CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS

November 24, 2015

Present: Chairman Russ Naylor, Commissioner Sean D. Morrissey, Commissioner Mark Woolley, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Staff Attorney Steven Schaefermeyer, Deputy Recorder Cindy Valdez

Absent: Commissioner Beverly Evans, Commissioner Richard Feist, Commissioner T. Earl Jolley

Others: Lex Watterson, Brian Kartchner

6:30 P.M.
REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Naylor welcomed everyone present. It was noted that Commissioner Evans, Commissioner Jolley and Commissioner Feist are absent.

B. Motion to Approve Agenda

Commissioner Morrissey made a motion to approve the November 25, 2015 Planning Commission Agenda. Commissioner Woolley seconded the motion. Vote was unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

C. Approval of the Minutes from the Meeting held on November 10, 2015

Commissioner Woolley made a motion to approve the November 10, 2015 Planning Commission meeting minutes as printed. Commissioner Morrissey seconded the motion. Vote was unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

Planner Greg Schindler said we will only have (1) meeting in the month of December and it will be on Tuesday December 8, 2015. The meeting for Tuesday December 22, 2015 was cancelled at the last meeting so right now the meeting on the December 8th has quite a few items on it.

B. Comments from Planning Commission Members

None

II. CITIZEN COMMENT

Chairman Naylor opened the Citizen Comment to the Public. No Comments. Closed the Citizen Comment.

IV. SUMMARY ACTION

A.1 Issue: **LOT LINE ADJUSTMENT**
THE NORTH DISTRICT SUBDIVISION, LOTS 2 - 3

Address: 3788 & 3754 West 11400 South
File No: LLA-2015.27
Applicant: Ryan Heath

City Planner Greg Schindler reviewed background information on this item.

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

Commissioner Woolley motioned to approve File No. LLA-2015.27 for a Lot Line Adjustment at the North District Subdivision, Lots 2-3 located at 3788, 3754 West 11400 So. Commissioner Morrissey seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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

B.1. Issue: **SOJO SUBDIVISION**
PRELIMINARY SUBDIVISION PLAT

Address: 10350 South Jordan Gateway
File No: SUB-2015.70
Applicant: Steve Peterson, Millrock Capitol

City Planner Greg Schindler reviewed background information on this item.

Nathan Ricks, 6510 S. Millrock Drive Holiday, Utah – said there is parking that UTA is providing for the Towers Office Building, so to relieve UTA's property of that obligation, and the cross easement, we have agreed to build a parking structure that is currently right where the parking is on South Jordan Parkway for the Towers Office Building. We have done extensive work with UTA and have received final approvals from their Executive Board, and their Planning and Development Board in the last couple of weeks. There will also be a 165 room Embassy Suites Hotel planned on the other lot on the Parkway, hopefully it will be well accepted and a beautiful addition to the City.

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

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

Commissioner Morrissey motioned to approve File No. SUB-2015.70 to allow for subdivision of land into five lots and a parcel on property generally located at 10350 S. Jordan Gateway. Commissioner Woolley seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

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

C.1. Issue: EXECUTECH OFFICE PARKING LOT LAND USE AMENDMENT AND REZONE

Address: 11370 South 1300 West
File No: LUA-2015.04 & REZ-2015.14
Applicant: Eric Montague

City Planner Schindler reviewed background information on this item.

Lex Watterson, 1221 W. Holt Farm Lane South Jordan, Utah 84095 – said I am the Vice President of Executech, I work with Eric Montague and currently our offices are in River Park. We are an out source IT provider, so we run computer networks for a couple hundred businesses here in the state of Utah, as well as non-profits, and municipalities. We currently have 60 employees which about 10 of them work in the office on a daily basis, and our technical staff work on site at our prospective customers. The only time all of us are in the office is once a week on Friday morning at 7:00 a.m. to 8:00 a.m. Moving our offices allows us to stay in South Jordan and keep our tax revenue here, we will generate in the neighborhood of a million dollars of sales tax in the next year or two. We are a pretty substantial business and we think this is a good use for this property. We are excited about being here, and we are excited about this location.

Chairman Naylor opened the Public Hearing to comments.

Brian Kartchner, 11306 S. Red Canyon Court, South Jordan Utah, 84095 – said you had mentioned the piece on the corner had gone through both Planning Commission and the City Council, and the understanding at that point was that there was going to be an office building on the corner. The neighbors in the neighborhood have talked a lot about this project, and the understanding was that this was going to be a 1 or 2 story building, and now it is going to be bigger than that, and obviously the parking requirement is why they need this other parcel, which is news to us. The understanding was that the parking would be on site in the master plan, or in the nursing home. One of the concerns that the neighborhood has, is coming down 1300 West there are (2) schools and lots of kids going back and forth. The applicant stated that there will be people coming in, and out, and again for the meeting on Friday. I know that the neighbors have a concern about traffic so has there been any discussion, or traffic studies done on the impact the traffic will have on 1300 W, because that gets really backed up when people are trying to make a left hand turn onto 11400 S. I would like at the next City Council Meeting in a couple of weeks for them to consider putting a right turn only out of that parking lot, that would be something to look at.

Chairman Naylor said I really doubt it, at this point we are looking at the zoning and that would be done at the site plan, and that would come later if they are successful in getting the City Council to approve the ordinance.

Steve Kirchen, 1313 W. 11300 S. South Jordan, Utah 84095 – said my concern with building of that size is that there is going to be other tenants in that building, again it goes back to traffic and a safety concern for the kids. I am sure that the employees from Executech will be dropping their cars off at the same time the kids will be getting out of school. This is a significant concern for us and our neighbors.

Chairman Naylor closed the Public Hearing.

Mr. Watterson said the plan calls for there to be ingress and egress on the West side of the building. The plans show that there is a road that goes in between our property and the property to the west, so that is where the ingress and egress will be on 11400 S, and the ingress and egress will be on the North side of the proposed lot, so that will take it as far as you can from the intersection to mitigate traffic. Our technicians work from their clients, so they don't drop their cars off at the office, they drive their cars home nightly. It is part of our advertising strategy and it is part of their compensation to have that car for their use 24/7. Except for that Friday meeting there is very little traffic. We will be leasing out the first floor of that building initially until we grow into it, and that will probably take us a couple of years because we are growing at a rate of about 30 to 60 percent a year. In a few years we will have a lot more technical people, but again they will only be there 1 day a week. I got on the website for Hawthorn Elementary and there drop off and pick up policy says: "it is estimated that 10 percent of the students will walk or ride their bike to and from school," so I can't imagine that there will be a lot of foot traffic going past our business if 90 percent of the kids are being dropped off by their parents.

Commissioner Woolley said as the office space develops out that will be the primary access point, and that is the issue, so until that happens there is going to be a few times in the day that it is going to be a little tough. I can see that there is going to be a concern, so when we get to the site plan it will need to be discussed.

Commissioner Morrissey said I think I echo the same sentiments that Commissioner Woolley addressed. I do have one other thought, and that is the access point on 11400 S, is there an approach lane planned in that area?

Chairman Naylor said not as it appears on the site plan. There is a right turn lane to merge into 11400 S.

Chairman Naylor re-opened the Public Hearing.

Mr. Kartchner said it was discussed about the morning and afternoon traffic, but I don't know if you have ever been on 1300 W. right before school in the morning, and right before school gets out in the afternoon at Hawthorne Elementary, but there are cars parked all the way down the street, and that is a huge safety hazard.

Chairman Naylor said unfortunately, what you are talking about is happening at every school in the City.

City Planner Schindler said unfortunately, it is worse for Hawthorn than it is for most other schools because it is a Charter school and most of the kids are driven to school. In the other schools that are ran by the district at least half of the kids are usually bussed. It is something to look at and we can talk to the City engineer about something that can be done on 1300 W. We don't have much control about what goes on at 11400 S because that is a State Highway.

Chairman Naylor closed the Public Hearing.

Commissioner Wooley said if I remember correctly when we approved the Hawthorn Charter School they would have to open up the south entrance and be able to open up a larger staging area for parking, drop off, and pick up. I have driven by the school several times and I do not see them using that circle pattern.

Commissioner Morrissey said I really don't think that is the issue, the issue is the parents.

Commission Woolley said maybe we can go back to the school and let them know what they are doing is not working, and they need to let the parents know they need to come through the circle. That was a condition that was put in place when they received their approval.

Chairman Naylor said that is something that will need to be taken up at the site plan.

Assistant City Engineer said we are working with UDOT to get some signs posted in front of Hawthorne that says: "no standing, stopping, or parking" so that it can be enforced. We cannot have parents just dropping off and picking up on the street.

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

Commissioner Woolley motioned to forward a favorable recommendation to the City Council to approve Resolution R2015-78, amending the land use designation from Commercial to Office. Commissioner Morrissey seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Evans, Commissioners Evans, and Commissioner Feist were absent from the vote.

Commissioner Woolley motioned to forward a favorable recommendation to the City Council to approve Ordinance 2015-21-Z, rezoning the property for A-5 to P-O. Commissioner Morrissey seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent from the vote.

V. OTHER BUSINESS

None

Commissioner Morrissey motioned to adjourn. All Commissioners were in favor. Commissioner Evans, Commissioner Jolley and Commissioner Feist were absent.

ADJOURNMENT

The November 10, 2015 Planning Commission meeting adjourned at 7:10 p.m.

Meeting Minutes were prepared by Deputy Recorder Cindy Valdez.

This is a true and correct copy of the November 24, 2015 Planning Commission meeting minutes, which were approved on December 8, 2015.

Anna M. West

South Jordan City Recorder