

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS

April 26, 2016

Present: Commissioner Mark Woolley, Commissioner T. Earl Jolley, Commissioner Craig Hall, Commissioner Brady Quinn, City Planner Greg Schindler, Staff Attorney Steven Schaefermeyer, Deputy Director Engineering Shane Greenwood, Planner Brad Sanderson, City Recorder Anna West

Absent: Commissioner Sean D. Morrissey, Commissioner Julie Holbrook

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone. He noted that all Commissioner Morrissey and Commissioner Julie Holbrook are excused tonight.

B. Motion to Approve Agenda

Commissioner Jolley motioned to approve the April 26, 2016 Planning Commission meeting agenda. Commissioner Quinn seconded the motion. Vote was unanimous in favor. Commissioners Morrissey and Holbrook were absent.

C. Approval of the Minutes from the Meeting held on April 12, 2016

Commissioner Jolley motioned to approve the April 12, 2016 Planning Commission meeting minutes with amendment. Commissioner Quinn seconded the motion. Vote was unanimous in favor. Commissioners Morrissey and Holbrook were absent.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

City Planner Greg Schindler notified the Commissioners of a joint City Council and Planning Commission Work Session meeting scheduled for Monday, June 20, 2016. The time is set for 6:30 to 8:00 am. All Commissioners present said they could attend. Greg said they would get final notice out to them as the date gets nearer.

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened for 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: BECKSTEAD LANE PUD
SUBDIVISION AMENDMENT
Address: 11010 South Beckstead Lane
File No: SUB-AMEND-2016.15
Applicant: Sam Drowns, Castle Creek Homes, LLC**

Planner Brad Sanderson reviewed the background information on this item from the staff report. He said a letter (Attachment B) came in last Friday not in time for the packet. He distributed copies of the letter. He said this letter gives their synopsis on why this is here. He said we felt this proposal may have a bigger impact so we exceeded the minimum notification requirements. We notified property owners within 300 feet of the area. He said the applicants requested some clarification or an alteration to the setbacks that were originally established for this subdivision. He said this subdivision falls in the VMU Zone and unlike our other residential zones, this zone allows the Planning Commission, at the time the subdivision is being designed, to establish the side and rear yard setbacks. When the development agreement and rezone were approved on this property in 2014 it later came to the Planning Commission and was reviewed and approved with certain setbacks. There was a design guideline book that was required by way of the zone to be submitted. I have included some portions of that design guideline book. Unfortunately the book did not include any rear yard elevations. The applicant is proposing, because this zone doesn't have projections into the rear yard written in the zone, it allows a portion of the home to extend into the setbacks. They are requesting the decks and landing projections be allowed to encroach beyond the established setbacks. He showed a picture of a small landing with stairs going to the backyard. He said the lots that are most critical are the lots that run along Beckstead Lane. In summary, our recommendation is to deny this because we don't feel like those setbacks were established and because the VMU Zone allows for a reduction in setbacks and lot size. He said we have prepared an alternate recommendation to possibly allow some minimum landings outside the back door and to the back yard.

Chairman Woolley asked if the Commissioners had questions.

Commissioner Quinn said the applicants have not declared how much they would like to encroach on the setbacks. Is that for every property?

Planner Sanderson said all of the single family lots that you see here along Beckstead Lane. He said they have not specifically stated how much they would like to encroach, however, the illustrations show a variation of how much they could.

Commissioner Quinn asked what the impact would be if we were to allow the encroachment.

Planner Sanderson said it is hard to quantify it. It varies with each property.

Commissioner Hall asked if this would be true of all the lots that back along Beckstead Lane?

Planner Sanderson said the same problem exists on all of the lots. The elevation difference is mostly on those along Beckstead Lane. He said there are 8 lots that back Beckstead Lane and 2 that have side yards. On the extreme north side, the 3 lots there could potentially have a problem with 10010 South.

Commissioner Quinn asked if the decks are the only structures that would be encroaching.

Planner Sanderson said yes at this point. There are other things that could potentially encroach and the applicant has asked for those items that would be similar to a single family zone, which would include bay windows, chimney box or window wells. They are also asking for encroachment on the side yards for window wells. There is only 5' setback on the side yard and if you put a window well, which potentially could go 20 to 36 inches into the side yard it limits you to only 1 or 2 feet to get between the fence and the window well. They are asking for an exception on the side yard as well.

Commissioner Hall said you showed a minimum exit out of the home; what is the width or length of that encroachment for a small pad with stairs.

Planner Sanderson said there is no building code or Planning Zoning requirement to have a back door. If you were to have a deck of some kind I believe you have to have a 3' x 3' pad and 3' wide stairwell. What we are proposing in the alternate recommendation is they do a minimum 3' landing if they were to have a door on the back and that they wouldn't abuse that and go beyond that and propose a dormer or some other projection on the second floor.

Commissioner Jolley asked if the deck has been authorized.

Planner Sanderson said we didn't bring the building permits with us. The approved building plans that were submitted to the city and back to the applicant, do show the rear floor plan site view as well as the elevations and they show the grade being 1 or 2 feet in elevation from the finished grade from the back deck. There is no deck of this nature, size or scale that was approved by the city. The applicant has tried to put a 10 x 12 foot deck back there to possibly maximize their profit. We flagged it when they went to get a final certificate of occupancy and it doesn't meet the setbacks. There is also a 10 foot utility easement that runs parallel with the back of these lots. We asked the applicant to get consent letters from all of the utility companies that would have interest in that easement and they have been able to get letters from all of them. Century Link has asked that if they were to encroach into the easement that they put in a conduit of some kind. You have to treat the easement and setbacks separately.

Sam Drown, Castle Creek Homes, 9067 S. 1300 W., WJ (Applicant); in our letter I tried to clarify that we only want encroachment permission for a landing and stairs from the back door. We are not asking for the larger deck like in the one picture. That will get removed based on whatever gets decided here tonight. We built the houses and went to look at how we would get out the back doors and reacted to that. We should have checked with the city on that and apologize we didn't. Brad is right, there is nothing that says you have to have a back door from the house but we think it would be difficult to sell the house without a back door. All we want is a 3 ft. landing to get down from the door and necessary stairs to get to the ground.

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

Commissioner Quinn asked if they have the ability to approve a motion contingent only for the landing and stairs and not all of the other structures listed in the alternate motion.

Staff Attorney Steven Schaefermeyer said in the VMU Zone original approval, part of the design was to leave setbacks to the Planning Commission and unfortunately when the Planning Commission approved this subdivision they did not address any of the projections into the setbacks. You now have the ability to address the projections into the setbacks and you can limit that as you will.

Commissioner Jolley said I would just allow the stairs and landing and possibly window wells.

Commissioner Hall said I would like a motion to say that the encroachment be no greater than the minimum allowed.

Commissioner Hall asked the applicant if the elevations of the foundations are set in stone.

Mr. Drown said the limiting factor is the sewer depth. We intended to put them lower but the sewer depth limited that.

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

Commissioner Hall motioned to approve SUB-Amend-2016.15 Subdivision Amendment to allow the minimum encroachment size required for stairs and landing coming out from the house. Commissioner Quinn seconded the motion.

Planner Sanderson said the illustration I put on the screen here shows the deck going beyond the typical 3 feet because of the window well. I don't know if the intent is to do what is proposed here or what. Is there an alternate way of doing this deck so it meets the minimum landing size?

Mr. Drown said even though this one doesn't go all the way back to the setback, this was the toughest one currently under construction. The reason is with the lots being as narrow as they are, if we just did a 3 foot landing and brought the stairs to the left they would end up in a window well. If we brought them to the right they would end up at the property line on the right. This is an odd case but we can work to avoid this on any future house. I am not sure how to deal with this one at the stage that we are at. This house is almost complete. We understand that we have to get rid of the big deck on lot #122. He asked for suggestions.

Planner Sanderson said the decks they currently have now don't have any stairs. They could do just a minimum landing and no stairs. They also could cut a doorway in the basement to have access from the basement to the back yard; an alternative, with the exception to this one lot.

Mr. Drown said this one would be approximately 6 feet so we could get past the window wells plus stairs.

Commissioner Woolley asked how many of the plans have multiple windows like this in the rear.

Mr. Drown said this is the only one. If we were to build this again, we would just eliminate the window wells.

Commissioner Woolley said I would be in favor of going with your initial motion and make an exception to this lot.

Planner Sanderson said keep in mind the 5 foot partial easement that Questar wants to maintain to not be encroached upon.

Mr. Drown said as we have been talking with the utilities on this issue, they said as long as it is not a permanent structure they have no issue with it. This is lot #122.

Commissioner Hall said I accept their amendment to be added to the motion that the utility approvals that have been obtained with the exception of Lot #122. Commissioner Quinn also accepted the amendment. Roll Call Vote was unanimous 4-0 in favor. Commissioners Morrissey and Holbrook were absent.

**B.1 Issue: SOUTH JORDAN MARKET PLACE, AMENDING LOT 2
SUBDIVISION AMENDMENT
Address: 10497 South Redwood Road
File No: SUB-AMEND-2016.13
Applicant: DM Market Place, LLC**

Planner Brad Sanderson reviewed the background information on this item from the packet staff report. He said staff recommendation is in favor of this proposal.

Commissioner Quinn asked if they are creating this lot to add another structure there at some point.

Planner Sanderson said the structure is there. I think their intent is to sell this or lease it.

Commissioner Hall asked about parking requirements and if they have a parking agreement because they are basically taking out the parking.

Planner Sanderson said that is a good question. I honestly didn't look into it. I assumed that there was a cross access parking agreement there. We can require it or make it subject to that.

City Planner Schindler said there is a cross access and parking agreement between the Walgreens lot and the original lot. I think we will have to have one recorded with the new lot.

Greg Wilson, (representing the applicant); I am not sure yet if there is a parking agreement. Our client asked us to subdivide it so they can refinance. This will help them in the future. We will look into it after the meeting.

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

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

Commissioner Hall motioned to approve SUB-Amend-2016.13 for the South Jordan Market Place Subdivision Amendment, Amending Lot 2 creating Lot 3 subject to prior recordation of the subdivision plat that adequate cross easements for ingress and egress parking be prepared and executed prior to recording subject to staff and City Attorney approval. Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 4-0 in favor. Commissioners Morrissey and Holbrook were absent.

**C.1 Issue: HAPPY HANDS PRESCHOOL
CONDITIONAL USE PERMIT**

Address: 4144 West Yorkshire Drive
File No: CUP-2016.03
Applicant: Natalie Berg

Planner Brad Sanderson reviewed the background information on this item from the staff report. He said we did have some concern of the hours of operation for the safety of the children. There are potentially 12 additional parents that would be dropping off and picking up in the a.m. We are requesting as a requirement that the applicant inform the student's parents or guardian to drop off on the same side of the street as the preschool, and that they limit their hours of operation to 9:30 am to Noon.

Staff Attorney Steven Schaefermeyer said also list as a condition, the number of students per day. I know it is listed as 12 in the staff report, just add that as one of your conditions.

Commissioner Quinn asked what the maximum number of children per care giver would be.

City Planner Greg Schindler said if there is a requirement it is a state requirement; we don't have a legal requirement in our City Code.

Commissioner Hall asked the applicant if there is a requirement for a second door or exit from the basement where the preschool will be located or are they contemplating building one?

Planner Sanderson said they are not proposing one at this point. That has the applicant a little bit nervous that there may be a requirement. The building department has not gone out to look at the house at this point to determine that. It may be a requirement for them to have an access there.

Natalie Berg, 4144 W. Yorkshire Drive, South Jordan (Applicant); I have nothing to add at this point.

Commissioner Jolley asked the applicant to describe the basement where the intent is to operate the preschool.

Ms. Berg said I have an extra room in my house that I thought would make a good room for a preschool. When we bought the house this part of the basement was finished. There are two huge windows that would meet the egress requirement. The windows or the stairs would be part of the fire safety exit plan.

Commissioner Hall said there is a recommendation from staff that says you will encourage the parents to only drop off the kids on your side of the street. How will you enforce this?

Ms. Berg said I would be standing out there the first few times making sure this was done. I could also talk to my neighbors to let me know if they see anyone that is not obeying the rule. I would also send a letter to each of the parents with the rules.

Commissioner Hall asked what you would do if they don't comply.

Ms. Berg said I would tell them I would have to drop them.

Commissioner Jolley asked the applicant what is her intent with the number of children to attend.

Ms. Berg said I am just following the city rules and the city rules say I can have up to 12. Right now I only have two and they are within walking distance.

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

Commissioner Quinn said I don't have any objections.

Chairman Woolley said perhaps we could in our approval also add that should the requirements from the building department be excessive in the mind of the applicant and they want to move it up opposed to down that that could be approved so they wouldn't have to come back.

Commissioner Hall said I have a problem. In the space of 2 ½ hours from 9:30 a.m. to 12 o'clock there is going to be at least 24 extra trips to that house on that street. There is also the potential of 12 cars parking on that street at any given time waiting for the kids to be dropped off or picked up. I think that is a burden to the neighborhood. I suffer that every day in my neighborhood. I am concerned about all home occupations and I think we need to take a look at the statute on them. I am not comfortable with going from 7 to 12 or 6 to 12 students.

Ms. Berg said if it is a problem I can vary my pick up and drop off times.

Commissioner Hall said I appreciate that, but how do we enforce it. It is a practical problem. It goes back to the original question that I asked, are you willing to throw them out of your preschool. I am ok with 6 students, not 12. I am opposed to granting the conditional use permit.

Commissioner Jolley said I am alright with this. I know the street well and I don't see that there would be 12 cars parked on the street for any great length of time.

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

Commissioner Quinn motioned to approve the Conditional Use Permit CUP-2016.03 for the Happy Hands Preschool with the following requirements:

- 1. The applicant is to inform the parent or guardian of each student that they need to drop-off and pick-up their students on the same side of the street as the preschool, (north side of Yorkshire Drive).**
- 2. The applicant shall provide documentation for the finished basement area or otherwise obtain the Building Department's final approval for any undocumented finished basement area; if there is a problem with the basement that we allow the applicant to host the preschool in the upper level of the home.**

Commissioner Jolley seconded the motion.

Staff Attorney said I assume you are going up to 12 students, but would you just state that in your motion.

Commissioner Quinn added to his motion "up to 12 and not exceeding 12 students." Commissioner Jolley also seconded the addition to the motion.

Deputy Engineer Shane Greenwood said as far as what Mr. Sanderson talked about Welby Elementary School hours, can you put a condition for safety.

Commissioner Hall said I would also like to ask the maker of the motion to consider including in the motion that there be no more than 2 sessions per day.

Commissioner Quinn said I am ok with both of those amendments.

City Planner Schindler said I want to add that if she has two sessions she would be limited to 6 students per session because it is 12 students per day, not per session.

Commissioner Quinn said can we ask the applicant what her intent is regarding these multiple sessions and how many students per session.

Ms. Berg said when I found out I could only have 6 per session and I wanted to get the conditional use permit, I decided to just have one session per day with 12 students from 9:30 am to noon.

Commissioner Quinn said I would ask to amend my motion to limit it to one session per day with 12 students with varying drop off times based off the drop off times of the neighboring elementary school between 9:30 am to 12. Roll Call Vote was 3-1. Commissioner Hall voted no. Commissioners Morrissey and Holbrook were absent.

D.1 Issue: GOLDFISH SWIM SCHOOL SITE PLAN
Address: 1350 W. South Jordan Parkway
File No: SP-2016.08
Applicant: Katie Grisley

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

Commissioner Quinn asked if they have hours of operation set. City Planner Schindler said I don't think they have set those yet. The applicants can answer that question.

Lars and Katie Grisley, 1310 E. Salt Lake (Applicant); this is a great building and great concept for the community. We have tried to do our best to take any advice and recommendations from Planning and the ARC board. We plan to go above and beyond to make this a great resource for South Jordan. We have worked with the other land owner of the storage unit to make it a very cohesive look. The turn is an issue. This is a destination business and the reason this business is successful is for its experience. Traffic and U-turns are a terrible experience. We have decided that when you first sign up for our school we will give a sheet listing the best way to get in here. Hours of operation are in the works right now. It is really kind of by demand. By the time we're open, we will be in the high 30's of numbers of schools open. Times on all of the schools are as time demands. We will start with one and keep adding.

Chairman Woolley asked what the typical times are for the other locations. Mr. Grisley said we start teaching kids starting at 0 and we don't go any older than age 12. So you have some little kids at home so you have that after school time for an hour or two from 9-11 then you have a pretty good break with few classes and then you start picking up the out of school time.

Ms. Grisley said the earliest time to be open would be about 7:30 a.m. and 8:00 p.m. would be the latest we would close.

Commissioner Jolley asked the applicants if they would have competitions where parents and relatives would come to watch. Ms. Grisley said the parking is for the safety of the children. Being on the corner of 1300 W. and South Jordan Parkway there is no overflow for people to go. We don't want them parking in nearby neighborhoods and we don't want kids walking down those main streets. The school allows for 14 classes per ½ hour and within those 14 classes there can be up to 4 students per class. That gives a total of 54 students and possibly 54 more coming in plus our staff of 20-25 employees. That is well over 100 park spots at max capacity. We don't foresee that all of those spots would be used every day. The last thing we would want is to put any of our students in danger. We don't have large events where the parents and relatives would be

coming to watch. There could be the occasional birthday party on Saturdays but there would be a limited number of students so the parking wouldn't be an issue.

Chairman Woolley opened the Public Hearing.

Jenael Burt, 1337 Temple Vista Lane; my back yard is going to be sharing with this swim school. My concerns are traffic on 13th west which is becoming heavier and heavier as more places are built along that street. The only ingress or egress from those subdivisions is 1300 West. It is getting harder to turn left into Temple Vista. The other offices on the other corner of 1300 West, the people going in and out have great difficulty doing so. That means I would be seeing another 54 vehicles every ½ hour. I want the Planning Commission to consider not feeding more traffic onto 1300 West. The other consideration is noise at 7:30 in the morning. The hours should be more limited to 8am. I would not want to see the evening hours lengthened out at all. 8 o'clock is pushing it. I would like to see more of the plot plans so we could see the height of the building.

City Planner Schindler said the height of the building is approximately 21-22 feet high. It is shorter than most houses.

Ms. Burt asked if the pool will always be an inside pool. City Planner Schindler said it is completely enclosed.

Chairman Woolley said I looked at the elevation and the building is less than 18 feet.

Wayne Burt, 1337 Temple Vista Lane; I am concerned about swim meets and special events that would be held there. They would cause more traffic and more parking issues.

Chairman Woolley closed the Public Hearing.

Commissioner Quinn asked what the height of the wall is shown in the renderings. City Planner Schindler said it is a 6 foot fence that is already there. I would like to point out that they have quite a bit of parking for how small this structure is. I do understand the issue with traffic.

City Planner Schindler said yes, there will be more traffic. Peak p.m. hour traffic will be the most difficult.

Chairman Woolley said my concern is for future office projects that will come in on that east corner. We had the same discussion with other projects. The worst is at 1300 W. and 11400 S. due to the Hawthorne Academy. People are literally parking across 11400 South and their kids are crossing 11400th because their parents don't want to deal with the traffic at the school. I commend that applicant for designating as much parking as they have. I worry about the ingress and egress off of 13th West. He asked the Deputy Engineer, Shane Greenwood, what his recommendation would be.

Mr. Greenwood said we hesitate doing anything right now because we want to see what UDOT decides to do with South Jordan Parkway. They may create some dual lefts on 1300 West and that may require a median at that time.

Commissioner Jolley said I realize there is a problem with 13th and the traffic there but the alternative is not allowing any ingress and egress which is a total mistake for this piece of property.

Commissioner Hall asked if there is anything that would be designed for an additional right hand turn lane going southbound on 1300 West that the approval of this site plan would affect it if were included?

Deputy Engineer Greenwood said we haven't anticipated a right turn lane because like Mr. Schindler said we can restripe it to two lanes in each direction. If traffic gets so bad that it dictates an additional turn lane we may have to see property but it would be property from the office.

Commissioner Jolley said because we are approving the site plan tonight we can't limit the hours of operation here tonight?

Commissioner Hall said no, we cannot.

Chairman Woolley said the applicant has heard the concerns and am sure they will take all of that into consideration.

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

Commissioner Quinn motioned to approve file no. SP-2016.08 for the construction of a swim school located at 1350 West South Jordan Parkway as presented to the Planning Commission provided that:

- **All applicable City Department Requirements, as stated in the Municipal Code, are met. Commissioner Jolley seconded the motion. Roll Call Vote was unanimous 4-0. Commissioners Morrissey and Holbrook were absent.**

VII. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

**E.1 Issue: SOUTH JORDAN BEEHIVE HOME
LAND USE AMENDMENT AND REZONE
Address: 3420 and 3430 West 11400 South
File No: LUA-2016.03 & REZ-2016.09
Applicant: Dan McCullough**

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

Chairman Woolley said there are only 10 parking stalls. That seems very low. City Planner Schindler said I believe it is 1 stall for every 3 beds plus one for each staff member.

Commissioner Hall asked what the level of care will be at this facility. City Planner Schindler said the applicant can answer that.

Dan McCullough, 11492 S. Lizzi Cove, South Jordan, UT (Applicant); you said the side yard clearance is 10. We were at 10 with the 1.8 zoning and I requested RM-8 but it got put in at RM-6. I don't care because I don't need all that much but I was going to take the building to the 8 foot side yard clearance on that side so that it gives me more clearance for my people parking on the other side to pull in and turn around. I would like to have clarification on if we don't end up putting a Beehive Home there, what could be put on that property. I have no intention of not putting a Beehive Home, it is my understanding that they didn't want an apartment building or something like that going there. Right now it is zoned R-1.8, I am just a little nervous that if I don't get my loan or don't get approval, I would have a piece of property I still would like to build on.

City Planner Schindler said I will give you the clarification. If you do not build the Beehive Home, the rezone will revert back to the R-1.8 zone which would allow you to build one single family home.

Mr. McCullough said I have no problem with that. The whole reason we are going through all of this was when I went to the City Attorney it would help him to do some of his legal documentation to address this and secondly, the reason I spend the money and time on this rezoning is I really wanted to have the setbacks for my building. The RM-8 gives us more room for the larger awning and still able to stay within the codes. We think it is a good fit for the community. For these people this is their home and it is a residential building. It creates a buffer from 114th South for the neighbors in the back.

Commissioner Hall asked how this would compare to the Beehive House on 23rd East and 40th South.

Mr. McCullough said I can't answer that I am not familiar with that place. We had my mother in a Beehive home in Herriman and we had her in three other facilities throughout the area with very unsatisfactory results for us. While she was at the Herriman location we got to know the caregivers in the facility and with the Beehive experience we had in the past we felt really good about doing this.

Commissioner Hall said parking is a big issue for me. If this is approved and the zoning is approved I will look a very serious eye at the parking. I had a mother at a care center for about 10 years and the holidays, Christmas, birthdays and such, parking was very inadequate and had a great impact on the neighborhood.

City Planner Schindler said this is a residential care facility which has to be treated like any other single family residential unit would be by state law so it will not be coming back to the Planning Commission for final review. When it comes to parking in the neighborhood that really isn't an issue because there is not a neighborhood to affect because it is on 114th South and the traffic will not affect the neighborhood.

Katie McCullough said I may agree with you on the Christmas or birthday celebration but the times vary throughout the day when the visitors are there. I have been to three or four and there has never been an issue with the parking.

Mr. McCullough said I put in more parking that was required. I could actually put in a few more to the north. That was my architect that put in those original parking spots. From all of my experience is not the parking it has been no one to park.

City Planner Schindler said one thing about additional parking is at a single family residence you can park in the back yard so they could extend parking around the corner part way if necessary.

Commissioner Hall asked what the max amount of employees would be on any given day. Mr. McCullough said there would be five; a cook, and administrator and three CNA's.

Chairman Woolley said point of clarification; we are looking at a site plan on the screen that is somewhat different than what is in our packet. What we are looking at in the packet had 18 stalls.

City Planner Schindler said this is a new one that came in just prior to the meeting. That was an older site plan. What would be required if the final site plan were to be approved is 13 park stalls. They could technically stripe the drive isle in the front as well.

Staff attorney Schaefermeyer said because the suggestion is to zone this with a development agreement, obviously if you feel greater requirements should be required as part of that then add that as a recommendation to the City Council.

Chairman Woolley opened the Public Hearing.

Dave Robson, 1136 State View Dr., South Jordan; I didn't know what this was going to be until I came here and heard tonight. My concern is what this potentially could do to our home values in the immediate area.

Commissioner Hall said that is not a consideration for the Planning Commission. It would be speculative at best. We are charged with making a decision on whether or not the proposed zoning is appropriate for the area.

Carolyn Ogilvie, 11283 S. Lucas Lane, South Jordan; I think the parking and traffic are underestimated. I wonder if the facility size is larger than the land will accommodate, especially with the only access at 11400 S.

Chairman Woolley closed the Public Hearing.

Commissioner Quinn said he also has concerns with the parking being underestimated.

Deputy Engineer Greenwood said parking is restricted all along 114th South. You may not know that because the signs that restrict the parking are quite a distance apart. They had to do that to get the bike lane in.

Commissioner Jolley asked what the minimum parking stall on this would be if we did forward a recommendation to approve the site plan.

City Planner Schindler said based on 5 employees, and 24 beds would be 8 more spots, so the total required would be 13.

Commissioner Jolley asked if we could make a recommendation to City Council to accommodate 18 park spots if we felt that was a sufficient number.

City Planner Schindler said that could be made part of the development agreement. It takes two parties to agree.

Chairman Woolley asked what the width of the drive is currently. City Planner Schindler said if this is drawn to scale it would be about 20-30 feet.

Chairman Woolley asked if the intent was to have the drive a one way. Mr. McCullough said yes. Up until this moment I have always been told that I have far more parking than I needed for my parking. I have no objection to expanding for more parking. My reason for rezoning was to get the bigger canopy there in front.

Chairman Wooley said I think this type of residential use fits 114th very well, but I struggle with the parking and one of the things we have found is that we never have enough.

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

Commissioner Hall said I would move that we defer this application for a period of two weeks to allow the applicant to come back with a second revised preliminary site plan reflecting parking that you believe you can make work on this site with the 24 beds or to reduce the number of beds in the facility. I would like to see a site plan that is more definitive. I think the zoning is appropriate.

Commissioner Woolley seconded the motion. Roll Call Vote to defer for two weeks was unanimous 4-0. Commissioners Morrissey and Holbrook were absent.

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Quinn made a motion to adjourn. Commissioner Jolley seconded the motion. Vote was unanimous in favor. Commissioners Morrissey and Holbrook were absent.

The April 26, 2016 Planning Commission meeting adjourned at 8:45 p.m.

Meeting minutes were prepared by City Recorder Anna West.

This is a true and correct copy of the April 26, 2016 Planning Commission meeting minutes, which were approved on May 10, 2016.

Anna M. West

South Jordan City Recorder



APRIL 26, 2016

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Barry McGee

1582 W. Hraeken Grove Ln.

~~Jessie Branson~~

~~14316 Dr. E. Lyndal Cir~~

Sam Brown

9067 S 1500 W #105 WJ

Carolyn #ED Ogilvie

11283 Lucas Lane

Natalie Berg

4144 Yorkshire Dr.

Don McCullough

11492 South Lizzi Cove

Tina McCullough

11492 S. Lizzi Cove S.J.



CASTLE
CREEK
HOMES
SOUTH

9067 South 1300 West #105
West Jordan, Utah 84088

801.330.7254
sam@castlecreekutah.com

04-26-16 Planning Mtg - Attachment B

April 22, 2016

Brad Sanderson
City Planner
1600 W. Towne Center Dr.
South Jordan, UT 84095

Re: Beckstead Lane PUD setback encroachments

Brad:

Castle Creek Homes South owns all 24 lots in Beckstead Lane PUD and is building the homes. These lots are generally 40' wide and 85' deep with building envelopes 30' wide and 58' deep.

Homes on this size of lot cannot be reasonably built without encroachment of the setbacks by stairs and stair landings. It is our understanding that staff is not allowing these encroachments because the zoning for this project, which no longer exists, didn't specifically address setback encroachments. These are not unusual encroachments and are allowed in all other South Jordan residential zones according to ordinance 17.40.020.

We request that stairs and stair landings be allowable setback encroachments in Beckstead Lane PUD.

Sincerely,

Sam Drown
President



David L. Alvord, Mayor
Patrick Harris, Council Member
Bradley G. Marlor, Council Member
Donald J. Shelton, Council Member
Tamara Zander, Council Member
Christopher J. Rogers, Council Member



PH: 801.446-HELP @SouthJordanUT

April 28, 2016

Ms. Sandy Reno
Castle Creek Homes
South Jordan, UT 84095
New Homes

RE: EASEMENT ENCROACHMENT

Dear Ms. Reno,

South Jordan City grants you permission to encroach in the 10' PUE & DE at the stated locations below of the following lots stated below in Beckstead Lane PUD Subdivision located in South Jordan.

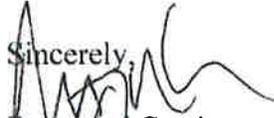
<u>Lot #s</u>	<u>Address</u>	<u>Area of encroachment</u>
101	1616 West 11030 South	North, west and east side of lot
102	1622 West 11030 South	North, west and east side of lot
103	1628 West 11030 South	North, west and east side of lot
104	11044 South Becks Bend Lane	North, south and west side of lot
105	11046 South Becks Bend Lane	North, south and west side of lot
106	11052 South Becks Bend Lane	North, south and west side of lot
107	11058 South Becks Bend Lane	North, south and west side of lot
108	11066 South Becks Bend Lane	North, south and west side of lot
109	11072 South Becks Bend Lane	North, south and west side of lot
110	11078 South Becks Bend Lane	North, south and west side of lot
111	11084 South Becks Bend Lane	North, south and west side of lot
112	11092 South Becks Bend Lane	North, south and west side of lot
113	11098 South Becks Bend Lane	South, east and west side of lot
114	1627 West Bend Lane	South, east and west side of lot
115	1621 West Bend Lane	South, east and west side of lot
116	1617 West Bend Lane	South, east and west side of lot
117	11087 South Becks Bend Lane	North, south and east side of lot
118	11079 South Becks Bend Lane	North, south and east side of lot
119	11073 South Becks Bend Lane	North, south and east side of lot

<u>Lot # (continued)</u>	<u>Address (continued)</u>	<u>Area of encroachment (cont.)</u>
120	11067 South Becks Bend Lane	North, south and east side of lot
121	11059 South Becks Bend Lane	North, south and east side of lot
122	11053 South Becks Bend Lane	North, south and east side of lot
123	11047 South Becks Bend Lane	North, south and east side of lot
124	11043 South Becks Bend Lane	North, south and east side of lot

This authorization only pertains to Culinary Water, Secondary Water, Storm Drains and Streets in South Jordan City.

Any damage caused to the city infrastructure by the homeowner or contractor will need to be repaired by the homeowner.

If you have any questions or concerns concerning this letter please call the number above.

Sincerely,

 Raymond Garrison
 Water Manager


 Glen Kennedy
 Storm Water Manager


 Jed A. Bell
 Streets Division Manager