

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
October 24, 2023**

Present: Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, 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, IT Director Jon Day, Long Range Planning Analyst David Mann, Planner Andrew McDonald, Planner Miguel Aguilera, Meeting Transcriptionist Diana Baun

Others: Doug Young, Eric Langvardt, Cory Shupe, Eric Burson, Lyudvig Gergeryan, Max Bordakh, Matthew Tracy, Jenny Chan, Tanny Van Colt, Diane Gulden, Sandra Bennion, Marc Pehkonen, Klodian Mitri, Chantelle Mitri, Vince Groes, Christopher Anderson, Jacob Iverson, Rich Sandford, Jon Colby Clark, Joan Wells, Bob & Bobbi Leduc, Stan Balfour, Jenny Morgan, Greg Dill, Michael Stakely, Michael Walker, Robert Elder, Kirk Young, Craig Taylor, Shannon Ellsworth, Chantelle's iPhone, Jai's iPhone, Mike Bennion, Suzzi Williams, Raph, Dean Pettit, Mike Thomsik

Absent: Commissioner Michele Hollist

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

A. WELCOME AND ROLL CALL – Vice Chair Nathan Gedge

Vice Chair Nathan Gedge welcomed everyone to the Electronic Planning Commission Meeting and excused Chair Michele Hollist who was absent.

Commissioner Catmull motioned to have Vice Chair Gedge conduct tonight's meeting in Chair Hollist's absence. Vice Chair Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.

B. MOTION TO APPROVE AGENDA

Commissioner Bevans motioned to approve tonight's agenda with the amendment that Item I.3. is moved up and heard as the first item under Legislative Public Hearings, followed by Items I.1. and I.2. in order. Vice Chair Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. October 10, 2023 Planning Commission Meeting Minutes

Commissioner Darby motioned to approve the October 10, 2023 Planning Commission Meeting Minutes as published. Vice Chair Gedge seconded the motion; vote was unanimous in favor. Chair Hollist was absent from the vote.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Vice Chair Nathan Gedge and Commissioner Laurel Bevans attended the Downtown Daybreak groundbreaking last Thursday for the new Bees Stadium.

Commissioner Laurel Bevans attended an Architectural Review Committee Meeting since the last meeting and gave a brief summary of the October 17, 2023 City Council meetings.

Commissioner Trevor Darby will be absent from the next meeting.

F. SUMMARY ACTION - *None*

G. ACTION - *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. RUSHTON BIKE PARK CONDITIONAL USE PERMIT AND SITE PLAN

Address: 11050 S. Bangerter Hwy.

File No.: PLCUP202300161. PLSPR202300160

Applicant: South Jordan City

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Laurel Bevans asked if a Phase 2 is funded in the next few years, will the commission see that site plan before construction, or is this approving all future phases.

Planner McDonald responded that this vote is only for what is before them tonight. Any future phases would come back with an amendment.

Commissioner Steve Catmull asked about average cul-de-sac sizes and how this one compares.

Deputy City Engineer Jeremy Nielson gave those measurements.

Commissioner Catmull asked how many months out of the year staff sees this park actually being used based on weather.

Engineer Nielson responded there might be soil amendments to make the ground handle the water slightly better, but there will be some weeks where it will not be available due to weather. Realistically he sees this being open as early as March and staying open until November or December, weather pending.

Vice Chair Nathan Gedge opened the public hearing for comments.

Greg Dill (Resident) – I am on the east side of the boot displayed on the last graphic. Our main concern is with the rezoning of this land, the previous graphic showed a boot and we are on the toe side of the boot, so to speak. That retention pond often has a lot of water in it and it has a lot of wildlife, we get deer back there and migratory hummingbirds, which we are all very fond of and want to keep. My question would be, why do we need to rezone the entire boot, why can't we just do from the ankle up where the actual development is being done.

Vice Chair Gedge acknowledged the emails received prior to the meeting from Klodian and Chantelle Mitri (Attachments A and C).

Klodian Mitri (Resident) – I just wanted to follow-up on what that Phase 2 looks like so we can all understand what potential phases might impact the zone. In addition to that, I have signed petitions from all the houses on the west side of that entire zone, and all those are not in favor of any of these types of improvements. When you are saying it has been well received by the community, we are the ones most impacted on that entire border. I can also email that signed petition to the rest of the commission if needed. If you guys have this funding and are just investing in this area, as someone who frequents the Welby Canal path I was also the person who said "hey, the shrubs are everywhere, why don't we focus some of that funding on the 18 miles of the path to better maintain that." Let's make those small efforts, rather than just trying to build a bike park that maybe not everyone wants. I think everyone would want a well-maintained area, maybe we can start with little things like trimming up the shrubs that are not maintained or maybe putting in some nice benches that families can actually enjoy. You mentioned the hours of 5:00 to 10:00, but I don't know if you have been in the Daybreak area, just 5-10 minutes west, even though there are some cul-de-sacs that can only handle 10 cars at a time, there is definitely overflowing parking a lot, and I don't want this to become another Daybreak bike park. We purposefully all built here because it is peaceful, calm, and we enjoy the views. The last thing we want is more noise pollution, light pollution, etc. We are already handling ATVs, trucks that are driving on that Welby Canal path illegally; I can only imagine the motorized activity that will come about having this here. Just like the commotion that is in Daybreak, I just don't think this is the place for that.

Jenny Morgan (Resident) – I honestly oppose all of it, I feel like it all kind of snuck up on us. I would have been here at the last meetings you had but I was working in Boston and out of town. As Klodian said, I worry about a lot of people parking there, the dust it will create. We have young children, we walk these areas often, I sit out and look out at the wildlife and I've seen deer

go through there, along with a lot of birds; I just worry that all of that will be driven away if we have a lot of people riding bikes back there all the time. Honestly, if we have money I feel like we should put it towards a sound wall along Bangerter, because it's like having a freeway right next to our homes; I think Klodian covered the rest.

Vice Chair Gedge closed the public hearing. He then asked staff to address the questions from the public.

Planner McDonald explained that the entire area is being rezoned because it was necessary to help support this project, but the existing current future land use is OS (Open Space) which the city would like to maintain. The rezone to the OS-P (Open Space – Parks) was to make everything consistent with the future land use designation, which allows for, and is more suitable for this open space use as you can see from the maps provided. The storm water detention basin in the “boot” currently serves to cover these surrounding subdivisions, and as has been stated in previous meetings and tonight, is not a part of this application. As it is today, it shall be after, if this application was to be approved.

Vice Chair Gedge asked staff if there were any concerns in regards to natural wildlife.

Deputy City Engineer Jeremy Nielson responded that there are no concerns for the area being discussed.

Vice Chair Gedge asked for details on the decision to dedicate funds to this project.

Engineer Nielson responded that early every year the City Council approves Capital Improvement Projects, and this was a project on that prioritized list. The list spans five years, and this one received funding for Phase 1 only this year. Phase 2 is not even on that list, and there are no plans for that. There is some additional area that could potentially be used, but as mentioned in previous meetings the city is trying to be very sensitive to the neighbors. The city is not trying to generate a lot of traffic there, keeping it more for the users on the Welby Trail and kids learning to ride bikes.

Vice Chair Gedge asked to confirm that any illegal motorized vehicles being used on the property could be reported to the police.

Engineer Nielson confirmed.

Vice Chair Gedge asked about potential concerns with additional noise or lighting concerns.

Engineer Nielson responded that there are no additional concerns, any noise generated will be drowned out by Bangerter Highway.

Vice Chair Gedge asked to confirm that all residents within 300 feet of the property were noticed, and that it was also published to the Utah Public Notice website per our requirements.

Planner McDonald confirmed that was correct.

Vice Chair Gedge asked to confirm that the cul-de-sac is dedicated to parking for this park, and the total amount of spaces.

Engineer Nielson responded the cul-de-sac was created oversized for parking uses, and it can fit up to 10 vehicles without parking in front of anyone's home. That still provides plenty of space for fire access and anything else. Since these are all public streets, it is legal for visitors to park in front of homes; however, if it became a nuisance there are parking restrictions that could be enforced. As discussed previously, they don't anticipate this bike park having a huge draw since it lacks many of the bigger obstacles.

Commissioner Catmull asked if the structures being installed would support motorized vehicles like an OHV or ATV.

Engineer Nielson responded that some might, but the structures aren't really wide enough for those types of vehicles to put their full weight on. If they were intentionally abused like that they probably would not hold up to the weight of those vehicles.

Commissioner Catmull asked about repairing future damage and where that funding would come from.

Engineer Nielson responded those repairs or replacements would be done as part of the maintenance fund, and as long as the foundation is still good the other repairs would be simple and minor.

Vice Chair Gedge mentioned vandalism and potential charges.

Engineer Nielson responded that he was unsure of the exact crime, but that it would definitely be something police could be involved in.

Commissioner Bevans noted there were questions from the public about the details on Phase 2, and she shared that information was available in the packet from the September 26, 2023 meeting and encouraged those interested to review those archived records on the city website.

Planner McDonald reiterated that the Phase 2 renderings are merely concept plans, they are not a site plan. In regards to the park pavilion itself, he clarified that it is a public space, available on a first come, first served basis, subject to the hours enforced by the city. The pavilion and park itself cannot be reserved for parties or events, and they don't foresee groups using this space as it wouldn't fit their needs and what they're looking for. Regarding lighting concerns, currently the trail does not have any lit posts along it, and this project is not proposing to install any additional ones at this time. The only one currently on site is the one existing along the cul-de-sac, between the park and nearest home.

Vice Chair Gedge motioned to approve File No. PLCUP202300161, Rushton Bike Park conditional use permit, based on the findings listed in the Staff Report and presented this evening. Commissioner Darby seconded the motion.

Roll Call Vote

**Yes – Vice Chair Gedge
Yes – Commissioner Darby
Yes – Commissioner Catmull
Yes – Commissioner Bevans
Absent – Chair Hollist**

Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

Vice Chair Gedge motioned to approve File No. PLSPR202300160, Rushton Bike Park site plan application, based on the findings listed in the Staff Report and presented to the commission this evening. Commissioner Bevans seconded the motion.

Roll Call Vote

**Yes – Vice Chair Gedge
Yes – Commissioner Bevans
Yes – Commissioner Catmull
Yes – Commissioner Darby
Absent – Chair Hollist**

Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

**H.2. RMP DAYBREAK SUBSTATION SITE PLAN AND CONDITIONAL
USE PERMIT**

Address: 7028 West 11800 South
File No.: PLCUP20230012, PLSPR202300017
Applicant: Christopher Anderson

Planner Miguel Aguilera reviewed background information from the Staff Report.

Vice Chair Nathan Gedge asked if utility uses are conditional in all zones of the city.

City Planner Greg Schindler responded it is a conditional use in all zones; however, there was an ordinance change that came before the commission and was forward to City Council regarding making these uses a permitted use. It has not gone to the City Council yet, but it will in the future.

Vice Chair Gedge asked to confirm that historically, other conditional uses have been permitted for utility use in an A-1 Zone. He wants to ensure they are not setting a precedent this evening.

Planner Schindler confirmed that is correct.

Commissioner Laurel Bevans mentioned the changes to the residential protection area and asked for the details of the change.

Planner Aguilera referred to a map from the packet and explained which adjacent zones might end up being residential. Since there are no existing residents, staff felt it could modify that requirement for this zone instead of having a specific buffer.

Commissioner Steve Catmull asked for the reason behind the 1000 foot distance.

Planner Aguilera responded that is part of the city's impact control measures, mitigating any potential detrimental effects of any uses next to residential areas. For this specific use, there were no detrimental effects found.

Commissioner Catmull asked about safety measures in case the area becomes residential.

Planner Schindler responded there will most likely be residential areas nearby, but power lines are commonly used throughout the city in many neighborhoods and there has never been any danger inherent with them in place and used.

Assistant City Attorney Greg Simonsen appreciated the concern of the commission, however city code gives the planning director and city engineer the right to make a decision waiving the 1000 foot requirement; that is what has been done here, and the commission doesn't have the jurisdiction to override that decision in regards to the 1000 foot buffer.

Commissioner Catmull noted that his intent was just to make sure they understood the reasoning for the exception on the buffer.

Christopher Anderson (Applicant) – referred back to the images from the Staff Report and noted the existing right of way along the north side of the road. The plan for this substation is to bring that current voltage overhead into the east side of substation at about the midpoint. He also noted that part of this change is to step the power down from its current voltage, which happens with the transformer protection and control. He also discussed the switchgear that conveys the voltage underground for residential and commercial needs.

Vice Chair Gedge opened the public hearing for comments. There were no comments and the hearing was closed.

Commissioner Darby motioned that the Planning Commission approve the Conditional Use Permit, File No. PLCUP202300012, allowing for construction of the RMP Daybreak Substation located at the address listed above. Vice Chair Gedge seconded the motion.

Roll Call Vote

Yes – Commissioner Darby
Yes – Vice Chair Gedge
Yes – Commissioner Catmull
Yes – Commissioner Bevans
Absent – Chair Hollist

Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

Commissioner Darby motioned that the Planning Commission approve Site Plan Application, File No. PLSPR202300017, allowing for construction of the RMP Daybreak Substation, located at the address listed above.

Roll Call Vote

Yes – Commissioner Darby
Yes – Vice Chair Gedge
Yes – Commissioner Catmull
Yes – Commissioner Bevans
Absent – Chair Hollist

Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

H.3. MISSION CHURCH CONDITIONAL USE PERMIT AND SITE PLAN

Address: 10978 South 2200 West
File No.: PLCUP202300061, PLSPR202300057
Applicant: Jacob Iverson

Planner Andrew McDonald reviewed background information from the Staff Report.

Vice Chair Nathan Gedge stated that his children have attended summer camps with this organization for many years, but he doesn't have any ownership stake in this business. He asked about possible safety concerns with overflow parking and the nearby equestrian center.

Planner McDonald noted staff had no concerns. This is private property and can post signs about vehicles being towed if not parked for the intended use.

Commissioner Steve Catmull asked about an option to add a middle turn lane, or would there be a need for one with everyone leaving at the same time after a service.

Deputy City Engineer Jeremy Nielson responded that if it becomes necessary that could be added later, however with that potential being on Sundays the traffic volumes are generally light and he doesn't foresee any problems with the current striping.

Jacob Iverson (Applicant) – Project is conversion of an equestrian barn to a church building. Exterior modifications are very minor to the structure itself. Interior plans are for approximately 300 movable seats to allow for different uses and events, including Sunday morning service and a few other events throughout the week. Concrete structures being removed on the property will be done with the proper demo permits to make more site space for a children's area and HVAC equipment. They also plan to update the interior for insulation requirements and other needs. The plan is for the church to move their operations to this location once construction is complete.

Vice Chair Gedge opened the public hearing for comments.

Rich Sanford (Pastor at the Church) – I am a pastor at the Mission Church. We planted here about 10 years ago and have been here in South Jordan ever since. We are very grateful for all the work the team has done to get everything up and running. To clarify, we are a pretty typical, traditional Christian Church with the hours you might expect. Sundays are the only busy day, we have everyone there for one service hour which usually ends up lasting about three hours with arrivals and departures. The rest of the week there might be one to two nights of the week for meetings with youth and children, or random business type meetings. Occasionally we might do a week long kids camp, as was mentioned, and those are only for the early morning hours from 9:00 to noon; those are done one time a year. The use of the space is hoped to be typical of what someone would expect for religious services in a place like that.

Michael Walker (Resident) – I am very close to the property in question. My only comment or question would be specific to the lighting situation. I am not familiar with the city ordinances, but I would ask that with my property being so close, if the lights would not be on if the property was not in use.

Mike Bennion (Resident) – I am the property directly west of the church being proposed. I just have a concern about the elevation of the fence on the west side of the property right up against the canal. I was wondering if there was anything we could do because in the documents sent out with this, from my property where I will be building a house shortly, I will be able to see directly into the parking lot. I wanted to propose, or see if there is anything we could do about basing the bottom elevation of the fence off of the canal road, versus where the property line slumps off and drops down a couple feet. Is there anything we can do to cover up the parking lot as much as possible.

Vice Chair Gedge closed the public hearing. He asked staff to address concerns shared by the public.

Planner McDonald responded that per the lighting plan in the meeting packet, all lights are shielded and pointed directly down, as required by city code. Staff has no concerns regarding light bleeding into the adjacent subdivision. In regards to sloping and the fence brought up, what is being proposed complies with city code in regards to fencing in this application. There is a grading plan listed in the packet, and the grading along the canal and the fence line in the same space is relatively consistent and flat. With the subdivision to the west, there is a portion where it

drops a little bit, but according to the final grading plan, and the engineering plans, they have it consistent with the grade of the canal and the fencing being installed.

Commissioner Laurel Bevans asked about a potential café or coffee shop on the property.

Mr. Sanford replied there are no plans for that.

Vice Chair Gedge motioned to approve the Conditional Use Permit Application, File No. PLCUP202300061, based on the findings and conclusions listed in the Staff Report. Commissioner Darby seconded the motion.

Roll Call Vote

**Yes – Vice Chair Gedge
Yes – Commissioner Darby
Yes – Commissioner Catmull
Yes – Commissioner Bevans
Absent – Chair Hollist**

Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

Vice Chair Gedge motioned to approve the Site Plan Application, File No. PLSR202300057, based on this evening's discussion and Staff Report. Seconded by Commissioner Darby.

Roll Call Vote

**Yes – Vice Chair Gedge
Yes – Commissioner Darby
Yes – Commissioner Catmull
Yes – Commissioner Bevans
Absent – Chair Hollist**

Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

****As amended, agenda will move to Item I.3. first, then return for the remainder of the Legislative Public Hearings****

I.1. GLENMOOR GOLF COURSE RESORT, LAND USE AMENDMENT AND REZONE WITH DEVELOPMENT AGREEMENT

Address: 9800 S. 4800 W.

File No.: PLZBA202300172

Applicant: Kirk Young

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioners and staff discussed the lengths of stay allowed with this proposal and what the intended use is for the hotel.

Doug Young (Applicant) – They are very excited for this project, which is intended to be more of a resort. He shared his prepared presentation (Attachment F).

Vice Chair Gedge acknowledge public comment received via email before this meeting, Attachments B and D. He then opened the public hearing for comments.

John Clark (Resident) – I really appreciate what Mr. Young and the City Council did years ago to save this thing. I have one question, and I couldn't see it when going through the slides, why does this pathway need to be general commercial. Why can't that be cut, as it shows as part of the golf course road that goes in-between the water and sand trap.

Joan Wells (Resident) – I am directly to the south of the proposed hotel. I am not for or against the hotel, and I don't mean for this to be totally negative, but I do have a few concerns. The hotel will be built directly adjacent to out residential area, and there are no other commercial establishments in that area at all except for the Harmons in Daybreak. You then either have to go down to the corridor or over to Bangerter to see more commercial space, so that's a concern given the fact that a golf course usually is not operational for about four months out of the year and I do have some concerns about the hotel there. With boutique hotels like this this, which is I think what they are going for, there can be some risks and challenges, and if it turns out that it's not profitable and they built it as an extended stay, I have some concerns about what could happen to that building. The plan is to build this three story, 100 room extended stay type hotel, and that means it is going to have a kitchenette in every room. Three stories is also kind of tall. I can see the need for that, if you are going to build a hotel you have to have a decent amount of rooms, but they will be able to view directly some homes that are adjacent to that. With that said, we have had a couple meetings with the owner, and he did say that he would put like a 20 foot berm type of barrier there with some trees and things like that which would buffer that zone a little bit from the parking coming up next to the fence. My first concern is that our fence right now is a Styrofoam fence that looks like stone, but is not, and you could kick a hole in it if you wanted to. I did talk to the owner about this as well and I would like that to be a stipulation of the rezoning, that maybe we install a masonry wall so if there are any issues with cars, which doesn't happen too often but occasionally cars go through a wall, this would protect those homes since our backyards are maybe 8 x 12 and tiny. My biggest concern is probably not going to affect me in my lifetime, but homes as we know them have a lifetime of about 100 years or so. What will happen if the water situation at the golf course gets bad, dries up, and they can't water it. We all have to think about that because it's reality. What would the hotel turn into then if that were the case, would it be an apartment complex, a halfway house, a residence for unsheltered individuals or families, battered woman's shelter, etc. That is my concern about the future.

Mike Thomsik (Resident) – I live in the Glenmoor Villas, just south. Doug has put millions in this golf course and it has all been a success, with many improvements and still putting money into it. He also landscaped on the east side of the townhomes and they love it. I think the

building, from looking at the options, will be the best option other than homes. I would hate to live next to a three story home in my backyard with a patio on top, and who says that is not going to be noisy. I don't like that idea, and the golf course also brings high-end clientele there. Doug has the highest rates of any public golf course in the valley, so he is bringing high-end golfers in there and that's a plus as well. The Bees Stadium is going in out west, so the teams that play the Bees could also stay there, that has got to be a plus, especially for the kids. The course isn't going to run out of water, they have three wells, and I'd say that's pretty safe. He is also going to put a swimming pool in there I believe and make hole 18 surrounded by water as an island green; I am all for it. I live there, I think it will bring the values of the homes up. I think some of them are excited about the coffee shop that is going to go in there, and I am definitely excited about the ice cream. It will definitely improve the area, and if I'm not right, isn't a golf course zoned commercial?

Mark Pehkonen (Resident) - I live in one of the condos that adjoins the golf course, and I am the president of the HOA for those condos, consisting of 39 units that are clustered along Skye Drive. I just became aware of this, this evening, because I live outside of the 300 foot zone, and I wasn't aware of this update to the plans. The HOA I am a part of was very involved in obtaining the use of the open space/park use of this land in the first place. Since Doug took ownership of the course, I have nothing but positive things to say about what he has done for the golf course, but also as a neighbor to us. My thought was, as I saw this, that I think he is going to undertake this project with the same type of neighborliness he has shown to us. I hesitate to say that I speak for all of our homeowners because I haven't had a chance to explain this to them yet, I am not sure how many of them know about it, but as the president I am going to solicit their input, which I can suppose provide at the city council meeting. My guess is that they would be in favor of it, but I will canvass them and come back with that. For, it looks like a good thing on first blush.

Eric Burson (Resident) – I live on the 7th fairway and found out about this today because I happened to drive by 4800 and saw the public notice sign. I was a little taken aback because, like Mark said, we didn't hear anything about it because we live outside of the 300 foot zone. My initial concern is traffic mitigation, especially in the next three years when 9800 and Bangerter becomes untenable. 10200 is a two lane road, 4800 is a speed limited road at 30 mph, Skye Drive is a speed limited road at 25 mph which is exceeded constantly. Has the traffic mitigation been looked at, at this point, for a 102 room quasi-extended stay that seems under definition still. Is it a hotel for one or two nights, is it an extended stay that is an executive extended stay where somebody leases a room for six months and there isn't a title change, as those are all over the valley. It is a little bit disconcerting to think about the traffic that could come from high volume movement like that, and I just hope somebody considers that.

Shawn Labrum (Resident) – I live adjacent to the property, the single house on the southeast corner of the property, and I think I'll be pretty directly affected by this. I just wanted to say a couple of things. First of all, I want to commend Doug for engaging the community. He has been a great neighbor for the last several years, and he has met with all the homeowners in that area and encouraged our input to some of his designs. I also want to just say he has my support for what his plans are there. We have talked about the offsets, how it will affect my view, and

included us in some of his landscape design. He has been a great neighbor and I don't see any reason why that would change.

Diane Golden (Resident) – I wanted to thank Doug for reaching out, he has reached out three times already, and I am on the board there at the HOA. One thing I was really concerned about was being on the 18th. Last year he spent a lot of money putting in the grass where the rough was off the 18th green, because that has been dirt and a nightmare. However, now we have a beautiful green grass that feeds into the green and when I talked to Andrew I was really concerned that some day there could be some structural service buildings for the golf course, that if parking ran out on the lower side we could potentially have a mower shop in front of the house, which would destroy our property. Doug has agreed to a structural easement on the 18th and I think that's really commendable. I hope that will take place. He has agreed to a concrete precast fence to split the properties, and I think that will go in with lots of beautiful trees and things that are going in early on. One neighbor who is here and didn't want to speak mentioned something about there being three entrances to the hotel, which one would be really close to Hoggan Alley which is right off of Sneed. I hadn't actually thought about that, how close that is, so I don't know if they need that far one close to Hoggan Alley, or if we could get by with two. I am in favor of the hotel.

Henry Corzan (Resident) – I am here on behalf of my wife, Dawn Corzan, and myself. We are elated that improvements continue to be made with this golf course. We moved back to Utah in 2018, it only took several months and up went signs saying we were going to sell it all. Being the largest property owner in the subdivision I was shocked. We had moved back from Florida where we have seen numerous golf courses fail, and when the golf courses fail, the communities fail. What Doug has done is beyond belief. He obviously has spent a lot of personal money because he can't be making money on it right now. The recommendations being made are wonderful, and I am so happy the future of the golf course is being protected in making these improvement and I believe he is a steward of land, more of a conservationist than a developer, or even a golf architect. We were very happy and highly recommend this development. Having the largest property I want to maintain my value as well.

Commissioner Gedge closed the public hearing.

Mr. Young discussed the stem mentioned, going in front of the ponds, has plans to be expanded and they plan on having fly fishing in there with the rare Bonneville trout with the veterans being able to fish there. They have done a complete traffic study, which will be submitted during the site plan, and this lessens the traffic because people can stay there during the tournaments, rather than currently coming in from outside the US and having to travel down to the freeway.

Regarding the stays here, the length is very limited and the costs in this resort hotel is very expensive; unless you have a group to bring in. While we will have kitchenettes in the rooms, there will be six kids with an adult there. They are brought in groups and we host most all the high schools in the southwest quadrant, along with the groups that come in from out of state. These are not apartments. They plan on installing a concrete wall as a barrier as well between the course and residences.

Vice Chair Gedge asked about the three entrances.

Engineer Nielson responded that will be reviewed more closely when site plans are received. There was an infrastructure analysis, with part of that looking at the transportation system, and they have no concerns with the concept. There will be an increase in traffic, but many will be staying and golfing there; however, 4800 West can take quite a bit more traffic and still stay within a reasonable level of service.

Commissioner Bevans clarified that the development agreement references the city code as lodging, and that indicates a stay less than 30 days. She asked if there is anything in the development agreement that extends that further, or if it is just based on city code.

Planner McDonald said it would refer back to the wording in the city code.

Commissioners shared their final thoughts on the proposal.

Commissioner Darby motioned to forward a positive recommendation to the City Council to approve Resolution R2023-50, approving the development agreement. Seconded by Vice Chair Gedge.

Roll Call Vote

**Yes – Commissioner Darby
Yes – Vice Chair Gedge
Yes – Commissioner Catmull
Yes – Commissioner Bevans
Absent – Chair Hollist**

Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

Commissioner Darby motioned to forward a positive recommendation to the City Council to approve the Land Use Amendment Resolution R2023-51, approving the proposed land use amendment. Vice Chair Gedge seconded the motion.

Roll Call Vote

**Yes – Commissioner Darby
Yes – Vice Chair Gedge
Yes – Commissioner Catmull
Yes – Commissioner Bevans
Absent – Chair Hollist**

Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

Commissioner Darby motioned to forward a positive recommendation to the City Council to approve Ordinance No. 2023-07-Z, approving the proposed zoning change. Vice Chair Gedge seconded the motion.

Roll Call Vote

Yes – Commissioner Darby
Yes – Vice Chair Gedge
Yes – Commissioner Catmull
Yes – Commissioner Bevans
Absent – Chair Hollist

Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

**I.2. SHORELINE MASTER PLANNED DEVELOPMENT, REZONE
WITH DEVELOPMENT AGREEMENT**

Address: 7102 W. 11800 S.

File No.: PLZBA20220083

Applicant: Kirk Young

Long Range Planning Analyst David Mann reviewed background information from the Staff Report.

Commissioner Laurel Bevans asked about the substation on the map being the same one approved previously in this meeting.

Planner Mann responded that is the location, but that the developer will not own that space.

Commissioner Trevor Darby asked about the “Mustang Entry” area details.

Commissioner Bevans asked about the small section of private-local road.

Planner Mann responded that the road is probably running through the commercial area of the development, and something that engineering will work out.

Doug Young (Applicant) discussed the history of the space and what has led up to the ground being safe for development today. He reviewed his prepared presentation, Attachment G.

Vice Chair Nathan Gedge opened the public hearing for comments. There were no comments and the hearing was closed.

Commissioner Bevans asked about the total density of this project, including the units transferred over from Glenmoor.

Planner Mann responded that those numbers and obligations are in the Staff Report, and that the explanation for the density calculations are in there as well.

Commissioner Bevans motioned to forward a positive recommendation to the City Council for File No. PLZBA20220083, Rezone with a Development Agreement, based on the Staff Report and other information presented to the Planning Commission. This recommendation is based on the applicant and staff resolving minor inconsistencies

remaining in the Design Guidelines and Master Development Agreement prior to City Council approval. Commissioner Gedge seconded the motion.

Roll Call Vote

Yes – Commissioner Bevans

Yes – Vice Chair Gedge

Yes – Commissioner Catmull

Yes – Commissioner Darby

Absent – Chair Hollist

Motion passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

I.3. PARKWAY PLAZA, LAND USE AMENDMENT AND REZONE

Address: 1801 W & 1831 W South Jordan Parkway

File No.: PLZBA202300152

Applicant: Max Bordakh

Planner Miguel Aguilera reviewed background information from the Staff Report.

Matthew Tracy (Layton Davis Architects) – Previously there were some concerns raised related to parking and they wanted to be good neighbors, sensitive to their environment. They have taken the site plan and reversed it, placing parking in the back and maximizing the distance between adjacent residential zones. There will also be a six foot high masonry wall at the back end for additional separation. Throughout the land use process they intend to comply with all applicable requirements.

Vice Chair Gedge opened the public hearing for comments.

Stan Balfour (Resident) – I am just adjacent to that property. I know this isn't the final plan, only the beginning, but in the city I understand there have been some challenges with drive-thrus. Since that drive-thru on the west would be next to our property, that close to that fence, it is an interesting situation. I know you've had concerns on that in other places, so that is my main concern; not to stop the development, but the drive-thru is an interesting situation that we need to look at seriously.

Vice Chair Gedge closed the public hearing.

Commissioner Laurel Bevans asked if this property is located where the median is located, or could there be left turns in and out of this property.

Deputy City Engineer Jeremy Nielson responded that those details aren't known at this point. Ultimately, they will need a permit from UDOT, and he expects UDOT will restrict the access to right in and right out.

Commissioner Bevans asked about the distance between the fence and building on the site plan.

City Planner Greg Schindler noted that the code requires a 30 foot distance away from the residential properties on the side and rear. They will also be required to have a 10 foot landscaping buffer in that 30 feet on the west side and south side where the parking is.

Commissioner Bevans has no issue rezoning this to CC, but she thinks they all share the hesitation to put a drive-thru in a residential backyard and she shared that with the applicant, asking them to consider that before it comes to site plan.

Vice Chair Gedge added that with the potential for stacking on to South Jordan Parkway, that will be a main concern.

Commissioner Darby motioned to recommend approval to the City Council of Resolution R2023-48, approving the Land Use Amendment and changing the designation from Stable Neighborhood to Economic Center; Resolution R2023-06-Z, approving the zone change from Single Family Residential to Community Commercial. Seconded by Commissioner Bevans.

Roll Call Vote

**Yes – Commissioner Darby
Yes – Commissioner Bevans
Yes – Commissioner Catmull
Yes – Vice Chair Gedge
Absent – Chair Hollist**

Motion Passes 4-0, unanimous in favor. Chair Hollist was absent from the vote.

Vice Chair Gedge motioned to take a short recess, which was seconded by Commissioner Bevans; vote was unanimous in favor.

****Meeting returned and moved back to Item I.1. as amended at the beginning of the meeting****

J. OTHER BUSINESS

City Planner Greg Schindler discussed the next Planning Commission meeting.

ADJOURNMENT

Vice Chair Gedge motioned to adjourn the October 24, 2023 Planning Commission Meeting. Commissioner Darby seconded the motion; vote was unanimous in favor, Chair Hollist was absent from the vote.

The October 24, 2023 Planning Commission Meeting adjourned at 9:24 p.m.