

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
June 10, 2025**

Present: Chair Nathan Gedge, Commissioner Michele Hollist, Commissioner Laurel, Commissioner Bevens, Steven Catmull, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Damir Drozdek, Associate Engineer Jared Francis, Deputy Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielsen, IT Director Matt Davis, GIS Coordinator Matt Jarman

Absent: Commissioner Lori Harding, Commissioner Sam Bishop

**6:32 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. Commissioner Bishop and Commissioner Harding are excused from tonight's meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Hollist motioned to approve the June 10, 2025 Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 4-0; Commissioner Bishop and Commissioner Harding were absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. Approval of the May 27, 2025 - Planning Commission Meeting Minutes.

Commissioner Bevens motioned to approve the May 27, 2025 Planning Minutes with corrections. Commissioner Gedge seconded the motion. Vote was 4-0; Commissioner Bishop and Commissioner Harding were absent from the vote.

D. STAFF BUSINESS

Director Brian Preece – (Attachment A) said with the subject at last meeting with the weaver application the planning commission made that motion subject to the all legal requirements for the location. As I reviewed that under the authority granted to me by the ordinance, I determined that it was in the front yard and was not able to be built there. I issued the report, and then sent it to the planning commission members and to the Weavers. And so if you have any questions, I am happy to answer those. The letter will be attached to the these minutes, and that will clarify everything.

Chair Gedge I said really appreciate the detailed list of your memo lining that up. It really helped us understand.

Director Preece said it is subject to appeal, so the Weavers, or any other party with standing could appeal it 10 days after yesterday's date.

Commissioner Bevans said I just want to clarify that in the memo, it sounds like our ruling on the extra square footage stands as long as they put it somewhere appropriate.

Director Preece said I saw no reason to have to come re-hear that if they find another location that meets the requirements.

Commissioner Hollist said I have another question on this particular item. We were told by staff that this had been reviewed and found acceptable. On what grounds do we now review it and find it unacceptable?

Assistant City Attorney Simonson said under our code, the planning director makes the final interpretation of the code, and we've had a change in planning directors. I haven't talked to him about the details, but he obviously he felt that it was legal, and it came true to you that way. Director Preece has reviewed it, and he holds that mantle now, and I find his logic solid, and so that's that explains the change.

Director Preece said I just want to add for education purposes, had I determined the other direction, someone else could have appealed it as well. It's appealable either way, one of the neighbors or something could have appealed it.

Commissioner Hollist said I have a tiny bit of heartburn with respect to this, simply because it sounds like we made an appropriate decision. At what point is that decision and that review final? Is it because now we've gone through it and we asked city to review, and the person with that authority determined that it no longer complies, or it did not actually comply?

Assistant City Attorney Simonson said in this circumstance, I think the Planning Commission left the door open. There was enough concern after the response that we were going to review this for legality on that very issue, and and that's exactly what Director Preece did.

Director Preece said it is little unprecedented that there was a change in between, but as we discussed it, I was the one that was in place when you made that motion.

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Gedge said I'll just say, the city staff who put together the volunteers for the social Summer Fest this past weekend, it was a well organized event. When I attended, it was well run so good job on the city. On our next meeting in two weeks, I'll be in attendance so, let us know for sure if you will be in attendance so we will have a quorum.

Commissioner Bevans said I will be in attendance and it will be my last meeting.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. CABCO JORDAN SUBDIVISION AMENDED

Address: 10138 S. Jordan Gateway

File No: PLPLA202500048

Applicant: Krisel Travis, DAI Utah

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

Commissioner Catmull said so the access is going to go right behind that building on the north, so if I'm looking at the building on the north, there's a curb and gutter that goes right to the edge of the building.

Planner Drozdek said that's not being changed, it will remain as is.

Chriselle Travis (Applicant) said I am with DAI and we are the applicant. I think Planner Drozdek did a great job reviewing the staff report. I'm happy to answer any questions you may have for me, but it's pretty straightforward of what we're trying to accomplish here. We do own the parcel, and so this will just make it a legal subdivision.

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

Assistant City Attorney Simonson said I just wanted to make sure that we were clear on the record. You mentioned that you had heard from some neighbors, and I want to make sure that there is not comment from neighbors that have not made it onto the record that are being considered as evidence one way or the other.

Chair Gedge said the items were about the overall Rise Development and I've directed them to the city council study session last meeting with the area plan that was discussed in the study session.

Commissioner Bevans said I don't quite know how to phrase it, but after we saw this the last time we did start to see emails and received letters from the northern property owner about their access. Does this resolve all of their concerns, and are they okay with the way this road is happening now, or are we still trying to navigate those concerns from the northern property owner.

Assistant City Attorney Simonson said there was a letter sent, I believe it was actually addressed to you the Planning Commissioner's on March 28, 2025. I sent an email back in response. I think

the basic gist of the my responding email was that you'll get all notices and you're welcome to come to the meeting, but it really didn't address the merits. If there was concerns, I have not heard anything more from that attorney or that property owner. I assume if there were concerns that they would be here at the hearing.

Commissioner Bevans said we haven't heard anything from the northern property owner pertaining to this, and they obviously were correctly noticed, but nobody has received anything for the public record.

Commissioner Hollist said will this area have on street parking, or will that be marked as a no parking section of road along Jordan gateway? I am referring to the little piece that we're talking about.

Planner Drozdek said there will not be any on street parking.

Commissioner Bevans said this section that's blue is where we're adding to it, and that is what will be used to access the Rise Development, should it continue and move forward. And the piece that's not highlighted, that is the existing road will be what the northern property owner uses to access their property.

Planner Drozdek said yes, that's correct.

Chair Hollist said I have a clarifying question, will those two things together be the road, or will there be some delineation?

Planner Drozdek said the north end will be striped, but the north parcel will not be used for access.

Associate Engineer Jared Francis said on the blue section it will have a center line going down it to delineate both travel lanes, and then on the outside edges of those lanes, and a white stripe to help direct traffic.

Chair Hollist said there will just be a white line between the northern edge of that right of way and then the northern property or businesses private access.

Associate Engineer Jared Francis said yeah, it's tracked.

Commissioner Hollist said knowing what's going in behind this and the volume of traffic, I hope that's very clearly marked. I think it could be a safety issue otherwise, especially if that northern business is traveling both directions within that that piece. Does the blue section that we're talking about conform to standard road access says standard width?

Associate Engineer Jared Francis said so the blue section will provide 210 foot travel lanes, one in each direction.

Commissioner Hollist said is that smaller than what is typically required of a road.

Associate Engineer Jared Francis said slightly, in our regular residential streets it's 28 feet, but does meet fire code which is 10 feet.

Commissioner Hollist said does staff feel that sufficient and appropriate for the size of development that we'll be using it as their only point of access?

Planner Schindler said is this the only point of access for the for the future project?

Commissioner Hollist said I misspoke, I think they may have another one too.

Associate Engineer Jared Francis said this is the second point of access, so this is the secondary access to the project.

Commissioner Bevens said is there a curb and gutter adding to that 10 feet, or is it 10 feet total? Or are we adding curb gutter onto the 10 feet on the south side.

Associate Engineer Jared Francis said there's curb and gutter on the south side.

Commissioner Hollist motioned to approve File No PLPLA202500048 CABCO Jordan Subdivision Amended. Chair Gedge seconded the motion. Roll Call Vote was 4-0 in favor; Commissioner Bishop and Commissioner Harding were absent from the vote.

H.2. UTAH BLACK DIAMONDS SITE PLAN

Address: 272 W. 11000 S.

File No: PLSPR202500059

Applicant: Ryan Naylor, Nichols Naylor Architects

Planner Damir Drozdek reviewed background information on this item from the staff report and (Attachment B)

Chair Gedge said I did see a sign and notarizing that fully executed development agreement in our packet, so it's been to city council?

Planner Drozdek said, yes.

Chair Gedge said you guys probably know why I asked that question. Can you remind us of the parking that's required for the pickleball only that we're reviewing this evening for the use, and is there a standard of parking stalls for its intended use?

Planner Drozdek said the proposed meets the code. If you remember, it's in the agreement for events which are going to bring bigger crowds, they're going to do some off site parking, and they're going to be organizing that away from here.

Commissioner Hollist said I am following up on what you just said. What is the standard parking required for a use like this? So, I saw the parking called out for the housing, but I didn't see it for this. So is it a square footage or number of courts?

Planner Drozdek said it is based on the square footage, and it's in the agreement. It's in the table that is in the agreement, I'm pretty sure there was a traffic study, and the traffic study addressed the apartments parking situation. I may have to go check, but I am pretty sure that one of the exhibits has a table that shows parking ratios. It's broken down on different traffic for tournament days.

Chair Gedge said I drive this road daily and have to cross over the Union Pacific and front runner tracks daily, and feel that my tires were going to pop every single time I drive over that crossing. Are there any plans for the Jordan Parkway road? Does UDOT or the City have any improvements? Especially where there's going to be a new development coming in right there at that corner.

Planner Drozdek said it is a city road, but we don't have any plans for improvements in this specific spot.

Russ Naylor (Nichols and Architect) said obviously, we're here just for a site plan approval, now that we have the city council's approval for the zoning and and basically the site plan. I'm just following up on what Damir said. We physically broke the building down into each one of the components and then applied what we understood the city's zoning requirement was based upon each use, so the fitness center and pickleball courts. I think it was two or three per court, allowing for some people to have four players. All that was approved by the city council, and we did go to architectural committee meeting a couple of weeks ago and presented the material to the board and so forth. We had some pretty good discussion about the materials that we were using. We don't make formal recommendations with that committee, but my general sense was that everybody looked at it favorably. A couple of things that I do want to talk about is that we mentioned off site parking, and we did present that to the city council. We've identified a dozen public facilities around that are within less than two miles that we could shuttle people from. And once we have an event schedule, then we will contact these parties and negotiate a weekend rental for parking stalls. We've identified half a dozen different common carriers that have enough buses that they would be happy to work with us and shuttle people back and forth from the facility to the off site parking. So we think we've got that in hand. The other thing is, when we came to the planning commission there were a couple of representatives here from Hewlett and Associates which is the accounting firm that owns the building right on the bend on the northeast corner of this expanded property. They indicated that they had half a dozen concerns about the development and it included the traffic and so forth. They recommended we have no parking signs on the south side all the way around on South Jordan Gateway. They had some concerns about the decorative aluminum wrought iron looking fence on the south property line, but it doesn't extend all the way across their parking on the west side. They were also concerned about people cutting through their parking lot to get to our facility. We told them that we would be willing to extend their fence so that it joins with the fence around our Pickleball Course, so people can't cut through their. Most of these were were pretty simple, but the one that I want to

talk about is they would not like us to implement the solution that would have a drive through. They indicated that they have a second level deck, and they would not like people to be parked in a drive through, pumping out exhaust. That is the only one that they proposed of the five that I don't feel like at this point we can say to just forget about a drive through on either of those uses, those pad uses on the front of the property. We haven't got a tenant, we haven't designed it, so we know that once we have something solid, then we're going to have to go back to the ARC Committee and come back to the planning commission to get those uses approved. That would give them another opportunity to come and provide public comment. So we're certainly aware of what their concerns are, and we are doing our best to try to resolve those that have big economic impact. But, we don't feel like at this point we can say, we'll give up the drive through. I guess, other than that we are hoping after we do this and subject to your approval, then that would allow us to go ahead and submit plans for a building permit. We would hope to do that just shortly after or just before the fourth of July holiday. So we are moving forward and excited about being able to get started. We did get a construction estimate and we're like \$2 million over budget, so we may be doing some value engineering and trying to reduce our costs by about 10% but we are committed to this project, so we're moving forward.

Commissioner Hollist said does development agreement require you to move forward with the pickleball facility first?

Russ Naylor said I think the way it's worded in the agreement, we have to get a building permit, pay all the permit fees and bonds and so forth, and physically start construction before we could do anything at all with the apartments. The City Council was pretty committed, it's the pickleball they want, and they'll tolerate the apartments to get the pickleball, is what it really amounted to.

Commissioner Catmull said so I haven't seen how is the signage going to happen on this building? I haven't seen that visually.

Russ Naylor said I think we did show signage on the site plan. I would anticipate we will have a sign on the building and then I'm hoping we probably would want to maybe have a monument sign out on close to the entry on South Jordan gateway.

Commissioner Catmull said I know that's not in our title 16 or title 17, as we look at the site plan, and being closer to a freeway, I was just wondering what that was going to look like. I didn't see it on any rendering, so I think okay, and it's not in the agreement.

Russ Naylor said we would still have to submit drawings and so forth, and I don't know whether that'd have to come back for that.

Planner Drozdek said it will be reviewed and approved by staff, but it wouldn't be a big sign, like one of those pylons.

Russ Naylor said we're not doing the big freeway signs or anything like that.

Chair Gedge said, as Mr. Naylor mentioned we did receive a letter from Mark Hewlett of Hewlett and Associates. They are the neighboring property. We have all received it and we have reviewed that as part of the public record. Mr. Naylor did address many of the concerns in there. I just want it to be known that it is part of the public record.

Chair Gedge opened the Public Hearing to comments.

Darren Hawes (CFO for Western App Credit) said we will also be a neighbor to Black Diamonds. We will be on the southeast corner, and we actually are in favor of this development. This piece of the land we owned and sold to the development company to do that. We are in favor of this plan as drawn, as long as the outdoor courts remain in that far south northwest corner, then we're okay, just because concern over or sound, but that puts that away from us. We are in favor of this and look forward to a good neighbor there, after having about 10 to 15 years of empty fields.

Chair Gedge closed the Public Hearing.

Chair Gedge said the letter from the resident brought up the sound. I know the sound might be an issue for the neighboring businesses, but from my personal observation, it's next to a front runner Union Pacific rail line, and also next to the I-15 freeway, so there's going to be noise anyway. I don't know if that's obviously a habit depth tournament that we can review, and they try to mitigate that as much as possible for the neighbors request. So I think they're being very accommodating, and of course, the one concern in the letter is the drive through that is allowed in the development agreement. And so unfortunately, landowners have rights as well, and it's been agreed to by the city council. I think the applicant has been open to the other items that have been raised. Again, my big concern for the rezone, is event parking, especially where this is going to have a national caliber cord and broadcast facility that pickleball is very popular. I'm just still concerned about transit, public transit to get people to this event. Obviously, there's some neighboring fields to the south, but I'm just a little worried about people parking on Jordan Parkway, backing up and trying to cross 10400 S, which I believe is 45 miles an hour. And I don't think anybody, including myself goes 45 miles an hour right there getting off the freeway once the light turns green. So just some public safety concerns. So hopefully, those can be remedied for a large event. Were going to hit our second professional franchise here in South Jordan. So I hope it goes well.

Commissioner Bevans said I am excited for this and for the city. I think it's going to be a great addition. I don't have any other concerns other than parking, which we've shared multiple times, so I'm not going to go over it again, but I think it's going to be a good addition.

Commissioner Hollist said there is development agreement in place, so that's how I reviewed it, because that's now what governs this property. I just wanted to ask the staff what ensures that the pickle ball development gets completed. I'm a little concerned when I hear that it's already over budget, and is there any protection in place to ensure that it's completed?

Planner Drozdek said we wouldn't cover any costs in the case they come up short. So it would be up to them, but we wouldn't jump in and pay for anything.

Commissioner Hollist said what happens if they would they have to come back before city council if they decided with their outdoor courts, to raise the funds to build the building for pickleball courts, and they tried to potentially leverage that as something else to meet the shortfall?

Planner Drozdek said if they're making any changes to the agreement, depending on how big the changes are and the number of changes, they would have to go back to city council. If it's just a minor change, those minor changes can be approved by city staff, but if it's anything major, or they're making plenty of changes it would go back to city council.

Commissioner Hollist said I know that this came up before, but I'm just going to say it so that it's on the record. I do think it's unusual to subsidize commercial with residential, but as the applicant even said, one item is wanted and the other is tolerated. So it is what it is. Again, the development agreement governs what we're looking at tonight. I also just wanted to say again, I do have concerns with the amount of residential parking being required, but as long as the 240 spots are provided for the 210 units, it's in compliance.

Commissioner Catmull said on the architecture side, the applicant was talking about mischaracterizing or was mentioning that it was favorable towards the requirements. I don't know if there'll be anyone made favorable or unfavorable towards the specific like or dislike of a particular material as far as the group or the committee. The other thing I would add there around noise is there are noise ordinances at the county level and pretty sure, at the city level as well. I don't know how they apply to this particular thing, but there's ways to manage the impact at property lines and everything else. But otherwise, I can't see anything that is out of alignment with the with the development agreement.

Chair Gedge said just to confirm you did attend the ARC meeting, correct?

Commissioner Catmull said yes, I did attend.

Chair Gedge said I just want to confirm that so we can amend the minutes from the ARC Committee, Mr. Catmull is not listed as an attendee as our planning commission representative. So can we just get that done just as we finalize this this evening?

Planner Drozdek said yes, we will do that.

Commissioner Bevans motioned to approve File No. PLSPR202500059 Utah Black Diamonds Site Plan. Chair Gedge seconded the motion. Roll Call Vote is 4-0 in favor; Commissioner Bishop and Commissioner Harding were absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

J.1. Planning Commission Discussion/Adoption regarding Commission Rules for 2025 (Attachment C).

Assitant City Attorney Greg Simonson said one of the things I appreciate about this planning commission, and as you know I have worked over the years with many planning commissions. I'm always very complimentary of this commission and how hard it works and how it tries to improve itself, and how it works at its training and tries to understand its duties. I appreciate that, and that's kind of how I view this effort. As far as these rules, I have had a chance to go through this pretty much line by line carefully in between the last meeting and this meeting, and I'd like to keep in mind that our ordinance? I'm looking at the planning commission ordinance specifically says: that the planning commission shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and amended at any time by the planning commission at any of its regular meetings, so there's, there's quite a bit of discretion there. I've got a few comments, and I have focused on, not surprisingly, legal issues. And one, of the things I'll bring up first of all, is actually at the end. I had our legal assistant, Emily Fitton go through and retype them all, and I will circulate that to you. She didn't change anything as far as the wording, but she changed some of the formatting

The Planning Commissioner's and staff went through the bylaws and discussed new changes.

Chair Gedge said thank you Mr. Simonson and your assistant for going through the bylaws for us, we appreciate that. Our goal is so Commissioner Bevins last vote will be to approve the minutes, or not to the bylaws.

Chair Gedge said Mr. Simonson will draft revisions that he'll be making, we would like to have this noticed and put into our agenda under administrative for next meeting.

ADJOURNMENT

Commissioner Hollist motioned to adjourn. Chair Gedge seconded the motion.

The Planning Commission Meeting adjourned at 7:48 p.m.