

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
October 28, 2025**

Present: Chair Nathan Gedge, Commissioner Lori Harding, Commissioner Steven Catmull, Commissioner Bryan Farnsworth, Commissioner Sam Bishop, Commissioner Michell Hollist, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Damir Drozdek, Assistant City Engineer Jeremy Nielson, Director Brian Preece, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS Coordinator Matt Jarman.

Others: Rachel Turk, Brandon Harrison

**6:30 P.M.
REGULAR MEETING**

A. WELCOME AND ROLL CALL –*Chair Nathan Gedge*

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that (5) of the Planning Commissioner’s are present.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the October 28, 2025

Commissioner Hollist motioned to approve the October 28, 2025 Planning Commission Agenda. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. Approval of the October 14 2025 - Planning Commission Meeting Minutes.

Commissioner Catmull motioned to approve the October 14, 2025 Planning Minutes with corrections. Commissioner Gedge seconded the motion. Vote was 6-0 unanimous in favor.

D. STAFF BUSINESS

Planner Schindler said I want to remind you that the next Planning Commission Meeting will be held on Wednesday November 12, 2025. The City is closed on Tuesday November 11th for the Veterans Holiday, so we will have the Planning Commission Meeting Wednesday

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 9 PLAT 5 AMENDED

Address: West side of Bingham Rim Rd approximately between 11095 S and 11035 S.

File No: PLPLA202500179

Applicant: Vagner Soares (LHM Real Estate)

Planner Greg Schindler reviewed background information from the staff report.

Chair Gedge opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Commissioner Hollist motioned to approve File Nol PLPLA202500179 Daybreak Village 9 Plat 5 amended at West side of Bingham Rim Rd approximately between 11095 s and 11035 S. Chair Gedge seconded the motion. Roll Call Vote was 6 to 0 unanimous in favor.

H.2. ALTITUDE PRELIMINARY SUBDIVISION PLAT

Address: 515 W. Ultradent Dr.

File No: PLPP202500150

Applicant: Krisel Travis, DAI Utah

Planner Damir Drozdek reviewed background information from the staff report.

Commissioner Harding is there going to be any fencing?

Planner Drozdek said there's going to be a decorative masonry wall along the East and the North boundary, and then there's going to be post and rail fence along the south boundary and the portion on the North boundary.

Commissioner Harding said what about down into the natural land?

Planner Drozdek said there will not be a fence there.

Commissioner Catmull said will any of these roads develop the property to the north? Will any of those interior roads go through?

Planner Drozdek said some of them are stubbed and planned to go through.

Commissioner Hollist said as far as I could tell, they've met all of the requirements and the agreement with city council.

Planner Drozdek said yes, that is correct.

Commissioner Hollist said the one that I saw there was a provision that they could go above the 35 foot height restriction. I didn't see any cap on what that height could be, is it just that they're limited to the four stories that were shown in these renderings?

Planner Drozdek said the heights are indicated on those drawings.

Commissioner Farnsworth said is the purpose of the developer putting in the trail to connect the front runner station because it is on the other side?

Planner Drozdek said yes, that is correct

Commissioner Catmull said I have a comment about the traffic study. I believe on this item, and looking at the code, I didn't see anything in the staff report. Did we decide if they had to get a traffic study?

Planner Drozdek said they did, it was updated.

Commissioner Harding said on that, it looks as if the trail has some type of a bridge over the Jordan River. Will that be City's responsibility, or the individuals, as I see, part of it's on their land as far as flooding or maintenance or anything of that nature.

Planner Drozdek said that's in the agreement. They're going to donate \$300,000 to the city towards the construction of the bridge. The bridges, and the rest of it's going to be covered by the city from different funds.

Commissioner Harding said I saw that that was happening, but as far as future maintenance.

Planner Drozdek said it will be the City.

Chair Gedge said we did receive an email last week regarding a request from a Lenny with Silverstone automation regarding request for a current traffic study. We should have all received the email in your city email as an attachment. This will be part of the public record on that to reference that we did receive the one email ahead of time.

Krisel Travis (Applicant) said there's a couple of new faces that I don't know, but thank you for your service here. We're glad to be here tonight. I just wanted to bring you up to speed, because you hadn't seen what we'd done since the City Council approved this. So this is our new layout with our condominiums. You can see the four story condos and the three story town homes and how it lays out on the land and orients with the open spaces at the bottom. And then you can flip to the next slide. Just for curiosity sake, this color codes the 222 units, and the different types that are available. And then it also matches the MDA in the number of rentals. We will have 94 that will be rentals, and 128 that will be for sale, and those for sale properties cannot ever be rented. Those will be restricted through our CC&R's and our association, and we have worked with Edge Homes. They will be the builder for the condominiums and for a few of the town homes.

Commissioner Hollist said it sounds like the for sale product will primarily be your condominiums.

Ms. Travis said yes, all of the condominiums will be a for sale product, and the rentals will be the town homes, and there will be a few town homes for sale as well. So there are 84 condominiums and I think there's 38 townhomes. This is the updated landscape plan, and as Damir pointed out, we have made a couple of adjustments based on city council. We're trying to be very water wise and efficient, so we'll have native landscaping. We will finish the public trail. One of the other things that we've added, which is not a public amenity, but down here is the memorial garden, which we'll do as part of a tribute to the prior land owners. We'll have plants, it's a meditation kind of a space where we'll have plants that he loved and their family enjoyed. There'll be binoculars for the kids to look over the riparian area, kind of like you see at the national parks, so that they can enjoy and learn. We'll have some signage that will point out different plants and things to look for. So it's kind of interactive, but it's mostly a meditation and quiet space down there for them to enjoy.

Commissioner Hollist said you just indicated that will not be a public feature. How will you enforce that?

Ms. Travis said we won't. I know it's going to be hard because the trail is public. It goes right through there, but it will be 100% on the on the HOA to maintain those areas, other than the trail, which would be the city's responsibility. So next slide, so this just kind of tells you and shows you what that those areas and contemplation spaces are planned for and look like, and that we're trying really hard. One of the snags that we hit was with the Jordan River Commission and and trying to make everything fit. As you guys know, we really are trying to bring that wetland back to life. We appreciated the cooperation of staff through our agreement to allow our storm drain to be a little bit different so that we can use the water that we're capturing to feed that wetland and to try and re establish some of the growth down there. The next slide is the view from the bridges and from the other side. Some of the concerns were for the members on the west, your citizens on the west, and what they would be looking at? So this just shows those views from the other side of the river. That's what it looks like. We are grateful for your time. So if you have any questions for me, I am open.

Commissioner Catmull said if you go back on that slide presentation of views from the other side. I don't have a slide number so I can't reference it for the audio, but I'm looking at two pictures. I think they're from the one in the upper right, and the other one is in the lower upper right from further back than the trail on the other side, right? It might be closer to the homes side, because the trail is closer to the river on this side.

Ms. Travis said there's about 600 to 700 feet between home to home with the river in between.

Chair Gedge said living in this neighborhood I will confirm that number, and just going back to your memorial garden and the description you had here. I know that along the River Parkway, just south of this, between 10400 S and 11400 S. I guess similar with the various trees of the of the area, is it similarly how you can kind of branch off the trail to go in?

Ms. Travis said these will be oriented like the trail that runs right through them. They are going to be circular, and you could turn off and sit, there's not going to be a path that you'd have to deviate from, but they're more directly adjacent, and there will be seating areas and benches. We have a bird bath down there to attract birds and butterflies. It's been a really fun thing to do.

Chair Gedge said and you guys, again, will maintain that. The city will maintain the actual trail piece.

Ms. Travis said yes, that is correct.

Ms. Travis said I need to make a correction on the fencing plan, where you see the blue line and the red line. We have extended this red and the blue line a little bit farther down, so the blue will extend to here, so that solid wall will be a little bit longer than what's represented here. There was a concern from the owner to the north that maybe it needed to go a little bit farther. So we have extended it to where our wetland begins, and everything above that will be solid.

Chair Gedge said I believe the Jordan River Commission had some concerns. Are they fine with that extension?

Ms. Travis said yeah, because it's still it aligns with our natural area that was part of the development agreement and the changes that happened with our rezone, and so it aligns with those locations.

Assistant City Attorney Simonson said I just want to make sure that our record is going to be complete. Great presentation. It looked to me like there were some photos and drawings presented in her presentation that are not in the packet. And I want to make sure that everything from her presentation makes it into the record.

Chair Gedge said thank you for bringing that up Mr. Simonson, so that's fully referenced in the packet again, before we open general public. We did receive the one email we've mentioned a couple times this evening regarding the traffic study in this area. They wanted a more current version. because the one before did not incorporate the 222 units that were are being presented this evening.

Chair Gedge opened the Pubic Hearing to comments.

Cory Bodily, South Jordan said I'm the CFO of Silverstone Automation. My partner, Lenny is the one that sent the letter in. He's the CTO and the two of us own the company. Thank you, Damir, for passing that information along. You kind of took the wind out of my presentation. I thought I had to justify why a new trade study needed to be done. But, let me tell you, the least the current conditions we have is right now. We're fully staffed. You have the social security building and it seems like they're fully operational. And entering, you're calling it the secondary access. Entering the Jordan gateway from that secondary access right now is working with the amount of cars that we have with the Ultra Dent building. When we purchased the Ultra Dent property those parking lots were completely full. Now they're not. So that's also a potential that

may not show up on the immediate study. If they man up to where they were several years ago and bought the property, then it would be a game changer also, but right now, it currently just works well, and you made it awfully easy for us. And how do we get a copy of that? It hasn't been done, or is it scheduled, or is it the new traffic study?

Chair Gedge said we will answer any questions after the Public Hearing.

Mark Halliday, South Jordan said this was my grandfather's property, the original one of the heirs to that original property, we've owned it for centuries. It was my uncle's part that's being divided out and doing the development for his kids. One of my concerns are how they extended the fence down further through there, but I'd like to see some DWR fencing. I have some that I'll leave here. There's a picture right there of the kind they would like to have for the fencing for deer, so their heads don't get stuck in it and they don't get stabbed. Plus, we have large animals on our side, horses, and I'm concerned about horses sticking their heads through. Plus we plan on putting maybe some sheep down in there. The rail fence won't work, the deer will be able to cross over this fence that I'm proposing here. Another concern is my irrigation ditch runs right through there. It cuts currently on the diagonal, like that. They're looking at taking and putting it on the south side of that masonry wall. I was wondering if they would be willing to put it on the north side of the wall so we have access to water. My east fields here have ports that go all along there. So currently, with them putting it on the south side, I have no way of irrigating it with the discharge being right there that they currently propose. The other thing I'm concerned about is, I noticed a box. Is there going to be snow pile areas at the end of some of those roads? Are those going to be drained into a storm drain system, so they're not drained into an irrigation system, for which will flow back down into dry creek and then eventually down into the Jordan River? I'd like to keep it clean for my agricultural and for going and saving the brine shrimp and the Great Salt Lake and everything along the way with the fish and stuff like that. The other concern that I have with that snow being piled up there is that masonry wall, having the footings, having so we don't have we are going to still plan to irrigate all the way down along this fencing from the east to the west. We're not planning on going right up against the masonry wall, but I want to make sure that we have footings, and we have ample drainage on their side so we don't have settlement or destruction to the masonry walls. I don't know if they plan on using secondary water. I seen it annotated on one of their maps where they had a symbol for secondary water, but I yet to find any usage of it within their development. And if there are, I'd like to have those plans. And I yet to see plans for what's going to be coming, for the irrigation piping, as far as for slope dimensions and gradients on that.

Chair Gedge closed the Public Hearing.

Chair Gedge said the updated traffic study, I believe that was emailed to us. So when we approve the minutes it will be an attachment on the second Wednesday in November, and it will be posted and will be searchable online through the city website. The fencing would be up to the applicant to agree to put in the file and fencing for the agricultural and or native animal use, so we may invite the applicant back up. Also plans for the irrigation that seems to be between adjoining property owners. I don't think that we would have a site plan here, but we will ask her to do that. And of course, it's probably the same thing with the snow storage drainage as well.

Planner Drozdek said when it comes to fencing, a fencing plan is attached to the agreement, and that was agreed by the city council and the developer, so as long as they're following the plan, that's it. That's in the agreement.

Chair Gedge said thank you for bringing that up. That is in the development agreement, the actual types of fencing, but what? But what was being raised is the blue and the red that was presented to us this evening.

Planner Drozdek said think that matches the agreement.

Chair Hollist said will you remind me if the masonry minimum six foot fence, right?, and so that's typical between land uses that aren't the same, right? And then is there fencing going all the way down to the river? Or there's not.

Planner Drozdek said yes.

Chair Hollist said so that's typical between land uses that they aren't the same, right? And then is there fencing going all the way down to the river or not?

Planner Drozdek said there's a masonry wall along the East boundary, and along a portion of the North boundary. And then it continues with post and rail fence down to the river, and the entire South boundary is just post & rail.

Chair Gedge said I would like invite the applicant to come forward to answer some of these questions.

Ms. Travis said it will be post and rail. We haven't decided if it will be wood or if we'll be using vinyl, but it would be six to eight foot spans with two or three horizontal rails in between.

Chair Hollist said any spikes?

Ms. Travis said no spikes and it would only be 36 to 42 inches tall.

Chair Gedge said I am going to go back to my questions here, a comment was raised about the irrigation along that North fence line. Would you guys be open to conversations with the adjoining property owner so they could access that water.

Ms. Travis said it is our obligation so he can access it. We are submitting and have met with the city engineer. Our engineers have studied the flow and looked at the gates and things and what he has been receiving off the top of my head, I think it's like eight cubic feet of water that flows down there. So our pipes will be sized sufficiently, and we can deliver it to the same spot he's receiving it at, or we can negotiate with him as to where he wants to have that placed. But our intent is it flows all the way along our East property line. It'll wrap the buildings, and then it will cross under the fence or through the fence somehow, so that we can deliver to him what he is now receiving.

Chair Gedge said and then with the water on the snow storage. I'm assuming you'll have proper drainage up to the city and county codes, any other mitigation factors to keep it clean with the wetland.

Ms. Travis said it will run through our drainage systems. And part of that is that led that's going to be down in the basin and help us. So, I hope it snows lots so we get lots of water down there to help us re-establish. But that basin at the bottom will be built such that when it enters it has a ditch that goes through plants, native vegetations that filter it and then edit, and it slows its flow, and it's timed around the basin. And then it's tiered, we have three different heights of detention for it to then sit and filter, and sit and filter, and sit and filter. And then there will be a discharge location where it will go through our native vegetation and out to the river, and we're working with FFSL forest fire sovereign lands to get those permits and have those approvals.

Commissioner Harding said he also talked a little bit about snow piles and the footings of the fence. Can you address that?

Ms. Travis said so the footings will meet the first steps, just like any other building. They'll all be on our side of the property line, and they'll be big enough that we'll be offset from the property, because the post for that is centered for the panel, so there'll be a little bit of offset. I don't know off the top of my head those physical dimensions, but there will be a footing that would support those and make it sufficient to maintain the water drainage and the snow piling. Now, if the snowplow hits it, we'll fix it. But those those kinds of things have been maintained and looked at.

Commissioner Catmull said so those snow plow areas, do they drain away from the adjacent property?

Ms. Travis said yes we have to maintain our own water.

Commissioner Catmull said so they say there's a 10 year frequency storm flows.

Ms. Travis said yes, we're in compliance with all of those things, and it'll stay with us and the filter drain, either to our streets or down our drainage basins and our open landscape areas.

Commissioner Harding said the secondary water was mentioned secondary water was the other thing that I wrote down.

Ms. Travis said there's not secondary water service at this location from the city. So we will be using our culinary water, but we have designed a very water wise landscape. We've only got about 71% of our landscape in water wise, so most of this site will be water wise and vegetated and irrigated very efficiently.

Commissioner Bishop said I'd like to go back to fencing, and I just like to know what the wording is in the development agreement.

Ms. Travis said we do have our traffic engineer here, if there are any questions in regards to traffic, to address the neighbors concerns.

Chair Gedge said I'm not sure about the presentation we have this evening, and if we we able to display the entire packet that included the development agreement to review the actual fencing.

Planner Drozdek said I don't think it's in words, but it's an exhibit. So there's a fencing exhibit that's attached to the agreement, and this exhibit shows what the fence is going to be and where.

Commissioner Catmull said it's exhibit H. I was just looking at it, and it's not like the other development agreements we've seen where it'll say, this is a concept plan. And so it probably doesn't have that wiggle room to where someone says, this is a concept plan, and the city engineers can wiggle a little bit in the agreement to accommodate interest.

Commissioner Bishop said I don't know, but what the agreement shows is what they have to do.

Commissioner Catmull said here's two things that says post and rail is one item. If we can bring exhibit H, we can see how it's oriented. I think it's a little bit different than what's on exhibit H in the packet.

Planner Drozdek said this is not the same as Exhibit H, this is different.

Commissioner Catmull said on the upper left, somewhere in this section, is the two different fence types explicitly called out.

Chair Gedge said it's obviously in the supporting documents of our agenda this evening, and not part of the presentation which staff has prepared, which is kind of a summary of that.

Commissioner Catmull said the only thing I would say there is, if we're going to take it to that literal sense. Also, it is shown as likely wood in the picture.

Commissioner Hollist said there's language that covers things like that where I think certain city staff can review certain items and allow them.

Commissioner Catmull said I don't remember, and that might be a question for the city attorney to see if that applies to this section, because it usually doesn't. Those types of things refer to a concept plan and a drawing and that's what allows a little wiggle, that it's a concept plan with constraint proposed.

Chair Hollist said it does in the development agreement, like you're saying referenced this attachment specifically.

Commissioner Catmull said exactly. It says the materials and then go up anyway. I can only have so many windows open, but it does say specifically, if someone has language materials and styles in Exhibit H.

Chair Gedge said I guess this question is for Assistant City Attorney Simonson. The development agreement has been obviously agreed and executed between the applicant the City

Council and is what was agreed to, what's being displayed here, and so basically it's outside our purview, is that correct?

Assistant City Attorney Simonson said yes.

Chair Gedge said what was presented to us by the applicant. Does that meet the city standards for water collection and runoff? And they mentioned permitting, so that seems to be outside, maybe the city's purview. But does that seem applicable from an engineering standard that the water collection first from snow.

Assistant City Engineer Nielson said yes. We've reviewed the storm drainage system, and it's meeting our low impact development requirements.

Commissioner Harding motioned to approve File No. PLPP202500150 Altitude Preliminary Subdivision Plat at 515 W. Ultradent Dr. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

J.1. PLANNING COMMISSION TRAINING

Planner Moss conducted South Jordan General Plan Training.

ADJOURNMENT

Chair Gedge motioned to adjourn.

The Planning Commission Meeting adjourned at 9:10 p.m.