

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
March 11, 2025**

Present: Commissioner Michele Hollist, Chair Nathan Gedge, Commissioner Laurel Bevens, Commissioner Steven Catmull, Commissioner Lori Hardy, Commissioner Sam Bishop, City Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, Planner Damir Drozdek, IT Director Matt Davis, GIS Coordinator Matt Jarman

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

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

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

B. OATH OF OFFICE FOR NEW PLANNING COMMISSIONER – LORI HARDING

Chair Gedge said the new Planning Commissioner is ill tonight so she will be attending on our online format. She may make comments and be apart of the discussion, but will not be voting due to postponing the Oath of until the next Planning Commission Meeting being held on March 25, 2025.

C. MOTION TO APPROVE AGENDA

Commissioner Bevens motioned to approve the agenda as published with removal of item K.1 Planning Commission discussion Commission rules. Vote was 5-0 unanimous in favor.

D. APPROVAL OF THE MINUTES

D.1. February 25, 2025 - Planning Commission Meeting Minutes
Commissioner Hollist motioned to approve the February 25, 2025 Planning Commissioner Minutes with no corrections. Chair Hollist seconded the motion. Vote was 5-0 unanimous in favor.

E. STAFF BUSINESS

Planner Schindler said I wanted to ask you commissioner's about the April 8, 2025 Planning Commission Meeting. I know Commissioner Gedge said that he will be attending the new baseball stadium for the opening night. We will need to send out notices if there will be a meeting, if not we will need to cancel it.

The Commissioners had a discussion and they will be having the April 8, 2025 Planning Commission Meeting. Commissioner Gedge and Commissioner Bishop will not be in attendance, but the rest of the Commissioners will be in attendance.

COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Catmull said now that the legislative session is over, did we talk about the training or potential opportunity for training?

Commissioner Gedge said Mr. Loose shared at one of our meetings the legislative tracking site that they use, so I went through it really quickly yesterday. For one of our upcoming trainings there are many potential legislative items that might have been signed by the governor or will be, or any updates that we could be aware of that maybe we can incorporate at one of our trainings this year.

Commissioner Bishop said I want to let you know that I have retracted my my offer to step down from the Commission, so I will be here from now on.

Chair Gedge said I appreciate that, so we're looking forward to hopefully having you for two and a half plus more years.

Commissioner Bishop said "thank you."

F. SUMMARY ACTION - *None*

G. ACTION - *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

I.1. WHEADON ACRES FLAG LOT SUBDIVISION AMENDED

Address: 10537 S 3010 W & 10555 S 3010 W

File No: PLPLA202400055

Applicant: Gordon Milar Construction LLC

Commissioner Bevans said I have material interest in this paraticular item, so I will be recusing myself.

Planner Aguilera reviewed background information on this item from the staff report. There was one correction to the staff report; in the findings, it does say that due to existing flag lot subdivision requirements, those subdivision flag lot subdivision requirements have since been

amended last week. So this is taking the requirements into account of the flag lot over the rezone, which has since been repealed.

Assistant City Attorney Simonson said I didn't understand what you said about the development agreement on the guest house.

Planner Aguilera said the development agreement has a developer obligation section that prohibits guest houses.

Assistant City Attorney Simonson said I am looking at that right now, and in spite of the new ordinance that is remaining in the development agreement, it says; it will be done through deed restrictions or plat restrictions. Do you know how that's going to be done?

Planner Aguilera said in our conversations with the planning director, it was kind of agreed that it would be noted on the plat "this restriction" and if it was to change or anything, it would have to be formally amended with the city through a subdivision amendment or something like that.

Assistant City Attorney Simonson said that tells me that when I review the plat I need to look for that. Thank you.

Commissioner Hollist said is the 1.8 zone minimum lot size still being met by all four of these properties?

Planner Aguilera said yes. The 1.8 zone minimum lot size is 14,520 square feet. So that's roughly .33 acres. And each of these lots is greater than that, with the smallest here being lot 101 at .335 acres.

Commissioner Hollist said is the overall subdivision density still above what's required for the 1.8 zone?

Planner Aguilera said the above overall density for the entire Whedon Acres is still going to be below 1.8 units, or lots per acre, because according to the plat there's roughly 53 lots and roughly 32.37 acres. So that's about 1.6 however many digits. So about five more lots could be fitted into that subdivision before density is increased or passed.

Commissioner Hollist said recently I saw a new flag lot ordinance that I assume the City Council passed this time. Will all those same restrictions apply to this overlay, meaning that the flag lots must be occupied by the owner of that property.

Planner Aguilera said I will have to look at the new ordinance to be 100% sure about that.

Assistant City Attorney Simonson said those flag lots will need to be occupied by the owner of the property.

Commissioner Catmull said that was passed last week in city council, correct?

Planner Aguilera said yes, the new flag I Lot ordinance, and the overlay zone. This is the first and only application like this you'll see associated with the rezone. Essentially, the new ordinance will just have a subdivision application to go through and come before the planning commission, rather than doing the whole rezone.

Commissioner Hollist said so I guess maybe my questions is if those front lots can be rented out in entirety, but then no property among these four can build a guest house. Am I understanding that correctly?

Planner Aguilera said yes, in this specific subdivision. I can always look at the language again in the develop agreement, but it was agreed that this amended subdivision would prohibit guest houses. I'm not too certain about the new ordinance though.

Chair Gedge said I believe in our meeting last year, there was concerns about water on the west facing property. Are there any concerns with with that? The water rights are accessing it from the street, I'm sure engineering signed off on this, but any concerns with that?

Assistant City Engineer Nielson said no. There are no concerns with the water, actually water rights are a private matter.

Chair Gedge said just to confirm for the public record that all animal rights for all four lots in the development agreement are basically vacated on this even though two of the lots would be over that allowed amount.

Planner Aguilera said they've restricted the animal rights and on these four amended lots.

Chair Gedge said the last the development agreement was passed and adopted by the city council and signed by the mayor in February with a 3 to 2 vote, correct

Planner Aguilera said yes, on February 18, 2025.

Chair Gedge said basically, that's already been executed, so just wanted that for the public record.

Assistant City Attorney Simonsen said I need to correct something I unintentionally said to Commissioner Hollist that the draft of the flag lot ordinance went all the way through there was going to have to be owner occupied.. In the Office of the City Attorney, we looked at that and determined that it might violate what's commonly known as the right of free aviation, meaning the right to be able to sell or rent a property. And I personally did the research on it and so I am a little embarrassed to say that, but thanks to my research that provision got taken out.

Dan Milar (Applicant) said I don't have anything particular to add, but I am here to answer any questions that you may have.

Commissioner Hollist said how soon do you plan to undertake this construction?

Mr. Milar said not to soon. I don't have any plans at this time.

Chair Gedge opened the Public Hearing to comments.

Ivan Klotovich, South Jordan - said do I understand, is the flag lot on the south side and the other one on the north side, are the two regular lot deals? Would you build two houses there and then rent part to him?

Chair Gedge closed the Public Hearing.

Chair Gedge said we did have one member of the public ask a questions about if the larger lots were the flag lots? And I believe the answer is yes, because the flag is off the flag pole, and so the further back properties are the ones that are larger remaining properties and the smaller lots adjoining the street are not considered flag lots.

Planner Aguilera said the larger ones are the ones in the back on this specific proposed plat, the smaller ones are the remainder ones.

Chair Gedge said in the development agreement the flag lots have to remain owner occupied, or is the anchor lots that have to remain owner occupied?

Planner Aguilera said this specific application it is not a requirement that they be owner occupied, per the development agreement, it can be any of the four lots.

Assistant City Attorney Simonson said as I read the development agreement, the developer obligation subpart three, the restriction on guest houses applies to all lots.

Commissioner Catmull said as I understand it there would be no more than four dwelling buildings, and no more than eight dwelling units in the four lot total.

Chair Gedge said just so we're all clear, internal accessory dwelling units do not impact the density of the the development.

Commissioner Catmull said every surrounding property that can have two dwelling units as well.

Chair Gedge only separate buildings.

Commissioner Hollist said so when they apply for a site plan, is that when it will be reviewed to make sure that they've met all the setbacks and everything that are called out in this development agreement? At what point will that be reviewed just to make sure that everything is square?

Planner Aguilera said I don't believe they're going to apply for a site plan they're going to probably apply for it if they have to a SRD small residential development application, or they would just apply for the building permit directly.

Planner Aguilera said in the future, when the building plans are submitted for future homes on these properties, there will be a planning reviewer assigned, probably me, and so then the planning reviewer or I will have to go through the development agreement to make sure that those requirements going forward are being met.

Planner Schindler said in the future, if somebody tries to put a guest house on any of the lots, and a guest house is applied for, we do look at the subdivision plats to make sure that the property is big enough and so forth to have them. But in this case, we'll be looking at the subdivision plat, and we'll see that right on the plat says no guest houses allowed. So that's how we'll follow that.

Commissioner Catmull said so from a process perspective, when you get those external dwelling units, do you also check for chicken overlay zones because of the building? Like if there were animals there.

Planner Schindler said it is 40 feet from an existing dwelling unit.. So if it's on the same property as the ADU is, then it's only 10 feet away from the one on the existing properties, but neighboring properties would have to be 40 feet away. This would happen in the process of reviewing a chicken permit. Commissioner Hollist motioned to approve File No. PLPLA202400055 Wheadon Acres Flag Lot Subdivision Amended. Commissioner Gedge seconded the motion. Roll Call Vote 4-0 unanimous in favor. Commissioner Bevans recused herself and was absent from the vote

**I.2. THE COMBINE ON REDWOOD PRELIMINARY
CONDOMINIUM/SUBDIVISION PLAT APPLICATION**

Address: 11196 S Redwood Rd

File No: PLPP202400207

Applicant: Nate Reiner, CIR Engineering

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

Nate Reiner, (Applicant) said thanks for having me tonight. I really don't have anything more to add.

Commissioner Bevans said I remember when you said this was like youth sports training. Can you just remind us what is going into these buildings?

Mr. Reiner said I will let the developer answer that question.

Alex Winder (Developer) - said we have a club, it's a youth volleyball group that's going in. We have a company called Clip and Climb that is out of England. It's like an indoor kids climbing gym. There all like athletic uses. We also have an ice bath and recovery place with saunas and stuff, as well as a dance place. It's kind of sports stuff that were we're going for.

Commissioner Hollist said did they meet all the parking requirements for these uses? I hear volleyball, and I think tournaments, and I work by a sports facility in North Salt Lake that is crazy busy when they're having tournaments.

Mr. Reiner said we're working with the Damir on every tenant, and going over it to make sure we don't under park it.

Chair Gedge closed the Public Hearing.

Chair Gedge said because this property abutts Redwood road, there is no street parking in front of that, so if they don't have enough parking and they back up on Redwood Road, public safety may become involved, correct?

Assistant City Engineer Nielson said yeah, correct. There's no no public parking on Redwood Road, so they wouldn't be able to park at all or do any drop off there.

Commissioner Hollist said assume that when we approved this a year ago, that based on the square footage, there was a parking requirement as specific tenants come in. Does that get refined to any additional degree, or as long as it meets the general square footage parking requirement that's sufficient?

Planner Drozdek said obviously, we'll check on the tenants to make sure that it's a permitted or a conditional use in the zone. That's one of the things we're going to check is the parking. If something comes off, that's way off, you know, that's something we're going to keep an eye on, because we don't want to end up with any parking issues on the site or out on redwood. But if nothing outrageous comes as a proposal from them. I guess most of the parking will probably be fine, because we did go over the parking requirements when it first came before us.

Commissioner Hollist motioned to approved File No PLPP202400207 The Combine on Redwood Preliminary Condominium/Subdivision Plat Application. Commissioner Gedge seconded the motion. Roll Call Vote 5-0 unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

K.1. Planning Commission Discussion regarding Commission Rules for 2025.

This item has been moved to the next Planning Commission Meeting on March 25, 2025.

ADJOURNMENT

Commissioner Gedge motioned to adjourn the March 11, 2025 Planning Commission Meeting. Chair Hollist seconded the motion. Vote was 5 to 0 unanimous in favor.

The Planning Commission Meeting adjourned at 7:10 p.m.

DRAFT