

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
February 26, 2019

Present: Commissioner Mark Woolley, Commissioner Julie Holbrook, Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner Michael Haynes, Commissioner John Ellis, City Planner Greg Schindler, Planner Damir Drozdek, Deputy City Engineer Jeremy Nielsen, Staff Attorney Todd Sheeran, 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 present. He noted that all Commissioners are present, except Commissioner Jolley and he is on his way here.

B. Motion to Approve Agenda

Commissioner Holbrook made a motion to approve the February 26, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on January 22, 2019

Commissioner Haynes made a motion to approve the February 12, 2019 Planning Commission Meeting minutes with changes. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Staff Attorney Todd Sheeran said as you know we have a Rocky Mountain Power conditional use permit that is pending with City Staff right now. On February 7, 2019, RMP wrote a letter asking the Planning Commissioner to have their application heard on March 12, 2019, and stated the statute which requires a determination by 45 days of that letter. We will need to know which staff is going to be present for the meeting, so we know that we will have a quorum. We have also talked about having a work session a half hour or forty-five minutes before the meeting to go over some of the items, and dinner will be provided.

Chairman Woolley asked the Commissioner's if they would be able to attend the Tuesday March 12, 2019 Planning Commission Meeting, and all of the Commissioners will be in attendance except for Commissioner Morrissey, he will be out of town.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened the Citizens comment.

Collin Tanner, South Jordan – said originally they had a street on and off as a collector route to Bangerter Highway. I am wondering if they would reconsider that, because there is plenty of room to have a collector street and people can come on and off Bangerter, and they would not have to go through the subdivision. I would like you to please think about this.

City Planner Greg Schindler asked Deputy City Engineer if he would like to address Mr. Tanner's comments.

Deputy City Engineer Jeremy Nielsen said I will give him my business card and he can contact me, or City staff and we will work with him that way. I would like to understand exactly what his concerns are.

Chairman Woolley closed the Citizens Comment period.

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: GARDEN PARK PHASE 3 AMENDMENT
CONDOMINIUM PLAT AMENDMENT**

Location: 11199 South Oakmond Road

File No: PLPLA201800093

Applicant: Darin Haskell

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

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

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

Commissioner Ellis motioned to approve File No. PLPLA201800093 as proposed. Commissioner Holbrook seconded the motion; Roll Call Vote was 5-0 unanimous in favor.

**B.1 Issue: DAYBREAK SOUTH JORDAN CITY PUBLIC SAFETY CENTER
PRELIMINARY SUBDIVISION**

Location: 5443 West Lake Avenue
File No: PLPP201801003
Applicant: Daybreak Communities/Gary Langston

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

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

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

**Commissioner Holbrook motioned to approve File No. PLPP201801003 as proposed.
Commissioner Jolley seconded the motion; Roll Call Vote was 5-0 unanimous in favor.**

**C.1 Issue: RIVER HEIGHTS MEDICAL OFFICE BUILDING
SITE PLAN**

Location: 10654 South River Heights Drive
File No: PLSPR201900053
Applicant: Greg Goffin/Thrive Development

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

Commissioner Holbrook said did I read the staff report correctly that this building going to be 58ft. tall.

Planner Drozdek said that is correct.

Commissioner Holbrook said isn't that higher than what is allowed?

Planner Drozdek said a building could be as high as 70ft. tall in the Office Zone.

Chaz Johnson, South Jordan – (Represents Applicant) – said I represent Thrive Development, we have done a handful of other similar medical and profession office buildings in the last 3 years, and we are excited to be able to work with these doctors. I am here to answer any questions that you may have for me.

Commissioner Holbrook said this looks like a marvelous building.

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

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

Commissioner Ellis motioned to approve application PLSPR201900053 to allow for construction of a medical office building to be located at 10654 S. River Heights Dr. Commissioner Morrissey 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)**

**D.1 Issue: REZONE AND LAND USE AMENDMENT
REZONING LEISURE VILLAS SENIOR COMMUNITY FROM THE
EXISTING ZONE OF RESIDENTIAL, 1.8 LOTS OR UNITS PER
ACRE TO THE PROPOSED ZONE OF RESIDENTIAL- MULTIPLE.**

Location: 3401 West 9000 South

File No: PLZBA201801157

Applicant: Dave Erickson

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

Commissioner Holbrook said could you go back to the map where the empty lot is. Is it going to be on the east side that you will be accessing, or will it be the south, and the east side, and will that go into the neighborhoods.

City Planner Schindler said there would not be any access from the existing subdivisions directly into this neighborhood, because all the accesses are coming from 3400 West.

Chairman Woolley opened the Public Hearing to comments.

Zane Christensen, South Jordan – said if you look at the southern entrance on the project this entrance is directly across the street from my driveway. That raises a very big concern for me having 168 homes and the main entrance will be directly across the street from my driveway. I have three young daughters, and other children that walk to school on this road, and you are proposing to put a minimum of 168 more cars on this very small road and I am supposed to just sit back and take it. The Community College could easily have an access road through its portion and have access into the community. I don't think both access points need to be on 3400 W. Originally, we were promised to have green space where this was. I grew up next door to where we currently live. I worked hard to purchase a home next door to my parents so my kids could live next door to grandpa and grandma, and now were being forced out. I strongly oppose approving this the way it is proposed.

Matt Harper, South Jordan – said I live near the proposed development. I am representing a group of people in the local community. I am asking everyone that is here tonight and lives near this proposed development to please stand (the entire room stood). We understand that the land south of SLCC is no longer going to be used for the college, and many here believe that this Developer is offering a reasonable alternative. We are just asking for a few things to be considered so it will help the bordering community. The Development will be 168 homes built in four-plexes for senior citizens on 40 acres of land. As we understand it, this is Leisure Villas largest development, and it is the one with the worst access points. The Developer has told us that this development would create 650 car trips per day, with less peak hour usage, and total trips than a standard single-family residential neighborhood. I assume you know that 3400 W. dead ends on the north side, meaning that the main access point will be off 9800 S 3400 W, next to Elk Meadows Elementary. The high traffic already exists in the morning and when school ends. During rush hour in that area, making turns onto 9800 S is nearly impossible. How much more work this will become with 650 more daily trips? An important point to note about the study, it does not take into account the current level of trips from the local community and the total impact of those 650 additional trips. Not only do we worry about the extra traffic at the corner of 9800 S, and 3400 West, we know that even more traffic will run through our neighborhood roads to avoid that corner congestion. We have been told by SLCC that they will eventually, and inevitably need another road to exit their campus onto 3400 W. Many, many more cars will use our streets for convenience as a result. Our neighborhood roads are

narrow and make it unwise for two cars to pass by one parked car, so when cars are parked on both sides of the road, only one car can pass at a time. Also, the extra trips plus the non-peak hours are times when children that are out riding bikes and playing in their front yards. Obviously, everyone is concerned about the increased risk to our children because of the added traffic. In addition to traffic from this development, there will be added traffic during the construction of 10400 and Bangerter interchange. Residents living west of us will likely find 9800 South to be a good alternate corridor, and the added traffic will worsen the issue for a time. Do we understand how much more traffic will be pushed to that area? The developer should be required to divert this traffic south of Iron Gate to discourage neighborhood road use, and connect his neighborhood to the northwest SLCC road, which already exists at a street light on 9000 S. This is displayed on this updated plot map. An official from SLCC has already told us that they would welcome this road connection because they eventually need another exit from their campus per fire code. Alternatively, they will eventually connect on the north-end side of 3400 West, funneling even more cars from the college through our neighborhood. Connecting the proposed development to the existing northwest SLCC road and moving the other entrance south of our neighborhood streets just make sense. It offers the new residents another route to and from their homes, it reduces extra traffic through the neighborhoods, and it reduces strain on our current and loyal residents. The current residents deserve that consideration. Our next issue regards open green space: If you can see on the map, the black box represents the proposed plot location. The green trees represent the City Parks. If you will notice, there are no parks in our area. We live in a “park desert” which would have been addressed in original SLCC Campus masterplan. What we are requesting is at least 3-5 acres to be set aside in the development as a passive green space/park. Our community needs green space to keep it beautiful, to give the residents a place to play and bond with their neighbors, and to provide open space to an ever-growing city. Lastly, we also believe the South Jordan City needs to meet with SLCC to see what their future plans are for the remaining 15 acres of land on the West Jordan side of the field. That is responsible engineering. We have no idea what is planned there and we should absolutely be looking ahead to understand the impact to our citizens in that area. We have brought some signed petitions for you that ask for a delay in development until Bangerter Highway interchanges are completed. Another one asks for the roads in the development to be changed to help reduce traffic burden. The last one requests a passive park to preserve green space and reduce units. Thank you for your time and efforts.

Steven Christensen, South Jordan – said South Jordan’s website says that they have 35 parks in South Jordan, but none of those are even close to our district, or even close to where this projected project lies. South Jordan’s website states that parks and open space are one of the top strategic initiatives. We would think that you could do something about the top strategic issues by helping us revise the proposed plan. As currently situated, the traffic on Lady Dove Lane and Star Fire Road would be considered a service level “A” type of facility. The roads are approximately 25ft. wide, and the statutory requirement is 28ft wide. That makes for a narrow road with a very dangerous corner before you get to 3200 West. If you add 650 trips down that street it would be a travesty, and it would create a number of problems. If even one child was injured it could cost millions of dollars. We have one such child that was injured in an automobile accident when they were going 35mph, and he has had millions of dollars of medical care. I would like to ask you to reconsider this and not approve the project as proposed.

Brad Ashby, South Jordan – said I have two kids that go to Elk Meadows Elementary, and 3400 West is not only walking route, but is where all of the children in the neighborhood walk down that street every day to go back and forth to school. If you are adding all of these homes, I think it is fair that you as a Commission understand that it does put in jeopardy the safety of our children. I feel like there has been a lot of pressure from the developer. There are certain people within the City have told us to support the development and get some things that would lessen the impact. From my perspective that isn’t the only thing we should be considering here. I am genuinely concerned that because of the nature of where this sits, it really is a landlocked. It really is a landlocked piece of ground, and for us to put a bunch of units in

a landlocked piece of property, and then to assume that these few streets are going to feed all of that traffic, based on traffic studies is ridiculous. The numbers may be there, but the reality is, we live there and we interact with these issues on a daily basis. If you lived there, you would understand why you have all of these people here tonight. I will let you know that I spent many hours researching these developments, and this is the largest development the Leisure Villas will have. If you look at their other developments this one has the worst access by far. I understand that this meets the City Codes, but we would not all be here if we weren't passionate that this is not the right development for this piece of ground. It may fit, and it may work, but I submit to you that it does not work well. If you approve this, I will guarantee that there will be issue in the future. I would like to ask you to slow this down and give it some serious thought about how this will impact everyone involved. I appreciate your willingness to consider this, but I would just ask you to be careful about what you are approving and how it will impact people for years, and years to come.

David Pratt, South Jordan – said I live north of 9800 S on the west side, and my wall is Bangerter Highway. I went when UDOT had their 10400 S Meeting, there were people at that meeting that lived on the domain west side when they had their home built about 3 years ago, and now they are being destroyed when they start the interchange on Bangerter. I guess my question is, has City Staff been coordinating with UDOT, and does one hand know what the other hand is doing?

Brian Sorenson, South Jordan – I have a picture on my phone showing an accident that happened right in front of my house. I had some children and grandchildren just walking out to leave when this happened. This happened when there was only one car parked on the side of the road, if there would have been two cars parked on the road the chances of this happening would have been greater. If there is a car turned over on our street, the roads are too narrow for traffic. I have been a resident here for over 25 years; we work together as a community, and with the college. I know there were promises made, and things do change, but I would like to see some greenspace there, and I would also like to see that we do not have all of that traffic coming down our roads. I fear that this kind of stuff is not going to be a one-time occurrence, but will become a regular occurrence. I would like you to consider working with the community, the developer, and the college.

Curtis Peterson, South Jordan – said I live in this subdivision and one of the egresses is on the route where my house is. I personally approve of this concept. I feel that a retirement community can, and will be a good thing. There are a few considerations that I have. Collin Tanner originally had proposed an access egress onto, and parallel Bangerter. I would support, that as you exit Bangerter coming down and joining the egress from the college, and from the community, and propose going over to the interchange that will go under 9800 S. Another concern that I have is the density. This is a 40-acre piece of property and they are requesting RM-5 Zoning, which will give them the opportunity to have 200 dwellings. They are only proposing 168, which is a density of 4.2. I would propose that it be RM-4.0 with a maximum density of 160 units. He would lose two buildings to create that egress on to Bangerter, and to increase visitor parking. It is a retirement community and some of the driveways, particularly the ones off the cul-de-sac circle service eight houses. If someone comes to visit there is no visitor parking for them to park in. There needs to be a few places where visitor parking can pull off the road and park. I would like to propose smaller density to increase visitor parking, and increase the egress on to the Bangerter off ramp.

Shane Royce, South Jordan – said the gentleman that spoke before me mentioned the idea of punching 3400 West all the way through 9800 south. When we moved in that was already a dead end street and in talking to the neighbors, that was a very dangerous piece of road. It is a very straight road and there is a lot of excess speeding, so speeding is definitely an issue, especially that close to neighborhoods. I think the proposal of the northwest access that leads up to the college road is a much better proposal. I would

also like to keep 3400 West a cul-de-sac, because it makes sense to have an access point that leads up to the hospital, but I don't want the road punched through on 3400 W.

LynDee Royce, South Jordan – said one problem that we have is that we live right on the West Jordan and South Jordan border. We have had some problems with speeding, but because we live on the edge of both cities, we have a hard time getting either city to respond. We have formed our own neighborhood watch and we have been very successful with it. That was brought about because we can't get the police agencies out from either area. That is another reason that if we open up 3400 west we will not have the police coverage on that road.

Jane Richardson, South Jordan – said I would like to reiterate the dangers of pushing the traffic through the neighborhoods. My home is on the corner where Iron Gate turns from a north-south street to an east-west street. We have had numerous occasions where people have run into our street trees because they haven't been able to make that 90-degree corner. If we increase this traffic as much as this development will, I am sure these accidents will happen much more frequently. I am asking you to please, look at the traffic situation.

Mel Boaily, South Jordan – said I am here to address a few of the traffic issues. I am a traffic engineer so I would like to share my perspective on that. There are a couple of issues on some of the traffic that has been done here on this project. The way the master plan has changed, and the way traffic moves through the area it is considered only by numbers. When we talk about 650 vehicles per day, that is one number, but it doesn't consider when the traffic from the SLCC is going to be rerouted through these neighborhoods. There is going to be a much more significant number. I think in the traffic study they need to consider the background traffic, and there needs to be some consideration on how the changes to the Community College property will affect the number that move through here as well. The original site plan for the Community College routed traffic around the access to these neighborhoods, protecting them from the Community College traffic, and that is not showing any of those numbers here in the traffic study. I would suggest a plan that connects to the northwest part of the sight, and to the southeast corner of the sight, and possibly realigning 3400 W. I recognize that there may be some impacts on the UDOT detention basin, but I still think that works. I think the traffic issue that has not been addressed is on 3200 W and Lady Dove Lane. That corner has a very short distance when your turn off of 3200 W. and make right turn on Lady Dove. There is not good visibility, because there are walls, and other structures that are in the way of visibility, and makes it is a very dangerous intersection. I would recommend as traffic professionals that you look at the traffic numbers again.

Linda Sue Conner, South Jordan – said I don't think you have done a complete study on this. Where is the visitor parking for all of these new homes? Have you thought about that? Let me show you what will happen. The visitors will come and they are going to drive down 3400 W, and they are going to park between the two street entrances, and they are all going to park on the east side of 3400 West. I urge you to relook at this layout.

Rosalee Ashby, South Jordan – said I have children that attends Elk Meadows Elementary, and a child that attends Elk Ridge Middle School, and 3400 west is a walking route to the middle school with a bus stop. Are we considering the safety of our children? There are all the children that are walking, but what about all of the children that are being picked up, and dropped off at the school? I personally am afraid to have my children out in the neighborhood playing with their friends if there is this much traffic going through. I don't believe it is in the best interest to be changing the zoning of the surrounding community.

Kristin Peterson, South Jordan – said we already have a problem with the SLCC, specifically the LDS Institute. We already have people that don't want to pay for parking, so what they do is they park right in

front of our homes. My friend Nancy had to call the cops to get out of her driveway when it snowed last Sunday. I drive a little sedan and the way the cars were parked, I could barely get down to the cul-de-sac to turn around. If there had been an emergency, they would never have been able to get down that street.

Carlos Sousa- South Jordan – said one of the things we have been focusing on is traffic, and everyone here tonight is concerned about it. If we have another storm like we did a few weeks ago, the plows do not come by for days, and that creates a danger for people traveling down these streets. I think that putting in high density in this area will change the demographics in the entire area. I moved into this neighborhood to raise my family, and my children would have a yard so they would be safe. I am sure that anyone that buys a home has the same goal. As we are changing the demographics of the area, it will change the value of our homes, because people do not want to buy homes where there is going to be danger for their children. There is not going to be enough room for emergency vehicles to get down the streets because they will not be able to turn around. I think to enter 9800 S on the northwest corner would be a better idea. These homes are going to be from \$450,000 to \$600,000 homes, and who is going to buy those homes? It will be people coming from California. They will have sold their homes in California, and they want to buy the ones here. We want the people who have their homes here, to stay here. I am in danger with my home down the road too. They will put another street between 3400 and 3200 and that will put my home right in the middle of that. If you were in our position and it was your house, what would you do?

Steve Allred, South Jordan – said I am probably the oldest resident in this neighborhood. I own a horse facility business in that area too. I have seen growth from the very start. I have kids on horses, and they also walk the horses, and if you don't have that road on the northwest corner, the college is going to put a road there, and they are going to go right down my property to 3400 West.

Shawn Winterbottom, South Jordan – said I have a few concerns with this since I do construction myself. In the near future, we have 9800 S and Bangerter that is going to be under construction, and that is going to be a large project. I am hoping that you will not have these two projects overlap. That is my concern.

Steven Gibson, South Jordan – said change is difficult for everybody, because we all look at the world that way we think it is supposed to be. We have reached a point where compromise is not a daily thing. My way of looking at this is, you gave the citizens of the community very little time to add input on what the City had in mind for this project. I received a 10-day notice, and if it hadn't been for Chris Yates and several others, we wouldn't know what our options were, and what we had. My concern is that we take time, and not make an immediate decision, we come to an overall of what this property can be. It can be a little bit of everything for all of us, and still give us something we can have and want.

Greg Larsen, South Jordan – asked everyone to raise their hand that would like to see the road go up around to the community college (the majority raised their hands).

Paul Bateman, South Jordan – said I want to clarify something on that northwest access. I think most of the people would be ok with this development if the traffic issues were addressed. When this was originally proposed we talked about it being a gated entrance so the people in that development could use it, and the Community College would have access to that in case of an emergency.

Chris Yates, South Jordan – said I want it to be know that I am not a fan of that gate.

Chairman Woolley closed the Public Hearing.

Dan McKay (Applicant) – Introduced himself

David Erickson (Applicant) - said we took notes during the Public Hearing so we can answer them as consensually as we can. I think we will show our presentation and then answer questions after.

Presentation: (Attachment I)

Mr. Erickson said I would like to let you know a little bit about who we are. The majority of the comments tonight were primarily due to density, and traffic, more so traffic than density. The only thing I need to make sure everyone realizes is that Leisure Villas has built more senior communities than anyone in the valley. We have been in business for 20 years, and we are working on our 20th project. We have built over 1600 homes, and these are truly restricted communities to 55 and over. Unlike, most of the communities you have in South Jordan, these are restricted to 55 plus. We believe that our success is that we actually have listened to our buyers over the years, so we have tweaked our homes to what our folks are looking for. We are all going to be senior citizens eventually. We are creating communities inside communities. Any neighborhood we build there is going to be traffic. Our traffic comes at odd hours, because senior citizens don't need to be somewhere at 8:00 am in the morning, or at 5:00 in the afternoon. They actually try to avoid those hours of traffic. Our density is just over four per acre. However, we have less than half per home of a normal subdivision, so roughly we have about the same amount of people as a much less development. We have a traffic engineer here tonight that can speak to any of the traffic related questions. He can address any of the issues that have been raised. We haven't built a community in South Jordan yet, but we have built 2 communities right next to South Jordan on 9200 S and 2200 W. with almost 300 homes there. All of that traffic dumps off to 9200 south, which is shared with West Jordan and South Jordan, and to my knowledge, we have never had a single complaint about additional traffic. I know this is a legitimate concern I am not trying to say it isn't. I would suggest that you drive through there and see for yourself how much traffic they have. I really think it will surprise you how little there is. All of our homes have two car garages, with room for two cars in the driveway. The only time you are going to see people visiting there is on Sunday's or on Mother's Day. There is off street parking provided throughout the community. In our other communities, you rarely see cars parked on the road. There is a huge need for what we create. In South Jordan, you have had a doubling of seniors in your own community in the last five years, and it is going to continue to increase. What we are trying to create here is a nice place for people who already live in South Jordan.

Mr. Erickson said there was a question about how we can access Bangerter. I reconfirmed that when Governor Huntsman and his department was under UDOT, they told Salt Lake Community College under no circumstances will there be any access from any of this property on Bangerter Highway. That was made pretty clear from the state. There were some concerns about construction traffic that the state will be doing on 9800 S. and Bangerter Highway. I check with UDOT and 9800 S is currently not a funded project. They will not start construction until after the completion of 10400 S, and 12600 S. I asked UDOT to give me an estimated guess of when they would start construction, and they said possibly 2024, so we don't see an overlap of construction being an issue. That being said we know that construction traffic can be an issue, so we would like to work with the City to plan for construction traffic. I think that is something that we can work through with the City. There were a couple of comments about punching through 9000 S, and I think I answered that earlier. It is not impossible, but I think it would be hard. There is private ownership on that right of way and that makes it very difficult. There was also a thought that there should be an access through to 3400 West. We originally got involved in this process because we were looking at the Fairchild property, and developing there. What we found is that there is not a clean "For Sale" ability to punch through to 3200 W. from 3400 West without getting involved with West Jordan, and that is out of our control in South Jordan. I will say that I do think that it make sense, I just don't know how it happens, or what that time line looks like, but I do think it makes sense. There was a

question about greenspace. We have a 5-acre detention pond and we have talked to the City about improvements through the detention pond and what can be done there. It is hard in Salt Lake County to find 5 acres. Where do you find 5 acres of property that is just open? My personal feeling is that it is just a waste if we do nothing with that detention pond, so we have talked to City Staff and Leadership to see if there is a way to incorporate that detention pond, as long as the City is willing to maintain it long term. It is not going to be easy. It is going to require some work with UDOT to come up with a joint use agreement for that detention. We have addressed it a little bit, because they are going to take some drainage from the subdivision, so we have started to make some changes in the direction. There was a request to decrease density. The hard part about decreasing density is that at the end of the day you create more HOA space will need to be managed by the HOA, and increasing costs to the residents, I am not saying “no” to this, it is just a conversation that we need to have.

Dan McKay (Applicant) – said we know our product and we know our buyer. We know what our buyers want, so that is why we provide usable open space. The last thing our buyers wants is a big field that they are never going to use and they have to pay to maintain. They are focusing more on lounging around the pool, watching a movie with their grandkids, or working out in the facility that we have. They don’t want a Frisbee field, or a soccer field. All of our stuff is designed around what our buyers are looking for.

Commissioner Haynes said there was a question about depreciation of their property values.

Mr. Erickson said in some ways you have the belief that there is going to be additional traffic that will hurt the values, and I know that is a concern for those that live on 3400 W. As I look at the values on Zillow most of the homes in this are a valued at what the mid-price will be for our homes. I don’t think there will be a depreciation issue.

Commissioner Jolley said the issue tonight is zoning, but to accommodate the residents we have been talking a lot about your proposed site plan, which will come up in another meeting for a preliminary site plan. We can revisit that if the zoning is changed by the City Council. Regarding your proposed site plan you have heard comments from the residents and we have some ideas of modifying accesses, most importantly the one at the north-west corner seems to be the predominate one. Are you open to making some minor site plan adjustments for your access points?

Mr. Erickson said I can see what was proposed around the detention basin, and that is not going to get through engineering. It will not meet the standards of the City.

Commissioner Morrissey said my question is for staff around the development agreement, if there is one. I would like to hear more about development agreement and where we are at with it.

Planner Drozdek said there is one. I know there was a question brought up earlier about the density, and the number of units. That is going to be addressed in the agreement. The concern was if we grant an R-5 Zone to the developer they can create the number of units, but that number will be in the agreement so they won’t be able to change that number.

Commissioner Morrissey said give me the terms that are in the agreement and what we are seeing with the site plan, because that is my concern in changing the zoning.

Planner Drozdek said the site plan and the layout is in the agreement, so for now this is the layout we are using. There is Architecture, Landscaping, Density and some of the sections to the code are in the agreement.

Commissioner Morrissey said was that included in your packet.

Planner Drozdek said I was instructed by the Planning Director to not put it in the packet.

Staff Attorney Todd Sheeran said that direction actually came from the Legal Department. The applicant is here tonight for a rezone, not to negotiate or discuss the site plan. The layout is going to be discussed at the site plan, and that will be decided by the City Council.

Commissioner Morrissey said I didn't bring up the development agreement, or the site plan to discuss the specifics of the site plan. It was all in conjunction with this land use change, because if we change the land use and there isn't specifics on how we use that land, I am concerned.

Commissioner Holbrook said I like what has been said. I don't think anyone is against your development, it's just that there is some tweaking that needs to be done and it sounds like you are willing to do that. One of my first questions was if you had met with the neighbors, and you said you had. The other question was about the open space and what you could do with it, and it sounds like you are working on that, and like you said, it is a little too early to know what it is going to be. I will have to disagree with you on the 55 and older do not drive. They are still working until age 66, because that is the retirement age now and a lot of people work past that, so to say that people 55 and over don't drive at peak hours is not the case at this time. Also, this doesn't follow our future land use map, because it said "public use", but like I said, people are not against your development, it is just some of the aspects of it. Tonight we are just considering the rezone, and in my opinion, your using this plan development floating zone, which I have never been a fan of, because it just surprises people (here is what we are putting here). I think your development is a good use, but in my opinion going to an R-5 Zone is a little bit much from an R-1.8

Commissioner Ellis said I have a problem with 3400 W. because it is already too narrow to be a collector street, and to add all of that high density housing on to that you would have to widen the street to make it safe. You would also have to treat all of these east-west streets as though they were going to become through streets, and they are not wide enough. Not everyone drives small cars some people drive large cars and park away from the curb. When one person parks on a street like that, it obstructs the flow of traffic and makes it unsafe, and as it was pointed out, it would be impossible for emergency vehicles to respond. There is a serious traffic problem here. One of the problems I have with this density is it doesn't quite follow the model in our strategic planning, and having denser housing in the center of the City, and when we get to the edge of the City we taper out to lower density homes, and larger lots. This might be ok, but it does create kind of a pocket of high density in an area surrounded by R-1.8, and A-5. It just seems odd. It may be the best use for that property, I don't know. I struggle with rezoning, because it creates the peninsula, or island. I found it interesting in the Public Comment period that only two people addressed density, which I kind of understand because they were concerned with the site plan, but the majority of the residents indicated in general they were ok with this type of development, which I think fits this type of area. The point is we are addressing the rezone tonight, and I don't think we have a lot of kickback on that.

Chairman Woolley said I am personally not opposed to the rezone. I think we have a lot of work to do between now and then to get an appropriate site plan that will work.

Commissioner Morrissey said what are the developers rights in the future on that piece of property if we approve this rezone. What are their rights under our City ordinances and codes?

Planner Drozdek said the next step would be to submit for a subdivision approval. There will be a Public Hearing with the Planning Commission.

Commissioner Morrissey said that Public Hearing would be for a site plan, so can their options for a site plan can change from this?

City Planner Schindler said it cannot change from whatever the development agreement says. We would need to follow that. Whatever the City Council approves in the development agreement it would be the responsibility of the Planning Commission to make sure they are meeting the development agreement.

Commissioner Holbrook said when I first read the staff report I was totally against it. The most density around it is R-3, and this is to R-5. I get that it is a senior facility. It fits well, and the people are not against the development itself. I am glad you are here tonight, because I wanted to see how many people would show up, and I wanted to hear what they had to say. I am impressed that you are all so involved, so I wanted to thank you for that. I just can see going from R-3 to R-5 on the zoning. I understand you are a great developer, but it will be City Council that will decide this.

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

Commissioner Jolley motioned to send a positive recommendation to City Council to adopt: Resolution R2019-16 Approving the Land Use Amendment, from Public Use to Medium Density. Chairman Woolley seconded the motion; Roll Call Vote was 3-2 in favor. Commissioner Holbrook and Commissioner Ellis Voted No.

Commissioner Jolley motioned to send a positive recommendation to City Council to adopt: Ordinance No. 2019-02-Z approving the zone change from A-5 Agricultural to a RM-5 with a PD Zone, and Overlay Zone. I also recommend to the City Council that in developing the Development Agreement that they restrict the density to the proposed density (4.2 units per acre.) Also that the City Council and Staff have the appropriate road width on 3400 W to accommodate the proposed traffic that will be increased. Commissioner Morrissey seconded the motion; Roll Call Vote was 3-2 in favor; Commissioner Holbrook and Commissioner Ellis Vote No.

**E.1 Issue: TEXT AMENDMENT
PROPOSAL TO REDUCE ROOF PITCH FOR ACCESSORY
BUILDINGS.**

File No: PLZTA201900054
Applicant: City of South Jordan

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

Chairman Woolley said with a change like that, do you see any unforeseen challenges that we are not thinking about?

Planner Schindler said I cannot think of any.

Commissioner Haynes said is South Jordan Unique to this pitch requirement.

Planner Schindler said I don't know if it is completely unique or not. I know that West Jordan does not have a pitch requirement. They have setbacks, but they are very different than the setbacks we have in South Jordan.

Chairman Woolley opened the Public Hearing.

Douglas Kennedy, South Jordan – said I walked down my street and took some pictures of other accessory building in my neighborhood to show that what I am requesting already exists.

Chairman Woolley closed the Public Hearing.

Commissioner Jolley said by reducing this minimum you are saying they could build one with a 1/12 pitch, but we could also have one that is steeper.

Planner Schindler said yes that is correct there is no limit on the high end.

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

Commissioner Ellis recommend to the City Council that it approve Ordinance No. 2019-06. Commissioner Holbrook seconded the motion; Roll Call Vote was 5-0 unanimous in favor.

VIII. OTHER BUSINESS

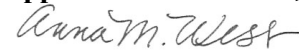
Chairman Woolley said we are going to have a work session at the next Planning Commission Meeting on Tuesday March 12, 2019 at 5:45 p.m.in, the Oak Conference Room and dinner will be provided. We will not be discussing the packet it will be strictly about issues with Rocky Mountain Power and what your roll is as the Planning Commission.

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the February 26, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The February 26, 2019 Planning Commission Meeting adjourned at 9:30 p.m.

This is a true and correct copy of the February 26, 2019 Planning Commission minutes, which were approved on March 12, 2019.


South Jordan City Recorder

Deputy Recorder Cindy Valdez prepared the meeting minutes

FEBRUARY 26, 2019

PLANNING COMMISSION MEETING SIGN IN SHEET

<u>PRINT NAME</u>	<u>ADDRESS</u>
Robert Sall	9584 Channing Dr
Margaret Sall	9584 Channing Dr.
Karen Anderson	3300 Iron Gate Rd.
Jennifer Larson	3333 W Lady Dore Ln
Guy Larson	3325 W Lady Dore Lane St.
Tammy Rich	3357 W Star Fire Rd
Terry Rich	3357 W Star Fire Rd
Janice ALLRED	3278 W. Lady Dore Lane
Steve ALLRED	3278 W. Lady Dore Lane
Bret Gardner	3344 W. Iron Gate Rd.
Karen Christiansen	9603 Channing Dr
Frank Knous	9772 Hearthstone Cir
Jeffery Blumser	9742 S. Hearthstone Cir

Carl's Petersen	9583 Limestone Cir
Bill Worley 3478	W. Lily Garden
Rosalie Ashby	9773 S. Iron Gate Road
Brad Ashby	" "
AnnaLee Winterbottom	9714 S Channing Dr
Sharon Winterbottom	" "
Brenda Andrews	9602 Channing Dr.
Scott Andrews	
Bess Kennedy	
Todd + Linda O'Connor	1383 W 11030 S
Zane Christensen	9343 S 3400 W WJ.
Steven Christensen	9537 South 3400 W.
Richard Noyce	3381 Starfire
Elaine Noyce	9747 Heartstone Cir
Yogendra Parikh	
Brant Cook	3566 Lily Garden Lane.
Marilyn Grant	3322 Star Fire Rd.
Kristi Lambert	9467 SE 3400 W. -
Dave Lambert	9489 S 3400 W
Jana Broschick	" "
Albert Rosillo	3348 W. Heartstone Dr.
Donna Eger	Mickley -
Bob Eger	9717 Leachman Cir
	9717 Leachman Cir

FEBRUARY 26, 2019

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Joyce Fuller	9603 S. Hearthstone Cir.
Ron Fuller	" " "
Stephen Gibson	3558 W. Iron Gate
Van Morris	9601 S. Iron Gate
Larry Allen	3438 W. Lily Garden Lane
Ryan Orvath	9602 S Limestone Circle
Colleen Tanner	3268 W. Iron Gate Rd
Norma Tanner	3268 W. Iron Gate Rd
James Richardson	3238 Iron Gate Rd
Craig Richardson	3238 Iron Gate Rd
TERRY HILL	3297 STAR FIRE ROAD
Kat Sorensen	3361 W. Lady Dove Ln.
Lana Tibbitts	9623 Channing Dr

Gary Mason > 3672 Wt Iris Glen Ct.
Gayle Mason
Steve Peterson 9327 so. 3400w.

Christen Peterson

Aj Peterson

Shavva Lucido 3378 Star Fire Road
Scott Lucido 3378 Star Fire Rd.

Maer Boorly > 9726 Chesapeake Dr.
Arisa Boorly

Brian Akers 9523 S. Lady Dove

Stephanie Johnson 2062 Nicholas Farm Ln

Wickie VanDenneme 3303 Lady Dove Ln.

Paul Bateman 9666 S. Garden Grove Ln.

Janet Zimmerman 9622 S. Channing Dr. SJ

Patrice & Tim Lemooney 9638 Wey Garden Ct

Clarissa Richins 9584 Swallowtail Circle

FEBRUARY 26, 2019

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Brian Sorensen	3361 Lady Dove Ln.
Mathew * Sylvia Harper	9732 S. Channing Dr.
Ed Asken	9647 Limestone Cir
Linda Asken	9647 Limestone Cir
Lyn Dee Royce	9321 S. 3400 W.
Shane Royce	9321 S. 3400 W.
Robert Lloyd	9661 S Iron Gate Rd
Sharon Lloyd	9661 S Iron Gate Rd
Nancy Hill	9231 S. 3400 W.
Dale Hickman	3292 W Heathstone
Rikki Larson	3333 W. lady dove lane.
Clark Randall	9738 S Garden Grove LN
Kate Randall	9735 S Garden Grove Ln

City Council Presentation

I'm Matt Harper, and I live near the proposed development. I'm representing a group of people in this local community. Will everyone here that lives near the proposed development and has concerns please stand?

We understand that this land south of SLCC is no longer going to be used for the college, and many here believe that this Developer is offering a reasonable alternative. We are just asking for a few things to be considered to help the bordering community.

1st slide

The Development will be 168 homes, built in four-plexes, for senior citizens on 40 acres of land. As we understand it, this is Leisure Villas largest development, and it is the one with the worst access points.

The Developer has told us that this development would create 650 car trips per day, with less peak hour usage and total trips than a standard single family resident neighborhood. I assume you know that 3400 W. dead ends on the north-side meaning that the main access point will be off of 9800 S 3400 W, next to Elk Meadows Elementary.

2nd Slide

High traffic already exists in the morning, when school ends, during rush hour in that area, and make eastbound turns onto 9800 S near impossible. How much worse this will become with 650 more daily trips? As an important point to note about the study, it does not take into account the current level of trips from the local community and the total impact of those 650 additional trips.

3rd Slide

Not only do we worry about the extra traffic at the corner of 98th and 34th West, we know that even more traffic will run through our neighborhood roads to avoid that corner congestion and as a matter of convenience otherwise. Further, we have been told by SLCC that they will eventually and inevitably need another road to exit their campus onto 3400 W. Many, many more cars will use our streets for convenience as a result. Our neighborhood roads are narrow and make it unwise for two cars to pass by one parked car. When cars are parked on both sides of the road, only 1 car can pass at a time. Also, the extra trips plus the non-peak hours are times when children are out riding their bikes and playing in their front yards. Obviously, everyone is concerned about the increased risk to our children as a result of the added traffic.

In addition to the traffic from this development, there will be added traffic during the construction of the 104th and Bangerter interchange. Residents living west of us will likely find 98th South to be a good alternate corridor, and the added traffic will worsen the issue for a time. Do we understand how much more traffic will be pushed to that area?

4th Slide

The Developer should be required to divert his traffic south of Iron Gate to discourage neighborhood road use, and connect his neighborhood to the northwest SLCC road, which already exists and exits at a street light on 9000 S. This is displayed on this updated plot map. An official from SLCC has already told us that they would welcome this road connection because they eventually need another exit from their campus per fire code. Alternatively, they will eventually connect on the north-end side of 3400 west, funneling even more cars from the college through our neighborhoods.

Connecting the proposed development to the existing northwest SLCC road and moving the other entrance south of our neighborhood streets just makes sense. It offers the new residents another route to and from their homes, it reduces extra traffic through the neighborhoods, and it reduces strain on our current and loyal residents. The current residents deserve that consideration.

5th Slide

Our next issue regards open green space: If you can see on the map, the proposed plot location is represented by the black box. The green trees represent the city parks. Notice that there are no parks in our area. We live in a “park desert” which would have been addressed in original SLCC campus masterplan. What we are requesting is at least 3-5 acres to be set aside in the development as a passive green space/park. Our community needs green space to keep it beautiful, to give the residents a place to play and bond with their neighbors, and to provide open space to an ever-growing city.

No Slides

Lastly, we also believe that South Jordan City needs to meet with SLCC to see what their future plans are for the remaining 15 acres of land on the West Jordan side of that field. That is responsible engineering. We have no idea what is planned there and we should absolutely be looking ahead to understand the impact to our citizens in that area.

We have brought some signed petitions for you that ask for a delay in development until Bangerter Highway interchanges are completed. Another one asks for the roads in the development to be changed to help reduce traffic burden. The last one requests a passive park to preserve green space and reduce units.

Thank you for your time and efforts.

A photograph of a yellow school bus stopped on a street. A speed limit sign reading "SPEED LIMIT 25" is visible in the foreground. The bus has "WILL 347" on its back. Other vehicles are visible in the background.

PROPRIETARY AND CONFIDENTIAL

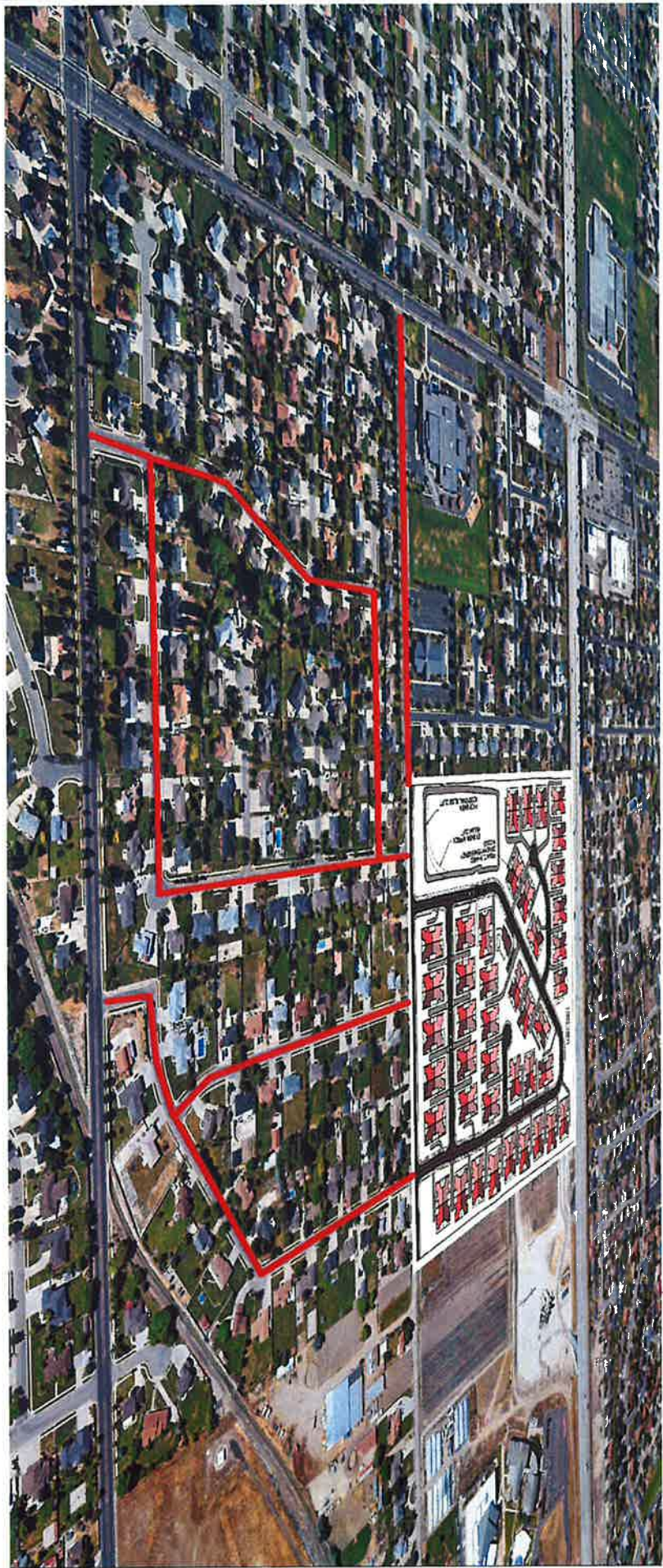
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PROJECT:		MS 001	
TITLE:		Liesure Villas	
SIZE	DWG. NO.	REV	
B		Option A	A.1
SCALE: 1:5000		SHEET 5 OF 5	

2-26-19 PC Meeting

Attachment D.



HEAD ANGLE PROJECTION

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DATE: 02/26/19
BY: JARED YATES
SHEET: 1 OF 5

PROJECT: MS-001
TITLE: Liesure Villas

SIZE: DWG. NO. Option A
SCALE: 1:5000

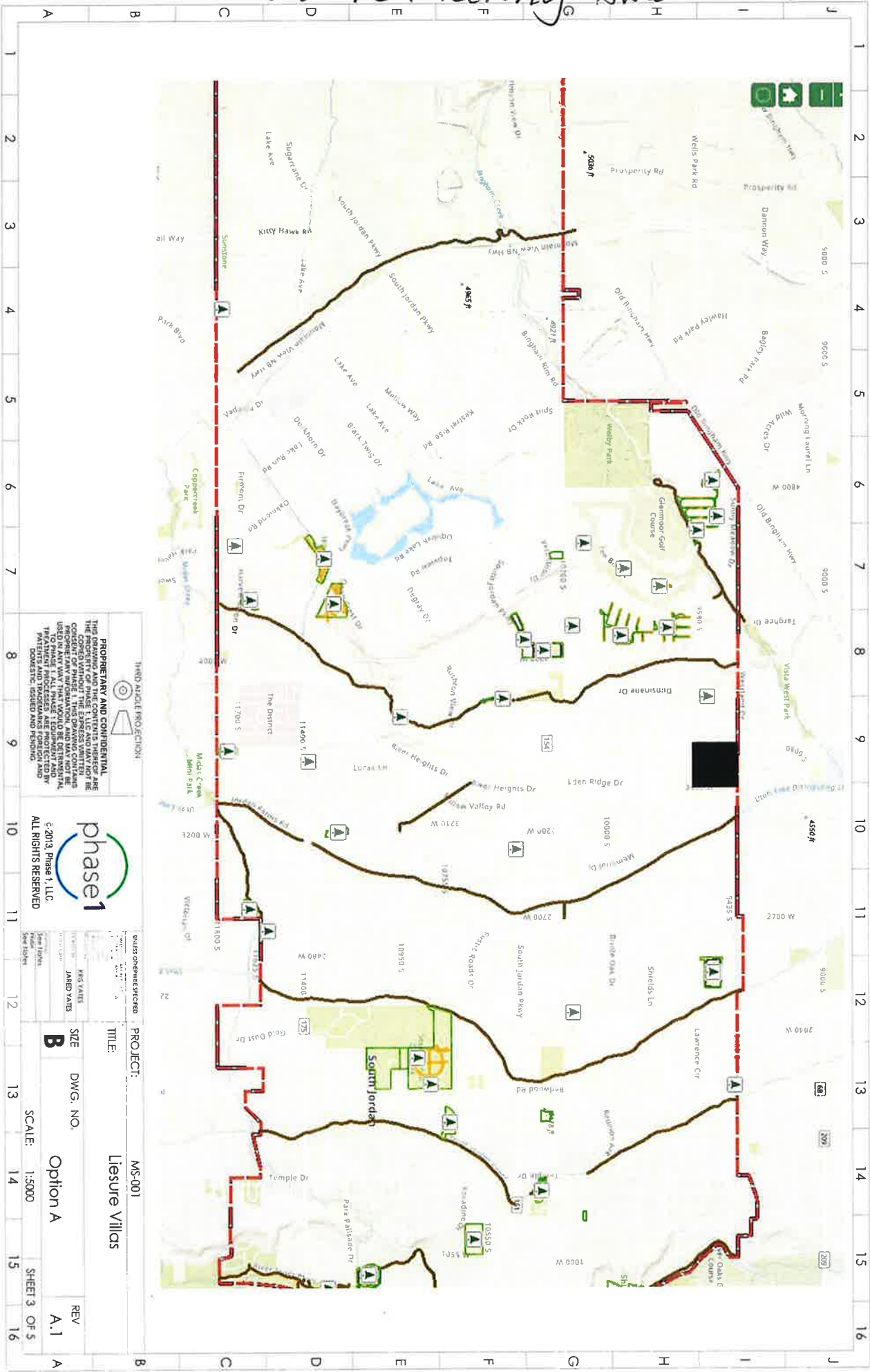
REV: A.1
SHEET 4 OF 5



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PROJECT:		MS-001	
TITLE:		Leisure Villas	
SITE:		B	
DWG. NO.:		Option A	
SCALE:		1:5000	
SHEET:		1 OF 5	
REV:		A.1	



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UNLESS OTHERWISE SPECIFIED
PROJECT: MS-001
TITLE: Liesure Villas

REV	DATE	BY	CHKD	DESCRIPTION
A.1		JARED YATES		Option A

SCALE: 1:5000 SHEET 3 OF 5

2-26-19 PC Meeting Attachment G.

Traffic Study

Proposed Senior Community Traffic

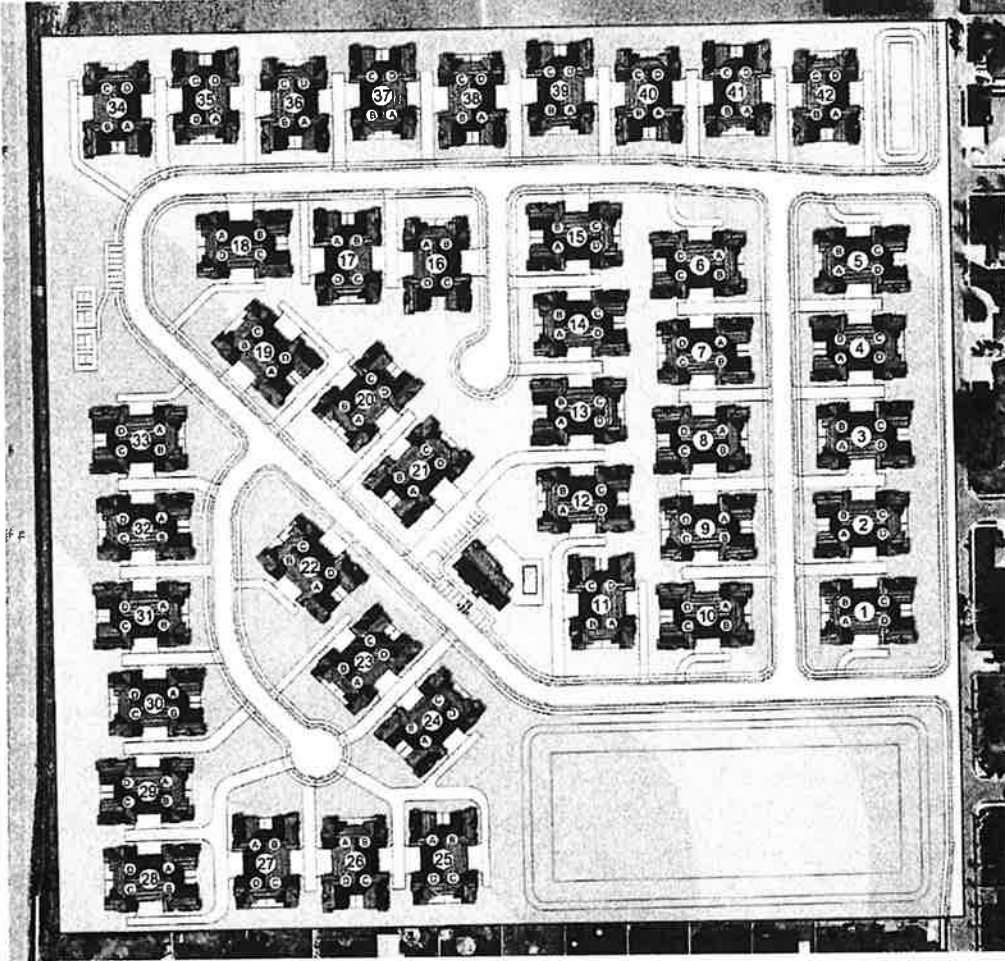


Table 3
South Jordan - Leisure Villas TIS
Trip Generation

Land Use	# of Units	Unit Type	Trip Generation	Entering	%	Exiting	%	Trips	Entering	%	Exiting	%	Total Daily Trips
Senior Adult Housing Attached (252)	168	Dwelling Units	650	50%	50%	325	325	325	50%	325	50%	325	650
Project Total Daily Trips													650

Morning Peak Hour
Land Use

# of Units	Unit Type	Trip Generation	Entering	%	Exiting	%	Trips	Entering	%	Exiting	%	Total a.m. Trips
168	Dwelling Units	34	35%	65%	12	22	22	34	35%	12	22	34
Project Total a.m. Peak Hour Trips												34

Evening Peak Hour
Land Use

# of Units	Unit Type	Trip Generation	Entering	%	Exiting	%	Trips	Entering	%	Exiting	%	Total p.m. Trips
168	Dwelling Units	44	55%	45%	24	20	20	44	55%	24	20	44
Project Total p.m. Peak Hour Trips												44

Land Use Data from the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2017.
SOURCE: Hales Engineering, January 2019

1/2 Acre lot Traffic

Table 4
South Jordan - Leisure Villas TIS
Alternative Land Use Trip Generation

Land Use	# of Units	Unit Type	Trip Generation	Entering	%	Exiting	%	Trips	Entering	%	Exiting	%	Total Daily Trips
Single-Family Detached Housing (210)	80	Dwelling Units	848	50%	50%	424	424	424	50%	424	50%	424	848
Project Total Daily Trips													848

Morning Peak Hour
Land Use

# of Units	Unit Type	Trip Generation	Entering	%	Exiting	%	Trips	Entering	%	Exiting	%	Total a.m. Trips
80	Dwelling Units	62	25%	75%	16	47	47	62	25%	16	47	62
Project Total a.m. Peak Hour Trips												62

Evening Peak Hour
Land Use

# of Units	Unit Type	Trip Generation	Entering	%	Exiting	%	Trips	Entering	%	Exiting	%	Total p.m. Trips
80	Dwelling Units	84	63%	37%	53	31	31	84	63%	53	31	84
Project Total p.m. Peak Hour Trips												84

Land Use Data from the Institute of Transportation Engineers (ITE) Trip Generation, 9th Edition, 2017.
SOURCE: Hales Engineering, January 2019

THIRD ANGLE PROJECTION

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PROJECT: MS-001
TITLE: Liesure Villas

SIZE: B
DWG. NO.: Option A
REV: A.1

SCALE: 1:5000
SHEET 2 OF 5

Petition 1 to South Jordan City Council:

Delay Development Until Interchanges at Bangerter Highway Are Completed

I favor delaying the proposed development until freeway-style interchanges on Bangerter at 10400 S and 9800 S are completed and resulting traffic patterns near Elk Meadows Elementary are studied. Road infrastructure needs to be able to safely handle the traffic the proposed development would add to the area.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE
Robert Spic	Bch5411@fcl.com	9584 Channing Dr	[Signature]	✓
Scott Lucido	tuxedo58@gmail.com	3378 W. Star Fire Rd	[Signature]	✓
CHRIS ELLIS	CHRISTOPHER.L.ELLIS@HOTMAIL.COM	9737 CHANNING DR	[Signature]	✓
Carl Miner	carl@thepickandshovel.com	9717 Iron Gate	[Signature]	✓
Gretel Richins	steveandgretel@yahoo.com	9584 Swallowtail	[Signature]	✓
Kristi Demler	kristi.demler@rmcare.com	3343 W Star Fire	[Signature]	✓
Terry Hill	hildaw@comcast.net	3292 Star Fire Road	[Signature]	✓
Matthew Harper		9732 S. Channing Dr	[Signature]	✓
Debbie Olson		9787 S. Garden Glen Rd	[Signature]	✓
TOM PARTIDGE	partidgeTL@hotmail.com	5319 LADY DOVE	[Signature]	✓
Robert Lloyd	robert@lloydtoday.com	9661 30. Iron Gate Rd	[Signature]	✓
Sharon Lloyd	mom_knows2@yahoo.com	9661 30. Iron Gate Rd	[Signature]	✓
Doug Hussey	DHUSSEY60@GMAIL.COM	3326 LADY DOVE LN	[Signature]	✓
Steve Petersen	steve079225@gmail.com	9327 S. 3400 W.	[Signature]	✓
A.J. Peterson	aj-peterson13@rocketmail.com	9327 S 3400 W	[Signature]	✓

Petition 1 to South Jordan City Council:

Delay Development Until Interchanges at Bangerter Highway Are Completed

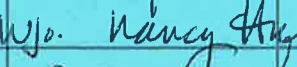
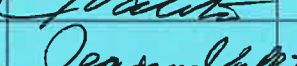
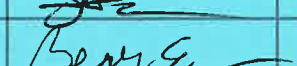
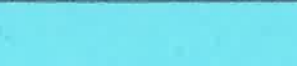
I favor delaying the proposed development until freeway-style interchanges on Bangerter at 10400 S and 9800 S are completed and resulting traffic patterns near Elk Meadows Elementary are studied. Road infrastructure needs to be able to safely handle the traffic the proposed development would add to the area.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
Joyce Broschinsky	jbroshinsky@gmail.com	3348 W. Hearthstone Drive	Joyce Broschinsky	✓
Scott Broschinsky	scottbroshinsky@gmail.com	3348 W. Hearthstone Dr. S.T	Scott Broschinsky	✓
Brian Sorenson	Brian.Sorenson@hotmail.com	3361 W. Lady Dove Ln	Brian Sorenson	✓
Stephen Gibson	Sagibson7@hotmail.com	3358 W. Iron Gate	Stephen Gibson	✓
Marilyn K Gibson	Sagibson7@hotmail.com	3358 W. Iron Gate	Marilyn K Gibson	✓
Frank Kwaas	fkwaas@comcast.net	9772 Hearthstone Cir	Frank Kwaas	✓
Richard Noyce	Renoyce7@msn.com	9747 Hearthstone Cir	Richard Noyce	✓
Steven Bosco	sbosco10@hotmail.com	3333 W. Lady Dove Ln.	Steven Bosco	✓
Rikki Larson	Rikki.Larson@hotmail.com	3333 W. Lady Dove Ln	Rikki Larson	✓
Elaine Noyce	Renoyce7@msn.com	9747 Hearthstone Cir	Elaine Noyce	✓
Shanna Lucido	ShanLucida@comcast.net	3378 Starfield Rd	Shanna Lucido	✓
John Spencer	fastbikes01@gmail.com	5652 Garden Glen	John Spencer	✓
Caren Spencer	fastbikes01@msn.com	9692 Garden Glen	Caren Spencer	✓
Mark Timpson	mtimpson922@gmail.com	9663 Channing	Mark Timpson	✓
William Blythe	bill.blythe@us.usa.nrcan	9762 Iron Gate Rd	William Blythe	✓

Petition 1 to South Jordan City Council:

Delay Development Until Interchanges at Bangerter Highway Are Completed

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NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
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NANCY HILL	ULTRAH06@hotmail.com	9231 S. 3400 W. Wjo.		✓
Jeffrey Wenzel	WENZEL2@MSN.COM	57425 Heenstone		✓
Kat Soreasen	katz5kidz@yahoo.com	3311 W. Lady Dove Ln		✓
Joni Bown	joni.bown@yahoo.com	9538 S. Lady Dove Ln		✓
Bret Gardsner	bretsgardsner@gmail.com	3344 W. Iron Gate Rd		✓
John Vartentine	smvntentine@yahoo.com	9587 Channing Drive		✓
Terrne Vartentine	smvntentine@yahoo.com	9587 Channing Drive		✓
Fred Myers	FredBMyers@juno.com	3274 W Star Fire Rd		✓
Suzi Myers	suzimyrs@juno.com	3274 W. Star Fire Rd		✓
Sam Egger	jsamtrails@gmail.com	9717 S. Leatherwood		✓
Becky Eggers	beckyeggers1@gmail.com	9717 S. Leatherwood Cir		✓
Robert Lloyd	robert@lloydtoday.com	9661 S Iron Gate Rd		✓
Ron Ashtur	crashtur@comcast.net	9717 S Iron Gate Rd		✓

Petition 1 to South Jordan City Council:

Delay Development Until Interchanges at Bangerter Highway Are Completed

I favor delaying the proposed development until freeway-style interchanges on Bangerter at 10400 S and 9800 S are completed and resulting traffic patterns near Elk Meadows Elementary are studied. Road infrastructure needs to be able to safely handle the traffic the proposed development would add to the area.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
~~Norma~~ Norma Tanner	Nctanner3268@hotmail.com	3268 Iron Gate Rd	Norma Tanner	✓
Steve & Janice Allden		3278 W LadyDane	Steve Allden	✓
Misty Lindsey	misty3274@gmail.com	3274 Star Fire Rd	Misty Lindsey	✓
Everly Talbot		9736 So. Featherwood Ln	Everly Talbot	✓
Margie Collier	grgcollard@yahoo	9335 So 3400 W	Margie Collier	✓
Lyn Dee Royce		9321 S. 3400 W.	Lyn Dee Royce	✓
Shane Royce		9321 S. 3400 W	Shane Royce	✓
Scott Andrus	scottandrus@utah.gov	9602 S Channing	Scott Andrus	✓
Carlos Sosa	MRPAWN84115@yahoo.com	9301 So. 3400 W	Carlos Sosa	✓
Karen Barrow	~~3308~~	3308 W. LadyDane Lane	Karen Barrow	—
Margaret Sall	marg000007@aol.com	9584 Channing Dr.	Margaret Sall	✓
Val Morley	valgema@hotmail.com	91601 So. Iron Gate Rd	Val Morley	✓
Jennifer Larson	jenniefer.larson.4e@msn.com	3333 W LadyDane Lane	Jennifer Larson	✓

Delay Development Until Interchanges at Bangerter Highway Are Completed

[illegible]

Delay Development Until Interchanges at Bangerter Highway Are Completed

[illegible]

Petition 2 to South Jordan City Council:

Roads to Development to Reduce Traffic

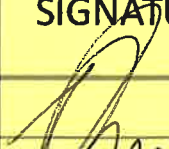
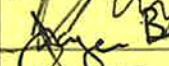
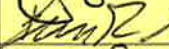
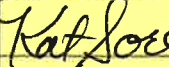
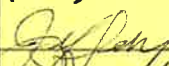
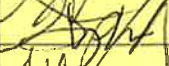
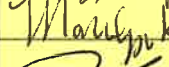
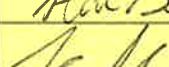
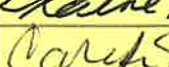
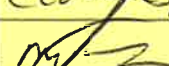
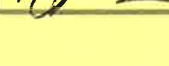
I favor adding a road from the NW corner of the proposed development around the campus to the light on 9000 S and Wights Fort Rd. Adding this road would reduce traffic impact on 3400 W by Elk Meadows Elementary. The development's exit onto 3400 W should be moved south of Iron Gate Rd to discourage thru traffic on small residential streets.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
Frank Knaws	fknaws@comcast.net	9722 Heartstone	Frank Knaws	✓
Joni Bown	joni.bown@yahoo.com	9538 S. Lady Dore Ln	Joni Bown	✓
Bret Gardner	bretsgardner@gmail.com	3344 W. Iron Gate Rd	Bret Gardner	✓
Fred Myers	FredBMyers@juno.com	3274 W Star Fire Rd	Fred Myers	✓
Suzi Myers	suzimyers@juno.com	3274 W. Star Fire Rd	Suzi Myers	✓
Sam Zeiler	samzeilerman@gmail.com	9717 S. Leatherwood	Sam Zeiler	✓
Becky Eggers	beckyeggers1@gmail.com	9717 S. Leatherwood Cir.	Becky Eggers	✓
Max Lust	mlust33@gmail.com	9636 S Garden Glen	Max Lust	✓
Tom Arthur	tharthur@comcast.net	9717 S. Iron Gate Rd	Tom Arthur	✓
Scott Lucado	tlucado58@gmail.com	3378 W. Star Fire Rd	Scott Lucado	✓
Bob & Dorian Burt	huntzman4577@msn.com	9351 S 3400 W	Bob Burt	✓
Todd & Linda O'Connor	tobboconnor@yahoo.com	9343 S 3400 W	Todd O'Connor	✓
Kristi Lambert	kalambert@hotmail.com	9489 S 3400 W	Kristi Lambert	✓
David Lambert	dklambert@hotmail.com	9489 S. 3400 W	David Lambert	✓
Carl Miner	carl@thepickandshovel.com	9717 Iron Gate Rd.	Carl Miner	✓

Petition 2 to South Jordan City Council:

Roads to Development to Reduce Traffic

I favor adding a road from the NW corner of the proposed development around the campus to the light on 9000 S and Wights Fort Rd. Adding this road would reduce traffic impact on 3400 W by Elk Meadows Elementary. The development's exit onto 3400 W should be moved south of Iron Gate Rd to discourage thru traffic on small residential streets.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE
Scott Broschinsky	scottbroschinsky@gmail.com	3348 W. Hearthstone Dr. S.J.		✓
Joyce Broschinsky	jbroschinsky@gmail.com	3348 W. Hearthstone Drive		✓
Brian Sorensen	Brian.Sorensen@hotmail.com	3361 W. Lady Dove Ln		✓
Kat Sorensen	katz5kidz@yahoo.com	3361 W. Lady Dove Ln.		✓
Joy Wenzel	wenzel2@msn.com	9742 S. Garden Glen		✓
Stephen A. Gibson	sagibson7@hotmail.com	3358 W. Iron Gate		✓
Marilyn K. Gibson	sagibson7@hotmail.com	3358 W. Iron Gate		✓
John Vartanuk	jmvartanuk@gmail.com	9557 Channing Drive		✓
Jeanne Vartanuk	jmvartanuk	9557 Channing Drive		✓
Steven Bosco	sbosco10@hotmail.com	3333 W. Lady Dove Ln		✓
Rikki Larson	Rikki.Larson@hotmail.com	3333 W. Lady Dove Ln		✓
Richard Noyce	Renoyce7@msn.com	9747 Hearthstone Cir		✓
Elaine Noyce	Renoyce7@msn.com	9747 Hearthstone Cir		✓
Caren Spencer	fastbikes01@msn.com	9642 Garden Glen		✓
John Sperry	fastbikes01@gmail.com	5192 S Garden Glen		✓

Petition 2 to South Jordan City Council:

Roads to Development to Reduce Traffic

I favor adding a road from the NW corner of the proposed development around the campus to the light on 9000 S and Wights Fort Rd. Adding this road would reduce traffic impact on 3400 W by Elk Meadows Elementary. The development's exit onto 3400 W should be moved south of Iron Gate Rd to discourage thru traffic on small residential streets.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
Colin Tennant		3268 W. Iron Gate Rd	Colin Tennant	✓
Paula Baker		9666 S. Gardien Grove Ln.	Paula Baker	✓
Jack Allread		9363 S. 3400 W	Jack Allread	✓
Steve & Tracie Miller		3275 W. Lady Dove	Steve Miller	✓
Evelyn Talbot		9736 So. Featherwood Cir.	Evelyn Talbot	✓
Misty Lindsey		3274 Star Fire Rd	Misty Lindsey	✓
Bruce Talbot		9736 Leatherwood Cir	Bruce Talbot	✓
Lyn Dee Royce		9321 S. 3400 W.	Lyn Dee Royce	✓
Marilyn Collard		9335 So 3400 W	Marilyn Collard	✓
Shane Royce		9321 S. 3400 W	Shane Royce	✓
Scott Andrus	scottandrus@aattol.gov	9602 S Channing	Scott Andrus	✓
Karen Burrow		3308 W. Lady Dove Lane	Karen Burrow	✓
Margaret Sall	marg000007@aol.com	4584 Channing Dr.	Margaret Sall	✓
Cornille Blank	com.blank@comcast.net	9423 S. 3400 W	Cornille Blank	✓
Jenna Morley	jennamorley@hotmail.com	9601 So. Iron Gate	Jenna Morley	✓

Petition 2 to South Jordan City Council:

Roads to Development to Reduce Traffic

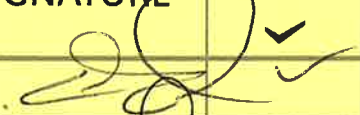
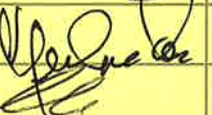
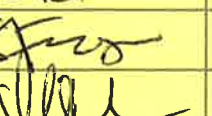
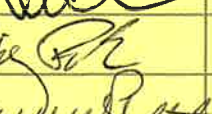
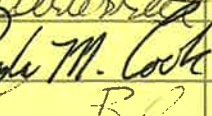
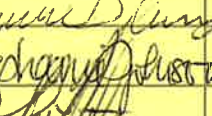
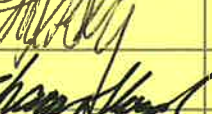
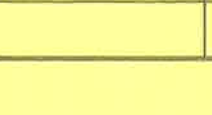
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NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
Shanna Lucido	ShanLucida@comcast.net	3378 Star Fire Rd	Shanna Lucido	✓
Mark Timmons	mtimmons922@gmail.com	9663 Channing	Mark Timmons	✓
Nellie Christensen	lnelliechristensen@gmail.com	3381 W Star Fire Rd	Nellie Christensen	✓
Robert S44	bobs44@aol.com	9584 Channing Dr	Robert S44	✓
Benjamin Adams	benadams65@comcast.net	9639 Garden Grove Lane	Benjamin Adams	✓
Kristy Adams	Kristyadams92@gmail.com	"	Kristy Adams	✓
CHRIS ELLIS	CHRISTOPHER.L.ELLIS@HOTMAIL.COM	9737 CHANNING DR.	Chris Ellis	✓
Janet Zimmerman	uberjzimm4621@gmail.com	9622 Channing Dr.	Janet Zimmerman	✓
Suz Zimmerman	uberzimm@gmail.com	"	Suz Zimmerman	✓
Kristi Demler	kristi.demler@armcare.com	3343 W. Star Fire Rd.	Kristi Demler	✓
Terry Hill	hildaw@comcast.net	3297 Star Fire Road	Terry Hill	✓
Mathew Harper		9732 S. Channing Dr.	Mathew Harper	✓
William Byline		9762 Iron Gate Rd	William Byline	✓
Debbie Olsen		9787 S. Garden Glen Rd	Debbie Olsen	✓

Petition 2 to South Jordan City Council:

Roads to Development to Reduce Traffic

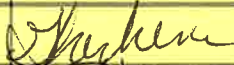
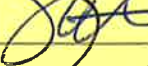
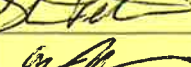
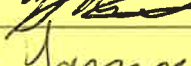
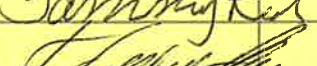
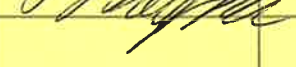
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NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE
Chris Connole	connole@comcast.net	9658 Iron Gate Rd.		✓
Merlene Olsen	rolsen@waterpointmail.com	9479 Lady Dove Ln		✓
Silvan Varvick	SilvanVarvick@comcast.net	3256 W. Starfire		✓
STEVE FERGUSON	Steve.fergie2@msn.com	3374 IRONGATE RD		✓
DAVE CLOUGH	dhe325@aol.com	3342 Lady Dove Lane		✓
SHAW FRANK	shawy.frank@utah.edu	10118 EDEN RIDGE DR.		✓
Aurora Pratt	Lpratt96@yahoo.com	9448 Lady Dove Ln		✓
Ronda Cook	rondamcook@hotmail.com	3322 W. STAR FIRE		✓
Laurie Bylund	lauriebylund@gmail.com	9762 Iron Gate		✓
Stephanie Johnson	jednsteph@gmail.com	2062 Nicholas Farm Ln		✓
TOM PARTRIDGE	partridgeTL@hotmail.com	3319 LADY DOVE		✓
Sharon Lloyd	mom-knows2@yahoo.com	9461 30. Iron Gate Rd		✓
DOUG HUSSEY	DHUSSEY60@GMAIL.COM	3324 LADY DOVE		✓
Kristin Peterson	KPeterson@Ascendant Clinis.com	9327 S. 3400 W		✓

Petition 2 to South Jordan City Council:

Roads to Development to Reduce Traffic

I favor adding a road from the NW corner of the proposed development around the campus to the light on 9000 S and Wights Fort Rd. Adding this road would reduce traffic impact on 3400 W by Elk Meadows Elementary. The development's exit onto 3400 W should be moved south of Iron Gate Rd to discourage thru traffic on small residential streets.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
Gretell Kizhmo	steveandgretel@yahoo.com	9584 Swallowtail		✓
Sylvia Harper	via.sophia@hotmail.com	9732 Channing Dr		✓
Dana Hussey	danadoug@netzero.net	3324 W Lady Dove Ln		✓
Steve Richins	steve.richins@gmail.com	9584 Swallowtail Cir		✓
Steven Christensen	stevenchristensen@gmail.com	3381 Starfire		✓
Ron Olsen	olsonr@live.com	9787 S. Garden Glen Rd		✓
Steve Peterson	stereo079225@gmail.com	9327 So. 3400 W.		✓
A.J. Peterson	aj_peterson80@rocketmail.com	9327 S 3400 W		✓
Tammy Rich	tj9962@yahoo.com	3357 W Star Fire Rd		✓
Terry Rich	" " "	3357 W Star Fire Rd		✓

Roads to Development to Reduce Traffic

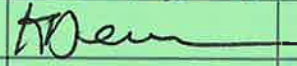
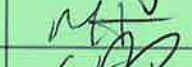
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[illegible]

Petition 3 to South Jordan City Council:

Passive Park to Preserve Green Space and Reduce Units

I favor the developer providing 5 acres for a passive park along 3400 W to preserve green space. The resulting decrease in the new development's total households will reduce traffic impact near Elk Meadows Elementary, making students safer.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE
Kristy Adams	kristyadams927@gmail.com			✓
Benjamin Adams	benadams65@comcast.net	9639 Garden Grove Lane		✓
CHRIS ELLIS	CHRISTOPHER.L.ELLIS@HOTMAIL.COM	9737 CHANNING DR.		✓
Carl Miner	carl@thepickandshovel.com	9717 Iron Gate	Carl F. Miner	✓
Kristi Demler	kristi.demler@rmcare.com	3343 Starfire		✓
Terry Hill	hildcaw@COMCAST.NET	3297 STARFIRE ROAD	Terry Hill	✓
Mathew Harper		9732 S. Channing Dr		✓
William Bylund		9762 Iron Gate Rd		✓
Kelli Frank	K-mc123@live.com	10118 Eden Ridge Dr	Kelli Frank	✓
Debbie Olsen		9787 S. Garden Glen Rd		✓
TOM PARTRIDGE	partridgeT@hotmail.com	3319 LADY DOVE LN		✓
Robert Lloyd	robert@lloydtoday.com	9661 So. Iron Gate		✓
DOUG HUSSEY	~~DOUG HUSSEY~~ DHUSSEY60@GMAIL		Doug Hussey	✓
DANA HUSSEY	DHUSSEY60@GMAIL.COM		Dana Hussey	✓
Kristen Peterson	KPeterson@Ascendant	9327 S. 3400 W		✓

8014501590

Clint@cs.com

51088

Petition 3 to South Jordan City Council:

Passive Park to Preserve Green Space and Reduce Units

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NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
Jeff Wense	wenseL2@MSN.com	9742 So. Heartline	Jeff Wense	✓
Bret Gardner	bretsgardner@gmail.com	3344 W. Iron Gate Rd.	Bret Gardner	✓
Don Arnold	dlabsa@gmail.com	3913 W. Skyline Dr.	Don Arnold	✓
Fred Myers	FredMyers@Juno.com	3274 W. Star Fire Rd	Fred Myers	✓
John Mullen	tmullen2@gmail.com	9587 Channing Drive	John Mullen	✓
Suzi Myers	suzimyers@juno.com	3274 W. Star Fire	Suzi Myers	✓
Becky Eggers	beckyeggers1@gmail.com	9717 S. Leatherwood Cir	Becky Eggers	✓
Sam Traubman	2samtraubman@gmail.com	9717 S. Leatherwood	Sam Traubman	✓
Sharon Lloyd	momknows2@yahoo.com	9661 So. Iron Gate Rd	Sharon Lloyd	✓
Mar Lott		9636 S. Garden Glen	Mar Lott	✓
Ron Barthner	rbarthner@comcast.net	9753 S. Iron Gate Rd	Ron Barthner	✓
Scott Lucido	tuxedo58@gmail.com	3378 W. Star Fire Rd	Scott Lucido	✓
Janet Zimmerman	uberjzimm1421@gmail.com	9622 Channing Dr.	Janet Zimmerman	✓
Guy Zimmerman	uberzimm@gmail.com	" "	Guy Zimmerman	✓
Kristi Lambert	kalamber1@hotmail.com	9489 S 3400 W	Kristi Lambert	✓

Petition 3 to South Jordan City Council:

Passive Park to Preserve Green Space and Reduce Units

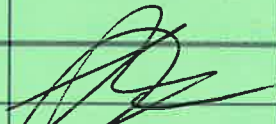
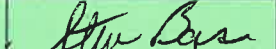
I favor the developer providing 5 acres for a passive park along 3400 W to preserve green space. The resulting decrease in the new development's total households will reduce traffic impact near Elk Meadows Elementary, making students safer.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE ✓
Norma Tanner	notanner3368@hotmail.com	3268 Iron Gate Rd	N. Tanner	✓
Bruce Talbot	tdtalbot12@gmail.ca	9776 Leatherwood Cir	B. Talbot	✓
Misty Lindsay		3274 Star Fire Rd	M. Lindsay	✓
Evelyn Filles	9736 So.	9736 So. Featherwood Cir.	Evelyn Filles	✓
Marylin Collard	grgcollard@yahoo	9335 So. 3400 W	Marylin Collard	✓
LynDee Royce	royces4@hotmail.com	9321 S. 3400 W.	L. Royce	✓
Scott Cuth	scott.andrus@utah.gov	9602 S Channing	Scott Cuth	✓
Breanne Sklar	Breanne.Sklar@gmail	" "	B. Sklar	✓
Karen Barrow		3308 W. Lady Dove Lane	Karen Barrow	✓
Carmille Blank	carmibblank@comcast.net	9423 S. 3400 W.	Carmille Blank	✓
Wesley Blank	theblanks2@comcast.net	9423 S. 3400 W	Wesley Blank	✓
Margaret Sall	marg000007@aol.com	9584 S. Channing Dr.	Margaret Sall	✓
Shane Royce		9321 So. 3400 W.	Shane Royce	✓
Jenna Morley	jennamorley@hotmail.com	9601 So. Iron Gate Rd	Jenna Morley	✓
Val Morley	valjenna@hotmail.com	9601 S. Iron Gate Rd	Val Morley	✓

Petition 3 to South Jordan City Council:

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NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE
Scott Broschinsky	scott.broschinsky@gmail.com	3348 W Heartstone Dr S.J.		✓
Joyce Broschinsky	j.broschinsky@gmail.com	3348 W. Heartstone Drive		✓
Kat Sorensen	katz5kidz@yahoo.com	3361 W. Lady Dove Ln.		✓
Brian Sorensen	Brian.Sorensen@att.net	3361 W. Lady Dove Ln		✓
Joni Bown	joni.bown@yahoo.com	9538 S. Lady Dove Ln		✓
Richard Noyce	Renoyce7@msn.com	9747 Heartstone Cir		✓
Elaine Noyce	Renoyce7@msn.com	9747 Heartstone Cir		✓
Steven Bosco	sbosco10@hotmail.com	3333 W. Lady Dove Ln		✓
Rikki Larson	Rikki.Larsen@hotmail.com	3333 W. Lady Dove Ln		✓
John Spencer	fastbikes01@gmail.com	9692 So Gardenblen		✓
Caren Spencer	fastbikes01@msn.com	9692 Gardenblen		✓
Mark Timpson	mtimpson923@gmail.com	9663 Channing		✓
Sharon Timpson	mtimpson922@yahoo.com	9663 Channing		✓
Shanna Lucido	Shanlucida@comcast.net	3378 StarFire Road		✓
Tammy Rich	tj9962@yahoo.com	3357 W Star Fire Rd		✓

Petition 3 to South Jordan City Council:

Passive Park to Preserve Green Space and Reduce Units

I favor the developer providing 5 acres for a passive park along 3400 W to preserve green space. The resulting decrease in the new development's total households will reduce traffic impact near Elk Meadows Elementary, making students safer.

NAME	EMAIL	STREET ADDRESS	SIGNATURE	I AM OF VOTING AGE
Ronda Cook	rondamcook@hotmail.com	3322 W. STAR FIRE	Ronda M. Cook	✓
Chris Connoles	connoles@comcast.net	9658 Iron Gate Rd.	Chris Connoles	✓
Bob Dorian Burt	9351 S 3400 W	huntsman4597c@msn.com	Bob Dorian Burt	✓
Todd O'connors	toddOconnore@yahoo.com	9343 S 3400 W	Todd Oconnor	✓
Steve FERGUSON	steve-fergie a msn.com	3374 IRON GATE RD	Steve Ferguson	✓
Linda Ferguson	lindafergie@hotmail.com	3374 Iron Gate Rd	Linda Ferguson	✓
DAVE CLOUGH	dhe325@aol.com	3342 LADY DOVE LANE	Dave Clough	✓
SHAY FRANK	shayfrank@utah.edu	10118 EDEN RIDGE DR	Shay Frank	✓
Laurie Pratt	lpratt96@yahoo.com	9448 Lady Dove Ln	Laurie Pratt	✓
Laurie Bylund	laurietby@gmail.com	9762 Iron Gate	Laurie Bylund	✓
Stephanie Johnson	jednsteph@gmail.com	2062 Nicholas Farm Ln	Stephanie Johnson	✓
Ron Olsen	olsron@lwp.com	9787 S. Garden Glen Rd	Ron Olsen	✓
Ferry Rich	719962+@icloud.com	3357 W STAR FIRE	Ferry Rich	✓

Todd
Linda

Passive Park to Preserve Green Space and Reduce Units

I favor the developer providing 5 acres for a passive park along 3400 W to preserve green space. The resulting decrease in the new development's total households will reduce traffic impact near Elk Meadows Elementary, making students safer.

[illegible]

Passive Park to Preserve Green Space and Reduce Units

[illegible]

Passive Park to Preserve Green Space and Reduce Units

[illegible][illegible]