

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
September 26, 2023**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevens, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, IS Tech Phill Brown, Meeting Transcriptionist Diana Baun, Planner Andrew McDonald

Others: Brian & Nichole Butters, rick01, Carrie McMurdie, iPhone-RO(2) Rick, Cynthia Cox

Absent:

**6:32 P.M.
REGULAR MEETING**

A. WELCOME AND ROLL CALL – *Chair Michele Hollist*

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Bevens motioned to approve tonight's agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. September 26, 2023 Planning Commission Meeting Minutes

Commissioner Gedge motioned to approve the September 26, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Laurel Bevans gave a brief summary of the October 3, 2023 City Council meetings.

Chair Michele Hollist will not be at the next meeting.

F. SUMMARY ACTION - *None*

G. ACTION - *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

**H.1. MYSTIC SPRINGS EDUCATIONAL WETLAND CENTER SITE
PLAN**

Address: 947 W. Shields Lane

File No.: PLSPR202300174

Applicant: Ana Paz, South Jordan City

Planner Damir Drozdek reviewed background information from the Staff Report.

Commissioner Trevor Darby asked about anticipated uses for the amphitheater.

Planner Drozdek responded there will not be anything like concerts, more for educational purposes.

Commissioner Nathan Gedge asked about the area designated I-F on the map, and whether that was industrial.

Planner Drozdek responded that yes, it is marked as industrial.

Commissioner Gedge noted there is a lot of dirt moving on the parcel, and asked if there are any concerns with multiple projects developing at the same time.

Planner Drozdek said they have no concerns.

City Planner Greg Schindler said the property owners do have a grading permit, but there is no application or other indication they are developing.

Commissioner Steve Catmull asked if there will be biking amenities like bike racks to lock them up.

Planner Drozdek said they actually could stay on their bikes throughout this area, and that he was unsure of those specifics.

Chair Hollist opened the public hearing for comments.

Brian Butters (Resident) – we own the property in the L-shape of the west side of this property. My only concern is whether there will be any walkways along the private property/residential area.

Chair Hollist closed the public hearing.

Planner Drozdek said the closest trails are about 130 feet from the resident's homes on their property, and the rules require those trails to be at least 100 feet away. He also noted that the audience in the amphitheater is facing west, the presenter will be facing east.

Planner Schindler added that the area will be closed at night, so there will be no events at that time.

Associate Director of Public Works Colby Hill discussed the original design, noting that they moved the trails further from the homes, and that the pavilion is as far away as possible. There are no plans for projected or amplified music, it is a learning center. There are no seats, it is a graded hill that will have some grass.

The commission and staff discussed access for larger vehicles like school busses, and there were no concerns from staff regarding that kind of access.

Commissioner Bevans asked about availability for funding of all three phases.

Director Hill responded there is funding for Phase 1, and much of the funding has come from the TRCC grant from Salt Lake County.

Commissioner Gedge asked about parking and traffic in the area when busy.

Deputy City Engineer Jeremy Nielson responded that there is sufficient capacity for groups coming in and out.

Commissioner Darby motioned to approve File No. PLSPR202300174, Allowing for construction of a Wetland Educational Center at the address above. Chair Hollist seconded the motion.

Yes – Commissioner Darby

Yes – Chair Hollist

Yes – Commissioner Gedge

Yes – Commissioner Catmull

Yes – Commissioner Bevans

Motion passes 5-0, unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. RUSHTON BIKE PARK REZONE, REZONE FROM AGRICULTURAL (A-1) TO PARK OPEN SPACE (OS-P) SUBDISTRICT

Address: 11050 S. Bangerter Hwy.

File No.: PLZBA202300163

Applicant: South Jordan City

Planner Andrew McDonald reviewed background information from the Staff Report.

Commission and staff discussed the reasons for this item coming back this week, including an issue with the noticing on the State noticing website.

Chair Michele Hollist also discussed an email from a resident (Attachment A).

Commissioner Gedge asked to discuss the deadlines for submitting public comment before meetings.

Commissioner Laurel Bevans asked about lighting at the facility.

Deputy City Engineer Jeremy Nielson responded that there will be no lighting on the trails or otherwise, as the park closes at night.

Chair Hollist opened the public hearing for comments. There were no comments and the hearing was closed. She requested the minutes on this item from the last meeting be included in tonight's minutes, and those are included as Attachment B.

Commissioner Gedge motioned to forward a positive recommendation of approval on to the City Council regarding File No. PLZBA 202300163, Rezoning from A-1 to OS-P. Chair Hollist seconded the motion.

Yes – Commissioner Gedge

Yes – Chair Hollist

Yes – Commissioner Catmull

Yes – Commissioner Darby

Yes – Commissioner Bevans

Motion passes 5-0, unanimous in favor.

J. OTHER BUSINESS

City Planner Greg Schindler discussed the next Planning Commission meeting, as well as the completed training hours for the planning commission members.

ADJOURNMENT

Chair Hollist motioned to adjourn the October 10, 2023 Planning Commission Meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor.

The October 10, 2023 Planning Commission Meeting adjourned at 7:17 p.m.

UNAPPROVED