

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

December 8, 2015

Present: Chairman Russ Naylor, Commissioner Sean D. Morrissey, Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Richard Feist, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Planner Jake Warner, Planner David Mann, Staff Attorney Steven Shaefermeyer, Council Secretary MaryAnn Dean

Absent: Commissioner Beverly Evans

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone present. He noted that Commissioner Evans and Commissioner Morrissey were absent.

B. Motion to Approve Agenda

Chairman Naylor said item C is being postponed to a later meeting.

Commissioner Woolley made a motion to approve the December 8, 2015 Planning Commission Agenda, as amended. Vote was 4-0 in favor, with Commissioner Evans and Commissioner Morrissey absent.

City Planner Schindler said there was an issue with the noticing for item C. It will come back to the Planning Commission on January 12, 2016.

Commissioner Morrissey arrived at this time.

C. Approval of the Minutes from the Meeting held on November 24, 2015

Commissioner Woolley made a motion to approve the November 24, 2015 Planning Commission meeting minutes as printed. Commissioner Jolley seconded the motion. Vote was unanimous in favor, with Commissioner Evans absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None.

B. Comments from Planning Commission Members

None.

III. CITIZEN COMMENT

Chairman Naylor opened the Citizen Comment portion of the meeting. There were no comments. He closed citizen comment.

IV. SUMMARY ACTION

**A.1 Issue: LOT LINE ADJUSTMENT
OUR HOUSE SUBDIVISION**
Address: 1314 West 11400 South
File No: LLA-2015.25
Applicant: Eric Montague

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

Commissioner Jolley made a motion to approve Summary Action Item A.1. Lot Line Adjustment Our House Subdivision. Commissioner Woolley seconded the motion. Roll Call Vote was unanimous in favor, with Commissioner Evans absent.

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

****Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)**

**B.1. Issue: THE CLIFFS AT JORDAN STATION
SITE PLAN – CONDITIONAL USE PERMIT**
Address: 10464 South Jordan Gateway
File No: SP-2015.35
Applicant: Michael Raymond

City Planner Greg Schindler reviewed the background information on this item from the staff report. He indicated that residential development will help attract retail, and it is also helping office development in the area. These apartments are attracting young professionals.

Michael Raymond, applicant and architect on the project, said this is being applied in the performance development. He noted a list of amenities that are provided with this development. It will be similar in style and features as Phase 1. He said because some of the units will be able to see some of the rooftops, they will be planting a trellis the full length of the building on the far west side. That will provide green features. There will also be a rooftop garden and infinity pools for the tenants.

Commissioner Jolley asked where is the future trail access to the Parkway?

Jeff Wells, one of the developers, 853 Crescent View Dr., (Mapleton), said access to the parkway right now is walking on 10600 South. He said they do have a sidewalk around their project.

Planner Schindler said it is difficult to get the United States government to provide an access across their property to the river.

Mr. Raymond said they have no approval to do planting on that property at this time, but they will request that.

The existing access to the project was noted.

Commissioner Jolley asked about the tentative date for Phase 3. Mr. Wells said the plan for phase 3 is an 87,000 sq. ft. building. They have planned three levels of parking. That allowed them to have a class A building in front rather than two smaller buildings. As soon as they get a good tenant locked, they will seek permission for phase 3. They would like to build as soon as they can.

Mr. Wells said there is a huge waiting list for this project. When a unit becomes available, it is occupied within hours. There is only 1 infant in the 100 units that have been built so there is no burden on the school system. The proposed parking is more than adequate. He said a lot of people are riding Trax. He feels this development has created that vibrancy that they were all looking for.

Chairman Naylor opened the public hearing. There were no comments. He closed the public hearing.

At the request of a resident, Chairman Naylor re-opened the public hearing.

Max Young, 919 W. 10550 S., said South Jordan is the worst place there is for an earthquake and they keep building on hillsides.

Mr. Woolley said the liquefaction rate is terrible.

Chairman Naylor closed hearing.

Mr. Woolley asked if there has been a traffic study done for the area? He said he is concerned about what is happening. They are at maximum capacity at the freeway entrances.

Planner Schindler said the traffic study is underway. They will review it when it is complete; that review is part of the final review by staff. He noted that UDOT is already planning on doing something with the interchange.

Mr. Woolley indicated that he is not comfortable approving this without addressing the traffic. Mr. Morrissey concurred.

Assistant City Engineer Shane Greenwood indicated that the traffic study is being done by a third party traffic engineer. He noted that the developer pays for the study.

Chairman Naylor asked when will the study be complete? Mr. Wells said they took the counts last week, so only the analysis needs to be complete.

Chairman Naylor asked if approving this at the January 12, 2016 meeting will create difficulty for the developer? Mr. Wells said that would make it difficult to stay on schedule to break ground early enough in spring. It is also difficult to lock in the construction zone. He said the traffic engineers said they felt comfortable with the flow of traffic. Most of the traffic is coming from 10000 South. They also have a lot of people riding the train. He said they would prefer to see an approval tonight.

Chairman Naylor indicated that there is a long line of people, heading south, that are waiting to turn left.

Mr. Woolley said he does not feel it is appropriate to give approval without traffic study approval. Mr. Feist said he is concerned about traffic issues in general, and indicated they should be addressed up front.

Chairman Naylor said they do not have any issue with the project. The first phase turned out nicely.

Commissioner Jolley asked if they could consider approval, but the City Engineer has to be satisfied with the traffic study before any permits are issued.

Assistant City Engineer Greenwood said UDOT is working on widening South Jordan Parkway, from I-15 to Redwood Road to three lanes in each direction. They are also planning to change the intersection so there are dual left turns in all directions.

Mr. Schindler said the current recommendation is for the city engineer to review the study before permits are issued.

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

Commissioner Woolley made a motion to table SP-2015.35 Site Plan-Conditional Use Permit for The Cliffs at Jordan Station to the next meeting so they have a recommendation from the city engineer on the traffic study. Commissioner Morrissey seconded the motion. Roll Call Vote was 4-1 in favor, with Commissioner Jolley opposed and Commissioner Evans absent.

**C.1. Issue: SOJO STATION
CONDITIONAL USE PERMIT AND SITE PLAN
Address: 10350 South Jordan Gateway
File No: SP-2015.37
Applicant: Steve Peterson, Millrock Capital**

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

Item C.1. and C.2. were pulled from the agenda. See item I. B.

**D.1. Issue: TILLEY PRELIMINARY SUBDIVISION
Address: 10977 South Redwood Road
File No: SUB-2015.66
Applicant: Tim and Deborah Tilley**

Planner David Mann reviewed the background information on this item from the staff report.

Deborah Tilley, applicant, 2662 W. 11275 S., said they have no specific plans. They are dividing the properties so the property can develop quicker. Any use that they have ever considered for this property is allowed within the zone.

Chairman Naylor opened the public hearing. There were no comments. He closed the public hearing.

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

Commissioner Morrissey made a motion to approve file SUB-2015.43 for a 4-lot subdivision of real property located at 10977 South Redwood Road subject to the provision that all city department requirements are met. Commissioner Feist seconded the motion. Roll Call Vote was unanimous in favor, with Commissioner Evans absent.

E.1. Issue: EXECUTECH OFFICE BUILDING SITE PLAN
Address: 1314 West 11400 South
File No: SP-2015.36
Applicant: Eric Montague

Planner David Mann reviewed the background information on this item from the staff report.

Chairman Naylor said when they discussed this item before, there were concerns with parking on the street for the school across the street. They also talked about how close the entrance onto 1300 West is to the intersection.

Mr. Mann said they are using the existing curb cut. Also, they are putting in a cement divider to encourage right in and right out. All of the parking should be contained within the parking lot. There will not be a lot of traffic regarding employees to this location.

Commissioner Feist asked what is the type of business?

Commissioner Jolley asked about the entrance off of 11400 South, and how and when that will be constructed. Mr. Mann said they are finalizing their site plan and building permit at the same time. It should go concurrently with this project. It was noted that it is not a condition of approval. It is a condition that the rezone for the parking lot has to be approved.

Eric Montague, applicant, said they are an IT services firm. Their staff goes to the various businesses that they work for. They are only at the office once a week for training (3 weeks a month). This office is primarily for administration and accounting staff.

Chairman Naylor opened the public hearing. There were no comments. He closed the public hearing.

Commissioner Woolley said he is glad to see the cement island. He said where they don't have the parcel to the left, the only concern is how to mitigate that in the short term and make it flow as it should be.

Chairman Naylor concurred and recommended a condition that they need to install an access point prior to them getting an occupancy permit for the building. Commissioner Jolley concurred. He noted the shared access agreement. Commissioner Woolley said they could do a reimbursement agreement to pave to the parking on the west.

Planner Mann said that would not require a lot of effort. Attorney Shaefermeyer said beyond the shared access agreement, the recorded plat will give them permission to access there.

E.2. Potential Action Item – (See V.I.E.1)

Commissioner Jolley made a motion to approve file no. SP-2015.36 for the construction of an office building located at 1314 West 11400 South, as presented to the Planning Commission with the following provisions:

- **The pending rezone and land use amendment for the northern portion of the property are approved by the City Council.**
- **The access point on the west side of the proposed parking lot on the adjacent property will have permanent pavement prior to occupancy.**
- **All applicable City Department Requirements, as stated in the Municipal Code, are met.**

Commissioner Woolley seconded the motion. Roll Call Vote was unanimous in favor, with Commissioner Evans absent.

**F.1. Issue: AE URBIA OFFICE BUILDING
CONDITIONAL USE PERMIT AND SITE PLAN**
Address: 909 West South Jordan Parkway
File No: SP-2015.41
Applicant: James Williams

Planner David Mann reviewed the background information on this item from the staff report.

Keith Hansen, applicant, 10153 S. 2050 E. (Sandy), representing James Williams, said they lost the top level of offices to make the development more financially viable for them. There was also a concern with too many people and traffic on the site. He noted the innovative design of the building. They look forward to breaking ground. He noted that the office space is now 13,000 sq. ft.; the previous proposal showed 20,000 sq. ft. of office. The office will only house their company. Originally, they were going to sub lease the top floor office.

Chairman Naylor opened the public hearing.

Max Young, 10550 S. 919 W., said he has been fighting this for 7 years. It is a residential area with a dead end street. He understands something will go there eventually. This is the first time they've seen any site plans. He would like to know if a wall will be installed and what the lighting will be. He has 4 pieces of property next to this building, and it is all residential. He feels this was passed under false pretenses. He asked where will the entrance be located?

Chairman Naylor said they are entering at the cul de sac.

Mr. Young noted that the map showed his property as commercial. City Planner Schindler said if that is an error, it will need to be fixed.

Planner Mann said the site plan shows a 6 ft. wall. City Planner Schindler said the wall is planned on the west property line. The parking is near that wall. He does not anticipate a lot of activity in the evening. There should not be a concern with headlights onto Mr. Young's property. There will be on sight lighting. He said staff can go over the details of the plan and answer his questions.

Mr. Young asked why do they show the road is zoned commercial? City Planner Schindler said it usually goes to the middle of the road. For some reason, the entire road is shown as commercial on the map.

Chairman Naylor said a precast wall is shown on the west and south property lines. There are lighting standards so there is not light trespass onto his property.

Betty Young, 919 W. 10550 S., asked how many cars are going to go up their road? She said Jenkins and Soffe sits on the corner. When they have funerals, cars are parked on both sides of the street. She has

offered for people to park on her property so there is room for the cars to get by. Where are the cars going to go when they have a funeral? The existing road is not wide enough.

Ms. Young asked if they can make a study from the exhaust fumes coming from South Jordan Parkway to their home? She said she wonders how dangerous it is.

Chairman Naylor said the road will get bigger and the traffic will increase. The traffic from the proposed business will be insignificant.

Chairman Naylor closed the hearing.

Mr. Hansen said they want to minimize site lighting. Everything will be dimmable LED lights. He noted space for recessed lighting. He concurred that they are putting in a precast concrete fence on the south and west side. They have 20 employees; 90 percent of the employees will park on the east end. The clientele will park on the top portion of the site. He said they wanted access onto South Jordan Parkway, but they were unable to get it.

Commissioner Woolley said he likes the fencing, and the light plan. This is a good low impact use.

Commissioner Jolley concurred. He said there may be issues with the mortuary when funerals are going on. That will need to be worked out. He is in favor of the proposal.

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

Commissioner Woolley made a motion to approve File SP-2015.41 for an office building located at 909 West South Jordan Parkway provided that all city department requirements are met. Commissioner Feist seconded the motion. Roll Call Vote was unanimous in favor, with Commissioner Evans absent.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

G.1. Issue: ZONE TEXT AMENDMENT – AMENDING TITLE 17 (PLANNING AND LAND USE ORDINANCE) BY ADOPTING CHAPTERS 17.50 (OPEN SPACE ZONES) AND 17.62 (OFFICE ZONES), THE AMENDMENT OF CHAPTER 17.18 (USES), AND THE REPEAL OF CHAPTERS 17.23 (OPEN SPACE OS ZONE) AND 17.50 (PROFESSIONAL OFFICE P-O ZONE).

File No: ZTA-2015.07 & ZTA-2015.08

Applicant: City of South Jordan

Long Range Planner Jake Warner reviewed the background information on this item from the staff report. He reviewed a prepared presentation (Attachment B). He noted that initially, Strategic Services Director Tingey felt that the tree ratio of 1 per 400 sq. ft. would work in the parks, but with further analysis, they feel 1 per 600 sq. ft. allows more existing parks to be in compliance and will make future parks more consistent with the majority of the city parks that he has analyzed.

Chairman Naylor said regarding trees, he feels they look best clustered rather than lined up in a row. He wonders if 40 percent is enough.

Mr. Warner said this would apply to new parks only.

Mr. Woolley said regarding park open space in the open space natural zone, is 10 percent maximum enough? Is it too restrictive? Mr. Warner said staff feels natural open space should be natural. They want it restrictive. Mr. Woolley said he was thinking specifically on the south end of the river. The intent was to have a parking area for the trailhead and the access to the river; they may be over the 10 percent. Mr. Warner said that may be included as an accessory use and wouldn't be counted against the 10 percent.

Mr. Warner said the argument is that there shouldn't be active park use in the natural open space areas. Planner Schindler said there are not too many areas outside the river that are natural open space zone.

The Planning Commission discussed the use of restaurants in the P-O zone. Mr. Warner said they are introducing restaurants in the office zone. That is another use that could have a drive through, but it is not allowed within 100 ft. of residential.

Commissioner Feist said he envisioned a food establishment in the base floor of an office. Mr. Warner said that would not count in the 20 percent allowance. The percentage (20 percent) would only apply to parcels occupied specifically for a restaurant.

Commissioner Feist said he sees future controversy when someone expects a professional office zone, and then a fast food establishment is built. He envisions that more in the C-C zone. The P-O zone is a buffer between residential and C-C, and if they make this change, it allows some of the C-C uses to come into that space.

Mr. Warner said staff originally presented 10 percent use for restaurants, but the economic development director desired the increase to 20 percent.

Planner Schindler asked if they can incorporate stricter regulations, such as a bigger buffer?

Commissioner Woolley said he is concerned about having a stand alone restaurant. He said he would rather the food establishment be located in the office. He also struggles with the allowance of the drive through. He sees it in the C-C zone, not the professional office zone.

Chairman Naylor opened the public hearing. There were no comments. He closed the public hearing.

G.2. Potential Action Item – (See VII.G.1)

Commissioner Woolley made a motion to forward a recommendation to the City Council to approve Ordinance 2016-02, adding chapters 17.50 and 17.62, amending chapter 17.18 and repealing existing chapters 17.23 and 17.50, and to amend the park open space sub district tree requirement from 1 per 400 sq. ft. to 1 per 600 sq. ft. of the required yard area, and to provide restaurants as an accessory use only in the P-O zone, with no restaurant drive through facilities allowed. Commissioner Feist seconded the motion. Roll Call Vote was unanimous in favor, with Commissioner Evans absent.

V. OTHER BUSINESS

Planner Schindler said Commissioners Woolley, Feist, and Evans' terms are expiring at the end of the year. If no new Planning Commissioners are appointed the first City Council meeting in January, they will be notified that they are needed at the next Planning Commission meeting.

Commissioner Jolley motioned to adjourn. All Commissioners were in favor.

ADJOURNMENT

The December 8, 2015 Planning Commission meeting adjourned at 8:28 p.m.

Meeting Minutes were prepared by Council Secretary MaryAnn Dean.

This is a true and correct copy of the December 8, 2015 Planning Commission meeting minutes, which were approved on January 12, 2016.

Anna M. West

South Jordan City Recorder



DECEMBER 8, 2015

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

MAX YOUNG

919 W 10550 SO

Keith Hansen

909 W S. Jordan Parkway

Betty Young

919 W 10550 SO. S. Jor.

ZONE TEXT AMENDMENT: COMMERCIAL AND INDUSTRIAL ZONES

Ordinance No.
2016-02

Dec. 8, 2015

PURPOSE

- **Integrate**
 - Office and Open Space Zones added to Uses Chapter
- **Restructure**
 - Format changed to be consistent with recent amendments
- **Repeal**
 - Two existing zone chapters
- **Revise**
 - Miscellaneous content revisions

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RESTRUCTURE NEW OFFICE AND OPEN SPACE CHAPTERS

- **Office Zone Chapter (17.62)**

- **Zones:**

- Professional-Office (P-0)

- **Open Space Chapter (17.50)**

- **Zones:**

- Open Space (OS)

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REPEAL EXISTING COM. & IND. ZONES

- **Existing Office Chapter**

- 17.50 (Professional-Office Zone)

- **Existing Open Space Zone Chapter**

- 17.23 (Open Space Zone)

4

REVISE MISCELLANEOUS CONTENT

■ USES CHAPTER

- Restaurant use added to P-O Zone with restrictions
- Community Services uses limited in OS-N and OS-P subdistricts
- Park Open Space uses limited in OS-N subdistrict
- Drive-through facilities restricted within 100' of residential in P-O
- Clarification of activities allowed by definition with Industrial uses.

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REVISE MISCELLANEOUS CONTENT

■ OFFICE ZONE CHAPTER

- P-O Zone restructured as new Office Zone Chapter
- Land use regulations moved to Uses Chapter
- Revisions consistent with previous amendments
 - Minimum lot width
 - Landscape plans
 - Live plant material
 - Lighting plan criteria

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REVISE MISCELLANEOUS CONTENT

■ OPEN SPACE ZONE CHAPTER

- OS Zone restructured as new Office Zone Chapter
- Land use regulations moved to Uses Chapter
- Yard requirements (setbacks) added*
- Yard area tree requirement added*
- Revisions consistent with previous amendments
 - Landscape plans
 - Live plant material
 - Lighting plan criteria

*additional slides

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