

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

October 13, 2015

Present: Chairman Russ Naylor, Commissioner Sean D. Morrissey, Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Beverly Evans, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Planner Brad Sanderson, Staff Attorney Steven Shaefermeyer, City Recorder Anna West

Absent: Commissioner Feist

Others: Steven Jones, Beatriz Jones, Rolf Salm, Terry King, Gary Langston, Scott Nell, David Jenkins

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone present.

B. Motion to Approve Agenda

Commissioner Woolley made a motion to approve the October 13, 2015 Planning Commission Agenda. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Feist was absent.

C. Approval of the Minutes from the Meeting held on September 22, 2015

Commissioner Morrissey made a motion to approve the September 22, 2015 Planning Commission meeting minutes as printed. Commissioner Jolley seconded the motion. Vote was unanimous in favor. Commissioner Feist was absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Schindler said at last meeting you made some recommendations regarding the Accessory Living Units section of the ordinance. I have talked to the City Manager and we are okay with taking that forward to the City Council at a Work Session for discussion. We will wait until after the new Council members are seated in January. Before it goes to them, we will get you a summary for the ordinance change.

Chairman Naylor asked how many are up for election this year. City Planner Schindler said there are three seats. That means that those three Council seats have Planning Commission seats that correspond to those Council seats and that means that your terms would expire the end of this year as well. I believe

Commissioner Evans, Commissioner Woolley, and Commissioner Feist's terms will expire this year. He noted that often the new Council members will keep the existing Planning Commissioners.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

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

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

**A.1 Issue: DAYBREAK PLAT 10 I
PRELIMINARY PLAT
Address: Approximately 10650 South 4950 West
File No: SUB-2015.59
Applicant: Kennecott Land**

City Planner Greg Schindler reviewed the background information on this item from the staff report. Staff is recommending approval of the Preliminary Plat and Design Guidelines.

Gary Langston, 4700 Daybreak Pkwy., SJC Kennecott Land, Applicant. Nothing specific to add.

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

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

Commissioner Evans made a motion to approve File SUB-2015.59, Preliminary Plat for Daybreak Plat 10 I located at 10650 South 4950 West with the requirement that all South Jordan City requirements are met prior to recording the plat. Commissioner Jolley seconded the motion. Roll call vote was 5-0. Commissioner Feist was absent.

**B.1 Issue: KATIE RAE KOURT
PRELIMINARY SUBDIVISION
Address: 1118 West Mabey Lane
File No: SUB-2015.48
Applicant: Terry King**

Planner Brad Sanderson reviewed the background information on this item from the staff report. He is asking to subdivide the property. On lot 5 there is an existing home and on lot 4 there is a detached accessory

building. Our code doesn't allow for those to be separated on their own individual lots so as one of the provisions in this report we have the applicant bond for the cost to remove that structure in the event that they are not able to complete the project. Our recommendation is in favor of the proposal.

Terry King, 1051 W. 10250 S., SJC (Applicant); There is going to be a house attached to that accessory building.

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

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

Commissioner Jolley made a motion to approve File SUB-2015.48, Katie Rae Kourt Preliminary Subdivision located at 1118 West Mabey Lane subject to the following 9 requirements listed in the staff report:

- 1. Prior to plat recordation, the Applicant shall post a bond equal to the amount needed to remove the existing accessory structure. The bond shall be held with the City for a period of 24 months or until a primary dwelling can be constructed whichever comes first. In the event that a new primary dwelling is not completed, the City shall utilize the bond money to remove the structure so as to prevent the continuation of a non-conforming structure.**
- 2. All buildings shall meet the minimum requirements of the R-3 Zone including minimum exterior materials, roof pitch, size, etc.**
- 3. A 6' tall decorative masonry wall shall be constructed along any property line abutting another property that is both zoned for and large enough to have large farm animals.**
- 4. A 6' tall vinyl fence shall be installed along the north side of the stub-street or right-of-way with signs stating that a future road or street connection may go through someday.**
- 5. A 6' tall vinyl fence shall be required to be installed along the south, east, and west boundaries of the storm water basin, as well as a 12' wide access gate.**
- 6. A tail water ditch shall be required to be installed along the west property line parallel with the new right-of-way.**
- 7. The storm water basin shall be lined with commercial grade landscape fabric and 4" to 6" aggregate.**
- 8. The ditch located along the north property line may be required to be piped as determined by City Staff.**
- 9. Any necessary utility easements shall be secured prior to or as part of the final plat recordation as determined by the City Engineering Department.**

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

**C.1. Issue: JONES LANE
PRELIMINARY SUBDIVISION
Address: 1082 West 10125 South
File No: SUB-2015.50
Applicant: Steve & Beatriz Jones**

Planner Brad Sanderson reviewed the background information on this item from the staff report. The applicants want to subdivide the property into two parcels. There are some requirements listed for a flag lot. Basically the Fire Department and City Engineering Departments have met with the applicant and have gone over what they need in order to feel comfortable to add one more house here.

Commissioner Jolley asked about the proposed lot line and if it goes through the shed or garage.

Planner Sanderson said I don't believe it does.

Commissioner Jolley said I noticed that you have an item on here that the accessory structure would need to be bonded for.

Planner Sanderson said that first item listed needs to be removed. That was a carryover from a template and that is incorrect. We are only recommending approval with items two and three.

Beatriz Jones, 1082 W. 10125 S., SJC (Applicant); there is no existing shed on the parcel.

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

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

Commissioner Jolley made a motion to approve File SUB-2015.50, Jones Lane Preliminary Subdivision located at 1082 West 10125 South subject to the following requirements:

- 1. Any new buildings shall meet the minimum requirements of the R-3 Zone including minimum exterior materials, roof pitch, size, etc.**
- 2. A 6' tall decorative masonry wall shall be constructed along the property line abutting properties that are both zoned for and large enough to have large farm animals.**

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

**D.1. Issue: ROYAL TEE AMENDING AND EXTENDING LOT 1
SUBDIVISION AMENDMENT**
Address: 10519 South Royal Tee Cove
File No: SUB-AMEND-2015.52
Applicant: Scott Nell

Planner Brad Sanderson reviewed the background information on this item from the staff report. This body processed a Conditional Use Permit for a larger accessory building that is on that area that says proposed area being added. In these types of proposals we normally do a lot line adjustment but in this case we preferred to, because the property being added was outside of the subdivision, we decided we would do a subdivision amendment adding to the Royal Tee Subdivision. When this was processed as a Conditional Use, one of the conditions for approval was that in order to build an accessory structure you need a primary building there that made this part of the lot. There was discussion about access to the property. There is currently a ditch that divides the two properties so there are concerns about accessing across it. They would need to get some kind of approval from the ditch master to cross directly from one property to the other or they need to access the property from the east side. Our recommendation is in favor of the proposal.

Commissioner Woolley asked what kind of ditch it is there. Planner Sanderson said it is a private irrigation ditch. I am not exactly sure who uses it.

Scott Nell, 10519 S. Royal Tee Cove, SJC (Applicant); the ditch feeds two properties. I talked to Mr. Scouten today and he said there really is no ditch master. It is a secondary water source and it only feeds those two properties. He said he put a driveway over the ditch and has been driving over it for over 40 years with no issue. If we need to reinforce it, it is something we can do.

Chairman Naylor said we will let you work that out with our Engineering staff.

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

Commissioner Woolley asked Planner Sanderson if we have to have everyone sign off on adding this parcel into the subdivision. When we amend a subdivision plat I think there are two ways.

Planner Sanderson said we have gone through this discussion a number of times. There are really not a lot of property owners in this subdivision. I think there are seven that I am aware of. It is preferable to have everybody within the subdivision to sign off on it, but there are other ways of doing it.

Staff Attorney Steven Schaefermeyer said if you have everyone in the subdivision sign then you can avoid the Public Hearing.

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

Commissioner Evans made a motion to approve File SUB-Amend-2015.52, Royal Tee Subdivision Amendment, Amending and Extending Lot 1 on property located at 10519 South Royal Tee Cove subject to the following requirement(s) that prior to recording the amended plat, as determined by City Staff, the Applicant shall acquire the necessary permission or documentation in order to access the newly acquired property. Commissioner Morrissey seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Feist was absent.

**E.1. Issue: EQUESTRIAN ESTATES PHASE 2
PRELIMINARY SUBDIVISION PLAT – SINGLE FAMILY
RESIDENTIAL**
Address: 1870 West 11400 South
File No: SUB-2015.57
Applicant: David Jenkins, Ensign Engineering

City Planner Greg Schindler reviewed the background information on this item from the staff report. He said the accessory garage on the property will become a non-conforming use as soon as the subdivision is recorded so at that point we are requiring a bond for demolition of that structure if it is not demolished within one year or a house built on that lot within one year.

David Jenkins, 10000 South 45 West, Sandy UT (Applicant); this has been ongoing for some time now. The applicant just missed the deadline waiting to get signatures on the plat so that is why we are back here again for it. Nothing is new.

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

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

Commissioner Woolley made a motion to approve File SUB-2015.57 Equestrian Estates Phase 2 Preliminary Subdivision Plat to allow for subdivision of property into two single-family residential lots, located at 1870 West 11400 South. Commissioner Evans seconded the motion. Roll Call Vote was 5-0 in favor. Commissioner Feist was absent.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

None

V. OTHER BUSINESS

None

Commissioner Evans motioned to adjourn. All Commissioners were in favor. Commissioner Feist was absent.

ADJOURNMENT

The October 13, 2015 Planning Commission meeting adjourned at 7:05 p.m.

Meeting Minutes were prepared by City Recorder Anna West.

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

Anna M. West

South Jordan City Recorder