

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
April 14, 2026**

Present: Chair Nathan Gedge, Commissioner Steven Catmull, Commissioner Bryan Farnsworth, Commissioner Michell Hollist, Commissioner Lori Harding, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Jeremy Nielson, City Recorder Anna Crookston, Director Of Planning & Economic Development Brian Preece, Planner Miguel Aguilera, Long-Range Planner Joe Moss, IT Director Matt Davis, Senior System Administrator Phill Brown

Others: Jean Preschon, Jill Brewer, Zerine Brewer, Don Staker, Jake Hone, Jentry Hone, Brett Hone, Evalia Angulo, Olivia Angulo, Steven Schwab, Colleen Welch

**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 five (5) of the Planning Commissioner's are present at tonight's meeting.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the April 14, 2026 Planning Commission Agenda

Commissioner Hollist motioned to approve the April 14, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 5-0 unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. Approval of the March 10, 2026 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the March 10, 2026 Planning Commission Meeting Minutes. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor.

D. STAFF BUSINESS

Chair Gedge said any update on a sixth position on the planning commission?

City Planner Schindler said we don't have anyone yet.

Chair Gedge said I believe they are still accepting applications, so any resident citywide, if you want to serve on the Planning Commission, we have fun up here, as you can tell. It is two meetings

a month on Tuesdays, so feel free if you are interested and want to serve, or you know people in your neighborhood may want to serve, please get that word out there.

Planner Joe Moss said I have a quick update on some of the changes that you've probably noticed in your packet. So the city is moving to ADA compliant materials for our packets in compliance with some changes in federal legislation. So you'll notice that in particularly the text amendment exhibits, we've modified that format so that if a person is a visually impaired person, they have an online PDF reader and can understand the document and there's not any confusion in the text as to what's being taken out, and what's what's being proposed to be added. So, that's one of the changes you'll see. There's been some smaller modifications to the staff reports as well, just to make sure that a non seeing person is able to access that information as well. And in some of the exhibits, you'll see a new text box that says; image description, and then it will kind of describe that image for someone who is not able to see it. So just wanted to give you a heads up, and that is why you're seeing those changes.

Chair Gedge said I know a lot of hard work went into that, but it's always good to be compliant with federal ADA requirements. So, thank you for that.

E. COMMENTS FROM PLANNING COMMISSION

Chair Gedge said I will be absent at our next meeting for work travel. Mr. Farnsworth, are you okay to chair at the April 28 meeting?

Commissioner Farnsworth said I will be out of town that week also.

Chair Gedge said will the other three (3) Commissioner's be able to attend the next meeting, and the other three (3) Commissioner's will be able to attend.

Chair Gedge asked Commisssoner Hollist if she would be Chair for that evening, and she accepted.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

I. LEGISLATIVE PUBLIC HEARINGS

I.1. BREWER RESIDENTIAL REZONE

Address: 10981 S Temple Dr South Jordan, UT 84095

File No: PLZBA202600031

Applicant: Zerine Dixon Brewer

Planner Miguel Aguilera review background information from the staff report.

Commissioner Hollist said so just to be clear, this is not part of a subdivision currently.

Planner Aguilera said it is not, it's unpledded land, so it's its own meets and bounds lot.

Commissioner Hollist said so it's not going to be within a subdivision and require or change the density?

Planner Aguilera said no, it, by itself would almost exactly meet the density of a R2.5 zone.

Commissioner Hollist said I just wanted to call out that the minimum lot size in an R 2.5 is 12,000 and the smaller of the two lots is 14,492, right?

Planner Aguilera said both lots would exceed the minimum lot size.

Commissioner Hollist said and then a clarification on the access easement. It indicated that they would likely have a private lane that has an access easement on it. That means there's access for everyone, or specifically, this lot of land is allowed access to that easement.

Planner Aguilera said on this map, there is a driveway lane, and on the plat the easement is noted in this general area.

Commissioner Hollist said that meaning any land bordering it would have easement access.

Planner Aguilera said I would think so, because the plat doesn't specify any specific landowner, person who can use that easement. It just says access easement on the plat. So it should be for access, probably to these properties and to the properties further in the rear, which there is about three or four.

Chair Hollist said so you're saying it's not directly associated with any particular property, It's just a general?

Planner Aguilera said this easement here belongs to this property.

Commissioner Hollist said you're just not using definite language both in the report and what you just said now, and so I'm a little unclear.

Planner Aguilera said so to clarify. This property on the northern boundary here, it doesn't look like it, but it's kind of landlocked. It doesn't have direct access to this street right here, because the property owner here kind of owns this little strip of land here.

Commissioner Hollist said so you say it's landlocked, but as it stands today, it's not a full piece property, it has access somewhere else.

Planner Aguilera said it accesses at Temple Drive.

Commissioner Hollist said so I'm just ensuring that when you go and subdivide a piece of land like this, we're sure that you're then entitled to other land locking, as you just said.

Planner Aguilera said because it's on the plat, staff felt comfortable with the concept, because the plat doesn't say it's an access easement, which would give them access to this property. It would not meet the qualifications to do a flag lot subdivision, so really, the only access would be able to come from that north side.

Commissioner Hollist said but there's no agreement currently recorded.

Planner Aguilera said the access easement is recorded on the plat.

Planner Schindler said I think because it's on this plat from 1993 and it says access easement. If it was meant for specific in the access to who, then that's what counts. But since it says access easement, it belongs to anybody, anybody can access property, access the private lane that goes down the road, or whatever they have access on it, it is for the public.

Commissioner Camull said so where on this lot is the front? When we think about setbacks, the R2.5 has a front setback of 25 feet and a rear setback has 25 feet and 30 from the garage. If I remember what I was looking at, one side of this is like 60 feet wide, seeing top down. How are they going to build a house.

Planner Aguilera said so the concept plan is not final. After this, they do have to do a subdivision application where we're going to look at that and closely look at the building envelopes to make sure that they're going to have 10 foot on both sides, 25 in the rear and 25 in the front to make sure they meet those setbacks. So this northern lot labeled parcel, might not be the final way it's going to look, or the shape of it. It might be a little bit wider.

Commissioner Catmull said it might have to go deeper, like taller than what I'm seeing on the screen, and the north, south dimension might have to get bigger, is what you're saying.

Planner Aguilera said in reviewing this too. I noticed it was a little narrow. it's a concept and not being held to anything, so when that time comes for the preliminary subdivision, staff will look at those dimensions to make sure that they're going to be meeting the setbacks for the zone.

Commissioner Catmull said and then just to clarify, the front would be the one that is abutting to the right of way, which in this case would be that access easement.

Assistant City Attorney Greg Simonson said would you mind if I weighed in on that? Anything we have to say about that access easement is nothing but speculation. We are not any kind of ruling body on what the meaning of that easement is, who it benefits, who it doesn't benefit. That's for the property owners and their council or whoever to determine for themselves. And what we are deciding here today is an application for a zoning change, and we are not making a determination with respect to subdivision as far as whether there's two lots down the road, the key words in that statement would be down the road. It could come back with different drawings and so forth. And I just want to make sure that Greg Schindler here, who's a smart guy, has offered an opinion, and

he may be right, but we can't determine here as a city, what the meaning of those words on that plat from years ago mean.

Commissioner Catmull said sometimes we do them both in the same meeting, and I've forgotten this one is just a rezone, not the rezone and the subdivision.

Chair Gedge said just one thing to clarify that I want on the record. So, in your staff report you mentioned how right now it's a one, and that's non conforming. And I'm assuming it's because it's .87 acres, it's less than a full acre.

Planner Aguilera said this one is supposed to be one acre. This area of town has a lot of lots that are not conforming anymore, just because over time they've developed and have been divided up.

Chair Gedge said and so by having this be approved to R2.5 with the map you showed in your report, it would make it more consistent with the existing neighborhood, with a few outlying properties that are also non conforming.

Planner Aguilera said yeah, so the the properties to the north, and to the south, and almost all around this whole area are almost all in the R2.5 zone.

Zerin Brewer (Applicant) said thank you for your time and for considering this application. As was mentioned, this is simply a request for the zoning change regarding subdivision. There is something that we would like to do, but as you know, it's not solidified, it's not definitive or anything yet at this time. So just changing the zoning from agricultural to R2.5 is our objective here. You know, hypothetically, the hope would be that we would be able to gain and ensure that there is access on that North end and that the home would front that private lane on the north, if a home were to be built there. But to your point, we don't know what we could build. The lot size that we've had in mind is roughly a third of an acre ish, and so, you know, if we need to adjust the south boundaries for setbacks and other things like that, I think we would do that. But we will plan that further, once we get surveyors involved and other things, we still have some work to do and we're just doing the zoning.

Chair Gedge said we did receive one email prior to the meeting that will be has been read and into the public record. It was received by Terry Johanson today, and so we have received and reviewed that, and it's been put into the public record (Attachment A).

Commissioner Hollist said I know this isn't a little unusual, but I have a question regarding the email that we got. We use this time to receive evidence from people who want to speak to certain items. And so I think I'm hoping that somebody will answer a question. For me, there is a concern about flooding of basements if construction were to go in, and as I look at this area, this would only bring this particular lot of land into the same density as everything around it. And so I'm curious if there has been a history of flooding when construction has happened. And I just want to throw that out there.

Chair Gedge opened the Public Hearing to comments.

Jake Hone, South Jordan said I am here also representing my dad, Brett Hone, who lives in the adjacent property that actually owns that portion of the private lane there. We believe that the rezone and the development would be a good thing. It has been a kind of unsightly, unmaintained, neglected property for years. And so we think it's a good thing. We do believe there is a bit of a misinterpretation that the access easement is specifically benefiting those down the private lane and those that were part of that subdivision over 30 years ago, and that's not the only access, but a utility access, needs to be defined. So we'd encourage you to give a positive recommendation, but with a comment or additional concern that access should be secured at the subdivision stage. Obviously, this is just rezoning and changing the use, but that it is a concern for my parents that that private lane has been neglected. There's been no maintenance in over 35 years. Nothing's been done, not anything. And so just adding additional houses onto it just only burdens the deterioration of the private lane. So those are the main concerns, and we hope that you can consider this in your recommendation.

Chair Gedge closed the Public Comment.

Chair Gedge said I know Commissioner Hollist had some concerns with the email received, because there was concern about flooding. But I guess we'll definitely have to address that in the next stages of the w subdivision and site plans. Most likely, of course, some of the other issues with the access and everything as well. And I know for sure Council listens to our recording of this item, especially how short it will be this evening. So hopefully they'll consider the comments that were made by in the public comments and in the email as when they're considering it.

Commissioner Hollist said I'm just going to state it one more time. These hearings are so that we can be presented evidence. And so I encourage residents with concerns to bring evidence, to bring not just worries, but evidence. I don't know how to define that.

Chair Gedge said with the access road, the state of the road, or if there are flooding concerns in the area, history, or traffic studies, or whatever it might be, sloping dirt mitigation, or things like that. So especially for city council I know it's of keen interest for all those members of the council. I would foresee, if this were to get approval at the next stage from the Council, as it were to come back to us, we would have a few more questions about what we've already started to ask this evening. So I believe the applicant would be aware of what we're probably going to be asking, where we are the final decision body in a subdivision or a site plan, but not this evening. Today, we are just a recommending body. So if there's no further comments, I'm open to a motion.

Commissioner Catmull said I think if this does come in compliance, I think the easy lots will go first. This is a little more challenging, and so given its neighboring zones, it feels like a good fit.

Commissioner Harding motioned that the Planning Commission recommends that the city council approves of Ordinance 2026-04-Z, Brewer Residential Rezone from Agriculture Min. 1 Acre (A-1) to Single-Family Residential 2.5 units/acre (R-2.5). Commissioner Farnsworth seconded the motion; Roll Call Vote was 5-0 unanimous in favor.

I.2. LEGISLATIVE UPDATES TEXT AMENDMENT

Address: 1600 W. Towne Center Drive South Jordan, UT 84095

File No: PLTZ202600058, Ordinance 2026-011

Applicant: City of South Jordan

Planner Joe Moss reviewed background information from the staff report.

Planner Moss said there are some new requirements and there is also something that is actually going away from your dice here. So we have currently, if an applicant comes in with a use that we determine is new and unlisted, meaning they want to do something like Aqua cremation for pets, that's maybe not in our code, and it's a really specific thing. And they put in a request to determine if it falls under some of our existing uses. If we determine that it does not fall under any of our existing uses, the process to figure that out is to have a text amendment go to you, usually those text amendments come here first and then to the city council for final approval. This new legislation requires that it basically prohibits it actually from going to Planning Commission, so it can only go to City Council for approval. I think that's an intent to sort of expedite that process for an applicant who may just need to get an answer on whether or not they can do this use where they need to. So that's what the state's saying we can't do now. So it will only apply to text amendments for new and unlisted uses. So an amendment like this would still come before you, we're just doing the legislative updates. But if it's a new and unlisted, use that one, we can't take to you.

Commissioner Catmull said this is a legislative item, but it could be mentioned as an item going to the city council.

Planner Moss said we can mention that information to you if there's a staff update or something, but, we can't bring it here for another public hearing, like we typically have with any other text amendment.

Chair Gedge said if City Council were then to approve that and make it conditional, then through the conditional use permit, that new approved use or conditional would come towards us as part of our conditional use permit process after it was adopted by the city council.

Planner Moss said so, say it did get approved as a conditional use, and then they ended up wanting to go through that, that would come to you as well. But if they are doing a new and unlisted use, you're going to have to say what zone you think it's appropriate in, and whether that's an allowed use or it is a conditional use. And so if they did, end up with a conditional use path that would still come back to you for approval that way.

Commissioner Catmull said like one of those micro site, nuclear things that you might find at a data center that they're hoping will show up at a data center. If that doesn't fit in an existing use, in our thing, It would go to the city council first for approval, and then if it's approved, then it gets slotted into 17, and if it comes in as a new something, that requires it would come to us as an already approved use. It just needs to be slotted.

Planner Moss said any use that's not currently in our code, and if we determine it's not similar enough to anything that's in our code currently, they would have to go through that new and unlisted use process to amend the code, to add it in to where they think it's appropriate. The council would make that determination on whether or not they agreed.

Commissioner Catmull said it will be great to see it on the front end, but it would be great to see it on the back end always, and make sure that if there is a new use that is communicated to the planning commission after the decision has been made.

Planner Moss said we can definitely include something like that in our regular updates. If there's something now that this one is kind of skipping you guys on that particular process.

Director Brian Preece said we can definitely do that. But my guess is the use of this is going to be extremely rare. I can't think of one we've ever had where we've had the situation come up. It's probably one of these where somebody had something, got enraged by the city, went to their friend, the legislator, and now we're dealing with the legislation. Because it's got to be on my almost 40 years, I rarely seen anything like this.

Planner Moss said yeah, I mean, any code is never able to encompass all possible use of the actual house bill.

Chair Gedge said last year or two years ago, Mr. Loose gave us a with the City Council and ethics and conflict training that we got a certificate. Would that be considered an annual training, or that type of training that we did receive with them as well. And I think when I was reading the conflict and answer, it said, Any like personal or business interest, Do we have a definition of personal? I know we have some tight knit communities here in South Jordan, so do I need to recuse myself if I don't have a business, but because I might know them or the applicant

Planner Moss said Typically. I mean, that was sort of left open ended intentionally. The good news is there's additional training that will be required specifically, on when that recusal will be required. So I would rather leave it to an expert. Also, the Assitant City Attorney, Mr. Simon said that he believes that this can also count for some of your required training, whether or not that's specific on the ethics thing, probably not, but it might fall under that legal umbrella.

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

Chair Gedge said honestly, I think we're having to adopt this. I think it's a good thing. The one comment would be is, if at the end of a term that we can continue to serve until our replacement is appointed. However, as someone who's nearing the end of my term, hopefully they don't use that as a loophole to not find replacement.

Commissioner Hollist said it's interesting that state law dictates that we have a planning commission, but then state law also comes in and likes to parse what we do or don't do, and I understand the need for that sometimes, allowing people to get answers quickly. But at the same

time, I thought the entire intent of the planning commission was to give City Council the opportunity to get the polls of the community and from a body that doesn't have an election on the line. And so I do think that in some ways, that's maybe a little sad, or maybe it removes an element of letting the public weigh in a way that is unique that the planning offers.

Commissioner Catmull said I concur with that in the sense that even if it's not for us, sometimes having the extra public hearing gives the people a chance to organize their thoughts, because a lot of people who might be affected by things aren't always ready, and they usually have two weeks, a weekend, and this shifts that balance a little bit.

Chair Gedge said just like this evening, I think several people may have not testified the night on our previous item, but may in city council so they understand the process and it helps with that.

Commissioner Harding motioned that the Planning Commission recommends that the city council approves ordinance 2026-11, legislative code amendments. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

J. OTHER BUSINESS

ADJOURNMENT

Chair Gedge motioned to adjourn.

The Planning Commission Meeting adjourned at 7:16 p.m.

DRAFT