CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS

March 8, 2016

Present: Commissioner Russ Naylor, Commissioner Mark Woolley, Commissioner Sean D. Morrissey, Commissioner T. Earl Jolley, Commissioner Julie Holbrook, Planner Brad Sanderson, Planner David Mann, Assistant City Engineer Shane Greenwood, City Planner Greg Schindler, Staff Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez

Absent: **Commissioner Craig Hall**

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 all Commissioners were present except Commissioner Morrissey and Commissioner Hall.

B. Motion to Approve Agenda

Commissioner Woolley made a motion to approve the March 8, 2016 Planning Commission meeting agenda. Commissioner Jolley seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on February 23, 2016

Commissioner Holbrook made a motion to approve the February 23, 2016 Planning Commission meeting minutes. Commissioner Jolley seconded the motion. Vote was unanimous in favor

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Planner Greg Schindler said I would like to ask the Planning Commissioners to formally cancel the Tuesday March 22, 2016 meeting by taking a motion, and reschedule it for Tuesday March 29, 2016. We are cancelling the meeting due to the Caucus being held that night.

Commissioner Woolley motioned to cancel the Tuesday March 22, 2016 Planning Commission Meeting, and reschedule it for Tuesday March 29, 2016 to accommodate the Caucus's. Commissioner Holbrook seconded the motion. Roll Call Vote was unanimous in favor; Commissioner Hall was absent from the vote.

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

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

A.1 Issue: **SOJO CORNER PRELIMINARY SUBDIVISION**

Address: Approximately 1300 W. South Jordan Parkway
File No: SUB-2016.06
Applicant: Ryan Bybee

Planner David Mann reviewed background information on this item.

Chairman Naylor opened the Public Hearing to comments.

Craig Hawkins, 1395 Temple Vista Lane South Jordan, Utah 84095 - said I live in back of one of the proposed developments, and I am curious about what kind of landscaping is going to be put in, and what other kind of development is going in there. I would also like to know how they are going to split up the other 2 lots and how they have configured them.

Chairman Naylor said we have the site plan coming up shortly and you will be able to see what they are proposing.

Commissioner Morrissey arrived at the meeting.

Chairman Naylor closed the Public Hearing.

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

Commissioner Jolley motioned to approve file no. SUB-2016.06 for the subdivision of real property located at approx. 1300 W South Jordan Parkway as presented to the Planning Commission, provided that: all applicable City Department Requirements, as stated in the Municipal Code, are met.

Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Hall was absent from the vote.

B.1 Issue: SOUTH JORDAN STORAGE CONDITIONAL USE PERMIT / SITE PLAN

Address: 1350 W. South Jordan Parkway
File No: SP-2015.48
Applicant: Ryan Bybee

Planner David Mann review background information on this item.

Commissioner Holbrook said could you explain to me what road is going to be abandoned?

Chairman Naylor said it is going to be the curb cut on the west side of the property.

Commissioner Jolley said could you please address the corner piece with the flag?

Planner Mann said this is the landscape plan, it shows the trees along the north property line, and the rest is going to be rock mulch. We are still working with the applicant to put additional shrubbery and things like that in there so it meets the requirement for the open space.

Commissioner Jolley said I attended the ARC meeting and I don't remember all of the details, but they have complied with everything that we asked, is that correct?

Planner Mann said I did not attend that meeting either, but in talking with City Planner Schindler after going through the minutes, they did comply with everything.

Commissioner Jolley said it seemed like they were adding windows on the one side, but they were false windows do you know anything about that?

Planner Mann said there was some discussion that was brought up by the applicant and it sounded like they were adding more windows to the elevations, but in the minutes it sounded like the Architectural Review Committee preferred to have the windows the way they were on these elevations.

Staff Attorney Steven Schaefermeyer said I would like to clarify that the development agreement says the windows will have a film on them, it does not say that the windows will be in any certain spot on the elevation, and they elevations were not attached to the development agreement.

Ryan Bybee, 3400 N. Ashton Blvd. Lehi, Utah (applicant) – said the back corner will be landscaped and it does meet the landscape requirements. There really isn't much more that we can do with it because it is an odd shape parcel. As far as the site plan is concerned we will have a one of a kind Gold Fish Swim School, which is a franchise throughout the country and is specifically for K-9 graders. Their site plan has facilitated an "L" shape to allow access in from both streets, and it allows for parking against the residential portion of the property. We are excited about it, and they are excited about it. They have been extremely successful throughout the County and the demographic in this area is perfect for this type of business, and they very excited about it. We have not sold or done anything with the (1) acre corner piece, but we have designed it so that the access is there for an office building, or something that fits that use in the future.

Chairman Naylor said do you know how big of a building they are proposing?

Mr. Bybee said I can't recall what the square footage was on the concept site plan, but the actual swim school is only going to be 9,000 sq. ft.

Commissioner Holbrook said so right now there are no plans to remove the crosswalk, is that correct?

Mr. Bybee said it is not on our property it is owned by UDOT, so it is not in our jurisdiction.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Jolley said I think this looks like a great project, but they did say they are going to have security gates, and that was a concern of mine.

Commissioner Woolley said one of the concerns that we talked about before, was the residents wanted the character of this building to look like the area because it is a historical corner. There also was a concern about the windows, specifically the south and the east. We had a lot of discussion about there being a substantial amount of windows, and as I look at the current plan that is in our packet today, the west side of the south elevation does keep with what we are trying to meet, but the east side seems to be a little lacking, as does the full east side.

City Planner Schindler said the City Council reviewed this and they made the determination that the Architecture was sufficient because this is not an in the historic area. The properties on the other side of 1300 W are listed in the historic area, but this corner is not. They also figured this is far enough away from the corner and it would not have an effect on the other properties. They made that decision with that, and the development agreement when they approved it.

Commissioner Woolley said I personally would like to see more windows, I think we could use a few more windows on that east elevation, and maybe a few more on the south. It is pretty bland and it is going to be very visible from the Parkway.

City Planner Schindler said I was incorrect, it does say in the development agreement that is should take in the character of the historic neighborhood across the street. However, it also said the Architectural Review Committee needed to give a positive recommendation, which they have done. It is up to the Planning Commissioner whether you want to accept their recommendation or not.

Commissioner Woolley said I like what I see. I would just like to see a few more windows even if they are foe windows, just so it looks more like an office.

Mr. Bybee said I don't remember in any of the meetings that I attended discussing more windows. I do remember discussions about making sure people couldn't look in the windows, so that is why we removed the north elevation so we could eliminate that situation. I also wanted to bring up the security gates because on the original site plan we had proposed security gates, and fencing all the way around it. We had considered that, but these systems are becoming pretty sophisticated and the need to have a rod iron fence or a gate that makes it feel like a fortress is no longer necessary. With the new technology you have to have a specific code to get into any of those units, you can no longer cut a lock and get in anymore, so we intend to not put in a gate in the front anymore. We have not had any issues in our other locations, and we do not anticipate any issue here. They will be able to access the units between 6 am to 10 pm, but the office will only be staffed from 9:30 am to 6:00 pm.

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

Commissioner Jolley motioned to approve File No. SP-2015.48 for the construction of a self-storage facility located at 1350 West South Jordan Parkway as presented to the Planning Commission provided that the (2) requirement by staff are met. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Hall was absent from the vote.

C.1 Issue: ULTRADENT OFFICE AND PARKING ADDITION SITE PLAN

Address: 475 West Shields Lane and 505 West Ultradent Drive
File No: SP-2015.32
Applicant: Erwin Fisher, Ultradent Products, Inc.

City Planner Greg Schindler reviewed background information on this item.

Commissioner Holbrook said what is the height of the new building?

City Planner Schindler said it is a 4 story building and I am not sure of the exact height, but in the IF-Zone there is not height limitation.

Chris Pasker, 10111 S. Memorial Dr. South Jordan, Utah 84095 - said I think you have answered all of the questions. I really don't have anything more to add.

Chairman Naylor opened the Public Hearing.

Craig Hawkins, 1395 Temple Vista Lane South Jordan, Utah 84095 – said I am concerned about the pedestrian safety walking from the parking lot to the building, has that been addressed? I would like to know about the lighting in the dark hours, as well as the safety for people coming to and from.

Chairman Naylor said we are going to listen to the questions and concerns and will come back and answer them.

Richard Nielsen, 569 W. 10000 S. South Jordan, Utah 84095 – said part of our property is adjacent to the west side of this proposed parking area, and approximately the north path of that parking area. If you discount the little tail end of the rectangular part that is on the south end, approximately half of that rectangular part is located in the flood plain. That flood plain extends beyond that parking area, over into the area that is shaded green on the map. We have endeavored to mitigate the flooding of our property by elevating the field that is adjacent to this proposed parking area. We are concerned because this property is in the flood plain. In the 20 years that I have been living there, there has been flooding that has occurred 3 times across the 10000 S. Roadway. There has not been any flooding since the addition to the road has been put in. The culvert that has been put in on this new road is bigger than the original culvert that was there when the flooding occurred, but never the less the culvert that is there now that is on the outlet side letting water over the 10000 S. Roadway is 20% smaller than what is letting the water come in to the area where the parking lot is. What has caused the flooding in the past is when you get into the Bell Canyon area the run off comes from down Bell Canyon to Dry Creek. Since the 10000 S. improvements have been put in nothing has been done to keep the Dry Creek Channel open. It is now choked off with fragmity, and willows. If you go up to the South Towne Mall area you can see the Dry Creek Channel that is up there, it is being managed because they do not

allow the vegetation to grow out of control. You cannot control when the flooding is going to occur, so all you can do is have an open channel and be as prepared as you possibly can.

Chairman Naylor said are you thinking that the issue of having growth and weeds in the Dry Creek will have an impact on this, or that this project will have an impact on the drainage from Dry Creek, I am having a hard time understanding where you are going with this.

Mr. Nielsen said my concern is that we do not want to see unnecessary flooding. If you are going to improve something like this parking lot, or you're making improvements adjacent to a flood plain, it doesn't make sense to make improvements unless you do all that you can to protect those improvements, so my recommendation to you is that you have someone that can maintain the vegetation and make sure that it does not get out of control. We would also like to see the exterior lighting on this building modified so that it is under control.

Chairman Naylor closed the Public Hearing.

Commissioner Woolley said who owns the property that they are going to be leasing, and is the corner Mr. Nielsen spoke about included?

City Planner Schindler said it is owned by the Power Company, but I don't think it is included on the lease.

Commissioner Jolley said I do know that Salt Lake County is responsible to maintain the drain.

Commissioner Holbrook said I would like to know if the lighting is going to change when the 4th story is added.

Mr. Pasker said it is not in the plan to have any additional lighting, and I don't think we are changing anything.

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

Commissioner Woolley motioned to approve application SP-2015.32 to allow for construction of an office addition to a building located at 505 W. Ultradent Dr. (10200 S,) and accompanying parking lot facility on property located at 475 W. Shields Dr. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Hall was absent from the vote.

D.1 Issue: SOUTH JORDAN SENIOR LIVING COMMUNITY CONDITIONAL USE PERMIT / SITE PLAN

Address: 10569 South River Heights Drive
File No: SP-2016.02
Applicant: Matt Booma, C A Ventures

City Planner Greg Schindler reviewed background information on this item.

Wade Budge, 15 West South Temple Salt Lake City, Utah - said I would like to thank the staff for the time they have worked on this project, we have worked very closely with them, and we are very pleased to present this product to South Jordan City. We have also had a neighborhood meeting with the neighbors that was held at a near-by hotel. We received some valuable information and great feedback. We think this is a product that works really well in the P-O Zone and this site is ideal because we are talking about a use that doesn't have

very many impacts, our residents do not drive and the people that will be coming to the facility and parking are mainly the employees. The residents are quiet and they are there to enjoy the services that are provided. They are also there to enjoy the opportunity to interact with other people of their same age. This is a use that we have in other communities and it is working very well. The plan is to have (67) assisted living apartments, and (33) memory care units. When we talked to the neighbors we very pleased with their comments, they were very constructive, we didn't hear any complaints. There were some question's regarding the buffering and what could be used as a wall, currently there is a vinyl fence, but our thought is that we would like to put in an 8' masonry wall. It will be very nice looking, and in addition to that we would like to add some landscaping that will also be used as a buffer. This is a site that is well laid out and nicely situated. We think this is a very good use for the neighborhood, in fact we have heard this comments from the neighbors. We agree with what the staff has outlined in the staff report, and we do meet all of the requirements for the conditional use permit. We have also committed to comply with the City Ordinances pertaining to the landscaping. This project was presented to the Architectural Review Committee and we did receive their approval. We are looking forward to a great relationship and we are requesting that you approve this conditional use permit.

Chairman Naylor opened the Public Hearing to comments.

Cory Olsen, 3338 Cache Circle South Jordan, Utah 84095- said I live on the south boundary (3) homes in adjacent to this property, and I attended the neighborhood meeting that they hosted. I have lived in my home for 11 years and I knew that someday we were going to be next to a really nice place, or we were going to hate it and move. I would just like to give them a vote of support for what they have proposed. The comments and questions that were brought up, they have been very receptive too. I think the masonry wall and the landscaping will be a great buffer. I think this will be a great addition to the neighborhood, and I hope you will approve this tonight.

Chairman Naylor closed the Public Hearing.

Commissioner Jolley said this is a very impressive project, and I know there are other facilities in the City that provide the same type services, so there is a need this type project.

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

Commissioner Holbrook motioned to approve File No.SP-2016.02 to allow for construction and operation of an assisted living and memory care center with the (1) recommendation by staff. Commissioner Woolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Hall was absent from vote.

E.1 Issue: VERIZON WIRELESS COMUNICATIONS CONDITIONAL USE PERMIT / SITE PLAN

Address: 325 West 11000 South
File No: SP-2015.45
Applicant: Pete Simmons, Verizon Wireless Communications

Planner Sanderson reviewed background information on this item.

Pete Simmons, 5710 S Green Street Salt Lake City, Utah 84123 (applicant) – said in regards to the spacing of the poles they are about .99 of a mile from the other pole. The other pole that is close in proximity, is one of our other facilities, in fact that facility is the one that we are trying to off load because it is becoming

overloaded with everything being put in on the river bottoms. We are putting this facility in to facilitate and improve the network that we are doing now. The height of the pole will need to be 100' to see down to the river bed. If there any other question you may have I am here to answer them.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

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

Commissioner Morrissey motioned to approve File No.SP-2015.45, Site Plan and Conditional Use Permit for a new 100 foot tall monopole and related ground equipment. Commissioner Woolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Hall was absent from the vote.

F.1 Issue: AMENDING LOT 10 OF THE CHATTEL ESTATES II AMENDED PLAT SUBDIVISION AMENDMENT

Address: 10182 South Chattel Circle
File No: SUB-AMEND-2016.04
Applicant: Linda Reid

Planner Brad Sanderson reviewed background information on this item.

Linda Reid, 10182 S. Chattel Circle South Jordan, Utah 84095 (applicant) – I have been a little tied up with a knee replacement and have been a little bogged down, but I am ready to do this now.

Commissioner Jolley said did the utilities just get connected in to 10200 S. recently?

Ms. Reid said yes the sewer and water have been stubbed into the property.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

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

Commissioner Woolley motioned to approve File No.SUB-AMEND-2016.04 subject to the (5) requirement by staff. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Hall was absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

G.1 Issue: SPECIALTY RETAIL REZONE

Address: 10622, 10632 & 10662 South Redwood Road
File No: REZ-2016.02
Applicant: Monet Ragsdale, Leadership Circle LLC

Planner Brad Sanderson reviewed background information on this item.

Monet Ragsdal, 1521 Oxboro Dr. Montrose, Colorado (applicant) – said tonight we are here regarding the rezone portion of this project. We do have a tenant for this building, but we do not want to release their name at this time. I am here to answer any questions you may have for me.

Chairman Naylor said it sound like they do not want the company name to be released just yet.

Ms. Ragsdal said yes it is intentional to not release their name at this time. We do have a specific tenant, they are a publicly traded company, and they do already have stores in Utah but we are not ready to release that information at this point.

Commissioner Holbrook said even though you cannot reveal who the tenant is this is a mixed use zone, so are you intending to only have retail?

Ms. Ragdal said the rezone is for (3) parcels. We do have another application in with the City for a site plan approval for the northern two parcels and it will be a single retail use about the size of a Walgreens.

Commissioner Holbrook said you have (3) parcels total, but only (1) tenant, is that correct?

Ms. Ragdal said we have (1) tenant that will use up (2) of the parcels, we are here for a very specific tenant and it will be a large specialty store.

Chairman Naylor opened the Public Hearing to comments.

Ben Poulson, 10657 Winter Haven Court South Jordan, Utah 84095 – said we are just across the fence from the property about midway through on the west side. We have a pretty good idea of what the product will be, we think it is going to be a Nature's Grocer or something similar to Whole Foods but they sell vitamins. I am personally not against this, but similar to the senior living facility that was presented earlier, we also would really like a cement wall as a buffer. There is a Les Schwab that is a little bit north of this property and they have a buffer fence on their west side to the same neighborhood that is 8 to 10 feet tall, and we would like a similar fence put in there. We also have a concern because the tenant that is coming in only wants to use about 2/3 of that space, so with the whole thing being rezoned there is going to be this little sliver left with a bunch of question marks, and we have questions because it will go half way through our property. We are concerned about the whole thing being rezoned and what is going to go in that little strip. It is not going to be very wide, so what is going to be put in there.

Marcia Carlson, 1801 W 10740 S South Jordan, Utah 84095 – said we are not opposed to this project, but we do have some of the same questions about the south end, because we are on 10740 S which also has an orphan law at the end and I think the State owns that.

City Planner Schindler said I think UDOT owns that property.

Ms. Carlson said we have been cleaning, maintaining it, and we don't like it. The other question I have about this mixed use is, will they access off of Redwood Rd?

Chairman Naylor said they have one driveway at the south property line that accesses from Redwood Rd, and they have one at the northwest corner that is accessed off of 10610 S.

Ms. Carlson said is there any possible way that we could have a clue as to what they would be doing with the south end, especially with the lot that UDOT is raising voles on.

Michelle Weaver, 10671 Winter Haven Court South Jordan, Utah 84095 – said I would like to know what the City Code is in regards to business's backing up to a residential neighborhood. I would also like to see an 8 foot fence for safety of the children. We always knew that there would be commercial on that property, but we are not looking for a surprise.

Clint Karren, 10643 Winter Haven Court South Jordan, Utah 84095 – said I too live just west of this property. I would like to know about the light pollution. I know there needs to be a balance there for lighting and safety purposes, but at the same time we don't necessarily want spot lights that are shining down into our backyard, and into our back windows. I don't know if there is any way that you can control the projection of the lighting so it is down instead of out. I would like to know about the storm runoff into the detention pond and whether that will be required, and if so, what the location will be.

City Planner Schindler said I can answer some of the questions brought up, as well as other staff members. Although, a lot of the questions have little to do with what we are approving tonight so maybe we can help explain why a lot of the issues will be heard at a later date.

Staff Attorney Steven Schaefermeyer said if staff is requiring a development agreement these are potential issues that you can consider tonight.

Chairman Naylor closed the Public Hearing.

Chairman Naylor said the only thing that we are considering tonight is whether we feel comfortable making a recommendation to City Council to change the zoning. Once the zoning is in place they will make an application to come forward with a site plan review and approval, and at that time all of the issues that you have discussed that are critical will be heard. In regard the buffer requirement, there is a buffer requirement in the City ordinance that requires that they provide a fence to buffer between residential and commercial. It typically is a 6ft. masonry fence, but as was discussed on an earlier application the Planning Commission does have authority to approve up to 8 feet. In regards to the lighting, as we saw earlier in the site plan approvals, all of them are provided a photometric point to point light calculation which will show what the light level will be at the property line. Regarding the surface drainage, the code requirement is that they detain water on their property and release it into the storm drain system at the rate of .02 cubic feet per acre. Our engineering staff is very capable and they are the ones that review all of the plans that are submitted and make sure they meet all of the current City Ordinances. We are not insensitive to the questions that you are raising they just are not things we are considering with the proposal tonight.

Planner Schindler said I would like to address Commissioner Holbrook's concern about the residential possibility. Currently the only way it would be allowed in this zone is on a 2nd, or 3rd floor of an existing building, but that has since changed and now it will not allow any residential in the Mixed Use Zone.

Chairman Naylor said speaking from experience they have submitted a very nice application. This is a very attractive project, and the landscaping plan is pretty spectacular. If you haven't had a chance to look at this I would suggest that you do that. I would like to give my compliment to the applicant on a great job.

Commissioner Holbrook said it is just nice to see some commercial rather than residential and high density.

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

Commissioner Holbrook motioned to recommend Approval of the following:

The City and Developer enter into an agreement ensuring certain development criteria (see suggested terms including within this report), in order to alleviate potential impact to existing surrounding residential neighborhoods,

Ordinance 2016-04-Z, rezoning property from the Agricultural (A-5), Residential (R-1.8) and Residential R-2.5 Zones to the Redwood Road Mixed Use Community (MU-COMM) Zone.

Commissioner Woolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Hall was absent from the vote.

H.1 Issue: ZONE TEXT AMENDMENT – AMENDING CITY CODE SECTION 17.16.010 (PLANNING COMMISSION) REGARDING THE NOMINATION AND APPOINTMENT OF PLANNING COMMISSIONERS

File No: ZTA-2016.01
Applicant: City of South Jordan

City Planner Greg Schindler reviewed background information on this item.

Chairman Naylor opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Staff Attorney Schaefermeyer said we have realigned the vote meaning (no less than 3). That is how it works for City Council, Board of Adjustment, and it is how it reads in the Code, as long as you understand and are ok with that, it will also be forwarded with a recommendation to City Council.

Commissioner Woolley said having dealt with City Council and Planning Commission my entire career and I think it is a great move. When you get into real tough issues it is always good to have a majority vote.

Commissioner Woolley said in the text under (Exhibit A) there is language that I think contradicts itself that we may want to change in our recommendation. It says: "at the first Planning Commission Meeting in each calendar year the members from the (Planning Commission members) shall elect from their number a Chairperson and other such officers they deem necessary in carrying out the function of the Planning Commission." Then further down about half way is says: "This City Council may remove, replace, or appoint the Chairperson of the Planning Commission by a majority vote of the City Council." I know there have been situations in the past that the Council for whatever reason they deemed appropriate that they wanted to remove the Chairperson for the Planning Commission, they already with this revised language have the power if there is a rouge member of the Planning Commission they could remove them. I would like to see it stay that way, and recommend that we accept the language that has been changed, modified, and recommended, but delete the sentence that says: "the Council may remove, replace or appoint the Chairperson." They are giving us the power in the beginning of the paragraph to appoint leadership amongst ourselves, and that's the way it should be. If for some reason there is that rouge person, and those Commission Members sitting on the Commission cannot deal with then the City Council has the ability to remove them from the Commission.

Chairman Naylor said if they don't like the Chairperson they have the right to remove them.

Commissioner Woolley said it goes to the principal that as the Commission we govern ourselves.

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

Commissioner Woolley motioned that we recommend to the City Council that they approve Ordinance 2016-09, amending the procedure for nominating and appointing Planning Commissioners with the following change:

- **Under Exhibit (A) 17.16.010 The City Council may remove, replace, or appoint the chairperson of the Planning Commission by a majority vote of the City Council be struck, due to the discussion by Planning Commissioners.**

Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Hall was absent from the vote.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Morrissey made a motion to adjourn. Commissioner Woolley seconded the motion. Vote was unanimous in favor.

ADJOURNMENT

The March 8, 2016 Planning Commission meeting adjourned at 8:40 p.m.

This is a true and correct copy of the March 8, 2016 Planning Commission meeting minutes, which were approved on March 29, 2016.

Anna M. West

South Jordan City Recorder

SOUTH JORDAN
UTAH

MARCH 8, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME	ADDRESS
PETE SIMMONS	5710 S. GREEN ST. SLC, UT 84123
Marjean Nielson	P.O. Box 133 Sandy, UT 84091
Richard Nielson	581 West 10000 South S.J 84095
COREY OLSON	3338 CACHE CIR., SJ 84095
Ted Didas	8610 Sandy Pkwy 84070
Craig Merrill	1897 Haven View Rd 84095
Chauncey Hoffmann	1 East Naeker, Chicago IL 60601
Monet Ragsdale	1521 Oxbow Dr #210 Montrose CO 81402
KRIS PASKER	10111 Intermoride DR So Jor
JOHN BRANDT	1802 W. 10740 S. SOUTH JORDAN 84095
Cindy Miller	1565 W S. Jordan Ut
Linda Reid	10182 S. Chattol Cir 84095
Clint Karren	10643 Winter Haven Ct., S.J 84095
Ye Zhang	10552 S. Crest Haven Ct. So Jo 80095