

CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS

March 10, 2015

**Present:** Chairman Russ Naylor, Commissioner T. Earl Jolley, Commissioner Mark Woolley, Commissioner Richard Feist, Commissioner Beverly Evans, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez

**Absent:** Commissioner Sean Morrissey

**Others:** See Attendance Log (Attachment A)

6:30 P.M.

**REGULAR MEETING**

**I. GENERAL BUSINESS**

A. Welcome and Roll Call

Chairman Russ Naylor noted that all Commissioners are present tonight except Commissioner Sean Morrissey he has been excused from tonight's meeting.

B. Motion to Approve Agenda

**Commissioner Feist made a motion to approve the March 10, 2015 Planning Commission Agenda. Commissioner Evans seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.**

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

**Commissioner Woolley made a motion to approve the February 24, 2015 Planning Commission meeting minutes with (1) correction on page 2. Commissioner Feist seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.**

**II. INFORMATIONAL ITEMS AND OTHER BUSINESS**

A. Staff Business

None

B. Comments from Planning Commission Members

None

**III. CITIZEN COMMENT**

Chairman Naylor opened the Citizen Comment. No speakers. He closed the Citizen Comment.

**IV. PUBLIC HEARINGS AND POTENTIAL \*\*ADMINISTRATIVE ACTION ITEMS**

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

**A.1. Issue: WENDY'S  
CONDITIONAL USE PERMIT AND SITE PLAN**

**Address:** 11503 South 4000 West

**File No:** SP-2015.04

**Applicant:** Ryan Heath, Cottonwood Residential

City Planner Greg Schindler reviewed background information on this item.

Commissioner Woolley said when I look at the trash area on the corner by the main road, and I am always thinking about the big truck picking up the trash and an easier way for them to do it, so was there any consideration of making that a little bit easier access? When I was looking at the drawing I was wondering if it could be moved, because I think aesthetically it would look better for the restaurant, and I also think it would give more visibility at that corner.

**Irma Reiner 703 Ashley Ct. Highland Village, Texas** – said we are going to be moving the location of the dumpster site to the middle island, so what is shown on the site plan is no longer correct, it was moved further east to be further away from the corner. There will also be a 6' retaining wall at the drive-through window. We are very happy with the site, as well as the development.

Chairman Naylor said I think it will be a good location for you.

Commissioner Jolley said is there a wall on top of that retaining wall?

Mr. Pollock said there will be a 5' to 6' landscape buffer.

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

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

**Chairman Evans motioned to approve application SP-2015.04 to allow for operation of a fast food restaurant with a drive-through window for Wendy's to be constructed at 11503 South 4000 West. Commissioner Feist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.**

**V. PUBLIC HEARINGS AND POTENTIAL \*LEGISLATIVE ACTION ITEMS**

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

None

**VI. OTHER BUSINESS – NOT PUBLIC HEARINGS**

None

**ADJOURNMENT**

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

The March 10, 2015 Planning Commission meeting adjourned at 6:45 p.m.

Meeting Minutes were prepared by Deputy Recorder Cindy Valdez.

**This is a true and correct copy of the March 10, 2015 Planning Commission meeting minutes, which were approved on March 24, 2015.**

*Anna M. West*

**South Jordan City Recorder**