

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
August 27, 2024**

Present: Chair Michele Hollist, Commissioner Laurel Bevans, Commissioner Steven Catmull, Commissioner Nathan Gedge, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, IS Senior Systems Administrator Phill Brown, IS Systems Administrator Shawn Adams, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others:

Absent: Commissioner Sam Bishop, Commissioner Ray Wimmer

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

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

Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting. She excused Commissioners Wimmer and Bishop who were absent.

**B. MOTION TO APPROVE AGENDA**

Commissioner Gedge motioned to approve tonight's agenda as published. Chair Hollist seconded the motion; vote was 4-0, unanimous in favor. Commissioners Bishop and Wimmer were absent from the vote.

**C. APPROVAL OF THE MINUTES**

**C.1. August 13, 2024 - Planning Commission Meeting Minutes**

Commissioner Gedge motioned to approve the August 13, 2024 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was 4-0, unanimous in favor. Commissioners Bishop and Wimmer were absent from the vote.

**D. STAFF BUSINESS**

Commissioners and some staff will be staying after tonight's meeting adjourns for training. Commissioners and staff discussed whether or not listening a recorded training could count for the required hours if a commissioner was absent from the live training; Assistant City Attorney Greg Simonsen was going to check into that and get back to the commissioners. They also

discussed an invitation for the commissioners to join a future City Council Meeting for additional training.

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

**F. SUMMARY ACTION – *None***

**G. ACTION - *None***

**H. ADMINISTRATIVE PUBLIC HEARINGS - *None***

**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. RESIDENTIAL CHICKEN FLOATING ZONE: 17.130.020, ZONE TEXT AMENDMENT**

City Planner Greg Schindler reviewed background information from the Staff Report.

Commissioners and staff discussed the difference between an overlay and floating zone, how that would help reconcile some of the issues currently with residents in the city.

Commissioner Laurel Bevans asked if they are being asked to approve this “as-is” and then let staff go back and fix this later, or would it make more sense to change it so it’s not an overlay and floating zone at the same time.

Planner Schindler said that had been discussed, and Planning Director Schaefermeyer suggested adding any suggestions like that to any recommendations tonight.

Commissioner Bevans also mentioned the current code requires two copies of a plot plan submitted to the Planning Department, but with everything now being digital she wonders if that should be changed to reflect the fact that applicants are no longer bringing those copies in on paper.

Planner Schindler noted this code went into effect before the city went digital, but it wouldn’t hurt to make that change.

Assistant City Attorney Greg Simonsen noted that all efforts are made by city staff to follow the city code as written. In this particular issue of floating zone versus overlay zone that was brought to staff’s attention, if the commission recommended these changes to the ordinance it also recommends it use the term overlay zone, rather than floating zone. In the future, to bring the code consistent, a change will be required to other provisions in the code referring to it as a floating zone; that is what needs to be changed later if this is passed.

Commissioner Bevans asked if there is a potential for lots previously rezoned in the floating zone to have been given this zone, rather than the overlay on the underlying residential zone.

Planner Schindler responded he doesn't believe they have had anything listed on the GIS that would fall under that, and nothing recorded by the county.

Commissioner Steve Catmull noted that these codes are complex, and he has recently tried to be more thoughtful while reviewing before meetings; particularly with this situation because it affects residents. This was what led to this issue being raised, and he is just trying to be mindful on behalf of the residents.

Planner Schindler said they as staff do appreciate these kinds of things being brought to their attention, and he agreed that is part of their "job" as planning commissioners to find things like this that are missed somewhere along the line and propose changes to help fix them.

Commissioner Bevans asked if a building permit would still be required if the size of the chicken coup fell into the range where you would generally not need a building permit for an accessory building.

Planner Schindler responded they don't require that permit if the structure is less than 200 square feet, like a shed. The applicants would still be required to meet the prescribed setbacks, regardless of needing a permit.

Chair Michele Hollist opened the Public Hearing for comments; there were none and the hearing was closed.

**Commissioner Gedge motioned to forward a positive recommendation for Ordinance 2024-17, Zone Text Amendment, based on the Staff Report and discussion this evening, with the following additional recommendations:**

- **References in the current code to "floating zone" are changed to "overlay zone."**
- **References in the current code requiring applicants to submit two paper copies of their plot plan be removed due to digital enhancements since the code's original adoption.**

**Chair Hollist seconded the motion.**

**Roll Call Vote**

**Yes – Commissioner Gedge**

**Yes – Chair Hollist**

**Yes – Commissioner Catmull**

**Yes – Commissioner Bevans**

**Absent – Commissioner Bishop**

**Absent – Commissioner Wimmer**

**Motion passes 4-0, unanimous in favor; Commissioners Bishop and Wimmer were absent from the vote.**

**J. OTHER BUSINESS** - *None*

**ADJOURNMENT**

**Commissioner Gedge motioned to adjourn the August 27, 2024 Planning Commission Meeting. Chair Hollist seconded the motion. Vote was 4-0, unanimous in favor; Commissioners Bishop and Wimmer were absent from the vote.**

**The August 27, 2024 Planning Commission Meeting adjourned at 6:54 p.m.**

UNAPPROVED