

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
March 10, 2020**

Present: Commissioner Trevor Darby, Commissioner Michele Hollist, , Commissioner Nathan Gedge, Commissioner Steve Catmull, Commissioner Mike Peirce, Assistant City Attorney Todd Sheeran, Deputy City Engineer Jeremy Nielson, Planner Damir Drozdek, Deputy Recorder Cindy Valdez

Absent: Commissioner Sean Morrissey

Others:

6:30 P.M.

**REGULAR MEETING**

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Hollist welcomed everyone and noted that all Commissioners are present with the exception of Commissioner Sean Morrissey, and he was excused from tonight’s meeting.

II. Motion to Approve Agenda

**Commissioner Gedge made a motion to approve the March 10, 2020 Planning Commission Agenda. Commissioner Darby seconded the motion. Vote was unanimous in favor; Commissioner Morrissey was absent.**

III. Approval of the Minutes

**Commissioner Gedge made a motion to approve the February 25, 2020 Planning Commission Meeting Minutes with corrections. Commissioner Catmull seconded the motion. Vote was unanimous in favor; Commissioner Morrissey were absent.**

IV. Staff Business - None

V. Comments from Planning Commission Members - None

VI. Citizen Comment

Chair Hollist opened the Public Comment. There was none. She closed the Citizen Comment period.

VII. Administrative Public Hearing

**A. DAYBREAK VILLAGE 7A PLAT 3, PRELIMINARY PLAT**

**Location: 5500 West 11600 South**

**File No: PLPP201900612**

**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 reviewing this project. We are working with a development partner that intends for this to be flex industrial space. That is what you would see in the Pheasant Hall Development, if you were familiar with that. It is front office space with a warehouse behind it for vehicle storage and equipment. We intend to have this be something like that, and so one of the parcels will likely include some storage units. Although, this is not finalized yet. We will work with staff for the next several months and our development partner to submit site plans for the City's approval and review. I am here to answer any questions that you may have for me.

Chair Hollist said could you tell us a little bit about the park lot. Is there some sort of pedestrian trail that goes along Trail Crossing Drive?

Mr. Langston said Trail Crossing Drive is the extension of the road that is on the west side of Smith's property, so we are really connecting Daybreak Parkway to Lake Avenue by that road. We have (2) park lots and the larger one is currently a retention basin that hasn't been platted. The other park lot is on the west side of Trail Crossing Drive between the road and the fence line on Sunstone. We have a couple of Easements along there, a gas line, water line, and sewer line that goes along through there, so that is reserved for Open Space. As we get down to C-106 and C-107 those will be development parcels, although those will be somewhat restricted.

Chair Hollist said how tall are you allowed to build in this area.

Mr. Langston said we don't have any height restrictions, with one exceptions. Several years ago as we were working on plans for the west side of Daybreak around Sunstone, we agreed on this particular boundary that we wouldn't build anything any closer than 40ft of the fence line.

Chair Hollist opened the Public Hearing to comments.

**Preston Calimine, South Jordan** – said where that easement is for the gas and water lines is that going to be a grassy area? It won't be a parking lot or something like that I hope. I heard originally that they were going to put in a bike path all the way around that fence line, so I was wondering if that was going to happen. I also want to know, when they build that road up through Mt. View Corridor where there is an island, is it going to connect so you can go left, and then go west again?

Chair Hollist closed the Public Hearing.

**Gary Langston, Daybreak Communities** – said I will answer the transportation question first. We are not planning to have a left in off the Mountain View Corridor. That intersection going north bound on Trail Crossings will be a right in, and a right out. The reason is you can't have an intersection that close to another full intersection. Regarding the landscaping, we anticipate along there that we will have turf, or the native grasses we have around Sun-Stone. There is not a plan to put a bike path along that, but there will be sidewalks along there that will be used for bikes, and pedestrian access, but it is not a part of our bike network.

Commissioner Gedge motioned to approve File No PLPP201900612 as proposed. Commissioner Peirce seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

**B. FOHN BOUTIQUE AND EVENT CENTER, CONDITIONAL USE PERMIT**  
**Location: 1098 West South Jordan Parkway, suites 103 & 104**

**File No: PLCUP202000016**  
**Application: Jinkee McFadden**

City Planner Greg Schindler reviewed background information on this item from the staff report. He said there was an error in your staff report, it showed that there would be 208-shared parking spaces on the site, but that is incorrect. When this staff report was written, it was assumed that the third building (Valley West Center) was a part of the shared parking agreement, but they do not. They will have shared access, but not shared parking. City staff still has some concerns with this, so they are recommending that you hold the Public Hearing and let the public speak, but do not approve or deny this tonight. The recommendation is to table this item for two weeks so we can come back with more information.

Commissioner Gedge said if there were any parking enforcement that needed on this lot, would it be done by the HOA, and not the City?

City Planner Schindler said that is correct.

Commissioner Gedge said entrance C is my biggest concern. I have to walk over here because there isn't enough parking. If you look at the map on page 24 of our packet, there are cars parked on both sides of the street. If a car tried to go between the cars, they would need to squeeze through, especially on the weekend. Who would be enforcing this? Especially, because it is a conditional use permit. Are there any conditions we could add to this once we get to that point?

City Planner Schindler said you can't put a condition that requires City Staff to enforce parking on a private parking lot. That is why it is left up to the management of the center to do that.

Commissioner Gedge said I am also concerned about emergency vehicle access. I know the fire station is just across 1055 west, but with the parking and entrances B and C, I am concerned about large vehicles getting through there, so I would like to see if that could be address or mitigated.

Commissioner Catmull said what determines the capacity of the occupancy.

City Planner Schindler said it is the square footage of the building.

**Megan TauFa (Co-owner)** – said I am a co-owner of this business, but my partner Jinkee McFadden submitted the application, she is present, but I will speak on her behalf. Our business is a small Reception Center for small intimate weddings open house style, birthdays, anniversaries, any smaller gathering. We have tables and chairs for 96 people, as well as a small collection of furniture for additional seating. We would be able to accommodate 100 to 110 people. Our venue can be rented all day, or as a morning rental, which would be 9:00 a.m. to 2:00 p.m., or an evening rental that would be 5:00 p.m. to 10:00 p.m. Rental times include setting up, and clean up, so we expect that the actual event would be held between 6:30 and 9:00 p.m. Our reception Center is open for rent Monday through Saturday, but we would be closed on Sundays. We anticipate that most of our business will be Thursday, Friday, and Saturday evenings, with Saturday being the busiest day. As part of our application, we were asked to complete a traffic study. The results of our traffic study were that our traffic was minimal most days, and not significant even on busy days, because our peak times are outside the normal peak hours. As was mentioned, we have heard that the other business are concerned about parking. In front of our building, there are 25 parking spots, and six of those are assigned to us. The adjacent business has 26 parking spots assigned to their specific businesses, and that leaves 89 parking spots that are open and shared. That is with just the two building, not the third building. Most people come to events in groups or couples. Our business in not during the peak hours in the area. In our building and the adjacent building 40% of the

other businesses are closed on Saturdays, and 63% of these businesses are closed during our peak hours. Because of our specific hours, we do not feel that we would impact their customer's experience.

Chair Hollist opened the Public Hearing to comments.

Cory Anderson, South Jordan – said I am one of the adjacent business owners, and I am the secretary of the HOA. I have received a few letters from the other business owners that could not attend tonight and asked me to read them on their behalf (See Attachment B)

**Kenalee Mead, South Jordan** – said I am the owner of #103 in the 1086 Wes SJ Parkway building. We received notice of the Public Hearing. We have many concerns regarding a potential new tenant in the 1098-west building. The proposed use in an Event & Reception Center. On most days, this parking lot is so full that some of the retail businesses are losing out on money because there are not parking spaces available. There are people frustrated each day that search for parking spaces and are unable to park because it's already so busy. When 3 Key Elements was housed in the center, there were major parking issues. There were not enough parking spaces for the owners here, let alone a full class of 50+. The Event Center would bring even more problems w/parking as their events would be larger which will just compound the current problem we have. We do not have enough parking for this type of venue. I would like the City to take a good look at this situation. We have several restaurants in this area as well as retail, and it will hurt their business. Please do not let Fohn Boutique and Event Center business move in the #103 & #104 space of 1098 West.

**Jason Kidman, South Jordan** – said I do not like this idea if it is during business hours, but I am all for it if their heavy traffic is nights and weekends.

**Loni Larsen, South Jordan** – said I am an owner in the Peaks Centre on South Jordan Parkway. We received notice of a proposed business change here in our center. The business Fohn Boutique and Event Center has requested changes to our site. We are extremely concerned about this proposed business, as our parking lot is already stretched beyond capacity. There are many days when parking is simply not available for customers of the existing businesses. The addition of this type of business in our HOA would simply exacerbate the situation to an unacceptable degree. Additional construction to the north of our area is bringing in many additional businesses and thus more cars through our parking lots. Anymore, would obviously, be needed for an Event Center and it would be a safety hazard in this small HOA Community. I appreciate your attention to this important matter.

**Lauri Robison, South Jordan** – said I am one of the owners of Paradise Staffing, which is located in the The Peaks Centre, the same complex as the proposed Fohn Boutique and Event Center. The Peaks Centre at this point is currently short on parking stalls. Most owners have posted signs in front of their businesses to protect 2-4 spaces (depending on the size of their unit, you are allowed so many stalls), so at least some of their customers will have a place to park when they visit their businesses. Some of the current business owners have elderly customers with injuries and etc. We need to be assured that our customers will have easy access to the business they are visiting. The parking situation has already caused a great deal of contention within this HOA Community. The business that caused the most significant problem is now leaving our center, but the proposed new business wanting to come to our center would create, an even larger problem. We need to make sure all owners are treated fairly in regards to parking and convenience for their customers. Having a business that will bring in 100 to 120 visitors at a time would take most of the spaces we have available period, and it could affect the other businesses directly in a financial aspect. If customers have to drive around for a long period of time just to find a parking space, or worst case scenario park off-site, and then have to walk to the business, we will most likely lose those customers.

There is absolutely, no room to add a business like this to The Peaks Centre it would have an extremely negative impact on all of the business owners.

Mr. Anderson said those are the letter from the other owners. I would like to say “thank you” for doing the traffic study. I think that is very important. I also want to note, that there are some stalls in front of the businesses that are reserved with “Parking only” signs, and 89-shared stalls have to accommodate all of the other customers. My particular business is open until 8:00 p.m. Monday through Saturday, and so parking is a big problem for us. I think this would impact my business greatly, and I just don’t think it is a good fit.

**Mike Orr, South Jordan** – said I own Ultimate Sports, which is a physical therapy, chiropractic care center, and we will be two doors down from this proposed business. We already have a lot of problems with parking, because we have four stalls in the front for all of our patients, and the others have to be used by the shared parking. We have elderly patients with hip replacements, knee replacements, and back fusions, things like that, and they are already forced to walk quite a ways. Our business is open seven days a week, and our main times are Monday through Saturday. We are open on Sunday’s but we do training and massage, and those types of things. My concern is I just don’t see any extra parking at all. If you were to come over on Monday through Friday, you would be luck to find two or three parking stalls. My patients end up walking 50ft with their walker, because they can’t find a parking spot. If this business needed parking in the mornings during the week, I don’t even know where they would park.

**Tessa Fem, South Jordan** – said I also own one of the units in the Park Centre. We share the same parking lot and it is always filled up, and it doesn’t matter what day it is. On Saturday’s our customers have to go around and around looking for parking, or they have to park in the back of the building, and they have told us they don’t want to park in the back, because it is just too far. All of us owners park in the back and that leaves the spaces in the front for our customers. I am also concerned about the parking. I don’t know where they would park, and I don’t want to lose my customers because of another business taking up the parking. We are open 10:00 a.m. to 7:00 p.m. Monday through Saturday. We are closed on Sundays.

Chair Hollist closed the Public Hearing.

Chair Hollist said I saw the traffic study and this isn’t going to impact the intersections and the traffic flow, I do agree with that, but I don’t know that the study is telling us what the situation looks like at specific time, and it sounds like many businesses are open in the evenings, and Saturdays.

City Planner Schindler said I read the traffic study and it really didn’t address the parking. It addressed the traffic and the number of people coming and going.

Commissioner Peirce said we also have the piece of land to the north that we have preliminary plans on, and if I remember right, some of that parking was going to be shared there as well. You may want to take into consideration the impact to the plans on the north.

City Planner Schindler said you are right, and this business will open long before the property to the north will be able to use the shared parking.

Commissioner Catmull said I couldn’t find much in the code regarding shared parking, so are there any requirements on overage on the capacity when it comes to a shared parking agreement.

City Planner Schindler said the code just says it is a shared parking, but there is not limit listed, it is designed so that if you have a shared parking agreement you should be able to park in any stall that is available. The code doesn't say anything about over parking.

Commissioner Catmull said how durable is a shared parking agreement?

City Planner Schindler said it is recorded and signed agreement with a site plan.

Chair Hollist said I have taken my children to the Tia Kwon Do studio on a weeknight, and it is very crowded just like the tenants have described it.

Commissioner Gedge said I represent this district, and I live within walking distance and I don't drive there because you can't get a parking stall.

**Commissioner Gedge motioned to table this item until the March 24, 2020 Planning Commission Meeting Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.**

Commission Gedge said for the record, we want to let the residence know that there will not be another Public Hearing at the next Planning Commission Meeting on March 24, 2020.

Chair Hollis said yes that is correct.

**C. PLAZA ON 114<sup>TH</sup> SUBDIVISION 3<sup>RD</sup> AMENDMENT**  
**Location: 11336 South Beckstead Lane**  
**File No: PLPLA202000045**  
**Applicant: David Jenkins**

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

**David Jenkins, (Ensign Engineering)** said I am the authorized agent for the property owners. I have been working on this property for several years, and this is the 3<sup>rd</sup> amendment to sub-divide lot 103. This portion of the property is going to be purchased by the owner of lot 202, because he is trying to acquire some additional property, that will be developed later as we do a site plan for him. This is pretty straight forward; the utilities are all stubbed to the lot, so there shouldn't be any issues.

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

Commissioner Catmull motioned to approve File No. PLPLA202000045 to amend lot 103 of the amended subdivision and create two commercial lots, located at 11336 South Beckstead Lane as presented. Commissioner Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

**D. EQUESTRIAN PARK IMPROVEMENTS AND REPLACEMENT REPLACEMENT, CONDITIONAL USE PERMIT AND SITE PLAN**  
**Location: 11160 South Redwood Rd.**  
**File No. PLCUP201900702**  
**PLSPR201900642**  
**Applicant: Andrea Sorensen, Salt Lake County**

Planner Damir Drozdek reviewed background information on this item from the staff report.

**John Burgen, (Project Manager for the County)** – said we have been working with Damir Drozdek and I think this is going to be a good project for the City. This project encompasses about six acres of improvements. It encompasses two large show barns, along with improvements to tax storage, manure storage, and hay storage, which is just lacking at this time. The site also improves dramatically with the storm water storage, and currently there isn't any storm water management, so this will be greatly improved. This will overall be a cleaner and overall better facility.

Chair Hollist opened the Public Hearing to comments.

**Faye McCarley, South Jordan** – said I would like some more information regarding the manure bins, and I would like to know how close the construction is going to be to my fence. There is a frontage road that goes behind our fence, so I would like to know if there are going to be structures put up there.

**Aman Kaur, South Jordan** – said is there going to be a building close to my property line or fence?

Chair Hollist closed the Public Hearing.

Planner Drozdek said there is going to be a landscape buffer on the south boundary and it will be 25ft from the fence.

**Allie Smith, (Applicant)** – said there are barns and they will be under 22ft high. The sheds are smaller than the barns they are based off a residential tuff shed.

Chair Hollist said are any of the bins that have currently been there moving closer to the properties.

Ms. Smith said they are actually moving further away.

Planner Drozdek said they are adding more trees around the south boundary than has been required by City Code to add a buffer for privacy.

Ms. Smith said the new manure bins are larger than the current manure bins, and they are facing the roads so they are accessible for the tractors to get to them.

Mr. Burgen said the attempt with the improvements is so the storage of the manure would be able to be retrieved much easier than it is now, and it will allow it to be accessed more often.

Chair Hollist said is there any recourse to a citizen should they be overwhelmed by the smell.

Planner Drozdek said the use isn't going to change, so I don't think the smell is going to be any more intense than it has been.

Commissioner Peirce said it looks to me from the map that the bin is going to sit even more south it will actually be much closer to those homes.

Planner Schindler said the manure bins would be just on the other side of the road, so they will be about 50 ft. from the property line.

Planner Drozdek said the other thing to keep in mind is the drainage right now is non-existent, so when it rains or snows it is muddy. I am sure that doesn't help with the smells.

Commissioner Gedge said on the frontage road where they access the bin, is that the main use for the frontage road. It was brought up earlier about the construction trucks coming and going, will they be accessing the frontage road while they are making these improvements.

Mr. Burgen said if you are talking about the perimeter road, it doesn't exist right now. It is just raw ground, but it will be part of the construction to develop it. It will be a hard pack kind of material, because it is dust free.

Chair Hollist said was the size increased to accommodate more horses.

Mr. Burgen said the existing barn has similar use, but the new barn will add addition horses.

Chair Hollist said would there always be more horses on the property.

Mr. Burgen said it would depend on the event how many horses will be on the property at a time.

Chair Hollist said how often would the manure be removed from the site.

Mr. Burgen said I don't know the frequency, but it will be improved because they don't do that right now.

Commissioner Gedge said what is the current F-line capacity in this part of the park, compared to the number of horses at maximum capacity that would be at an event?

Mr. Burgen said the new barn would increase its capacity times two, with what it is currently. The number of horse will vary at each event.

Commissioner Gedge said do you have a plan on manure removal based on events and the number of horse participants.

Mr. Burgen said yes we do.

Commissioner Gedge asked the applicant what is your timeline to have this completed.

Mr. Burgen said we are hoping to be in the construction phase in mid-May, and it is about a 6-month duration.

Commissioner Catmull said do you anticipate more events with the maximum capacity through the year.

Mr. Burgen said it is more of an increase in the rental space for the equestrian folks, so it is not going to be exclusively for the events.

Commissioner Gedge said I think these improvements will mitigate some of the issues and it will be an improvement to the County and the City, so I would be in favor of moving forward and not tabling this item.

Commissioner Peirce said I think everything they are doing is spectacular, but I am not certain that we know what would be done to mitigate the manure situation, so I share the concerns with the residents. I think these bins will be really close to the properties and could potentially be an issue.

Chair Hollist said am I allowed to re-open the Public Hearing?

Assistant Attorney Sheeran said you could re-open the Public Hearing.

Chair Hollist opened the Public Hearing.

**Fay McCartley, South Jordan** – said I agree that the new barns are going to be great. My only concern is going to be that one manure bin. We are in the process of trying to sell our house, and I don't think that is going to be a good selling point.

**Aman Kaur, South Jordan** – said I have the same concern as Fay and I think the manure bins are going to be too close to the homes. There is my property line and then there is 25ft of land that is not a road right now, so will it be 25 ft. of landscape and then the manure bins?

Planner Drozdek said it would be reversed it will be landscape, and then the road.

Ms. Kaur said I still think the bins are going to be too close. It is all open and we smell the manure, but because they will be piling up the manure in the bins, I think it will smell more. Can they move the bin to the other side, or somewhere else? That is my main concern.

Chair Hollist closed the Public Hearing.

Commissioner Darby said looking at the map and this proposed design, my position is that the vast majority of people are naturally somewhat lazy when they are moving manure, so they are going to move it to the bin closest to them. The two barns are on the north side, and my guess is that people are not going to wheel barrel the manure all the way across the whole field and drop it in the southern bin they will go to the northern bins. The other bins will probably be used for the people that are using the exercise arenas with their horses, which is going to produce a lot less manure. I am assuming that it is going to be a lot better because listening to what was said, I think people are just dumping it wherever they want on that property, because they don't want to walk to the one or two bins that are functioning. I would be inclined to move forward with this item.

Chair Hollist said if we were to table this tonight, I would like to be very clear with staff about what we would like to hear back on in the next two weeks.

Commissioner Gedge said I don't think it is going to hurt to buy a couple of weeks to get some additional information.

Commissioner Catmull said I think I would feel comfortable moving forward if I knew those bins were in good repair, and mostly utilized, and that it would help the smells and improve the quality.

Commissioner Peirce said the applicant didn't seem too concerned to wait two weeks, I think we owe it to the residents to see if there are other options.

**Commissioner Gedge motioned to table the Equestrian Park Conditional Use Permit and Site Plan until the next Planning Commission Meeting on March 25, 2020, so staff can work with the applicant to try and find mitigating plans to move the manure bins to the south property line. Commissioner Peirce seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.**

**E. HEARTHSTONE VILLAS, PRELIMINARY SUBDIVISION PLAT**

**Location: 9500 South 3400 West**

**File No: PLPP201900520**

**Applicant: Dave Erickson**

Planner Damir Drozdek reviewed background information on this item from the staff report.

Chair Hollist said I know that our 10 year plan states that for developments we like to have more than one in, and out, and I know that 3400 W is going to be the primary road going in and out, and they will have access to these other side roads, is that correct?

Planner Drozdek said that is correct, they will connect to 3200 W and 9800 S. I know they are doing some improvements to help mitigate the additional traffic.

Commissioner Catmull said on the road alignments for 9450 S. Lady Dove Lane, and 9558 S Star Fire, what is the standard for aligning the road.

Planner Drozdek said usually we want the roads to line up for safety reasons, but in this case, the majority of the residents to the east were afraid that if we were to line them up the future residents of this project would use their roads to go out on 3200 W, and they didn't want them to do that. The idea is that if we off-set the intersections and force the people to go out on 9800 S, rather than 3200 W.

Assistant City Engineer Nielsen said the volumes are expected to be at residential levels on 3400 W.

Chair Hollist said does the retirement area have as many trips daily as a regular residential area would.

Assistant City Engineer Nielsen said it has fewer trips and they are not distributed during the peak hours.

**Dave Erickson (Applicant)** – said I am one of the principals of Leisure Villas and I am excited to be here tonight to answer any questions that you may have. This is Leisure Villas 18<sup>th</sup> 55 and older community. We have two other communities just north of South Jordan. This is all we do and we have been doing it for 20 years. We are excited to finally bring this project to fruition. We were approved almost a year ago with our zoning, and it was thought by South Jordan to have an expected 63% increase in seniors between 2019 and 2024. The existing situation with this road was a legitimate concern with traffic for whatever went in there. When Salt Lake Community College approached us with a proposal, it made the most sense to us, because we could show based on our experience an exhaustive traffic study by Ryan Hales, that a senior community with a 1.7 per household would generate by far the least amount of additional traffic in any existing situation. This is a good fit and we have also considered the situation at 9800 S, and 3400 W by putting in a High T light at the intersection. It will provide a spot for people to sit while traffic goes through, it will be a safe way for traffic to flow. That will be constructed when school is not in session. The architectural committee is familiar with what we have done and they have asked us to make some refinements to our design, which we have agreed to because this will be our premier community, and we are excited about the potential for this community. This is going to look like a park we have so many trees

going in here. We are not going to have any 2-story homes in here, but we are offering a bonus room. I think I have covered everything. We have been working with the City for the last year to make sure we met everything in the development agreement, and we are ready to move forward.

Chair Hollist said do all of the units have a 2-car garage.

Mr. Burgen said they all have a two car garages, and room for two more cars in front.

Chair Hollist opened the Public Hearing to comments.

**Brian Sorenson, South Jordan** – said we have had a community group and we have tried to communicate with the developer and Leisure Villas, but first I need to ask where were you guys a year ago? I just listened to the last application, and you tabled it to find out more information. That didn't happen last year with the Commissioners that were on the Commission. This just got shoved through to the City Council. We were disappointed because there were a lot of questions that we wanted to ask. When we were told about this density, we were told that it would be 40 acres, well that 40- acres includes this big retention pond. We would like to know what that density is without that retention pond. The developer and the Leisure Villas were not as willing to talk to us until a referendum was filed, and then they were much more willing to communicate. We did get to communicate with them and we asked about a trail, .buffer etc. We had an agreement with the SLCC 25 years ago, but we know that things change. I do not agree with the traffic study, because people that are 55 to 65 years old drive. They drive in the morning and they drive at rush hour. We have a school down the street and we think this amount of traffic will be detrimental. We brought up at the City Council last year that this development goes against your city codes by wanting to put in this high-density development. We are worried about the traffic that this is going to bring to our streets; the streets are already narrow as it is. They have planned to put in a High-T, but what happens if that doesn't work? Where is that money going to go? It is a concern of ours. With the high traffic at Bangerter and where it interchanges, this road is going to be a mess. Our children, and student's that go to the elementary, I think their safety is in danger. A year ago, we received a letter from UDOT saying they would let Leisure Villa or the developer move some of the retention pond as long as it stayed the same size. We proposed another road structure that would flow and would not run into other streets. We met with Jordan School District in my home; they came and talked to our community about what they could do with bus lanes and other things. We were making some headway, but when that referendum went away, they stopped talking, and there was no working together as a community and a development. We talked about a greenspace and a buffer, and there was supposed to be a greenspace. This is a big concern for us. The Community College is going to expand, and they will be coming down this road too, what is South Jordan going to do about that? Who is going to give up property when there is more traffic from college students coming down our road? I am very disappointed that more wasn't talked about as a group and community; this just got shoved through from the previous planning commissioners. Thank you for your time.

**Christine Peterson, West Jordan** – said my home faces to the west and my front door faces this property. I do happen to live in the West Jordan area, but we were neighbors on this project. I have lived in my home 25 years this month. We built our home on an acre of property and planned to live in congruence with the community college, they were part of the community. They sold us out to some state representative and there were some things that happened even before the residents were aware that the property was even going to be developed. If they would have come to the residents and asked us there would have been a discussion. We came and met with the Planning and Zoning Committee, Commissioner Ellis and Commissioner Holbrook pushed putting this through, and it was pushed through. It was in the South Jordan Journal the day we met, and they already had their sales brochures that weren't even approved by the City. We met here on February 26, 2019 of last year and we packed the Council

Chambers. I challenge you before you make a decision to read the minutes from that meeting, and hear what the 20 residents that spoke had to say that night. You can hear the angst in the Commissioners, they didn't want to approve it, but they had already made a deal with the devil. These Commissioner's tonight had more conversation tonight about manure than the other Commission did on any of this. I am glad that South Jordan does not represent me. Our West Jordan Council Member came to our community meetings, and he helped support us. This Commission sold out my neighbors that live in South Jordan. Tell me who doesn't go to work? Who is going to drive those cars? The family members that shack up with them. A 55 and older community is deed restricted, but you cannot completely restrict it. Thank you for your time tonight, I feel like we are being heard more tonight than we were the last go round.

**Linda O'Connor, West Jordan** – said I too live in West Jordan on 3400. I too was at the Planning Commission Meeting a year ago and voiced my concerns. I still believe the traffic is going to be an issue. The developer said he thinks everybody is going to go to 9800 S and exit that way. I just pulled up on google maps with a pinpoint from the new development and to I-15 north, and where is google maps going to map me right now, through either Starfire or Lady Dove Lane, and on to 3200 W. That is how the majority of these new residents are going to exit. That is how google maps is taking you, and that is how it is going to be. Both Lady Dove Lane and Starfire funnel into the same exit street to get onto 3200 W, and that is the blind corner that Christine was referring to it all funnels into that one blind corner. There is a unit on the corner and if you could partner with West Jordan to allow this street to exit out to the college, there is a stop light on 9000 S that these 146 units could exit out on to and that would alleviate all of the congestion that I am talking about on Lady Dove Lane and Star Fire. What is your square footage density not including the retention pond? I would like that answer from you people. I also want to know if that is congruent with the current density of this neighborhood. My home and several other homes on this street have horse property, and there are horses going up and down the street on 3400 W every single day. This is a horse property community. Vista Farms is two doors down and they board horses, and they are walked and exercised every day on 3400 W. There is a better safer way for us, and for the horses. I wished this commission were here a year ago, you seem much more thoughtful, and concerned about how you are changing the density in the neighborhoods. I would like to thank you for your consideration.

**Doug Hussy, South Jordan** – said I am not sure what is going to happen tonight, because it sounds like most of it has already been decided. The company that did the traffic study was caught stretching the truth, because they didn't account for the ponds or the roads, and the density was way off. It looked like the company was paid to tell them what they wanted to hear. In the morning when the kids are going to school, if 3400 W is shut down, you can't even get from the buses, and it is the same thing in the afternoon. There was some talk about what to do with the buses, but that would have to go through the school board. While this is being constructed, you are not going to be able to get a construction vehicle down this road at the times that the busses are there. Those are the concerns that I had. Thank you for your time.

**Brian Sorenson, South Jordan** - said at this time last year I had the school district in my home with the community, and at that time, the buses were lined up on 3400 W. The amount of buses that are lined up there are quite high, because they are busing students in from other areas. Originally, we were a walking school, but now they are busing more, and more into that school. The school district has proposed to possibly put in another bus lane, and take out part of their property to the east if needed. This school year they tried to put the buses in the front, and that has caused some other congestion.

**Robert Saul, South Jordan** – said I live just south of the big pond. I do agree with all of the comments that have been expressed tonight about safety. The traffic on 3400 W is starting to get worse, and it will be even more congested when they build the junior college, because they are going to need a place to get

out. Where Starfire and Lady Dove merge and funnels down is not shown on these maps. There is a 90-degree turn there that is hard for a car to make that corner. A big cement truck might make it if they use both lanes, but a dump truck will never make it down that corner. I think that is something that needs to be taken into consideration. I know that sometimes some of us park on the street, and if that happens half the street is gone. The traffic on 9000 S. and 3400 is already a joke right now. It backs up off Bangerter all the way to 3400 W waiting to get out at rush hour. I know that 9800 S is slated to have one of those over passes, but the construction takes a long time, so that is going to mess up 9800 really good. I would like to know about that overflow pond that UDOT built, it doesn't show on the plat or any of the pictures. There is an overflow that they built into that thing about midway on the north side. It is a depression, so if that thing fills up the idea is that it will let the water out. The overflow goes right into those houses that they are talking about building. If that happens, are you the Commission going to be responsible for that? I want you to be aware that this fully exists. That overflow is there to relieve water that builds up in that very large lake. I have never seen that much water in it so far, but it just needs to happen one time for the people in those homes to get their homes flooded, so I think that needs to be looked into. As you can tell this is a highly emotion issue, and we were completely blindsided when this first started. Last year when we came to the Planning Commission Meeting, it was an ugly meeting in here. There are a lot of people concerned about what is happening here. I don't think that the issues that have been brought up here have been adequately looked into.

**Marie Owens, South Jordan** – said the neighbors that I have talked to are supportive of the 55+ community, but we all have very similar concerns to what you have already heard from the subdivision to the east of this community. The developer has indicated that 3400 W will be widened, but 3400 W is wider until you get to my property and then it narrows down. Everything that has come to my homes seem to indicate that 3400 W is going to be widened to the two-lane road that is from my property to the south. There are no turn lanes, there are barely two lanes, and I can't tell you how many people have not made that turn and rolled up on to my property, because that is a narrow road. As it widens at my property people gain speed, so either that road is blocked for hours due to the school traffic, or due to 9800 S traffic due to rush hour, or they build up speed and can't make the turn at my house. I think that only widening it to the south will not be sufficient. You asked a question about having two egresses from a community, and it has already been suggested to move one of those four-plex's would allow with just a couple hundred feet to link into a road that the community college already has. The fact that the community college is not interested in traffic going through there, shouldn't mean that a burden should be put on the existing residents that are already there. You have already heard from the other residents that they don't want the traffic to go through Lady Dove and Starfire road. Iron Gate does have an exit to 3200 W, and none of those are direct routes, so when people are trying to leave quickly, or come back quickly they are naturally going to go to 3400 W. It is important to recognize that 3400 is a dead-end road, so the only direction they will come is directly by my house, every single vehicle. If you have driven down that road at all, you have experienced what happens for hours on end every single day. There will be school traffic, or there will be rush hour traffic, and there are two hours during the day that I have to sit at my intersection just to make a left hand turn into my subdivision every single day. I don't know what this High-T proposal is, but there are already turn lanes in the road, and it does not help. The traffic is backed up from Bangerter all the way to 3200 W. Those are the concerns that I have. The question that I have for the developer is what are your plans with the landscaping? I would like to see a landscape buffer along 3400 W, so our community can continue to look the way that it does. The other concern I have is the retention pond is designed for runoff from Bangerter Highway, so that is a UDOT detention basin and I have seen that basin fill up twice in the 20 years that I have lived there. It was designed for the capacity of Bangerter, not for additional storm water from this subdivision. This is a high- density unit and I am not comfortable, nor have I heard if the storm water has been adequately addressed. I argue that UDOT would give them capacity in their storm detention basin. I have never been able to see UDOT share those capacity's with anyone. UDOT does not enter into those types of agreements with developers, so to imply

that the storm drainage will be part of UDOT when it is already built out for Bangerter Highway, I have seen it fill up twice. The water lines and the secondary water has not been address to if this community will be connected into the secondary water. Our community already struggles with capacity and pressure on that secondary system. I would like to know what the plan is for irrigation water, and the landscaping there. I would also like to know if this neighborhood is going to be built behind a master meter, or whether these communities will be protected from South Jordan's design standards for their drinking water infrastructure, or if this community being such high density is planning to build all of these units behind a master meter. I have asked this question before, but have not received an answer.

**Lynn Beckstead, South Jordan** – said I served on the Planning Commission for 8 years in Salt Lake City, and I forgot how long these nights could go sometimes. I am actually here tonight to speak in favor of this project. I have two sister in laws that have been trying to put a deposit down on one of these units for about a year and half now. This thing just keeps being put off, and put off, so I stop by the City and they told me there would be a meeting here tonight, so I am here. This is a little bit hard for me, because my family is a pioneer family here. We probably owned all of the land that your houses are on, and if we had had the attitude that we didn't want any development, this would like be the nice community that it is. I am anxious to get the Leisure Villa out to South Jordan. I think at some time that ground is going to be developed, and I would hate to see multiple developers come in with different ideas, and different standards. I think South Jordan is very fortunate to get this quality of builder. I have watched them for many years. If you haven't gone through some of their other facilities, you need too, they are very nice communities there is a demand for 55+ communities, and I like the location. My dad is in the Legacy facility just down the street and his rent has gone up four times in the last few years. We need more of these communities in South Jordan. I think the City needs to realize there is a real need for these types of communities. I would really like to see this get started so I can get my family out here and take care of them.

**Chair Hollist motioned to take a 5-minute break, and will resume at 9:11p.m. Commissioner Gedge seconded the motion.**

**Chair Hollist motioned to reconvene the meeting. Commissioner Gedge seconded the motion.**

Chair Hollist said what the overall density, versus gross density is.

Planner Drozdek said I don't mean to sound insensitive, I understand their concerns, but this meeting is to make sure that the project meets the development agreement terms and the City Codes. In the agreement, it says how many units they are going to have, and that is what they are proposing here. That means the density meets the terms and the development agreement.

Mr. Erickson said the overall density is 4.8, and we are entitled to build up to 5. That is 4.8 not counting the detention pond. It is 4.2 counting the detention pond. That by no means is high density.

Chair Hollist said did you commission for the Traffic Study, or was that the City?

Mr. Erickson said from the get go was this project rushed through the process. Our main concern was the traffic, because that property sat there forever, but doing nothing with that property was never an option. This has all been discussed, and approved by City Council. We commissioned an exhaustive traffic study by the best traffic engineer in the state (Ryan Hales) who also happens to do South Jordan's traffic studies. At the end of the day it was determined that our type of community brings in the least amount of traffic and the road structures can handle the additional traffic.

Chair Hollist said could you give a timeline of when the overpass is going to go in on 9800 S and Bangerter Highway.

Assistant City Engineer Nielsen said it is not funded yet. It is at least a couple of years out.

Chair Hollist said is it possible for UDOT to do anything about the stacking that is happening on 9800 S.

Assistant City Engineer said it is very difficult, because Bangerter is by far the priority for UDOT.

Chair Hollist said could you comment on the traffic study that was done. I assume they follow protocol in the industry.

Assistant City Engineer said Hales Engineering also did our Transportation Master Plan, and we have worked with them several times. We have reviewed their report and it is definitely a more exhaustive report than what we typically do because this is a bigger development. We did agree with their results.

Chair Hollist said is it possible to have an agreement with the Community College to have a road go through.

Mr. Erickson said it was looked at with them, but they are not interested.

Chair Hollist said is there a possibility that 3400 W will ever go through.

Mr. Erickson said I don't know. That is in another City, and it is part of a deal that was cut between SLCC and the neighborhood.

Chair Hollist said your High-T intersection would be built before you being construction units, is that correct?

Mr. Erickson said not necessarily, I don't think that determination has been made.

Assistant Attorney Sheeran said according to the development agreement the High-T intersection needs to be completed with the phase 1 project.

Chair Hollis said would you address the widening on 3400 W, and what will be the standard width be. Does it meet the standards with the area?

Assistant City Engineer Nielsen said yes it meets the standards. We are using the residential width, which is 28ft. of asphalt. On 3400 W it is about 5 or 6ft. wider when you look at the existing road, but when you get to this development it is going to narrow to 55ft. That is because when they built the road previously they thought it would go through to West Jordan, but it is not, so it is built to the residential standard.

Chair Hollist said would they have trees on 3400 west.

Planner Drozdek said yes, they would be every 30ft.

Chair Hollis said there was a question on enforcing the age restriction.

Mr. Erickson said these are deed restricted compliant in all aspects of Federal Law, HOA Law, and Utah State Law. As a developer, you have to have 80 percent of the homes to one resident that is 55 years old,

or older, we average 90 percent or higher. There are no restriction on number of people that can live in a residence, but our average is 1.9.

Chair Hollis said when it comes to construction traffic will we be able to put some signage on the residential streets that would restrict that traffic.

Assistant City Engineer Nielsen said I think there is some signage that we could put out on 3400 W. that say "No Construction Entrance."

Mr. Erickson said I am going to work with SLCC to bring the construction traffic around through their dirt area if that is functional. I think that might be the solution. I can't guarantee that, but it is worth a try.

Chair Hollist said the blind turn where Lady Dove and Starfire come together has been mentioned several times, is there signage there to indicate a full stop?

Assistant City Engineer Nielsen said I don't recall seeing a stop sign on that corner. I did drive it and I looked at the crash history, but there was none.

Chair Hollis said who is responsible for the overflow of the retention basin. Is it perpetually wet, or is it always holding water.

Mr. Erickson said this is a regional detention facility for UDOT. They are the ones that put this in, and it was intended to catch all of the runoff of Bangerter Highway that spans a large area. During a large storm, this does fill up, but is controlled by the City so it doesn't have surges that will cause other problems. If there were a problem, it would need to be coordinated with them.

Commissioner Gedge said I would like to piggyback on what one of the residents mentioned moving that, but it is a working detention basin so that is not going to be moved, and if it had to be, it would be a UDOT decision. I just want to make sure that is on the record.

Chair Hollis said is this development going to be connected to our secondary water system.

Mr. Erickson said it would not be. I would also like to say that our water will be individually metered, and our HOA will pick up all of the community water, as well as the exterior water, which is also picked up by the HOA.

Commissioner Gedge said the residents had concern about the horse traffic on 3400 West, is horse traffic allowed on 3400 west.

Planner Schindler said I don't know about that, but I don't think the Planning Commission, or the Planning staff have any control of that, I think it would probably be under Public Safety Code. I don't think you can deny a subdivision because horses share the road.

Chair Hollist said this was rezoned a year ago and at that time, the Commission would have had an opportunity to make a recommendation to City Council, but ultimately City Council makes those kinds of decisions. It my understanding that when there is an agreement in place and if it doesn't meet that agreement we are compelled to let something like this go through. Our responsibility at this point is to make sure that it meets the requirements in the master agreement.

Assistant City Attorney Sheeran said our scope of review is to make sure there are not any violations with the development agreement or City Code. If there are not any violations to the development agreement or City Code, it needs to be approved.

Chair Hollist opened the Public Hearing.

Brian Sorensen said this is not the developers fault, but it is a concern that we have in the future that I think the City needs to address. When the college builds more, they are not going to allow only one egress on 9000 S, and they are going to open up 3400 W. I asked what is going to happen with all of that college traffic. That street needs some width, and who is going to give up the land? That is why we think there needs to be some kind of buffer there.

Commissioner Gedge said as a former West Jordan City Planning Commissioner, I would strongly recommend that you work West Jordan Planning Commission, City Council, and staff. On 9000, S the egress situation would need to be handled by that body, not South Jordan.

Chair Hollist closed the Public Hearing.

Chair Hollis said what we do on our South Jordan side should this materialize.

Assistant City Engineer Nielsen said we would be studying that, we would be looking at what the choking point is, and most likely, it would be an intersection, as well as adding lanes to improve it and reduce the delay. It is really hard to speculate where there is not a plan on the table. We have talked to the Community College and they have assured us they have no plans to connect at this time. They have told us the most it would be was an emergency access with a gate.

Commissioner Catmull said should the community college come in and want to do something, how would the residents be noticed, so they could get ahead of this.

Assistant City Engineer said I am not sure with it being a state college, I don't know what noticing requirements they would have.

Commissioner Gedge motioned to approve the Hearthstone Villas preliminary subdivision plat, File No. PLPP201900520. Commissioner Darby seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

VIII. Legislative Public Hearing – None

IX. Other Business – None

## **ADJOURNMENT**

**Commissioner Gedge motioned to adjourn the March 10, 2020 Planning Commission meeting. Commissioner Catmull seconded the motion. Vote was unanimous in favor.**

The March 10, 2020 Planning Commission Meeting adjourned at 9:55 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

**This is a true and correct copy of the March 10, 2020 Planning Commission minutes, which were approved on March 24, 2020.**

*Anna M. West*  
**South Jordan City Recorder**



March 10, 2020

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Allison + Josh Bowers	11703 S. Goldstone Dr
Robert Sall	9584 Channing Dr
Megan Tamfa	1098 S Jordan Pkwy
Vinkee McFadden	1098 S Jordan Pkwy.
LAKHIBIR SINGH	1896 West Portobello Rd. S.J.
Bogdan Sorenksen	3361 W. LADY DOVE LN S. J
Michael On	1098 W south Jordan Parkway SJ -
Kenale Mead	1086 W ST Pkwy #103 SJ
Laura Robison	" "
Cory Anderson	1086 W. South Jordan Pkwy #105
LINDA O'CONNOR	9343 S 3400 W W.J.



Attachment B  
3-10-2020 PC Meeting

A Cory Anderson <coryaa@gmail.com>

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**FW: Notice of Public Hearing - 1086 W SJ Parkway**

1 message

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**Kenalee Mead** <kmead@paradisestaffingllc.com>

Tue, Mar 3, 2020 at 2:21 PM

To: CORY <coryaa@gmail.com>

Corry – I have sent this to all of the City Council people – didn't know if you would need or want a copy if you are planning on attending the meeting. Do you know who is going to attend yet?

I am an owner of #103 in the 1086 West SJ Parkway building. We received a notice of public hearing. There are many concerns regarding a potential new tenant in the 1098 West building. The proposed use is an event & reception center. On most days, this parking lot is so full that some of the retail businesses are losing out on money because there are no parking spaces available. There are people frustrated each and every day that search for parking spaces and are unable to park because it's already so busy here.

When 3 Key Elements was housed in this center, there were major parking issues. There were not enough parking for the owners here, let alone a full class of 50+. The Event Center would bring even more problems w/parking as their events would be larger which will just compound the current problem we have! We do not have enough parking for this type of venue. I would like the city to take a good look at this situation. We have several restaurants in this area as well as retail and it will hurt their business. Please do not let the Fohn Boutique and Event Center business move into the #103 & #104 space of 1098 West.

Here is a link to the potential tenant's website: <https://www.fohnevents.com/#/the-space/>

The business is advertising that the space can accommodate 100-120 people, which could bring 50+ additional vehicles during an event. The concern is that adding this type of business to our center would create extreme congestion on our already stressed parking situation. Please consider our feelings in this matter, this affects our businesses, the patrons that come to our facility and the owners/employees. Please make a trip on any given day to our facility and you will see that most all of the spaces are being used each day.

Thank you



Paradise Staffing

Peaks Center Public Hearing - PLEASE READ

Jason Kidman <jason@sosupport.net>  
To: "coryaa@gmail.com" <coryaa@gmail.com>

Tue, Mar 3, 2020 at 9:42 AM

Cory,

Tony forwarded this email to me. I purchased the suite earlier this year. You can remove him from this list and add me.

My feedback on this is I don't like the idea if its during business hours but I'm all for it if their heavy traffic is nights and weekends (as it would provide exposure to our business sign).

Thanks,

Jason

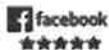


Jason Kidman | President



801-979-1169 (C) | 801-563-9700 x105 (O) | 801-563-9700 x109 (Hotline)

Linkedin | Facebook | BBB | Twitter | www.sosupport.net



**From:** Tony Yraguen <tony@rentingslc.com>  
**Sent:** Monday, March 2, 2020 10:28 PM  
**To:** Jason Kidman <jason@sosupport.net>  
**Subject:** Fwd: Peaks Center Public Hearing - PLEASE READ

[Quoted text hidden]

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**FW: Public Hearing - Applicant Jinkee McFadden located at 1098 West South Jordan Pkwy Suites 103 & 104**

1 message

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**Lonilarsen@comcast.net** <Lonilarsen@comcast.net>  
To: Coryaa@gmail.com

Tue, Mar 10, 2020 at 11:47 AM

Kenalee called, and said you wanted a copy of the letter I sent to the commission regarding the new business. Here it is!

Loni

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**From:** Lonilarsen@comcast.net <Lonilarsen@comcast.net>  
**Sent:** Thursday, March 5, 2020 10:38 AM  
**To:** 'ngedge@sjc.utah.gov' <ngedge@sjc.utah.gov>; 'mhollist@sjc.utah.gov' <mhollist@sjc.utah.gov>; 'tdarby@sjc.utah.gov' <tdarby@sjc.utah.gov>; 'scatmull@sjc.utah.gov' <scatmull@sjc.utah.gov>; 'smorrissey@sjc.utah.gov' <smorrissey@sjc.utah.gov>; 'mpeirce@sjc.utah.gov' <mpeirce@sjc.utah.gov>  
**Subject:** Public Hearing – Applicant Jinkee McFadden located at 1098 West South Jordan Pkwy Suites 103 & 104

Good Morning! My name is Loni Larsen, I am an owner in the Peaks Centre on South Jordan Parkway, We received notice of a proposed business change here in our center. The business of Fohn Boutique and Event Center has requests changes to our site.

We are extremely concerned about this proposed business, as our parking lot is already stretched beyond capacity. There are many days when parking is simply not available for customers of the existing businesses. The addition of this type of business in our HOA would simply exacerbate the situation to an unacceptable degree. Additional construction to the north of our area is bringing in many additional business and thus more cars through our parking lots. Any more, as would obviously be needed for an event center would be a safety hazard in this small HOA community.

I appreciate your attention to this important matter

Loni Larsen

801-244-5255

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**Public Hearing Jinkee McFadden located at 1098 West South Jordan Pkwy Suites 103 & 104**

1 message

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**Lauri Robison** <lrobison@paradisestaffingllc.com>

Tue, Mar 3, 2020 at 2:23 PM

To: "dramsey@sjc.utah.gov" <dramsey@sjc.utah.gov>, "pharris@sjc.utah.gov" <pharris@sjc.utah.gov>, "bmarlor@sjc.utah.gov" <bmarlor@sjc.utah.gov>, "dshelton@sjc.utah.gov" <dshelton@sjc.utah.gov>, "tzander@sjc.utah.gov" <tzander@sjc.utah.gov>, "jmcquire@sjc.utah.gov" <jmcquire@sjc.utah.gov>  
Cc: "coryaa@gmail.com" <coryaa@gmail.com>, Lauri Robison <lrobison@paradisestaffingllc.com>

South Jordan City Planning Commission

RE: Public Hearing – Applicant Jinkee McFadden located at 1098 West South Jordan Pkwy Suites 103 &amp; 104

My name is Lauri Robison and I am one of the owners of Paradise Staffing which is located in The Peaks Centre, the same complex as the proposed Fohn Boutique and Event Center.

The Peaks Centre at this point is currently short on parking stalls. Most owners have posted signs in front of their businesses to protect 2-4 spaces (depending on the size of their unit you are allowed so many stalls) so at least some of their customers will have a place to park when they visit their business. Some of the current business owners have elderly customers, patients with injuries, etc. We need to assure that the customers have easy access to the business they are visiting.

The parking situation has already caused a great deal of contention within this HOA community. The business that caused the most significant problem is now leaving our center but the proposed new business coming in would create an even larger problem.

We need to make sure all owners are treated fairly in regards to parking and convenience for their customers. Having a business that will bring in 100-120, visitors at a time would take most of the spaces we have available period and it could affect the other businesses directly in a financial aspect. If customers have to drive around for long periods of time just to find a parking space or worst case scenario park off-site and walk to the business we will most likely lose that customer.

There is absolutely no room to add a business like Fohn Boutique and Event Center to The Peaks Centre it would have an extremely negative impact on all the other business owners.

**Lauri Robison**

1086 W South Jordan Parkway, Suite 103