

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
April 14, 2020**

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

Absent: Commissioner Mike Peirce

Others: Rishi Mitchell, Gary Langston, Alex Lutz Mike Jackson, Kellie Jackson, Bill Berghe, Holly.

6:30 P.M.

REGULAR MEETING

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

Chair Hollist welcomed everyone to the Electronic Meeting and noted that all Commissioners have joined the electronic meeting except, Commissioner Peirce.

II. Motion to Approve Agenda

Commissioner Morrissey made a motion to approve the April 14, 2020 Planning Commission Agenda. Commissioner Gedge seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the March 24, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

IV. **STAFF BUSINESS – Planning Commission: Background, Findings, and Order**

A. **Föhn EVENT VENUE**

Location: 1098 W. South Jordan Parkway, Ste. 103 & 104

File No: PLCUP202000016

Applicant: Föhn, LLC c/o Jinkee McFadden

The Planning Commission considered information, evidence and testimony submitted by the Applicant, the residents, and City staff. If an issue was raised on the record but not mentioned below, it is because the Planning Commission did not find the issue would cause any additional detrimental effects beyond the detrimental effects listed below.

1. *Parking.*

a. The Planning Commission incorporates the information submitted by the Applicant, the residents, and City staff (including the staff reports).

b. WCEC Engineers conducted a traffic study but the study did not examine parking requirements or related impacts to The Peaks Centre.

c. Pursuant to the March 24, 2020 staff report, the Planning Commission finds that The Peaks Centre is under parked even without Föhn locating therein. This evidence is corroborated by the testimony of local businesses at The Peaks Centre and its HOA.

d. The Planning Commission finds that if Föhn operates an event at 100 guests, without any conditions, the event operations would exacerbate the parking issue severely. According to Föhn's business plan, it notes that "most guests arrive as couples." If this statement is true (and the Planning Commission does not dispute that it is), Föhn would be using approximately 50 parking stalls for a 100 guest event. To put that number into perspective, Föhn would need a third of the parking stalls at The Peaks Centre for such an event to the detriment of the entire The Peaks Centre.

e. Föhn, at City staff's suggestion, voluntarily agreed that it could limit the number of event guests to mitigate some of the parking concerns.

ORDER

Based on the information provided to the Planning Commission and the evidence collected thereto, the Planning Commission approves the Application with the following conditions of approval, all limited to the event/reception portion of the business, based on the number of guests to mitigate the detrimental effect identified:

1 to 50 Guests:	51 to 100 Guests:
A. Föhn shall follow the second submitted Operations and Circulation plan. <i>See</i> Exhibit A.	A. Föhn shall follow the first submitted Operations and Circulation plan. <i>See</i> Exhibit B.
B. Föhn shall notify its guests that there is limited parking and people are to carpool at four people per vehicle on average.	B. Föhn shall provide 13 additional parking stalls through a recorded parking agreement before the reception/event portion of Föhn operates. These additional parking stalls shall meet all the City's parking standards, including that they be located within 400 feet of the proposed use and not divided from the use by a public street (<i>see</i> City Code § 16.26.030.N).
	C. Föhn shall provide adequate notice to guests and place signs in the parking lot for the additional parking stalls directing its guests where to park for all events.
	D. Föhn shall only operate events, receptions, and similar gatherings after 6:00 p.m. on Thursdays and Fridays, and from 9:00

| a.m. to 10:00 p.m. on Saturdays.

Commissioner Catmull motioned to approve the Planning Commission background, findings, and order for the Fohn Event Venue Center File No. PLCUP202000016. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

Assistant Attorney Sheeran said I have accepted the City Attorney position with Bluffdale City and I will be starting with them on Monday. It has been a pleasure working with you and getting to know you, as well as the staff that comes to Planning Commission. Working with South Jordan has been very helpful for me to learn and grow from each and every one of you.

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - None

VI. SUMMARY ACTION – None

VII. ACTION – None

VIII. ADMINISTRATIVE PUBLIC HEARINGS -

A. DAYBREAK VILLAGE 8 PLAT 8, PRELIMINARY PLAT

Location: 6100-6500 W. South Jordan Parkway

File No: PLPP201900716

Applicant: Daybreak Communities

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

Gary Langston, Daybreak Communities – said I don't have anything substantial to add to what Planner Schindler has already reviewed. This is what we call Village 8, and the plans that we are presenting before you are consistent with what was intended in the Village from the beginning. The masterplan for Village 8 included a number of townhomes in the village, and certainly along South Jordan Parkway, which is an arterial road and is designed to carry a lot of cars. Therefore, our desire to put townhomes on that corridor is a better transition from higher volume of cars to the townhomes, and eventually into the single family homes. These particular lots in Village 8 Plat 8 were intended to go to Destination Homes and they will continue building a product in Village 8 proper, and along Lake Avenue just north of this development. I am here to answer any other questions that you may have for me.

Chair Hollist said is the school site located just north of this development where they are breaking ground in the Jordan School District?

Mr. Langston said yes it is.

Chair Hollist opened the Public Hearing to comments.

Alex Lutz, South Jordan – said there is already a significant parking issue along Holiday Springs, and Birch Run, so we are wanting to know how that is going to be handled.

Kellie Jackson, South Jordan – said we are on Sand Bank Way, which comes off Birch Run Road, and we are also adjacent to Holiday Springs, and Abby Mill is right behind us. We want to know if we will be

sharing the alley-way with these homes, because we have 12 other homes that share this alley and it is already hard to get out of there. We have to dodge people sometimes, and I have almost been hit a couple of times because people are flying down the alley way. We have 5 kids and they are on their bikes all the time, so we are just really concerned about sharing that alley way with everybody and these townhomes. The reason we chose this neighborhood when we moved in, was because this was supposed to be greenspace, so we were a little taken back when we saw townhomes were being put in that area. We were one of the first buyers in this area, and we feel like Daybreak has ruined the lake with all of the development on there. I think we are frustrated, because Daybreak owns the land and there isn't anything we can do about it. What are we supposed to do as citizens? We live here, and we are part of the community, but we feel like our voice isn't being heard. Do you have suggestions as to where we are supposed to go, and what we are supposed to do, or does Daybreak just control everything?

Rishi Mittal, South Jordan – said I want to voice my concern regarding the alley-way that is being used by 12 homes already. It is a single lane road and 2 cars cannot pass on that road, so adding multi-family houses to share that lane is going to be very stressful, especially for the kids in that area. It will be dangerous for all of us, especially because there is not a speed limit there. Daybreak promised to have green open space, less homes, and more walkability for the residents. If they put these homes in it will be going against what they have advertised and the reason we bought our homes and invested in Daybreak.

Chair Hollist closed the Public Hearing.

Chair Hollist said would the garages be backing off of the shared lane that was addressed by the residents?

Mr. Langston said the lane is clearly an access point to their garage, so yes that is the plan.

Chair Hollist said the residents are not allowed to park on these alley ways, is that correct?

Mr. Langston said they are not allowed to park on the lane itself, but if their driveway is long enough to allow a car to park perpendicular to their garage door, they are allowed to do that, but they are not allowed to park on the concrete surface which is the public right of way.

Chair Hollist said could you address the question about parking on Holliday Springs, and Birch Run Drive. How many garage spots do each of these units have, do they meet the ordinances, and can you remind us of what they are?

Mr. Langston said each of these units have a 2 car garage, but we are only required to provide one parking stall, so we doubled that requirement. On South Jordan Parkway where all of these units front there is on-street parking available along that road for cars, and then on the open area there is a large median that will all be future open space. In certain instances there is parking available on the left hand side of the road, but we are providing double, if not more. There will be on street parking, which we encourage. It is something we implement in our designs, and we use as a traffic calming method, and helps with slowing speeds down on these major roads.

Chair Hollist said could you provide suggestions for the residents and they would interface with HOA and provide feedback for things they would like to see in their community, or how they can be involved in the planning of things going in.

Mr. Langston said on a project like this we are already in the process with the City, and at that point we have already solicited feedback internally, or with stake holders about how the area should function. At

this time, if someone wanted to reach out to us we have contact information on our website that would allow a resident to get in contact with someone on our team if they want to discuss it further. We follow the plans that are provided and we make sure that we meet the requirements that the City has for us. We realize that not everyone likes the kind of product that we provide, but we are trying to provide a variety of different living types.

City Planner Schindler said there was a question about speed limit signs that did not get answered.

Mr. Langston said we do not post speed limit signs on any of the public lanes. The City code on any street that does not have a speed limit sign is automatically 25mph. I wouldn't think that 25mph would be a comfortable speed on these lanes, they are typically much lower than that, but that would be the maximum.

Chair Hollist said can Assistant Engineer Jeremy Nielson respond on what the residents would do if there is an issue with parking and speeding on these streets.

Mr. Nielson said if they have concern with speed on the roads, they are welcome to contact the City engineering department, or they can contact me personally Jeremy Nielson with the South Jordan Engineering Department, and if there is parking issues, they can talk to me as well.

Commissioner Catmull said is the guest parking on the street, in the alley, or both.

Mr. Langston said in general the guest parking would be on the streets. These units are all oriented to their front door, so if there is not opportunity for street parking they could park on the lane, but generally the guest parking would be on the street.

Chair Hollist said as the Planning Commission we are making sure that the City Code and requirement are being met. Our City Planner Greg Schindler is always doing a good job with his due diligence and letting us know if there are issues, and I don't see that any have been brought up. I know the City is wonderful in addressing issues with speed, and I can vouch personally that Assistant Engineer Nielson is wonderful about responding quickly and getting issues resolved. I would encourage you to use that resource if there is an issue.

Commissioner Gedge motioned to approve Project No, PLPP201900716 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 5-0 unanimous in favor;
Commissioner Peirce was absent from the vote.**

B. DAYBREAK VILLAGE 8 PLAT 9, PRELIMINARY PLAT

Location: 6100-6450 W. South Jordan Parkway

File No: PLPP202000065

Applicant: Daybreak Communities

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

Gary Langston, Daybreak Communities – said this particular plat will be sub-divided into townhome parcels that will be sold to Chocolate Homes. They are currently a home builder in Village 8, and they

would continue to build a similar product that they have in other plats. Beyond that I don't know that I have any other comments, unless you have any questions for me.

Chair Hollist said do these units have 2 garages like the other units.

Mr. Langston said yes they do.

Commissioner Catmull said how tall will these structures be when they are completed and how many stories will they have?

Mr. Langston said they can be a combination of 3 or 4 levels, and that would put them at approximately 40 to 45ft in height. They haven't been fully designed, but they will be similar to the ones in Village 8.

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

Chair Hollist said do they have a height limit in this zone?

City Planner Schindler said there is not a height limit.

Commissioner Gedge motioned to approve Project No. PLPP1202000065 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 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

City Planner Greg Schindler said I did drive out there last week and I did see what Chocolate homes is building and I didn't see that they had built anything higher than a 3 story home.

C. DAYBREAK VILLAGE 11A PLAT 4, PRELIMINARY PLAT

Location: 11500 S. Bingham Rim Road
File No: PLPP202000028
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information on this item.

Gary Langston, Daybreak Communities – said I would like to confirm what Planner Schindler said, this plat does not contain any townhomes, we do have some of the cottage courts and that is what the majority of these are, which are a 4 pack with a shared driveway that are built by David Weekly Homes. There is also a handful of single family homes, but this is a continuation of the home and the lot types that you saw in the previous plats on the Village 11A plat 1, 2, 3, and 4.

Chair Hollist said could you tell us why Daybreak is building so far out west. Is there an advantage to spreading out development at this time? I would think that it makes sense to progressively move west.

Mr. Langston said it may not seem like that, but we are progressively moving west. Some of the areas that we jumped were some future areas that were further to the east where we have some condo's and small village parcels reserved. We are continuing along Jordan Parkway until we reach the South Valley Water Reclamation property, and then we will work our way back north and connecting back to prosperity on about 6400 W. Keep in mind that in this area we have the water course which will begin construction

early next year. A good portion of the product that is in and around the water course is where we have our luxury product, which is an extension of what we have on the island, and around Oquirrh Lake, and those usually have a slower absorption rate.

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

Commissioner Gedge motioned to approve File No, PLPP202000028 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 5-0 unanimous in favor; Commissioner Peirce was absent from the vote.

D. DAYBREAK SOUTH STATION PLAT 3, PRELIMINARY PLAT

Location: 11280 South 5260 West
File No: PLPP202000061
Applicant: Daybreak Communities

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

Gary Langston Daybreak Communities – said for parcel C101 and C102 we are working with a development partner to build Condo's in the area. This is what really begins to make south station function as a transit-orientation development, and these units will support TRAX ridership. We will have a number of residents here that will use the mass transit system that we have. Regarding the density, over the course of these two parcels we have somewhere between 130 and 150 units that are probably in the four story range, and at some future point we will be working on having them submit and prepare a condo plat for review and approval. To the south of parcel C101 and C102 will be where Destination Homes and Gardner Homes will be building our apartment project, which is just under 500 units. We will clearly have plenty of density in the area, both east and west of Grandville. On the parcel west of Grandville we are in the planning and design phase of putting in a concert venue, which would allow for larger gatherings for concerts and events. This would most likely be managed by the Daybreak Community Council. If any of you have been to SoDa Row for a concert, there are times that it is just the right size, and then there are times that it is not large enough, and we have outgrown it. We are really wanting this to become the substitute for that as we consider building opportunities in the SoDa Row area in the future. The parcel that is current the concert venue is currently slated for another office building that is not as many square feet, but similar in scale to the Rio Tinto Regional Center. That is all that I had, but I am here to answer any questions you may have for me.

Chair Hollist said how does the size of this venue compare with the one at SoDa Row?

Mr. Langston said this venue is significantly larger, it is 120,000 square feet, which is about three acres. The one in SoDa Row is less than an acre, so it is significantly larger.

Chair Hollist said will the condos in this area be rented, or will they be owned.

Mr. Langston said the intent is for it to be a sale project, and it would be required to follow the same ownership and Investor rules that the other developments in Daybreak are required to follow that are owner occupied.

Commissioner Catmull said this might be a little premature, but how will the parking work at a venue like that.

Mr. Langston said generally, it would be street parking, and we will have some off street parking that will be part of the parcel itself, but it would not be able to handle several hundred cars. It would be like what we see on SoDa Row, where the majority of the visitors park on the street. The one thing that we believe is positive about this, is that people can take the T top location, and there is on street parking on all of the roads.

Commissioner Catmull said are there any City requirements for a venue like this?

Assistant City Engineer Nielson said in a situation like this we rely heavily on the traffic studies that Daybreak provides to us, and the planning they put into it. I am not as familiar with the parking and how that is looked at.

City Planner Schindler said there are parking requirements in Daybreak that are different from our City Code, it would be part of their master design guide lines, but I am not sure what they are right now. I will ensure that we will meet all of the City Codes and requirements.

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

Commissioner Catmull said Mr. Langston can you give me the background on the parking analysis you did to justify that location.

Mr. Langston said I don't know that we have done the final analysis, because we haven't done the final plan yet. This is just the subdivision process to create the parcel that will allow us to effectuate that plan. We will ensure that we meet all of the zone and code requirements. I would expect that we will review this plan with staff and share information with them to get their feedback as we work through the design process.

Commissioner Gedge motioned to approve File No. PLPP202000061subject 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 5-0 unanimous in favor;
Commissioner Peirce was absent from the vote.**

IX. OTHER BUSINESS

The Commissioner's thanked Assistant City Attorney Sheeran for his service to the City, and congratulated him on his new position with Bluffdale City.

ADJORNMENT

Commissioner Catmull motioned to adjourn the April 14, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

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

Cindy Valdez

South Jordan Deputy Recorder