CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS

May 10, 2016

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Brady Quinn, Commissioner Sean D. Morrissey, Commissioner Julie Holbrook, Commissioner Craig Hall, City Planner Greg Schindler, Staff Attorney Steven Schaefermeyer, Deputy Director Engineering Shane Greenwood, Planner Damir Drozdek, Deputy Recorder Cindy Valdez

Others: See Attachment A

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone, and noted that all Commissioners are present at tonight's meeting.

B. Motion to Approve Agenda

Commissioner Hall motioned to approve the May 10, 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 April 12, 2016

Commissioner Jolley motioned to approve the April 26, 2016 Planning Commission meeting minutes as printed. Commissioner Holbrook seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

None

B. Comments from Planning Commission Members

Commissioner Hall said do we have a date for the joint City Council and Planning Commission Meeting?

City Planner Greg Schindler said the joint City Council and Planning Commission Work Session meeting is scheduled for Monday, June 20, 2016. The time is set for 6:30 to 8:00 am.

Commissioner Morrissey said I will not be able to attend the combined meeting on June 20.

Commissioner Hall said is there any way we can suggest topics of discussion for the combined meeting?

Chairman Woolley said I wanted to suggest that we take some time after the last item tonight and have a discussion to see what we can come up with, and in a couple of weeks add to that list.

Staff Attorney Schaefermeyer said if you could come up with a list and email it to Planner Greg Schindler, that would be great.

Chairman Woolley said I will do that.

III. CITIZEN COMMENT

Chairman Woolley opened for Citizen Comment. No Speakers. He closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

A.1 Issue: **SOUTH JORDAN BEEHIVE HOME LAND USE AMENDMENT AND REZONE**

Address: 3420 West and 3430 West 11400 South
File No: LUA-2016.03 & REZ-2016.09
Applicant: Dan McCulough

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

Chairman Woolley said we have already had a Public Hearing but do you Commissioners have any questions or concerns?

Commissioner Jolley said I think all of the concerns have been addressed.

Commissioner Morrissey said I was not here last meeting, what were your concerns?

Commissioner Jolley said they originally only had 11 parking stalls and after a lengthy discussion we determined that they needed more parking, and they now have increased the parking from 11 to 18 stalls.

City Planner Schindler said I would like to point out that the development agreement has been changed a bit to include this type of use. The height of the building needs to be a single story, and to also increase the parking to 18 stalls. He may change the layout of the parking when the site plan comes through, but there will still be the 18 parking stalls.

Commissioner Hall said what is the final width needed for any emergency vehicle?

City Planner Schindler said 16 feet is sufficient for an ambulance, but a full fire truck would have to park in front of the building. If they had to fight a fire they could come along the side of the building and fight it from the side, as long as the building is less than 150' away.

Chairman Woolley said has the Fire Department reviewed this new plan yet?

City Planner Schindler said they have not.

Commissioner Morrissey said was this item tabled at the last meeting?

Chairman Woolley said it wasn't tabled, we went through the process of having the Public Hearing and then we tabled our decision and asked them to come back in 2 weeks addressing the parking issue that we had. The information we have before us tonight is the new proposal with the 18 parking stalls.

Dan McCulough, 11492 Lizzi Cove South Jordan, Utah 84095 – said I have talked with everyone surrounding the project as well as the Fire Chief for South Jordan City. He said it would be fine to get both a fire truck and an ambulance through there, and it meets all of the requirements. It is still is a residential structure and in my eyes the reason I went through the time and money to go through the rezoning was that I wanted it the larger canopy and the divider.

Commissioner Hall said does this require any licensing from the State of Utah?

Mr. McCulough said yes, this is a level 2 care facility so there are many requirements that we need to met.

Commissioner Hall said does this require a City Business License?

Mr. McCulough said yes it does.

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

Commissioner Holbrook motioned to send a recommendation to the City Council to approve the following: 1.) Ordinance 2016-08-Z, Rezoning the subject property from R-1.8 & A-5 to R-M-6. Commissioner Jolley seconded the motion. Roll Call Vote was 4-1 in favor; Commissioner Hall Voted No.

Commissioner Holbrook motioned to send a recommendation to the City Council to approve the following: 2.) Resolution R2016-37, Amending the Land Use from Low Density to Medium Density. Commissioner Jolley seconded the motion. Roll Call vote was 4-1 in favor; Commissioner Hall Voted No.

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

B.1 Issue: DAYBREAK LAKE AVENUE FROM MOUNTAIN VIEW TO 6000 WEST PRELIMINARY PLAT

Address: Approximately 5900 West 11450 South
File No: SUB-2016.19
Applicant: Kennecott Land

City Planner Schindler reviewed background information on Items A.1 South Jordan Beehive Home Land Use Amendment and Rezone, Item B.1 Daybreak Lake Avenue from Mountain View to 6000 West Preliminary Plat, C.1 Daybreak Village 7 Preliminary Plat 1 Preliminary Plat, D.1 Daybreak Village 7 Plat 1 Preliminary Plat, Daybreak Village 8 Plat 1 Preliminary Plat, and a discussion took place on each item.

Gary Langston, 4700 Daybreak Parkway South Jordan, Utah 84095 – said as it relates to Sunstone we did have (2) meetings with the residents. The first meeting was held on March 3, 2016 and we had about 80 people show up to the meeting at the Community Center, and I think the meeting was quite productive. We had a discussion on what our plans were for the future, and at that time they were a little more conceptual. The other thing we talked about was the setbacks and I will go into that in a little more detail. We held a second meeting in preparation for this meeting to help them understand what they would see in the form of notices from the City, and there were about 10 people that showed up to that meeting. The other thing we did was create a map to help show them how these things all piece together. As Planner Schindler said Council Member Shelton did show up to both of the meetings. I think it was good for us as a developer to understand the concerns from adjacent landowners, and neighbors, so that we could make any adjustments that were necessary. In the agreement that was referenced, specifically on the north side, if we want to build within 25 feet we are allowed to, but we can only build (4) units and they have to look very similar in nature to the Sun Stone homes. Our belief and expectation is that we won't do that, and the reason that we may not elect to do that is that in this particular area we would have more single family homes than would be out on an island from an HOA perspective. If we elect to do anything other than single family it would be a multi-family use like a townhome, and if it is 35 feet or shorter we can be 65 feet away, and if the building is taller than 35 feet we have to be 100 feet away.

Mr. Langston said in Village 7 at the bottom of that boot we will build another club house very similar to what we did with Garden Park. You may be wondering why there is Village 7, and Village 7 Plat 1. The reason is that we are going to do a land deal with the home builder and we are going to sell them all of Village 7 at once, and they will build all of that project over the course of 5 years, but because of the way we structured the deal we have to be able to sell them a bulk piece of land, and then they will essentially be the owners of Plat 1.

Mr. Langston said in Daybreak Village 8 Plat 1 Preliminary Plat, this will be our west side information and sales center along with the community pool, and it will be one of the amenities for our main line villages.

Commissioner Holbrook said on the south side of Lake Ave, are those City Parks?

Mr. Langston said they are "P" Lots. They are parks that will be maintained by the Home Owners Association. What you can't see on this map is 6000 W is the curvy road that is on the west side of Sun Stone, north of Lake Ave, and east of that road. We have an agreement to donate 20 acres to build a through City facility at that location. The other park plots that are labeled on these plats I am sure in the future could be dedicated to the City, but right now it is anticipated that they will go to the Home Owners Association.

Commissioner Holbrook said on Daybreak Village 7 you are selling the whole thing to a builder, but right now you are doing Plat 1, is that correct?

Mr. Langston said yes that is correct. We have an arrangement with the builder to sell them the land, we are going to help them do the development, and they will build the homes. It will not look any different to you it is purely a mechanism to help us fund the infrastructure and finance the project.

Commissioner Holbrook said are they going to be single family homes?

Mr. Langston said they are going to be a combination of townhomes, and single family homes. The way it is laid out now there are 512 units, there is a combination of single family and townhomes.

Commissioner Hall said is there any accommodations for a religious facility in that area?

Mr. Langston said not in this area, but there are others in and around this, we have shared this with the City, and the LDS Church, which is most likely to be the purchaser of the property.

Commissioner Quinn said is there an average lot size?

Mr. Langston said the average townhome would be 1,500 sq. ft., and the single family homes would be probably about 4,000 sq. ft.

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

Commissioner Quinn said I think the applicant has done a good job keeping the citizens informed of the development in that area and working with them to complete this project. I would recommend to the voting Commissioner's that we move forward with this.

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

Commissioner Holbrook motioned to approve File No.SUB-2016.19 with the (1) recommendation by staff. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

C.1 Issue: DAYBREAK VILLAGE 7 PRELIMINARY PLAT

Address: Approximately 6150 West 11800 South
File No: SUB-2016.20
Applicant: Kennecott Land

City Planner Greg Schindler reviewed combined background information with Item B.1, Item C.1, Item D.1, and Item E.1., and there was a discussion pertaining to each item.

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

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

Commissioner Jolley motioned to approve File No.SUB-2016.20 with the (1) recommendation by staff. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

D.1 Issue: DAYBREAK VILLAGE 7 PLAT 1 PRELIMINARY PLAT

Address: Approximately 6100 West 11550 South
File No: SUB-2016.21
Applicant: Kennecott Land

City Planner Greg Schindler reviewed combined background information with Item B.1, Item C.1, Item D.1, and Item E.1., and there was a discussion pertaining to each item.

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

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

Commissioner Holbrook motioned to approve File No.SUB-2016.21 with the (1) recommendation by staff. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

E.1 Issue: DAYBREAK VILLAGE 8 PLAT 1 PRELIMINARY PLAT

Address: 6180 West 11400 South
File No: SUB-2016.18
Applicant: Kennecott Land

City Planner Greg Schindler reviewed combined background information with Item B.1, Item C.1, Item D.1, and Item E.1., and there was a discussion pertaining to each item.

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

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

Commissioner Holbrook motioned to approve File No.SUB-2016.18 with the (1) requirement by staff. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

F.1 Issue: HAMILTON ESTATES REZONE

Address: 9429 South 1300 West
File No: REZ-2016.10
Applicant: Mike Gabel, Gough Homes LLC

Damir Drozdek reviewed background information on this item.

Mike Gabel, 2393 E. Beacon Drive Salt Lake City, Utah – said I think Planner Drozdek did a great review on this project, the only thing that I would like to add is that these proposed lots actually meet the requirements of the R-2.5 Zone as well, the only reason we are going to the R.3 Zone is to get the density numbers.

Commissioner Holbrook said is there three lots, or is it one house on the corner?

Mr. Gabel said the house on 1300 W. is an existing home, and there will be three lots east of that.

Commission Jolley said what is the back portion of the property being use for at this time?

Mr. Gabel said A-Sales.

Commissioner Jolley said is 4-B Lane a City dedicated road?

Planner Drozdek said 4-B Lane was constructed with the development to the east, and all of the utilities are there.

Assistant City Engineer Shane Greenwood said there is also a secondary line that runs along the back, so those lots may have the potential of connection to secondary water.

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

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

Commissioner Hall motioned to send a recommendation to the City Council to adopt Ordinance No. 2016-09-Z, approving the zone change. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

VIII. OTHER BUSINESS

Chairman Woolley said we had a little bit of discussion at the last meeting as it relates to the meeting with the City Council, and a couple of items that we want to go on that agenda.

Commissioner Holbrook said the one thing that I was concerned with was the Parks/Open-Space Zoning. I think staff did a wonderful job putting that together, but I still have some concerns. I think we could do a little research amongst ourselves to send a recommendation to the City Council on how to improve it because I think there is enough of a concern that it needs to be looked at.

Chairman Woolley said I would like to ask Planner Schindler to put this on the next agenda as a "Other Business" item, and Commissioner Holbrook would you take on the assignment of mailing each of us, including Planner Schindler a couple of items of concern to be discussed at the next meeting, so we can address, discuss, or add to it, and be prepared to have our discussion with the City Council.

Commissioner Hall said I would like us to have some in-depth review of the conversation pertaining to "home occupation licenses, and regulations." I am concerned about a number of things such as:

- The intensity of some of the Home Occupations that can be approved.
- The concentration of Home Occupation in an area that allow traffic to them.

Staff Attorney Schaefermeyer said there is a discussion that will be going to City Council to actually remove many of the regulations from the zoning ordinance, to the business license ordinance. Obviously, there is always going to be a zoning component to home occupations. I am not sure where that discussion is, but I will follow up on that and at the next meeting I will let you know what the idea is and have an open discussion.

Commissioner Holbrook said our culture is moving to homes based businesses, but it depends on whether you are having ingoing, and outgoing traffic.

Chairman Woolley said I think it is the intensity has not been addressed adequately.

Chairman Woolley said I would like the assignments of submitting the issues to discuss with Council to be done by a week from tomorrow, which is May 18, 2016.

Commissioner Quinn said last week we had discussed code enforcement for parking as well.

Staff Attorney Schaefermeyer said just so you are aware, there was a parking permit ordinance that was passed by the City Council, but there have been no policies put in place acting on that ordinance. It would allow for certain neighborhoods to implement a parking permit system. I think Daybreak is the biggest concern, but I am sure there are other parts of the City that could potentially have residential parking. I don't know practically how this will go forward, and what kind of buy in we would have from the police, but they would be the ones enforcing it.

Chairman Woolley said it has gotten worse and worse around the high school on the south east corner of 2200 W. and 10400 S. The land owner put signs up working with the Police Department and they lasted about a week and a half and were torn down. I think it is a real visual hazard there, so I think we have some issues that need to be brought up with code enforcement.

ADJOURNMENT

Commissioner Holbrook made a motion to adjourn. Vote was unanimous in favor.

The May 10, 2016 Planning Commission meeting adjourned at 7:35 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the May 10, 2016 Planning Commission meeting minutes, which were approved on May 24, 2016.

Anna M. West

South Jordan City Recorder

SOUTH JORDAN
UTAH

MAY 10, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME	ADDRESS
Dan McCullough	11492 South Lizzi Cove SJ ut
Amanda McCullough	11492 S. Lizzi Cove SJ Ut
TINA Mc Cullough	11492 S. Lizzi Cove SJ, UT
DENNIS ERIC TOLAND	1725 E. BLACKHAWK DR P.G
Mike Gabel	2393 E. Beacon Dr. SLC, UT
[illegible]	9429 So 1300 E So. Sa.
GARY LANGSTON	4700 DAYBREAK PKWY SJ UTAH