

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
August 25, 2026**

Present: Commissioner Steven Catmull, Chair Nathan Gedge, Commissioner Michelle Hollist, Assistant, Commissioner Nik Anderson, Commissioner Bryan Farnsworth, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Shane Greenwood, Deputy Recorder Cindy Valdez, Director Brian Preece, IT Director Matt Davis, GIS Matt Jarman.

Absent: Commissioner Lori Harding

**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 (4) of the Planning Commissioner's are present at tonight's meeting. Our new Commissioner Nik Anderson is with us tonight, but has not been sworn in, so he will be participating in the discussion, but will not be voting. Commissioner Lori Harding is excused from tonight's meeting.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the August 25, 2026 Planning Commission Agenda.

Commissioner Hollist motioned to approve the August 25, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Harding was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. Approval of the July 28, 2026 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the July 28, 2026 Planning Commission Meeting Minutes as published. Chair Gedge seconded the motion. Vote was 4-0. Commissioner Harding was absent from the vote.

D. STAFF BUSINESS

Chair Gedge said are we having a swearing in for the new Commissioner Nik Anderson tonight?

Deputy Recorder Cindy Valdez said we will have the swearing in at the next meeting on September 8, 2026. It will be on the next Planning Commission Agenda.

E. COMMENTS FROM PLANNING COMMISSION

Commissioner Catmull said my only comment is now that we're through the summer, we talked about doing non-residential water usage in the city, and I think was back in May we voted on 120 days. So I think that's due at the end of September.

Chair Gedge said thanks for bringing that to our attention.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. PARK PLACE PHASE 5 PRELIMINARY SUBDIVISION

Address: 1101 S 1055 W

File No. PLPP202600059

Applicant: Derek Rindlisbacher

Planner Aguilera reviewed background information on this item from the staff report.

Commissioner Hollist said so the only thing that doesn't meet regular ordinances are a couple of offsets, is that correct?

Planner Aguilera said so the development agreement obligations was included in your packet, and so that includes the developer obligations as well as the city obligations. That includes items like the city and the developers' parts and improving that right of way and the trail. It also includes. Modified setbacks for lots two and three. Lots two and three, the way they're shaved and where the right of way is placed makes it difficult for them to accommodate the normal zone setbacks, especially for the sides on and and the front on lot three. And so the setbacks for each specific lot are stated in the developer agreement. They're they're small changes. For example, lot two, the setback for the front instead of being 25, which is the zone requirement, it's going to be 20 feet. So that is or excuse me, that that's maintained. It's the other side, the garage opening. Instead of 30 feet, it's going to be 20 feet. So those small modifications were made into the agreement, and each lot has those stipulations.

Commissioner Hollist said this complies with the agreement as written. It's not an exception to that. The plat or the the subdivision agreement. I think is that what you're referring to?

Planner Aguilera said so this application does comply with all the obligations in the development agreement.

Commissioner Catmull said I'm trying to remember, does that trail connect? The Becksted Canal Trail. Is that one of our trails and part of our trail network but connects to the east or the west?

Planner Aguilra said yeah, on the east side. So there's a trail that's added there. I think it's the north side. I don't believe it will connect. I think perhaps the applicant can speak a little bit more into that details on that.

Derek Rindlisbacher, Applicant – said I know a lot of us have seen this before, and if you're joining us today, it's a pleasure meeting you. I'm here to answer any questions you may have. To answer that question in regards to the trail. We intend to leave an opening for the trail to connect into the Beckstead Canal, and I imagine as we go through the final site plan, if this is approved with the city engineering and planning, we'll work on how we want to connect that. So that's what our intent is.

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

Commissioner Hollist said it sounds like this meets the requirements of the master development agreement, so I don't have any issues.

Chair Gedge said this is within walking distance of my home. I live right off 1055 West, so it's on the other side of South Jordan Parkway, I drove that this weekend, and this will be a great improvement to the area. When the neighbors discussed this before, they thought it would be a great benefit to that area, so I'll just leave that comment of that.

Commissioner Hollist motioned to approve File No. PLPP202600059 Park Place Phase 5 Preliminary Subdivision. Chair Farnsworth seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Harding was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

Chair Gedge said I've been asked that since we have a light agenda and we have 5 of the 6 commissioners, we will go through our training. But we will close the meeting formally so staff can leave.

ADJOURNMENT

Commissioner Gedge motioned to Adjourn.

The Planning Commission Meeting adjourned at 6:47 p.m.

Assistant City Attorney Greg Simonson had a Planning Commission Training on the Utah Code Sections 10-3-13 (1301-1313) Municipal Officers and Employees Ethics.

DRAFT