

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
January 10, 2023**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevens, Commissioner Aaron Starks, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, Planner David Mann, Senior IS Tech Phill Brown, Meeting Transcriptionist Diana Baun, Planner Miguel Aguilera

Others: Jerri Harwell

Absent:

6:30 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. Commissioner Hollist seconded the motion; vote was unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. December 13, 2022 Planning Commission Meeting Minutes

Commissioner Catmull motioned to approve the December 13, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.

D. PLANNING COMMISSION BUSINESS

D.1. Elect Planning Commission Chair and Vice Chair for 2023

Commissioner Aaron Starks asked for more historic context on the position, nominations and how it works including the expectations.

Chair Michele Hollist explained the position is usually appointed for the year, revisited in January for reappointment. In the past they have operated with just a chair and vice chair, the chair runs the meetings and sometimes there is some communication with the mayor. As the chair she has attended a few City Council meetings to be able to brief the commission when things come up, but that is not technically a requirement. The Vice Chair fills in when the chair is not available, also helps run the meetings.

Commissioner Starks asked if the commissioners' duration of service is affected or dependent on the council member appointing them to the position.

Commissioner Nathan Gedge said their terms line up with their council member's term.

Chair Hollist said that while this is an election year for some of the council members, each current member of the commission is entitled to stay in their role through the remainder of the year.

Commissioner Gedge nominated Michele Hollist for the position of Planning Commission Chair. Commissioner Starks seconded that nomination; vote was unanimous in favor.

Commissioner Starks nominated Nathan Gedge for the position of Planning Commission Vice Chair. Commissioner Bevans seconded the nomination; vote was unanimous in favor.

D.2. Choose Planning Commission Representative to Architectural Review Committee.

Commissioner Laurel Bevans noted that she has time in the mornings to fulfill this role if Commissioner Steve Catmull is unable to continue on that committee.

Chair Hollist nominated Laurel Bevans as the Planning Commission Representative to the Architectural Review Committee. Commissioner Gedge seconded the nomination; vote was unanimous in favor.

E. STAFF BUSINESS

Chair Michele Hollist congratulated GIS Coordinator Matt Jarman on his 15 years with the city, and thanked him for all he does.

City Planner Greg Schindler shared there is a new planner, who is in attendance tonight. His name is Miguel Aguilera and he started yesterday.

Assistant City Attorney Greg Simonsen noted the Meeting Transcriptionist was missing from the chambers and wanted to make sure that didn't cause any issues.

Staff informed him that she was on the Zoom meeting and attending online, so everything was good to go.

Planner Schindler brought up the previous discussion about opportunities for the commissioners to be on other committees and boards within the city. The council passed an ordinance in the past, stating that an individual can only serve on one appointed board or committee in the city at a time.

Commissioner Nathan Gedge asked about the commission nominating someone for the Architectural Review Committee (ARC), and how that is allowed.

Planner Schindler said that the ARC is not an official committee authorized by the city council, it was set up by the city manager years ago and that was never changed to allow the council members to make the appointments.

Commissioner Gedge asked about the commission having an informal representative or volunteer to be their representative to the city council.

Chair Michele Hollist noted that based on previous discussions, she believes the commission will rotate who attends based on availability rather than assigning a specific person. She then asked which commission members would be willing to be on that rotation to attend City Council meetings.

Commissioner Catmull was willing to take a turn, but he would be unable to attend on Tuesday nights. He would probably need to listen to the recording afterwards, but he is willing to do that and report back.

Chair Hollist asked how soon those recordings are available and staff responded that they are available the next day.

Commissioner Starks is willing to be an alternate, as he is traveling quite a bit during the next quarter.

Chair Hollist said she will create a draft for covering those meetings and they can discuss and make changes as needed once that's done.

Planner Schindler brought up the idea of a joint meeting with the city council, and that is scheduled for March 7, during the work session. That meeting will take up at least half of the work session, and he invited the commissioners to send any suggestions for discussion topics to staff, who will pass them on to the city council. He noted this will also be a training session.

F. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

G. ACTION - None

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. SEGO LILY DAY SPA SITE PLAN APPLICATION

Address: 10418 S. Willow Valley Rd

File No.: PLSPR202100204

Applicant: Johan VanZeben Architecture

City Planner Greg Schindler reviewed background information from the Staff Report.

Commissioner Laurel Bevans asked if there were any comments back in April from the public, when this was originally presented.

Planner Schindler didn't believe so, he doesn't remember the previous planner mentioning any comments either.

Chair Hollist asked if the applicant was present this evening and invited them up to speak.

Garrett Goff (Applicant) – is with Garn Development, who also operates the Sego Lily Business. They have three locations, including Layton, Bountiful and Midvale. Part of the reason for the pause last April was due to labor. They looked at their other three locations and massage therapists were hard to come by, as was labor in general, and interest rates were doing what they were doing. They always knew they wanted to be in South Jordan because currently their flagship is in Midvale, specifically Fort Union. He grew up in the Sandy area, and many of them who grew up there and knew Sego Lily ended up in South Jordan, so they always knew they wanted to end up here because everyone knows what Sego Lily Day Spa is. The building is beautiful, the architect has done a phenomenal job designing it and you can see some of the contours and roundness of the building, actually trying to look like a flower blooming. There has been a lot of thought, care and detail that has gone into this over the last few years and they really think this would be their new flagship for their spa and they look forward to partnering with South Jordan City on this.

Commissioner Nathan Gedge asked for the general hours of operation.

Mr. Goff responded right now they are 9:00 to 7:00, Monday through Friday, and 9:00 to 9:00 on Saturday, closed on Sundays.

Commissioner Aaron Stark asked for details on the business model, whether it was subscription based and what kinds of services would be available.

Mr. Goff responded it is not subscription based. You go online and book a massage therapist for 60 or 90 minutes. They do the Vichy rubs, and are starting to look into

different medical device options like acupuncture; they have all the licensing required for that. They also do facials and pedicures.

Chair Hollist asked if staff reviews the services offered to make sure they all fall within what's allowed for personal services per city code.

Planner Schindler said that is done through the business licensing.

Chair Hollist asked to confirm that if they started doing something like tattooing, that would be reviewed to verify whether or not it needed a special permit.

David Mann shook his head to say no, as that is not a conditional use.

Commissioner Gedge noted that since they are offering additional medical services, he assumes that Fire has reviewed this to make sure there is appropriate emergency access in case of a complicated medical event.

Planner Schindler responded that yes, Fire reviews all the plans.

Chair Hollist opened the hearing for public comment. There were no comments and the hearing was closed.

Commissioner Gedge wanted to ensure that former employee emails and voicemails are being directed to new staff in the future.

Commissioner Darby motioned to approve the Site Plan Application with File No. PLSPR202100204 at the address listed above. Chair Hollist seconded the motion. Roll Call Vote was 6-0, unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. Moderate Income Housing Plan Amendment, General Plan Amendment

Planner David Mann reviewed background information from the Staff Report.

Chair Michele Hollist asked to confirm that the city's report required more detail in the timeline associated with rolling the chosen menu items out.

Planner Mann said yes, the initial plan approved in 2019 included the necessary strategies. They have updated the language to reflect the new language approved last year, but they also wanted more details for each strategy as far as the timeline and implementation steps set to take place in the future.

Commissioner Nathan Gedge knows the legislative session doesn't begin until next week, but he asked if staff is anticipating any more amendments that will require more changes on the city's end in the future.

Planner Mann said this requirement was part of HB 462, from last year's legislative session. These changes need to be submitted in the next month or two in order to still meet those requirements.

Commissioner Gedge asked if there are any penalties for failure to submit.

Planner Mann responded that to be prioritized for funding for roads and transportation, this needs to be in place.

Commissioner Laurel Bevans asked about the Jordan Gateway Transit Corridor, and specifically which part of the city that encompasses.

Planner Mann said that came after the general plan was approved in 2020, working with a consultant to create two sub area plans. One of those was the frontrunner station area, as well as the area around the business park by Mulligans, and that's where this was referencing.

Commissioner Bevans asked if the River Bottoms area was included in this.

Planner Mann responded yes.

Commissioner Bevans noted that on Page 5 it talks about the moderate income housing set aside, along with the programs available. How would a member of the public find those programs now, and are any still active.

Planner Mann said there was some funding available last year through the Covid time period for the CDBG program and the federal government, along with some county run programs. The city tried to create and run their own down payment assistance program, but they have been unsuccessful in figuring that out. He believes there are still some options with the county.

Commissioner Bevans noted that the Daybreak ADU standards have historically been different than the regular city standards, and asked if that was still correct.

Planner Mann responded that is correct.

Commissioner Bevans asked for details on the ADU standards in Daybreak, whether it's the HOA that disallows it or the city.

Planner Schindler said it's not necessarily Daybreak, but that city code states what zones ADUs are allowed in; the PC zone is not one of those zones. Over time, the city has been working with Daybreak in bringing the PC zone to the code section. However, Daybreak has reservations around that because the development agreement limits the number of

housing units to 20,785. They would have to open up the development agreement to make changes and specify what ADUs would count as additional units, and the developer doesn't necessarily want to open up the MDA because they like how it's written currently. They are allowed in the MDA to have ancillary units, and he explained a little bit about what those are.

Chair Hollist opened the hearing for public comment.

Assistant City Attorney Greg Simonsen quoted from Page 3, "The city's continuing discussions with the Daybreak developer regarding the development of Downtown Daybreak led to the city and Daybreak developer drafting an application for a Housing and Transit Reinvestment Zone. If approved, the Downtown Daybreak HTRZ will jumpstart the development of more than 100 acres in the Downtown Daybreak, which is situated along one future and two existing TRAX stations. Among other things, the HTRZ proposes more than 4700 residential units with more than 10% of those units being affordable." To him, as a citizen, there are two huge things going on in the city right now. The first is the one he just read, that 4700 residential units within a 100 acre area, probably means densities never seen in the city before. Based on what he has been hearing, without sitting in on the meetings, these talks have been going on for a long time now with the mayor, the city council and so forth. Back in 2008 he was on the UTA Board and one of the things they did as a board was travel down to Dallas. They got on their Dallas Area Rapid Transit and went up and down the line, getting out at stops and looking at the development along the way. That development was very high density, but it was really nice. If that's the kind of lifestyle someone would enjoy with nice places and rapid transit close by, mixed use shops with everything within walking distance, he thinks that is what they are trying to plan out there with entertainment and speculative talk of a ballpark. He thinks that will all be coming at some point before the planning commission, and there will obviously have to be zoning changes for that to happen. If it's 10% of 4700 residential units that are affordable, that's close to 500 affordable residential units. The other big thing that everyone has probably seen from the recent city council meeting is that there has been an annexation application submitted by Kennecott Copper to annex more than 2000 acres into the city, which is historic and will be carefully managed. They are talking about doing another Daybreak type development as part of that, so for anybody that has liked the Daybreak development or thought there should be some things different, now is the time to give input to the legislative body.

Chair Hollist asked about the HTRZ and whether that money will come from the RDA funds, and if it will be deed restricted.

Attorney Simonsen said that a significant amount of the money, as he understands it, is set to be RDA money, which comes from tax increment money. It comes out of property tax that would otherwise go to other entities within the city including schools. The idea behind it, to his understanding, is that it will jump start everything and then on the back end it would be more than recouped as part of the development process and sale taxes along with other money. If anyone wanted more information on that he encouraged them to contact the city's Director of Commerce Brian Preece, as he is the expert on all of that.

Commissioner Bevans asked about the developments coming in closer to the transit centers, and the discussions regarding reducing or eliminating parking requirements for those locations. Are there going to be requirements for the developers to provide incentives for residents to utilize the public transit systems, and how close do they have to be to these transit hubs to qualify for some of those reduced parking requirements.

Planner Schindler said that currently in Daybreak if they are within a quarter mile they can reduce the parking spaces for residential by one space per unit.

Chair Hollist noted that she understands the theory, but doesn't believe it's reality. In her opinion, every adult regardless of how close they live to transit in Utah has a car.

Planner Schindler said that's probably true because the adults not only need to get to work, which they can ride transit to, but they also need to get to the grocery store, school, etc.

Chair Bevans asked if we have ever required developers to provide incentives or special access to incentivize their residents to use the public transit systems.

Planner Schindler doesn't believe the city has. He thinks the apartment units near the Frontrunner station might be offering their tenants UTA passes as part of their rent, but they would probably be paying for that through their rent.

Commissioner Trevor Darby asked if anyone knew the number of households in South Jordan. He looked it up and believes it's about 24,000 and asked if that sounded correct.

Planner Schindler said he believes it's closer to 29,000.

Commissioner Darby noted that we are talking about a 16% to 17% increase to the total city with those 4700 units in that area.

Planner Schindler noted that Daybreak still can't go over the 20,785 units. Generally, with the expected densities, these will be condominiums or apartment units, and those tend to have smaller household sizes.

Chair Hollist closed the hearing.

Commissioner Gedge moved to make a positive recommendation to the City Council to adopt the amendments above based on their review tonight. Chair Hollist seconded the motion. Roll Call Vote was 6-0, unanimous in favor.

J. OTHER BUSINESS

Commissioner Aaron Starks said he hasn't been receiving any emails since starting, so he doesn't get staff reports and recommendations ahead of the meetings. He would love to get that information in advance if it is being sent out to the other commissioners. Staff agreed to discuss

it after the meeting and figure out what's going on. He said he has contacted IT to get his city email set up, but was having some issues.

Commissioner Nathan Gedge brought up the annexation that has been proposed, and it was mentioned tonight that it might have a development agreement with, he assumes, a PC Zone. He asked if that will come before the commission, and if there will be a public hearing before the city council adopts anything.

City Planner Schindler said there probably won't be a lot of input on the development agreement, but there will be public hearings because it will have to be rezoned and will need a land use amendment. Both the rezone and land use amendment would come before the planning commission. Also, because of the location of this annexation, if Rio Tinto decides to develop more of their property in the future, especially to the north of this, it is all adjacent to South Jordan City as well. What is being proposed for annexation right now could have been annexed as part of Herriman's annexation plan, but Rio Tinto determined that South Jordan was the place to be.

Chair Hollist noted that it's good to be involved in the process early, to avoid issues later on in development after all those decisions have been made.

Commissioner Gedge added that with that he would like to see the planning commission leave some guidance for residents of the process and the thinking behind the decisions. If it is allowed, he would like to see this annexation as an item on the March 7 meeting agenda.

Planner Schindler confirmed that the zoning for that area will be the PC Zone.

Commissioner Laurel Bevans asked if staff knew which council district that area touches.

GIS Coordinator Matt Jarman answered that will be part of District 4, as all of the annexed area shares a boundary with District 4 currently and that is where it will be incorporated. None of the annexation area currently has any residents in it, which makes that process a lot easier. They have taken the first step in the annexation process with receiving the annexation and approving it, however it has to go through several hands and processes, up through the Lieutenant Governor, before it becomes recorded and officially part of the city. That will take a significant amount of time, and he doesn't think they will be looking at zoning or land use for a few months at least.

Commissioner Gedge asked if there have been any conversations with our neighbors, like Herriman, regarding whether they will be opposing this at any level.

Planner Schindler said there isn't much they can do to oppose it since there is no population in the area to oppose it, and the property owner is the one who decides where they want to annex. They are proposing to annex a small portion into Herriman that is actually south of 11800 South and east of Bacchus Highway.

Coordinator Jarman said there have been numerous discussions with Herriman City regarding this annexation, and some concessions were made regarding future street alignments and things of that nature.

Commissioner Gedge asked if fire and police access will be impacted for the rest of the city because of this, and if so he assumes the city will dedicate additional resources so that those residents on the eastern side of South Jordan will not be negatively impacted by the addition.

Coordinator Jarman said they are discussing future station locations and future streets right now.

Planner Schindler said no one will be affected by a station closing, but everyone in the city is impacted when a new station is built as the entire city pays as growth continues.

Commissioner Gedge asked about the next meeting and what the agenda looks like.

Planner Mann said there are three items on the agenda for the next meeting.

ADJOURNMENT

Chair Hollist motioned to adjourn the January 10, 2023 Planning Commission Meeting. Commissioner Bevans seconded the motion; vote was unanimous in favor.

The January 10, 2023 Planning Commission Meeting adjourned at 7:33 p.m.