

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
March 12, 2024**

Present: Chair Michele Hollist, Commissioner Steven Catmull, Commissioner Laurel Bevens, Commissioner Ray Wimmer, Commissioner Sam Bishop, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, GIS Coordinator Matt Jarman, IS Senior System Administrator Phill Brown, Supervising Senior Engineer Shane Greenwood, Planner Damir Drozdek, Meeting Transcriptionist Diana Baun

Others: Krista, Jim Caster, iPhone, sheerynance, Judy, Nate Reiner, Brian Adams, Justin Jones, Chris Laeton, Rob Olor, Chris Rawlins, Lynn Bowler, Mariam and Dylan Drury

Absent: Commissioner Nathan Gedge

**6:37 P.M.  
REGULAR MEETING**

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

Chair Hollist welcomed everyone to the Electronic Planning Commission Meeting and asked for a motion to turn over the running of the meeting to Commissioner Bevens due to her not feeling well.

**Chair Hollist motioned to have Commissioner Bevens run tonight's meeting. Commissioner Wimmer seconded the motion; vote was 5-0, unanimous in favor. Commissioner Gedge was absent from the vote.**

**B. MOTION TO APPROVE AGENDA**

**Chair Hollist motioned to amend tonight's agenda as published. Commissioner Bevens seconded the motion; vote was 5-0, unanimous in favor. Commissioner Gedge was absent from the vote.**

**C. APPROVAL OF THE MINUTES**

**C.1. February 27, 2024 - Planning Commission Meeting Minutes**

Commissioner Bishop had some changes that were made prior to the meeting and included in the published report.

**Commissioner Wimmer motioned to approve the February 27, 2024 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was 5-0, unanimous in favor. Commissioner Gedge was absent from the vote.**

**D. STAFF BUSINESS** - *None*

**E. COMMENTS FROM PLANNING COMMISSION MEMBERS** - *None*

**F. SUMMARY ACTION** – *None*

**G. ACTION** – *None*

**H. ADMINISTRATIVE PUBLIC HEARINGS** – *None*

**H.1. THE COMBINE ON REDWOOD SITE PLAN AND CONDITIONAL USE PERMIT**

Address: 11196 S Redwood Rd

File No.: PLCUP202300209, PLSPR202300204

Applicant: Nate Reiner, CIR Engineering

Planner Damir Drozdek reviewed background information from the Staff Report. He clarified that the CUP is being proposed on the entire space, not just one unit within.

Commissioner Laurel Bevans invited the applicant forward to speak with the Commission.

Chair Michele Hollist asked if this facility had plans to host tournaments in the future.

**Lynn Bowler (Applicant Representative)** responded that is not anticipated.

Commissioner Steve Catmull asked about potential mix of uses intended for the space.

Mr. Bowler responded that he really had no way to see that future, but shared his ideal vision based on researching the city's needs.

Commissioner Catmull asked if any of the units could be combined in the future.

Mr. Bowler responded yes, the building includes a demising wall system.

Chair Hollist asked about the mezzanine option given in the report.

Mr. Bowler explained that would be for potential office space in the future.

Commissioner Bevans asked about the potential total units between the buildings.

Mr. Bowler responded he believes there are potentially 16 total units.

Commissioner Bevans opened the public hearing for comments.

**Mariam Drury and Dylan Drury (Residents)** – (Mariam lives in Bluffdale but her son occupies one of the homes adjacent to this property.) We were interested in this property when we purchased it, and have been in conversation with the development as far as combining the two. As we look at it, it greatly impacts us. I actually sold both of the homes, one to our cousin who is interested in the development as well, but we haven't been able to come to terms. We wanted to purchase the back, or have them purchase ours, but as we look at this plan going forward our concern is the amount of parking. There are 253 stalls that would go in and out, with only one way in and one way out; we are just thinking of the safety of where he lives there and with no turn lane there and parking going in and out, it seems concerning. At one point the parking is only 26 feet wide. We were hoping for a little more conformity. We love South Jordan, which is why I encouraged him to purchase here, and I have worked with other cities as they do developments. To make it conform so 20 years down the road it looks great as you travel the main corridor. Anything they decide to do with the property impacts us because it is a smaller area for us to work with. We are mostly concerned with the amount of parking and people coming in and out because this only has one turn lane in and there have been accidents in the past. Dylan added that another concern is this being a sports center, so probably a lot of after work activities and a lot of stuff that is going to go later into the night, especially when it's residential right in front of the buildings. They had originally said they wouldn't have anything two story, but this is definitely going to be as high as two story. Mariam continued that it is also 35 feet high, which is a big impact to the area.

Commissioner Bevans closed the public hearing.

Staff and the commission discussed the parking requirements and noted that UDOT has reviewed and approved the access to the property. They also discussed city code requirements for operating hours and height restrictions.

Mr. Bowler addressed the hours of operation concerns, noting that without having a definite tenant list there isn't away to know what the exact operating hours would be.

**Commissioner Bishop motioned to approve File Numbers PLCUP202300209 and PLSPR202300204, Site Plan and Conditional Use Permit Applications. Chair Hollist seconded the motion.**

#### **Roll Call Vote**

**Yes – Commissioner Bishop**

**Yes – Chair Hollist**

**Yes – Commissioner Catmull**

**Yes – Commissioner Wimmer**

**Yes – Commissioner Bevans**  
**Absent – Commissioner Gedge**

**Motion passes 5-0, unanimous in favor; Commissioner Gedge was absent from the vote.**

**H.2. THE MIX AT SOUTH JORDAN SUBDIVISION PRELIMINARY  
SUBDIVISION.**

Address: 11147 S. Redwood Rd  
File No.: PLPP202300178  
Applicant: Justin Jones, Civil Science

Planner Damir Drozdek reviewed background information from the Staff Report.

Commissioner Laurel Bevans invited the applicant forward to speak with the commission.

**Justin Jones (Applicant)** – had nothing to add to the report.

Commissioner Bevans opened the public hearing for comments; there were no comments and the hearing was closed.

**Commissioner Catmull motioned to approve File No. PLPP202300178, Preliminary Subdivision. Commissioner Bevans seconded the motion.**

**Roll Call Vote**

**Yes – Commissioner Catmull**  
**Yes – Commissioner Bevans**  
**Yes – Commissioner Wimmer**  
**Yes – Chair Hollist**  
**Yes – Commissioner Bishop**  
**Absent – Commissioner Gedge**

**Motion passes 5-0, unanimous in favor; Commissioner Gedge was absent from the vote.**

**I. OTHER BUSINESS**

City Planner Greg Schindler discussed the next meeting in March.

Commissioner Laurel Bevans reminded the commission that she and Chair Hollist will not be present at the next meeting.

**ADJOURNMENT**

**Commissioner Bevans motioned to adjourn the March 12, 2024 Planning Commission Meeting. Chair Hollist seconded the motion; vote was 5-0, unanimous in favor. Commissioner Gedge was absent from the vote.**

**The February 27, 2024 Planning Commission Meeting adjourned at 7:10 p.m.**

UNAPPROVED