

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

January 13, 2015

Present: Chairman Russ Naylor, Commissioner Sean D. Morrissey, Commissioner T. Earl Jolley, Commissioner Richard Feist, Commissioner Beverly Evans, City Planner Greg Schindler, Planner Brad Sanderson, Assistant City Engineer Shane Greenwood, Assistant City Attorney Ryan Loose, City Recorder Anna West

Absent: Commissioner Jason Haymore

Others: See Attendance Log (Attachment A)

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone to the meeting. He noted that all Commissioners are present.

B. Motion to Approve the January 13, 2015 Planning Agenda

Commissioner Morrissey made a motion to approve the January 13, 2015 Planning Commission Agenda. Commissioner Jolley seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on December 9, 2014

Commissioner Feist made a correction to page 13 of the minutes.

Commissioner Feist made a motion to approve minutes from the December 9, 2014 Planning Commission meeting as amended. Commissioner Jolley seconded the motion. Vote was unanimous in favor. Commissioner Haymore was absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Chairman Naylor said we talked about the recommendation for a new Chairman this year and decided that because it is not on the agenda we will do it at the next meeting.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

None

IV. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

- A.1. Issue WEST RIVER ESTATES PHASE IV
PRELIMINARY SUBDIVISION PLAT AND
AMENDING LOT 100 OF THE LAMPTON FARMS SUBDIVISION**
Address: 9801 South Jordan Ridge Road
File No: SUB-2014.51
Applicant: Tina Franco, Eagle Pointe Development Group, LLC

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

Applicant was present but had nothing to add.

Chairman Naylor opened the Public Hearing. No speakers. He closed the Public Hearing.

Commissioner Evans arrived at the meeting.

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

Commissioner Feist made a motion to approve Application SUB-2014.51 amending the previously approved trail access requirement with the following:

- **15' public trail access easement, public utility easement and drainage easement connecting Lazy Water Cove to Jordan River Trail shall be dedicated to the City as shown on the preliminary plat.**

Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haymore was absent.

- B.1. Issue: NORTH DISTRICT SUBDIVISION AMENDED
SUBDIVISION AMENDMENT**
Address: 3680 West 11400 South
File No: SUB-AMEND-2014.64
Applicant: Brett Palmer, Mountain West Retail and Investment

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

Applicant was not present.

Chairman Naylor opened the Public Hearing. No speakers. He closed the Public Hearing.

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

Commissioner Morrissey made a motion to approve Application SUB-Amend-2014.64 amending Lot 4 and a portion of Lot 5 of the North District subdivision located at approximately 3680 W.

11400 S. Commissioner Evans seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haymore was absent.

**C.1. Issue: ROYAL MEADOWS ESTATES
SUBDIVISION AMENDMENT**
Address: 10219 South 3200 West
File No: SUB-AMEND-2014.68
Applicant: Pete & Brenda Hardle

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

Chairman Naylor said it creates a strange shaped lot. City Planner Schindler said I think they have done that because of the existing home.

Commissioner Feist asked if the existing home will meet the necessary setbacks to the side and to the front. City Planner Schindler said yes; that is why they did the angle on the property to meet the minimum 10 feet from all portions of the side yard.

Applicant was not present.

Chairman Naylor opened the Public Hearing. No speakers. He closed the Public Hearing.

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

Commissioner Evans made a motion to approve File Sub-Amend-2014.68 to allow Lot 22 of the Royal Meadows Estates subdivision to be subdivided, with the following requirements:

- **That the existing structure on Lot 31 be removed prior to a building permit being issued.**
- **That all City Requirements are met.**

Commissioner Feist seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haymore was absent.

**D.1. Issue: VERIZON WIRELESS COMMUNICATION
ROOF MOUNTED ANTENNAS AND RELATED EQUIPMENT
CONDITIONAL USE PERMIT / SITE PLAN**
Address: 698 West Shields Lane
File No: CUP-2014.14
Applicant: Verizon Wireless Communications

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. He said this is an ideal site location for our ordinance for this type of facility.

Applicant was present but had nothing to add.

Chairman Naylor asked if it is mounted on all four sides on the top.

Planner Sanderson said the antennas are mounted on three sides; north, south and west.

Chairman Naylor opened the Public Hearing. No speakers. He closed the Public Hearing.

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

Commissioner Jolley made a motion to approve File No. CUP-2014.14, Conditional Use Permit for roof mounted antennas and other related equipment on top of the LanDesk building as proposed. Commissioner Evans seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Haymore was absent.

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

E.1. Issue: SASINE PROPERTY REZONE
Address: 1397 West 9950 South
File No: REZ-2014.21
Applicant: John & Connie Sasine

Planner Brad Sanderson reviewed the background information on this item from the staff report. The R-2.5 zone does meet the land use designation on this property, which is a low density residential land use. There was some history on this but we don't need to go into that because we are discussing a rezone.

Commissioner Morrissey asked what you mean by prior history; what does that mean.

Planner Sanderson said there were proposals on surrounding properties to do various things and most of them deal with subdivision type details. This would come back to this body if and when a subdivision proposal is received. You would be able to review more detail with regards this.

Chairman Naylor said it had to do with a fire apparatus turn-around and connectivity with the adjacent subdivision.

Robert Elder, 2605 W. Carriage Oak Ct., South Jordan; I am the Engineer of record for this. John was unable to be here tonight. I have been working on the project for a while now. I have nothing to add.

Chairman Naylor said we will take any questions you have based upon what was presented previously will be taken at the next step when this comes back. We are just rezoning the property here tonight.

City Planner Schindler said there is a concept plan that will be required with the rezoning. It is not included with your packet but it will be with the City Council on what they are going to do.

Chairman Naylor said what we are considering tonight is consistent with the adjacent land uses so I don't see any issues.

City Planner Schindler asked Planner Sanderson if he has a copy of the concept plan. Planner Sanderson said I have a copy of it on an iPad.

Chairman Naylor opened the Public Hearing.

Debra Adams, 9915 S. Shady Glenn Lane, South Jordan; I live on the other side of the canal. I just wanted to see what Mr. Sanderson has that we could see on this.

Chairman Naylor asked if Planner Sanderson could show that after the meeting. Ms. Adams said that would be fine.

Chairman Naylor said it has to with whether there will be a fire apparatus cul-de-sac at the end and whether there will be any future connection. After the applicant gets the new zoning then he will have to come back with the subdivision plan and all of those issues will be dealt with at that time.

Jan Vance, 9885 Shady Glenn Lane, South Jordan; our concern is how tall the homes are going to be.

Chairman Naylor said the homes can be up to 35 feet high. There is not anything we can do to protect your view as long as he constructs a home that meets all of the requirements of the zoning ordinance.

Shirley Mathews, 9923 Shady Glenn Lane, South Jordan; asked about the zoning.

Chairman Naylor said he is asking to change the zoning to R-2.5, which means he can have 2.5 houses per acre. It establishes side yards and setbacks and building height and so forth. We feel like what he is asking for is consistent with the zoning on the adjoining properties. All the things related to the subdivision will be considered when he submits a subdivision plan. He has to get the zoning first.

Commissioner Feist said is there one parcel of property that is planned to try to get rezoned before this subdivision goes in there; that last A-5 property?

Planner Sanderson said that is owned by a different property owner that has three different zones. He owns property from 1300 west to the canal. He has A-5 and R-2.5 zoning with the intent to develop someday. That is not part of this application. Everything in the area is master planned for this same zone.

Chairman Naylor closed the Public Hearing.

Commissioner Evans said this is pretty straight forward. We are just looking at the zoning here tonight.

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

Commissioner Feist made a motion to recommend approval of Rezone Ordinance 2015-03-Z to the City Council, rezoning the property from A-5 to R-2.5. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 in favor.

VI. OTHER BUSINESS – NOT PUBLIC HEARINGS

None

ADJOURNMENT

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

The January 13, 2015 Planning Commission meeting adjourned at 7:15 p.m.

Meeting Minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the January 13, 2015 Planning Commission meeting minutes, which were approved on January 27, 2015.

Anna M. West

South Jordan City Recorder

JANUARY 13, 2015

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Robert Elder	2605 W. Carriage Oak Ct S.J.
Dakota Hawks	5710 S. Green St, Murray UT, 84123
James & Lucy Crookston	
Garry Hunt	9458 So Rex Blvd
L. Blake Bowthorpe	11473 So. 2570 West 84095