

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
January 9, 2024**

Present: Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Laurel Bevens, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, IT Director Jon Day, Long Range Planning Analyst David Mann, Planner Miguel Aguilera, Meeting Transcriptionist Diana Baun

Others: Porter Garner, Chloe Quist, Tristan Christensen, Dan & Joby Kamp, Casey Copier, Lee Brown, Daniel Stringham, Jacob Hyde, Lucas Sundshon

Absent: Commissioner Steve Catmull

**6:33P.M.  
REGULAR MEETING**

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

Chair Hollist welcomed everyone to the Electronic Planning Commission Meeting, excusing Commissioner Catmull who is absent tonight.

**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. Commissioner Catmull was absent from the vote.**

**C. APPROVAL OF THE MINUTES**

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

**Commissioner Bevens motioned to approve the December 12, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Catmull was absent from the vote.**

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

**E. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Chair Michele Hollist gave a brief review of the City Council Meetings from January 2, 2024.

**Commissioner Bevans motioned to table the Planning Commission Board Elections and other necessary appointments until the next meeting. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Catmull was absent from the vote.**

**Chair Hollist motioned to open the meeting for general public comment before continuing the meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor. Commissioner Catmull was absent from the vote.**

Commissioner Nathan Gedge suggested discussing the possibility of adding public comments to future agendas at the next meeting.

Chair Hollist opened the meeting for public comment.

**Joby Kamp (Resident)** – My biggest concern with South Jordan is Beckstead Lane. It just seems like it is a patchwork quilt with no rhyme or reason to it. We have homes, we have commercial, we have homes, we have commercial, we have farmland; it just seems like it is a messy conglomerate and it would be really nice to know what you guys feel is going on. I don't know who the city planner is, or who has come up with this plan, but we have lived here for nine years now and there is really no rhyme or reason to Beckstead, it is really messy.

Chair Hollist closed public comment and asked staff to forward those comments to City Council. She shared that from what she knows, sometimes infill projects can be tricky as things develop a piece at a time. She recommended going to the City Land Use Plan, which is updated every 10 years.

City Planner Greg Schindler agreed that the City Land Use Map was the best place to look, but reminded the public that the designations are broad and can include commercial development and residential development. The east side of Beckstead is pretty much all residential, and that was planned that way because of the density of those developments; they were not allowed to be built on the other side of the canal back in the days when these projects were approved. On the other side of Beckstead, previous and current City Councils have preferred to see commercial development along Redwood. Since it is not necessarily a wide strip between Redwood and Beckstead, that is why there is more commercial along Beckstead. Recently a townhome project was approved off Beckstead, but on the Redwood side there is commercial development. The property along Redwood is expensive and the property owners along Redwood want to build commercial or higher density to get the most out of it. The general plan can be found on the city's website with the designations and definitions.

**F. SUMMARY ACTION - None**

**G. ACTION - None**

**H. ADMINISTRATIVE PUBLIC HEARINGS**

### **H.1. GARCIA LAW OFFICES SITE PLAN APPLICATION**

Address: 10931 S Beckstead Lane

File No.: PLSPR202300173

Applicant: Casey Copier

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist asked if the parking was the only issue being considered tonight.

Planner Aguilera confirmed that yes, the developer agreed to contact the neighboring property owner to work out a parking agreement, allowing them to occupy four stalls.

Chair Hollist asked if staff could confirm that the neighboring property had four extra stalls to share.

Planner Aguilera believes they had five extra spaces.

Chair Hollist asked if there was a way to document these types of agreements to ensure they keep track of parking spaces for properties. The commission and staff discussed her suggestion and some ideas.

Chair Hollist invited the applicant forward to speak.

**Casey Copier (Applicant)** – He is representing the architect on this project and discussed some of the renderings submitted to the city.

Chair Hollist opened the public hearing for comments.

**Lee Brown (Resident)** – Do you have a picture that shows the island in the middle of Beckstead in relationship to this building?

Chair Hollist closed the public hearing and asked staff to address Mr. Brown's question.

Staff was able to show the aerial view of that section of Beckstead from the Staff Report. Staff and the commission also discussed the history of the lot and what got them to this point today, as well as traffic flows.

**Commissioner Gedge motioned to approve File No. PLSPR202300173, Site Plan Application, based on Staff Report, discussion and public comment tonight. Chair Hollist seconded the motion.**

### **Roll Call Vote**

**Yes – Commissioner Gedge**

**Yes – Chair Hollist**

**Yes – Commissioner Bevens**

**Absent – Commissioner Catmull**

**Motion passes 3-0, unanimous in favor. Commissioner Catmull was absent from the vote.**

## **I. LEGISLATIVE PUBLIC HEARINGS**

### **I.1. TEXT AMENDMENT – AMENDING SUBSECTION 17.130.050 (PD FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO UPDATE THE LANGUAGE REGARDING THE PURPOSE AND ESTABLISHMENT OF THE PD FLOATING ZONE.**

File No.: PLZTA202300132

Applicant: South Jordan City

Planner David Mann reviewed background information from the Staff Report.

Chair Michele Hollist opened the public hearing for comments; there were no comments and the hearing was closed.

**Commissioner Bevens motioned to forward a positive recommendation on File No. PLZTA202300132, Proposed Text amendment to the PD Floating Zone, based on the Staff Report and other information presented tonight. Chair Hollist seconded the motion.**

#### **Roll Call Vote**

**Yes – Commissioner Bevens**

**Yes – Chair Hollist**

**Yes – Commissioner Gedge**

**Absent – Commissioner Catmull**

**Motion passes 3-0, unanimous in favor. Commissioner Catmull was absent from the vote.**

## **J. OTHER BUSINESS**

City Planner Greg Schindler discussed the next Planning Commission meeting.

## **ADJOURNMENT**

**Chair Hollist motioned to adjourn the January 9, 2024 Planning Commission Meeting. Commissioner Bevens seconded the motion; vote was unanimous in favor, Commissioner Catmull was absent from the vote.**

**The January 9, 2024 Planning Commission Meeting adjourned at 7:13 p.m.**