning Commission meeting on Tuesday January 28, 2020. We will have a work session at 5:30 p.m. before the regular meeting at 6:30 p.m. We will provide dinner for the meeting, and it will be held in the City Council Work Session room.

All Commissioners said they would be able to attend the work session at the next meeting. Chairman Hollist asked that a reminder to be sent out by email. City Planner Schindler said he would send out a reminder.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Jolley opened the Public Comment. There was none. He closed the Public 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: RON REEVES SUBDIVISION AMENDMENT LOT 2 AND LOT 3

Location: 11568 South Temple Dr.

File No: PLPLA201900655

Applicant: Merv Arnold

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

Chairman Hollist opened the Public Hearing to comments. There was none. She closed the Public Hearing.

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

Commissioner Gedge motioned to approve the Ron Reeves 1st Amendment, file number PLPLA201900655, subject to the following requirements:

- 1. Prior to recordation, the Applicant shall provide “cash-in-lieu” for a period of one year, for the removal of all accessory structures in the event a primary structure has not been constructed.**
- 2. Permanent structures are prohibited within the 100-year flood plain.**

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

**B.1 Issue: MABEY LANE ESTATES PRELIMINARY SUBDIVISION
Location: 10149 South Temple Dr.
File No: PLPP201900605
Applicant: Russell Wilson**

Planner Brad Sanderson reviewed background information from the staff report.

Chair Hollist said was the issue involving the northern property behind this, and was it resolved.

Planner Sanderson said I don't know that it was entirely resolved. The survey work that has been gathered appears to show that the applicant owns the property, but they will only be dedicating the property that they know they own at this time.

Chair Hollist said if they find out they own more property would they be dedicating that portion too.

Planner Sanderson said yes, they could dedicate it with a separate deed.

Travis Taylor (applicant) – said on the north edge there was a mistake made and we were the last in line, so we have defined the south boundary and dedicated the plat there, and we will quit claim deed the rest. Everything else has been addressed, so I am here to answer any questions that you may have for me.

Chair Hollist opened the Public Hearing.

Joyce Bouck, South Jordan – said I have property on 10th West, so I would like to know how many cars will be in there, and I would also like to know where the entrances and exits will be.

Chair Hollist closed the Public Hearing.

Mr. Taylor said these are all office type uses, but I don't know an exact amount of employees that will be in the building, but we fit within the parking requirements of the City, so that would max out the number of cars.

Mr. Taylor showed on a map in the staff report where the entrances and exits would be.

Planner Sanderson said they exceed the parking by 30 or 40 stalls beyond our standard or requirement.

Commissioner Gedge said I live slightly outside of the noticing requirements and I think this is a great fit. The ingress, and egress off 1055 W and Temple View Lane are appropriate for this area. I don't think there will be much traffic, so I would be in favor of this application.

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

Commissioner Gedge motioned to approve the South Jordan Professional Business Condominium plat, file number PLPP201900696, as proposed. Commissioner Catmull 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)

C.1 Issue: ACKER OFFICE AND RECEPTION CENTER REZONE

Location: 1094 West 10400 South

File No: PLZBA201900646

Applicant: Cheryl Acker

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

Chair Hollist said how binding is this plan if it were approved.

City Planner Schindler said it is not necessarily binding, because they may have to make changes because of the private roads around it. It would be binding to whatever the ordinance allows.

Commissioner Catmull said I just wanted to confirm that it is during the site plan that the traffic study would be done.

City Planner Schindler said a full traffic study would come into play during the site plan on this one. We have a traffic analysis done on the rezone, but the full traffic study will not be done until the site plan.

Commissioner Catmull said for the record, is the Hindu Temple a right in, and a right out?

City Planner Schindler said it is a right in, and a right out on to South Jordan Parkway.

Commissioner Catmull said so we would expect to see a lot of traffic potentially across the shared access.

City Planner Schindler said right now they could access through to 1055 W, but it would be a little more difficult.

Cheryl Acker, (applicant) – said I have an offer on this property to purchase. My daughter and I own a business and we currently hold a lot of trainings in our small office. It is marked as a Reception Center, but it is going to be a Corporate Training Center as well. We do a lot of client events, so instead of having to rent a building we would be renting that from ourselves. At this time, Hindu Temple Lane is a public access. The confusion on 10400 S is that, part of 10400 S is a private lane and is already on this property. We don't see a lot of traffic going east, and west from there; it would come out of the Hindu Temple and disburse.

Chair Hollist opened the Public Hearing to comments.

Bill Carrigan, South Jordan – said I own the property on 1188 W, so my main concern is the traffic on 10400 S. The map shows that there is going to be an additional road, so my biggest concern is when will this road continue through so it can take on some of this additional traffic? What I don't want to see happen, is the traffic going up into the parking area on 1300 W.

Joyce Bouck, South Jordan - said I am concerned about the dirt road on the west side of 10400 S. There is a driveway on the other side across the street, and another driveway to the south of 10400 S. I am very concerned about the traffic, because there is just too much traffic there. This traffic is also going to hinder the Fire Department, because they are going to have to wait for all that traffic.

Michael Austin, South Jordan – said I wanted to mention that 10400 S going east from that property is a private road that I own, so traffic cannot go down there unless the City changes something in the future.

Venkaresh Subranmanyam, Sandy Utah – said I am here tonight to represent the Hindu Temple. We have had some discussions with the future owners of this property. We are not opposed to what you are putting on the property, but we are concerned with the traffic, and the two turns into the Hindu Temple. We are hoping that you are going to do a traffic analysis so there are no traffic issues for the people going into the Hindu Temple.

Chair Hollist closed the Public Hearing.

Chair Hollist said do you know when 10400 S would be completed. Do you know if the road will connect through?

Ms. Acker said I would not know that, it would be up to the City. On the map where it says “future road” we are designating that because that’s what was recommended at our DRC Meeting. We didn’t want to put any improvements on there to be taken away in few years. There will be no access from our property going to 10400 S, unless the City changes something.

City Planner Schindler said the only time this would be developed, is in the development process, so until the property to the east decides to develop nothing would be done. If they decide to develop in the future, we would require the road to be dedicated and at that time, they could put the road through.

Chair Hollist said if this was developed in the future and they put the road through to 1055 W, do you anticipated that they would ever put a traffic light there, or would that be based on a traffic study.

Deputy Engineer Jeremy Nielson said we would need to study it, but based on the volumes that we are projecting it wouldn’t warrant a traffic signal. There a lot of other different traffic controls that we could put in place when the time comes.

Ms. Acker said there was a question about the architecture plans and if we were going to change them. We have met with an architect and we are planning to do the buildings in two phases. The two-story building will not be done for another 5 to 7 years, depending on funds. The one-story building will be built first, but where the two-story building is there will be landscaping to make it look nice until it is built.

Chair Hollist said has this tentative site plan been approved through the City to make sure it meets the parking requirements.

Ms. Acker said yes it has been approved and it exceeds the parking requirements.

Chair Hollist asked do you anticipate of office spaced being leased.

Ms. Acker said we will have our offices in it initially, and when we build the second building, we will move our offices in there. We have tenants that are in the real estate industry and they will rent from us. They currently are doing business with us at this time.

Commissioner Catmull said in the 15,000sq.ft. Office space, roughly how many employees do you see using this office space?

Ms. Acker said the title company has 4 employees, our real estate company has 3 employees, but we also have our agents that come and go. There is also a mortgage company and they have about 2, or 3 employees. We anticipate the influx of people to be with the reception center. There will not be a full kitchen in the reception center, but we will have a partial kitchen and it will be used mainly for the caterers to service the kitchen.

Commissioner Catmull said since this is a rezone that is going to live beyond your plan; do you have the maximum number of people for both buildings?

Ms. Acker said we will have our training's on Tuesday morning from 9:00 a.m. to 11:00 a.m.

City Planner Schindler said the parking requirements are based on square footage. If the office building is 15,000sq.ft, they are required to have 50 parking stalls, which would probably represent 50 employees in that building. I am not sure about the conference center, but it would probably be less per square footage, because people tend to come to a conference center in multiples, rather than coming by themselves. They show having 110 parking stalls for the conference center, and we think that is adequate, if they are both being used at the same time.

Commissioner Gedge said on 10400 S to the east side of this property to 1055 W, this is not City property it is private property, and there is not public access to that road. I just wanted to make sure that was confirmed for the record. I think most of the other architectural concerns will be confirmed during the site plan process, so the public will have another opportunity to review this.

City Planner Schindler said if the road is ever developed and it is put through from one end to the other to 1055 W. The businesses that are south of it and the office condo's that you reviewed earlier tonight, they will not have access to that street, so they wouldn't be adding any traffic to 10400 S.

Commissioner Catmull said for a property of this size in this zone, what is the largest square footage of office space that you could see going in there. Do you have a feel for that?

City Planner Schindler said the limit in this zone is 6 story building, but every story over 2 you increase the setbacks to 30ft. per story. I don't think anything bigger than a 20,000sq.ft. building could fit on this property with the conference center.

Commissioner Catmull said so this project is pretty close to the maximum configuration for this property.

City Planner Schindler said that is correct.

Commissioner Catmull said do we know the peak times for the Hindu Temple.

Venkaresh Subranmanyan said the Hindu Temple does not have any set times. We do not have regularly scheduled service. The people come and go, but that is not a big amount of cars. We do have 4 or 5 events a year that we do meet our capacity.

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

Commissioner Catmull motioned to send a recommendation to the City Council to approve the following:

- **Ordinance No. 2020-01-Z approving the zone change.**

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

VIII. OTHER BUSINESS

Chair Hollist said there was something said about pictures, so is that something we should discuss tonight, or do you still need to speak with Steven Schaefermeyer?

City Planner Schindler said we could discuss that tonight. On the City website, there are 2 of the Commissioners that have a picture of themselves. If you have a picture that you would like to submit to put on the website that would be fine, but we are looking into having someone come in and take pictures, at least as a group picture. We will get them to come in on a day that you will be having a Planning Commission Meeting and you could come a little early. We can also arrange for them to take individual pictures if you would like at the same time.

Chair Hollist said if we have a picture, do we submit it to you?

City Planner Schindler said you could send them to me by email.

ADJOURNMENT

Commissioner Morrissey motioned to adjourn the January 14, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

The January 14, 2020 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 January 14, 2020 Planning Commission minutes, which were approved on January 28, 2020.

Anna M. West
South Jordan City Recorder



January 14, 2020

PLANNING COMMISSION MEETING SIGN IN SHEET

<u>PRINT NAME</u>	<u>ADDRESS</u>
<u>Roy Bawek</u>	<u>947 W. 10400 SO</u>
<u>Joyce Bawek</u>	<u>" " " "</u>
<u>Terry Bawek</u>	<u>10431 So. 1000 W</u>
<u>Cheryl Acker</u>	<u>10459 So. 1300 St.</u>
<u>Heather Nelson</u>	<u>10459 So. 1300 St.</u>
<u>Elaine Zambos</u>	<u>10459 So. 1300 St.</u>
<u>Julie Geddy</u>	<u>877 W 10375 S.</u>
<u>Neale R. Nedamogham</u>	<u>9859 Dream Circle / 1142 W South Jordan Parkway</u>
<u>CAROLYN OLSON</u>	<u>10348 S Veneranda Holloway</u>
<u>DAROLD OLSON</u>	<u>10348 S Veneranda Holloway</u>
<u>Venkaresh Subramanyan</u>	<u>978 stonefield Cir sandy UT 84094</u>
<u>SELVAM RAJAVELU</u>	<u>329 E. OLDSANDY COURT SANDY</u>
<u>Connie Strang</u>	<u>3089 W 10755 S.</u>