

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
September 26, 2023**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, IS Tech Phill Brown, Meeting Transcriptionist Diana Baun, Planner Andrew McDonald

Others: Kenneth Duquett

Absent:

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

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

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting.

**B. MOTION TO APPROVE AGENDA**

**Commissioner Gedge motioned to approve tonight's agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor.**

**C. APPROVAL OF THE MINUTES**

**C.1. September 12, 2023 Planning Commission Meeting Minutes**

**Commissioner Gedge motioned to approve the September 12, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.**

**D. STAFF BUSINESS - *None***

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

Commission and staff discussed potential for safety concerns and protection with large crowds and contentious issues during meetings.

Chair Michele Hollist will be absent from the October 24 meeting, along with potentially Commissioner Trevor Darby.

Commissioner Laurel Bevans gave a brief summary of the September 19 City Council meeting.

**F. SUMMARY ACTION - *None***

**G. ACTION - *None***

**H. ADMINISTRATIVE PUBLIC HEARINGS – *None***

**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. RUSHTON BIKE PARK REZONE, REZONE FROM AGRICULTURAL (A-1) TO PARK OPEN SPACE (OS-P) SUBDISTRICT**

Address: 11050 S. Bangerter Hwy.

File No.: PLZBA202300163

Applicant: South Jordan City

**Chair Hollist motioned for a short recess while staff worked through IT issues.**

**Commissioner Gedge seconded the motion; vote was unanimous in favor.**

**Chair Hollist motioned to reconvene the meeting once the issues were fixed. Commissioner Bevans seconded the motion; vote was unanimous in favor.**

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Nathan Gedge asked about the need and reason for a Conditional Use Permit in this open space area for recreational use, and whether this could be improved in the future by removing the need for the permit.

Planner McDonald responded that the zone is relatively new.

Chair Michele Hollist asked why this application doesn't fall under the recent ordinance change waiving certain requirements when the city is applying to itself for projects.

Planner McDonald responded that this doesn't apply because it is a rezone.

Chair Hollist asked about potential restrictions on reserving that pavilion or facility.

Deputy City Engineer Jeremy Nielson responded that this is a smaller "pocket park," which was previously an HOA park that was turned over to the city; he doesn't believe the space is available for reservations. It's always possible that a group could be interested in reserving the park for an event or competition, but it was intentionally engineered not to draw things like big

competitions and avoid cars on the road. It is being engineered to be more of an amenity for the local neighborhood, users on the Welby Canal Trail, etc.

Commissioner Trevor Darby asked about any legal liability for the city in terms of injuries at these kinds of parks.

Assistant City Attorney Greg Simonsen noted that, aside from the fact that there would be hoops to jump through because the city is a governmental entity, the city can be liable for negligence like any other property owner.

Chair Hollist opened the public hearing for comments.

**Kenneth Duquett (Resident)** – I live two houses down from Highpoint park, and on a side note Highpoint Park Pavilion is not reservable. It is used by the individuals in the cul-de-sac quite a bit, but I have tried to reserve it for a birthday party and you can't. It seems like I went to the wrong meeting, I should have gone to the one before, but I was curious about what the parking would be. Finding out that it's not supposed to bring a lot of car traffic sounds great, as my kids play in that cul-de-sac. Is there a way to see what the second phase is planning on right now?

Chair Hollist closed the public hearing.

Engineer Nielson noted that, regarding a Phase 2, there is only funding for the currently presented Phase 1. Potentially in the future there is an opportunity to add a jump line, and it's shown on the images in the Staff Report for the potential Phase 2. The city is trying to be very sensitive to this community, and at this point in time there is no plan to add that jump line or money set aside for that.

Commissioner Laurel Bevans asked about the anticipated time for completion and details on the construction.

Engineer Nielson responded it shouldn't take more than a few months, with a completion possibly in June.

Commissioner Catmull asked who the target area of the zone is in terms of location, and how they will address pedestrian safety in the area as roads and traffic change in the future.

Engineer Nielson responded that is the reason for this being close to the Welby Canal Trail, encouraging the use of that fairly new trail and taking advantage of the connectivity it offers. The goal is to create connections between the local parks and amenities for those traveling through the trails and to these destinations.

**Commissioner Gedge motioned to forward a positive recommendation to the City Council on File No. PLZBA202300163, Rezone from Agricultural (A-1) to Park Open Space (OS-P) Subdistrict, based on the Staff Report and discussion this evening. Chair Hollist seconded the motion.**

**Roll Call Vote**

**Yes – Commissioner Gedge**  
**Yes – Chair Hollist**  
**Yes – Commissioner Catmull**  
**Yes – Commissioner Darby**  
**Yes – Commissioner Bevans**

**Motion passes 5-0, unanimous in favor.**

**Commissioner Gedge motioned to disconnect the Zoom portion of the meeting before moving to the training. Chair Hollist seconded the motion; vote was unanimous in favor.**

## **J. OTHER BUSINESS**

### **J.1. Planning Commission Training**

City Planner Greg Schindler reviewed his prepared presentation (Attachment A) and Assistant City Attorney Greg Simonsen reviewed training items for the commission.

## **ADJOURNMENT**

**Chair Hollist motioned to adjourn the September 26, 2023 Planning Commission Meeting. Commissioner Darby seconded the motion; vote was unanimous in favor.**

The September 26, 2023 Planning Commission Meeting adjourned at 8:27 p.m.