

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
December 09, 2025**

Present: Chair Nathan Gedge, Commissioner Steven Catmull, Commissioner Michelle Hollist, Commissioner Bryan Farnsworth, Commissioner Lori Harding, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Jeremy Nielson, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS

Absent: Commissioner Sam Bishop

**6:30 P.M.
REGULAR MEETING**

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

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that all of the Planning Commissioner’s are present. Commissioner Bishop is excused from tonight’s meeting.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the December 9, 2025

Commissioner Hollist motioned to approve the December 9, 2025 Planning Commission Agenda Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. Approval of the November 14, 2025 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the November 14, 2025 Planning Commission Meeting Minutes. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

D. STAFF BUSINESS

E. COMMENTS FROM PLANNING COMMISSION MEETING MINUTES

Chair Gedge said on behalf of the entire commission, thank you to the staff for the gift that was left here on the dais for the commissioners this evening, we appreciate your thoughts of us this evening.

Commissioner Catmull said it was a beautiful entry into City Hall this evening. I actually don't usually come off Redwood Road but as I came around the front of City Hall it was very well done. So thank you for the extra holiday cheer, I needed it.

Chair Gedge said just confirming that our next meeting will be the second Tuesday in January.

Planner Schindler said yes, that is correct. I was also going to ask if all of you got paid your back pay, because the commission hadn't been paid anything for being here since May 2025. I caught that and they were supposed to send you all of your backpay.

All of the Commissioner's said they would check to make sure they received the back pay.

Chair Gedge said I believe I received nine different notifications that my time card was approved. So you want to check your city email as well.

F. SUMMARY ACTION

G. ACTION

Address: 10435 South. 2200 West.

File No.: PLSPR202400093

Applicant: Almond Dental Building

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

Commissioner Harding said so, I might recommend as soon as possible, but at least an update by the end of the year.

Commissioner Hollist said an update by August 26, 2026, that would give them a full year since we heard it last.

Commissioner Catmull said August, that kind of goes with building permits and everything else, but my only question is, are there any kind of internal standards you have if you're working with someone on an application, it's just taking a while and it doesn't feel like they're ready and they have the information.

Planner Schindle said we don't necessarily have that, because we have a list of items on our planning commission tickler for what's coming up, and we move things from pending to when there's an actual date. We also have one list, so that means its kind of stalled out, and some of those are already four or five years old, and their applications haven't been closed. But that's something we can always contact them and let them know, if you're not going to do anything we're going to close out your application. But there's nothing in the code that they have to do once you approve it, they have a year to start and commence and get get the work started, but otherwise, just getting it to the planning commission there isn't a deadline in the code.

Commissioner Catmull said what's the work effort of keeping track of something like this? Is Damir just reaching out every once in a while and getting a fast response?

Planner Schindler said it wasn't his project to begin with it was Andrew's, and Andrew was in contact with him quite a bit. I don't know about Damir, since it became his project, but he was able to contact them, especially when it got close to the deadline.

Commissioner Catmull said I'm comfortable with the year, and because it is a continuation and an item that we're not going to reach here if things change.

Planner Schindler said they suggested the August 26, 2026 as Commissioner Hollist said.

Commissioner Catmull motioned to continue this Item No. PLSPR202400097, to be heard at a future planning commission meeting but not to exceed being heard by August 26, 2026. Chair Gedge seconded the motion.

Chair Gedge amended the motion because the Item No. was wrong. The correct Item No. is PLSPR202400093. Commissioner Catmull seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 9 PLAT 7 PRELIMINARY SUBDIVISION

Address: Generally located near 11085 S 6605 W.

File No: PLPP202500126

Applicant: LHM Real Estate (Vagner Soares)

Planner Greg Schindler reviewed background information from the staff report.

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

Commissioner Harding motioned to approve File No. PLPP202500126 Daybreak Village 9 Plat 7 Preliminary Subdivision. Chair Gedge seconded te motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote.

H.2. DAYBREAK SOUTH MIXED USE PLAT 2

Address: Generally located at the northeast corner of the intersection of Lake Avenue and Kitty Hawk Road (5990 W 11300 S)

File No: PLPP202500160

Applicant: LHM Real Estate (Vagner Soares)

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

Commissioner Harding said so can you go back a slide? Is that what we're cut?

Planner Schindler said yeah. You can see those little white lines, so what the plan will be is when it reaches that northeast corner, the right of way will wrap around and follow the shape of that lot instead of going straight down that way. That right away was proposed, like many rights of ways on the west side through The West Villages right away dedication plot that covered the entire west, anything west of Mountain View out there. Also, there have been other right away vacations because the city council has seen several in the last few years due to the growth out there, that's not matching exactly where the right of ways were.

Commissioner Harding said so most of the time with Daybreak, it's just like the city's done its work. Is there any differences in the notes? It says that it starts with Daybreak, but then it tells us the plan. I was just curious, has the church followed all things that they needed to do with its plan, or will that come back to us?

Planner Schindler said no, this would be a site plan that they have to go through, but the site plans in Daybreak don't come to the planning commission, they are done by staff.

Commissioner Harding said but even if it's a church?

Planner Schindler said the staff has always covered all the churches and any any development in Daybreak. The shopping centers and things like that, Daybreak no longer owns them, but the new owners and the developers staff still review all those as well.

Commissioner Harding said so the owners will be the Catholic Church?

Planner Schindler said and they will be the ones that submit the application for the site plan.

Commissioner Farnsworth said they've been fundraising for a little while. Is there any idea when they would start building?

Planner Schindler said I believe they intend to start building probably within the next two to three years. They did mention their fundraising was going well, but they didn't have all of the money to start it at one point. They will probably do like most times when the Catholic Church does it, they'll build it, and then the parishioners will continue to make payments.

Vagner Soares, Larry H. Miller -said Planner Schindler did a great job with the review. The church's goal is to start in 3 years. It's actually a beautiful site. When we have the architect from Larry H. Miller who will reveal everything, we will meet with Planner Schindler and staff and we will go through it all.

Commissioner Hollist said do you anticipate they'll run a school on this site?

Mr. Soares said that was the first comment, the first conversation we had. They are going to have a school, but then it kind of came back and kind of died there.

Planner Schindler said I can add a little bit more. The parish is St. Andrews Parish, and it's in Riverton right now, it's in the school. They have a church in the school part, so they're going to

keep the school in Riverton for the time being and then build the church here. And I believe that it should be built big enough to cover all of their parishioners, and they have nearly 1000 of them.

Commissioner Farnsworth said if they build on the future development sites, does that come back to us, or does it also go straight to the city staff?

Planner Schindler said all site plan applications in Daybreak, based on our development agreement, come just to staff.

Commissioner Farnsworth said I wasn't sure if it was a future development.

Planner Schinder said in the development agreement, it also stated that subdivisions wouldn't be done by staff as well, but state law thinks differently about that. So, we brought those from day one. I'll be glad to give you an update when they come in, because other large developments like the ballpark could have given you maybe more updates, but it took a long time. Other things like the University of Utah's clinic in the hospital there, I think that one actually did come to the planning commission before, just to tell you what they we're going do, but that wasn't for an approval or anything.

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

Commissioner Farnsworth motioned to approve File No. PLPP202500160 Daybreak South Mixed Use Plat 2. Commissioner Harding seconded the motion. Roll Call Vote was 5-0 unanimous in favor. Commissioner Bishop was absent from the vote,

H.3. DAYBREAK SOUTH STATION MULTI FAMILY #9 PRELIMINARY SUBDIVISION

Address: Center Field Drive between Freestone Rd. and Grandville Ave.

File No: PLPP202500217

Applicant: LHM Real Estate (Vagner Soares)

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

Commissioner Hollist said but without being two different properties, per se.

Planner Schindler said well, condominiums are used, they're stacked up. The lower level is condominium 101, but it could be 201, and then let me go to the next unit. There actually on the ground floor, the condominiums don't have to be four of them. They could just divide it into two larger spaces, it just depends on how they want to divide it up. I would imagine that when it comes to being a living area above they would want to have up to three floors higher.

Commissioner Hollist said they said they are four stories.

Planner Schindler said so the three floors above those could probably still just be one condominium unit.

Commissioner Harding said what about the C101 that you mentioned?

Planner Schindler said C101 is that larger one across the street from it. That would be for, I believe, some other commercial uses. But no building is going to be constructed on that, and it'll have to go through the site plan applications.

Commissioner Harding said and then we'll wait to find out about if garages are included or if it's all street parking.

Planner Schindler said the town homes will have two car garages. I'm not positive, but I think the same thing will be for the condominiums as well, because the back side of them would still be garages, just the other part of it would be for the tenants above.

Chair Gedge said so just be clear, what we're approving tonight is what's been presented to us in our staff report, and the motion is for the 31 townhomes. And of course, if they want to deviate from that, that's why it would have to come back to us as an amendment.

Planner Schindler said so he can have the option. Do you want us to pull it off the agenda and wait till it's fixed? Or do you want to go forward with this and do student amendment at the end?

Commissioner Catmull said so a question on the Center Field Freestone road. I thought I saw on the other image that the proposals go all the way to Freestone Road. Is that a gap that I'm seeing there?

Planner Schindler said you're talking about the image and how the lines don't line up?

Commissioner Catmull said it doesn't cover all the distance. Is that just the difference? Can you flip between those two, I just want to make sure.

Commissioner Harding said it matches, but the yellow doesn't.

Commissioner Catmull said so it's meant to go all the way to Freestone, between Freestone and Grand?

Planner Schindler said between this part of Freestone it is narrower, more narrow than the other one, so they can go further.

Commissioner Farnsworth said when they build the alley there, will it just meet up directly with the parking lot that is right there? Will there be a fence separating it?

Planner Schindler said the parking lot is temporary, so I really don't know. They might put a fence up, because we don't want anybody parking on the right as they come to the ball game. So there could be a fence in there.

Vagner Soares (Larry H. Miller) said we will have a neighborhood fence, but right now we just have a temporary fence to make sure we keep everybody away from the construction site to keep everybody safe. The idea is, when we finish the landscape we'll have a nice neighborhood fence separating the parking lot from the neighborhood. We felt like the ballpark is just sitting on an island right now, and we're not giving the community a way of transition to, you know, come to the parking lot. So we felt like we're just sitting in the parking lot and nothing around. And as the one side start building another, we want to make a corridor that people feel at home and say, "okay, this is the direction we go to the parking lot". So that's the idea for those townhomes there. We want to give the opportunity to residents that you know cannot afford a large business, but they have a small business, that they can have a right there, at the ballpark.

Chair Gedge said we did receive one comment by email from an Alexander Weech to be in the public record in support of this item. And I know Mr. Bishop, who's not here, would like to point out bicycle parking, hopefully that you include quality bike parking. So I know Mr. Bishop would like me to pass that on.

Chair Gedge opened the Public Hearin to comments.

Assistat City Attorney Greg Simonson said I am of course, on staff here, but I'm also a resident. I just want to make sure I understand this. Commissioner Gedge asked the right question. What you have before for you tonight is town homes, and from what I can see is a very unusual situation where much of Mr. Schindler's presentation was about something that might happen in the future. I understand Mr. Gedge, I thought he asked the exact right questions, and I just want to make sure I understand the answer. The answer is that you are considering and deciding on what is in this report tonight, not on what may or may not happen in the future, because that'll come up in the future. So I just wanted to be on the record and make sure we're all clear on that

Chair Gedge closed the Public Hearing.

Commissioner Hollist said so I do actually have one clarification, what we were presented tonight officially does indicate that four of the townhome units will be live work units. So, there is that commercial element that has been presented to us, but am not clear on what the change is going to be in the future, which maybe it doesn't matter, since I think I'm clear on what this stage is with the item that is before us.

Chair Gedge said this item before us this evening is of course a nice preview for the future.

Commissioner Harding motioned to approve File No. PLPP202500217 Daybreak South Station Multi-family #9 Preliminary Subdivision. Commissioner Farnsworth seconded the motion. Roll Call Vote wa 5-0 unamious in favor. Commissioner Bishop was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

Chair Gedge said we will need to choose a new Chair and Vice Chair and we usually do that the first meeting in January. If we could have that on the Agenda for that meeting we can take care of that business then

ADJOURNMENT

Chair Gedge motioned to adjourn.

The Planning Commission Meeting adjourned at 7:18 p.m.

DRAFT