

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
November 12, 2025**

Present: Chair Nathan Gedge, Commissioner Steven Catmull, Commissioner Michelle Hollist, Commissioner Bryan Farnsworth, Commissioner Sam Bishop, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Damir Drozdek, Assistant City Engineer Shane Greenwood, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS

Absent: Commissioner Lori Harding,

**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 (4) of the Planning Commissioner’s are present. Commissioner Hollist will be arriving late, and Commissioner Harding is excused from tonight’s meeting

B. MOTION TO APPROVE AGENDA

B.1. Approval of the November 12, 2025

Commissioner Catmull motioned to approve the Novemer 12, 2025 Amended Planning Commission Agenda moving the Administrative Item H.2 Horizon Rezone with development agreement to a Legislative Item I.1. Chair Gedge seconded the motion. Roll Call Vote was 4-0 unanimous in favor: Commissioner Hollist and Commissioner Harding were absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. Approval of the October 28 2025 - Planning Commission Meeting Minutes.

Commissioner Farnsworth motioned to approve the October 28, 2025 Planning Minutes. Commissioner Gedge seconded the motion. Vote was 4-0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from the vote.

D. STAFF BUSINESS

Chair Gedge said last week there was a municipal election. I believe it hasn't been canvassed yet, but the way things are going it looks like all incumbents in our city were on track to be re-elected. I believe for Mr. Farnsworth, Ms. Harding and Mr. Bishop, are appointed individuals, so

they will reach out to you for continuing service for the next term. We have one meeting on December 9th the second Tuesday of the month. I'll plan to be in attendance, I will reach out to Commissioner Hollist and Harding as well, just to remind them of that.

E. SUMMARY ACTION

F. ACTION

G. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK SOUTH STATIO PLAT 3 CONDO PLATS 2C AND 2D

Address: 11247 & 11261 S Grandville Avenue
File No: PLPP202500183 and PLPP202500184
Applicant: Larry H. Miller Real Estate

Planner Greg Schindler reviewed background information from the staff report.

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

Commissioner Bishop motioned to approve File No. PLPP202500183 and PLPP202500184 Daybreak South Station Plat 3 Condo lats 2C and 2D. Chair Gedge seconded the motion. Roll Call Vote was 4 to 0 unanimous in favor; Commissioner Harding and Commissioner Hollist was absent from the vote.

I. LEGISLATIVE PUBLIC HEARING

I.1. HORIZON – REZONE WITH DEVELOPMENT AGREEMENT

Address: 103 S. Jordan Gateway
File No: PLZBA202500153
Applicant: Fieldstone Construction & Management Services, Inc.

Planner Damir Drozdek reviewed background information from the staff report.

Commissioner Bishop said I have a question about the project analysis, it wasn't in the slides, but I was just curious about the potential retail sales of \$2.3 million.

Planner Drozdek said I think that's the additional businesses next to it, so these residents would add to those sales nearby.

Commissioner Catmull said at the secondary fire and emergency access if I looked at that correctly, is that where the garbage receptacle is now?

Planner Drozdek said yes, but it will have to be moved.

Commissioner Catmull said in the goals and strategies where it talks about secondary access, it says, based on the number of units we have at the secondary access is not for daily use. What would be the number of units or trips that would require?

Planner Drozdek said it is based on the City Engineer and his estimate, per city code, but more than 10 single family units require secondary access. But for multi family, it's based on the City Engineers discretion.

Commissioner Catmull said the other question I had was, it talked about expanding and enhancing the existing bike map network. Is that just because there's a sidewalk that connects to transportation plans? And then, I forgot to ask on the emergency access are the owners on the property to the east that goes through their parking lot, are they okay with that or are they obligated to provide that?

Planner Drozdek said they're going have to come into some kind of agreement. They've been in talks with the owner, and the talks seem to be progressing well. So yeah, they feel pretty confident about being able to secure that access.

Commissioner Catmull said I don't know if I saw anything that was contingent enough to meet city code.

Planner Drozdek said they are showing a 20 foot wide access, and that does meet the city code. I think there is a section in the agreement that says they need to obtain this agreement.

Commissioner Catmull said how do we know if we are making progress? I think the goal is to invite people to walk and bike as much as possible. What do we judge that on?

Planner Drozdek said it's a nearby pass to the Jordan trail. So there's gonna be more users on the trails if you add more housing, that's the idea behind it.

Commissioner Catmull said I actually looked at the walk score if you've heard of that. I think I saw it like 15 years ago. I popped in there, and it was interesting because it highlighted that one of the things this area lacked is groceries, parks, but this also has a dog park.

Planner Drozdek said there is a dog park in a little green open space.

Commissioner Catmull said it would be interesting. Because sometimes I think as we develop these areas, we try to implement the strategy and the goal, and maybe look in to some some of these tools, and look at what the deficiencies are, and be able to measure that, so it would be helpful to have that to create a more balanced area. because for me, that made it really easy for me to kind of see, oh yeah, there are no grocery stores in that area. How would someone go get that? Would they always take transit to go get that? Or would they be adding that so? So that's all I have.

Commissioner Farnsworth said in the infrastructure analysis report it talked about sanitary sewer, and there are some questions about how the property would be serviced for the sewer. I'm just curious if that was resolved, or how that was resolved.

Planner Drozdek said so the sewer service is provided not by the city, but a separate agency, and they're going to have to go through that agency to get it approved. So whatever they are going to do it will have to be approved by them. I think it's Jordan Valley basin.

Commissioner Hollist arrived at the meeting at 6:48 p.m.

Chair Gedge said I know in the past year we have approved a development to the north with several 100 units and a hotel directly south at the Jordan Gateway, I'm sure, when it's all built out it can accommodate the vehicular traffic. However, my concern is if all three were to be simultaneously being built at the same time. Are there any traffic concerns on Jordan gateway with construction vehicles or other types of things with three projects at the same time? Do we have any way to plan, prepare, mitigate, or you know, any type of traffic delays in the area?

Assistant City Engineer Greenwood said we don't anticipate any concerns with that.

Chair Hollist said I did hear everything that has been discussed, but I was going to suggest that while I participate, I will not vote this evening.

Commissioner Catmull said do we have any standards for visitor parking and minimum requirements?

Planner Drozdek said we do not.

Chair Hollist said to piggyback on his question. So one thing that came out of this is, I know is in a greater area that what we've considered because of transit and whatnot. Were there guidelines in that transit plan that we passed that speak to the parking requirement, and what Mr. Catmull just said with guest parking,

Planner Drozdek said not as far as I know. We used to have a parking ratio, it was in the city code. It was one parking stall for every four units, but that was taken out of the city code many years ago, but that's the only thing that we had in the past. We don't have anything right now.

Chair Hollist said is this in a zone that qualifies for the reduced parking requirement per unit in general?

Planner Drozdek said because of the proximity to the front runner, having two garage spaces per unit is in excess of what they'd be required to have per city code.

Commissioner Hollist said you mean there's a state statute that if they're within a quarter mile of a transit?

Planner Drozdek said yes, that is correct.

Commissioner Catmull said what factors go into determining the length of time an applicant has to complete or start the development, I believe that's tied to the 10 year term that we've talked about in the past, or in a previous

Assistant City Attorney Simonson said it is after approval and completion of the construction.

Commissioner Catmull said like for daybreak, I think we have a 30 year term. Does the city have some sort of default or standards, or do we make it up as we go? Do we determine it on each application?

Assistant City Attorney Simonson said the development agreement, by its terms, remains in effect for 10 years. And as far as approvals go, my recollection is that construction needs to be at least started within one year.

Commissioner Catmull said when the building permit is taken out, or when the development agreement is registered.

Assistant City Attorney Simonson said the building permit is taken.

Commissioner Catmull said they have to be done in a year, but what happens when it terminates in 10 years. What happens to all the provisions there? For example, does garbage collection then default back to the city instead of the HOA, does that mean that after 10 years, all units can be owned by a single owner?

Assistant City Attorney Simonson said I'd have to go back to the development agreement and read exactly what the terms say. My recollection is that the 10 years expires if nobody's basically done anything, but if it's recorded on the land it's binding on the parties and the project is built and it's being utilized, then the development agreement will continue to run with the land.

Commissioner Catmull said I just wanted to make sure that the ones that were not part of the concept plan, those provisions were protected after 10 years. So thank you.

Chair Hollist said you had asked about walkability before I arrived, and I wanted to follow up on that, the Architectural Review Committee also cited a walkability within the complex to their green spaces.

Planner Drozdek said within the concept, within the project.

Chair Hollist said were those concerns adequately addressed?

Planner Drozdek said they were addressed. They added some more sidewalks, because what they had previously was no sidewalks, it was just a road. The argument they made was, they were just dead ends. People are not going to be driving fast, so maybe we don't need sidewalks. But, they did add some sidewalks. And going back to the station, the state law regarding areas next to station areas, to be honest, I'm not sure what it is. I think it is what you said, but I'm not 100 percent sure.

Randy Smith, Fieldstone Homes - said it's easier than saying Fieldstone Construction and Management Services. Damir is fantastic, so you need to keep him on staff, right? He's been really good to work with. I appreciate all the questions. We are excited about this project. we think it will be great. I think it falls about 1000 feet from the from the track station. And we think we can build a nice high end townhome that would fit well in South Jordan and on this property. The way the property slopes down as the units go down, just creates amazing views, and it'll be a very good project. I'm happy that staff has covered it extremely well. But what questions can I answer for you?

Commissioner Farnsworth said I was just curious, when you met with the Jordan River Commission, did they have any feedback for you on the project, or were there any changes made?

Jared Payne, Fieldstone Homes - said yes we did meet with them. Because of the distance between us and the river and the federal land ended between us, there wasn't much recommendations other than they offered to print signs for us to put in some of our active areas. We agreed to allow that, just for education and they did offer to send a letter of recommendation, but that was the end of it. It was a good conversation, though.

Commissioner Bishop said why is the HOA managing garbage disposal rather than the city?

Randy Smith said because they asked us to do it that way. I imagine it's because of the alleys being smaller than typical public streets. I don't know the reasons, but we're willing to work with whatever's best for the city.

Chair Gedge said I guess a follow up on that, will you be doing the snow removal and maintenance?

Randy Smith said these are private roads. The HOA would manage its own snow removal and things like that.

Commissioner Catmull said if you don't have enough guest parking or say four people have family parties or whatever, and they come in, where are you going to guide people to park?

Randy Smith said we did try to provide as many parking spaces as we could. We eliminated one building to add in that green space, and they took up some of the green space to line that with parking to get a few parallel stalls, but it still maintains fire access.

Commissioner Farnsworth said so the length of the driveways for the units, are they big enough to park a car?

Randy Smith said I think there are two units that have a longer driveway, but otherwise the driveways are short and those areas actually will be red curved as a fire lane.

Chair Gedge said would you be open to the site plan phases having directed overflow guest parking, or enter into parking agreements, access agreements to the neighboring properties and or the public transit station at the front runner.

Randy Smith said yeah, we would be willing to do that.

Chair Gedge said when we get to that, we're just trying to prevent our biggest complaint that we hear on the commission is parking issues. People parking for homes. You can't get through. You can't get fire vehicles through. So we're just trying to make sure that it's adequately planned for.

Randy Smith said I think what would happen, for example. I lived in Traverse Mountain in Lehi, and with our HOA, the rule was no parking on streets overnight, and the HOA monitored it religiously. In fact, I was living in California with my daughter who was having surgery over there, and I was getting parking tickets from the HOA, and I'm not even there. Someone else was parking in front of my house, right? So, all that to say, that the HOA is will manage the parking condition in there and and I suspect someone that won't be able to park in there, hopefully would not buy a unit that they can't fit in.

Commissioner Catmull said if there is a parking agreement with the HOA, then will they have to enter into a public parking agreement?

Randy Smith said we had not anticipated any neighboring parking agreements. We hadn't planned for that. We had anticipated the HOA would, would manage it and would enforce it.

Commissioner Catmull said I am just trying to figure it out, because it's a little bit of a unusual application for us, in that it is kind of locked in. There's not very many streets by it to overflow and stuff.

Randy Smith said this is definitely an infill, this has been a tough one to figure out.

Commissioner Catmull said my next question is, what place in that park has open space, and the dog park? I think I read from the staff reports, it can be shared between that and the apartment complex.

Randy Smith said the dog park is shared between both.

Commissioner Catmull said is that like by agreement, or by verbal agreement?

Randy Smith said the owner of land that we're buying the land from was a part of that apartment deal. They actually have an existing dog park on the land already that's currently being used by the apartments. Now, based on our grading we need to move that. So we agreed to move it and rebuild it, and then we would have an agreement and access from both sides that both parties can use that.

Chair Hollist said if these are going to be high end, what type of pricing do you anticipate?

Randy Smith said in the \$550,000.00 range.

Commissioner Hollist said I am just a little surprised that you got city council to agree to this density without some other sort of concession along those lines.

Randy Smith said they did cut us back. We had proposed more buildings before.

Commissioner Hollist said I'm here to tell you they already gave you more than they give most. It is so interesting.

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

Chair Gedge said I am concerned a little bit about the parking and of course the road access with the other projects going in this area. I take front runner right there every morning, and I'm surprised I have not been hit. People are just very aggressive drivers in that area. This is of course right near the freeway as well. There is lack of retail grocery stores, there's like one restaurant within that, if not, you have to travel for any other type of services, not necessarily for this, but for the hotel or for the Rise Development as well. But I think this is a good fit. Obviously, Utah has an overall housing shortage. This will fill some of that need. I agree that for the price range, they got that many units, but that's why they're in that legislative elected position, not us. But that's my comments. So anyone else?

Commissioner Catmull said my main thing is, I wish I had a standard to peg. I'm not saying this needs to be micromanaged or anything. I wish we had a standard I could peg on the agreement, before it gets done and gets registered for 10 years. It was a long time for a relatively small agreement. I would like to see that be smaller. I mean, this is really like two and a half terms, and a lot can happen in that time. This would lock the provisions, and lock the code, the zoning code, and everything to enable this developer to do that for 10 years. And so that feels like a little long, yet the opposite side, Daybreak at 30 years feels about right. You got thousands and thousands of units to develop, so it takes a while to get everything done. That would be a thing I wish we had, but because I don't have it, and it's not a standard, I can't make a recommendation or a condition, but I would have shrunk it in size or in light.

Commissioner Hollist said these transit type communities that are close to our public transit, I know that legislators hope in their hearts people will reduce the number of cars when they live there, but when they're high end units, I don't see those as the type of consumers that want to live with this. Single car, which would then resolve your guest parking issue if you only had one car and then had a guest spot in your garage. I do anticipate that parking will be an issue, because something that these residents wish they had more of, especially if they start storing stuff in their garage. But that's not necessarily our purview. And I'll say again, this is the right place for density. But again, I'm a little surprised that city council gave this density without, I don't know, some sort of feature, like we've seen bridges, or we've seen deed restricted housing, etc, associated with projects that get that type of density. I didn't join the work sessions, so I'd be curious if there was something they wish they could have gotten, or this was just small enough,

like Commissioner Catmull indicated, it's only two and a half acres, so it was an infill that kind of fit the area.

Chair Gedge motioned to send a positive recommendation to approve File No PLBA202500153 Horizon – Rezone with Development Agreement. Commissioner Farnsworth seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Michelle Hollist abstained from the vote and Commissioner Harding was absent from the vote.

OTHER BUSINESS

Chair Gedge said I would like to wish everyone a Happy Thanksgiving, because we will not have a meeting the fourth Tuesday of this month due to that being Thanksgiving week. So enjoy your holiday.

ADJOURNMENT

Chair Gedge motioned to adjourn.

The Planning Commission Meeting adjourned at 7:15 p.m.

DRAFT