

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
March 10, 2026**

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

Absent: Commissioner Lori Harding, Commissioner Steven Catmull

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

A. WELCOME AND ROLL CALL – *Vice Chair Brian Farnsworth*

Vice Chair Farnsworth welcomed everyone to the Planning Commission Meeting and noted that (3) of the Planning Commissioner's are present at tonight' meeting. Commissioner Harding and Commissioner Catmull were excused from tonight's meeting.

MOTION TO APPROVE AGENDA

B.1. Approval of the March 10, 2026 Planning Commission Agenda

Chair Gedge motioned to approve the March 10, 2026 Planning Commission Agenda as published, modifying item A, that commission Vice Chair Farnsworth is conducting as Chairman for training tonight. Commissioner Hollist seconded the motion. The Vote was 3-0 unanimous in favor; Commissioner Harding and Commissioner Catmull were absent from the vote.

B. APPROVAL OF THE MINUTES

C.1. Approval of the February 24, 2026 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the February 24, 2026 Planning Commission Meeting Minutes. Commissioner Gedge seconded the motion. Vote was 3-0 unanimous in favor; Commissioner Harding were absent from the vote.

C. STAFF BUSINESS

D. COMMENTS FROM PLANNING COMMISSION

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK URBAN CENTER PLAT 1 AMENDMENT #2 SUBDIVISION AMENDMENT

Address: 11195 S Grandville Avenue

File No: PLPLA202500235

Applicant: Larry H Miller Real Estate

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

Vice Chair Farnsworth said I noticed on the recorded plat there are sidewalk easements on the north and west side, but it doesn't look like there are sidewalk easements on the amended plat.

Planner Schindler said I'll let the applicant explain, but currently there is a right of way, but not for the road, but for easements. And because there's a water line easements that goes through those along that road. The existing road is also a public utility easement that goes right through that road, so that has to be vacated as well, just not the road itself. It is in process, and they won't be able to construct anything until the right of ways are vacated. They are scheduled to be on the April 7, 2026 City Council Meeting.

Vice Chair Farnsworth said does the applicant have anything to add.

Mr. Suarez LHM – said I don't have anything to add to this tonight.

Vice Chair Farnsworth opened the Public Hearing to comments.

Alex Thorne, South Jordan – said I am here on behalf of myself and my development partner. We are inquiring about a piece of land located at approximately 10657 south 1055 West. This is just down the street from the South Jordan Cemetery, and it is right next to residential agricultural land and a new townhouse development by Dai. Our idea for this is to put more density in the property. We were told that, based on certain circumstances given by the city the density has reached its maximum limit to allow a single family residential home. And based on the general plan of the City, and in interest of city, we are looking to put in more doors. We're looking to get the maximum, no more than four. But anything more than one is what we'd like to inquire about. We believe that we would put something that would match the character of the area and of the city. Being a native of the city, I understand this area, and the importance of agricultural land, and so this is what we came to inquire about. I'm not looking for any specific decision or approval today, but I wanted to pitch the idea that we wanted to bring to the city. So If, there are any specific departments or staff members, you'd recommend that I speak about this with after the meeting, I'd be more than happy to have discussion about it. And so that's what I came to talk about.

Planner Schindler said you probably want to talk to somebody in the planning department, preferably, the Director of Planning. His name is Brian Preece, so I would start with that. He can

let you know what processes you'd have to go through to achieve this. It sounds like it would probably be rezoning of the property and maybe a general plan amendment or something as well. I'm not sure exactly what that would entail, but probably a zoning change first, and then, subdivision, or whatever. Or if you're going to divide the property into more than one lot and be a subdivision, or if your proposing multi units on one piece, then the zoning would have to be allowed.

Vice Chair Farnsworth said if you can't find his contact info on the website, you can stay after the meeting and we can help you afterwards.

Vice Chair Farnsworth closed the Public Hearing.

Commissioner Hollist said will we see the site plan for this or is that something that's just reviewed internally to make sure it complies with the master development agreement?

Planner Schindler said the site plans in Daybreak are reviewed by staff.

Commissioner Hollist said there's an image in our packet on page 16, was the yellow box drawn a little bit off the actual boundaries. It looks like on two sides it includes the road. I just wanted to be clear on what it covers. It's the aerial image that has the ballpark and the yellow line around the amendment site. It just doesn't seem like it quite lines up with all the other things.

Planner Schindler said it looks like something must have shifted when it got blown up on this, because even the streets are off. So, in the process, when it was increased in size, I think it was smaller than this. And so when they printed it, it might have moved it, but yes, it's off a little bit there. It should follow those streets along Center Field Drive, Lake Avenue, Granville Avenue, And then I think it's called Park line, is the other one that's on the west side.

Commissioner Hollist said and no concerns about eliminating that stretch of road?

Planner Schindler said we don't really have any concerns about that. It wasn't going to be more narrow than some of the roads, but that wasn't going to be parked on either side. I think they might have had plans to close it off once in a while for events, but this building will cover it.

Chair Gedge said parking this area is very limited. I'll just say with the stadium, the future growth, I just want to be cognizant of that. I envision it to be something like the gateway downtown, where it's kind of under the building. So with the Event Center, the library, and things we've approved across the street to the East recently as well. I'm just concerned about parking and so just a recommendation to people who may be developing any future development agreements with properties in the city that may have been recently annexed. I would hope those types of phases are the normal city process, going to the planning commission and city council, and just not that my city staff. So I'll leave it at that.

Chair Gedge motioned to approve File No. PLPLA202500235, Daybreak Urban Center Plat 1 Amendment #2 Sudivision Amendment. Vice Chair farnsworth seconded the motion.

Roll Call Vote was 3-0 unanimous in favor; Commissioner Harding and Commissioner Catmull were absent for the vote.

H.2. DAYBREAK VILLAGE 12B PLAT 4

Address: Gray Ghost Drive (7190 W) between 11260 S and 11390 S

File No: PLPP202500250

Applicant: LHM Real Estate

Planner Greg Schindle reviewed background information from the staff report.

Vice Chair Farnsworth said since this is the edge of Daybreak, is that park lot just a grass landscaped area kind of similar to what they've done along 11800 S?

Planner Schindler said probably, and I think the way it's laid out it is like 11800 South, it's just a buffer from whatever happens on the other side.

Vice Chair Farnsworth said it looks like there's a gap of land between where this parcel ends and where the future Bacchus alignment goes. Do we know what would be immediately west of this?

Planner Schindler said there hasn't been an application, but it appears that the triangle area that goes up to a point is part of the Backus highway that is coming down. I'm not sure, but maybe it doesn't appear that way on some maps that I've seen. The Backus highway is going to be adjacent to it, but it's not going to have very much room. It'll probably just be open and not nothing developed on it, like it is, right now, maybe the applicant has more information about that, or maybe Jeremy has some information.

Assistant City Engineer Nielson said UDOT is planning some buffer space on the east side of Backus highway. There will be a buffer space there for a future overhead power lines and a trail easement. There's some old drawings I have from UDOT that shows the width of that. I want to say it was like 30 to 50 feet wide.

Wagner Soares, Larry H. Miller - the idea is on Bacchus Highway there, if you drive over there, they are already working on it, and they're really close to daybreak. There are two more plats that we want to try to bring this year as well, a little bit north of the one that we just saw. So that's kind of the idea why we're so far west of what we have been doing lately. The garages will be around 700 to 800 stalls. So we don't want to keep that large parking lot there forever, because that land we can develop in the future as well..

Chair Gedge said I know know it's not pertinent to this, but just quick question on that, would that be public, any public parking for any of the events?

Vice Chair Farnsworth opened th Public Hearing to comments. There were none. He closed the Public Hearing.

Chair Gedge said I had a question and I don't know if it's Jeremy that can answer this, but since this will be on the far western limits of Daybreak, and of the current city, are there any concerns with city services, trash, utilities, fire, other public safety? I know at one of our recent meetings, we approved a fire station for the west side, but are there any concerns as this is the first one that is that far out there. Is there any concerns putting in 50 homes where it's on an island right now, and eventually it will be built out, until it gets filled in.

Assistant City Engineer Nielson said the city doesn't have any concerns at this point. The next fire station is in the works, and we are trying to get that funded. That'll be very close to this area, but fire station 64 is just down the road on on Lake Ave, so it's still very close as you mentioned.

Chair Gedge said that little triangle piece between Bacchus and the future Mountain View, are there any concern with that being an open space. I guess there wouldn't be any concerns with wild fires locally. I guess we'll have fire protection in the future, but will we have any requirements for like, types of grass or coverage? I don't think there's going be any concerns, but I just want that on the record.

Assistant City Engineer Nielson said I'm not aware of any vegetation restrictions for fire hazard. I know the fire department is really watching South Jordan and making sure that they have equipment that could support the new annex land being up next to the foothills. I know they purchased additional equipment so they can adequately support that. But, that's all I know.

Commissioner Gedge motioned to approve File No: PLPP202500250, the Daybreak Village, 12 B platform, preliminary subdivision. Commissioner Hollist seconded the motion. Roll Call Vote was 3-0 unanimous in favor; Commissioner Harding and Commissioner Catmull were absent from the vote .

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

Vice Chair Farnsworth motioned to adjourn. Commissioner Hollst seconded the motion

The Planning Commission Meeting adjourned at 7:02p.m.