

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
April 8, 2025**

Present: Commissioner Michele Hollist, Commissioner Steven Catmull, Commissioner Lori Harding, City Assistant City Attorney Greg Simonson, City Planner Greg Schindler, City Recorder Anna Crookston, Senior City Engineer Shane Greenwood, Planner Andrew McDonald, IT Director Matt Davis, GIS Coordinator Matt Jarman

Absent: Chair Gedge, Commissioner Bishop, Commissioner Bevans

**6:32 P.M.  
REGULAR MEETING**

**A. WELCOME AND ROLL CALL – *Vice Chair Michelle Hollist***

Vice Chair Michelle Hollist welcomed everyone to the Planning Commission Meeting and noted that (3) of the Planning Commissioner's are present. Chair Gedge, Commissioner Bishop and Commissioner Bevans are excused from tonight's meeting

**B. MOTION TO APPROVE AGENDA**

Commissioner Catmull motioned to amend tonight's agenda moving item J.1. Planning Commission Discussion regarding Commission Rules for 2025 to the next Planning Commission Meeting being held on April 22, 2025. Vice Chair Hollist seconded the Vote was 3-0 unanimous in favor. Chair Gedge, Commissioner Bishop and Commissioner Bevans were absent from the vote.

**C. APPROVAL OF THE MINUTES**

C.1. Approval of the March 25, 2025 - Planning Commission Meeting Minutes.

Commissioner Harding motioned to approve the March 25, 2025 Planning Minutes with no corrections. Vice Chair Hollist seconded the motion. Vote was 3-0 unanimous in favor. Chair Gedge, Commissioner Bishop, and Commissioner Bevans were absent from the vote.

**D. STAFF BUSINESS - *NONE***

**E. COMMENTS FROM PLANNING COMMISSION MEMBERS - *NONE***

**F. SUMMARY ACTION**

**G. ACTION**

## H. ADMINISTRATIVE PUBLIC HEARING

### H.1. DAYBREAK VILLAGE 12A PLAT 5 PRELIMINARY SUBDIVISION

Address: Generally located near 7125 W Granbury Drive

File No: PLPP202400223

Applicant: Perigee Consulting on behalf of LHM Real Estate

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

Commissioner Catmull said is that 11800 on the left side?

Planner Schindler said this is on the left side of Bacchus Highway.

Commissioner Catmull said is all of the green highlighted on the map west of what's proposed up to the non overlaid part the facility? Is that all daybreak land that they still own?

Planner Schindler said yes, that is correct.

Vice Chair Hollist said this report mentioned that this application was revised four times to bring it into compliance with city regulations. Could you highlight what those changes were?

Planner Schindler said don't know all of them. I do know that if the applicant doesn't complete submittal it goes back to them. I don't know if they left off the civil drawings or something like that, then it would be incomplete and it would go back to them again. I think they only had one or two reviews. On one of them was some changes that were required. I can't remember what ones they exactly were. I think it had something to do with the street addressing. They didn't put street names on it originally, so it came back with street names.

Vice Chair Hollist said I just never seen a comment like that before on the daybreak application, so I was curious.

Commissioner Catmull said is Docksider going to connect with Bacchus?

Planner Schindler said maybe, or maybe not. It just depends on when they develop the reclamation property. We're anticipating a stub street to go in, and once it is in it could make a turn and go south or north. But so far daybreak is anticipating the dockside, it will go further west. That will probably be coming to you at another meeting, we will be doing an amendment to another plat where they're changing the the access, because it's a little bit further south and that water reclamation widens out a little bit. They seem to be concerned a little bit about whether stepping another road at that location is going to happen, so they're going to change that and not have a stub to that property.

Chair Hollist asked the applicant if they had anything they wanted to add to the staff report and they said they were fine with Planner Schindler presented.

Vice Chair Hollist opened the Public Hearing to comments. There were none. She closed the Public Hearing.

**Commissioner Harding motioned to approve File No. PLPP202400223 Daybreak Village 12A Plat 5 Preliminary Subdivision. Vice Chair Hollist seconded the motion. Roll Call Vote was 3-0 unanimous in favor; Chair Gedge, Commissioner Bishop and Commissioner Bevans were absent from the vote.**

**H.2. SOUTH STATION PLAT 7 PRELIMINARY SUBDIVISION**

Address: Generally located along the east side of Grandville Ave, between Rain Lily Dr and Big Sur Dr.

File No: PLPP202500011

Applicant: LHM Real Estate

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

Vice Chair Hollist said so just to be clear, what we're seeing tonight is dividing one large piece of property into two with no further approvals being granted at this time, right?

Planner Schindler said it's a large piece of property that's already in a large piece of property, because everything around it is being divided off from all three sides of that property of our the original part. And so basically, they're getting two lots in the middle of that large parcel.

Vice Chair Hollist said I know that they have a number of total residents they can build. Do they have any other restrictions in their master development agreement about the number of commercial lots, or any reason that we should have any concern about a division like this?

Planner Schindler said no, they are kind of limited on the commercial square footage. office square footage, and there's also industrial square footage, but the number of housing units is not by square footage, It's, an actual number.

Vice Chair Hollist asked the applicant if they had anything they wanted to add to the staff report.

The applicant did not have anything to add.

Vice Chair Hollist opened the Public Hearing to comments. There were none. She closed the Public Hearing.

**Commissioner Harding motioned to approve File No. PLPP202500011 South Station, Plat 7 Preliminary Subdivision. Vice Chair Hollist seconded the motion. Roll Call Vote was 3-0 unanimous in favor; Chair Gedge, Commissioner Bishop and Commissioner Bevans were absent from the vote.**

**H.3. CONDITIONAL USE PERMIT: ALLEVIATING HANDS MASSAGE THERAPY**

Address: 10718 S. Beckstead Lane Suite #201

File No: PLCUP202500032

Applicant: Tracy Saldivar; Alleviating Hands Massage Therapy

Planner Andrew McDonald reviewed background information on this item from the staff report.

Vice Chair Hollist said is there sufficient parking already in place for the shoes?

Planner McDonald said yes. The red square is the building itself. There is parking in front of the public library and the public safety building, which is off site, but the parking that surrounds the building is on site, and the additional parking that you see between redwood and Beckstead is within the subdivision.

Commissioner Harding said what are the hours of operation? And how will that affect parking?

Planner McDonald said If anything the hours that were provided were by appointment only, and do vary.

Vice Chair Hollist said since that was submitted as part of their plan, are they required to always be restricted to these hours as part of a conditional use permit?

Planner McDonald said no. This is just the hours it states within disclosure for attachment C. The plans provided are for personal service use, and it's been formatted. As you can see, it is to kind of make it clear as to what is required in the code. The code requires it to be in an operations plan so it's easier to follow and the information there. They don't have to follow these hours specifically, they could operate within the normal business hours of the of the day if they wanted to change them and they would still be fine.

Vice Chair Hollist said what are the business hours?

Planner McDonald said there is an noise ordinance between 10pm and 7am and there is not anyother restrictions for that?

Vice Chair Hollist said it does look like there's possibly seven spaces, but only one practitioner. Would they have the ability to have additional employees in the future and increase the numbers they've shown us? And is there a point where they wouldn't have sufficient parking, or they would have to come back and revise the plan that they've submitted?

Planner McDonald said staff isn't concerned about parking being an issue for this site and for the subdivision as a whole, primarily the ground floor is occupied by CIR professional engineering firm that usually by 5pm or 6pm they're filtering out, which does kind of open up spaces for some of the applicants hours.

Vice Chair Hollist said Ms, Bevins asked me to as ask specifically the following questions, and you've answered it to some degree, but I just want to make sure it's on the record. What other businesses are in the building? You've said that CIR is an engineering firm on the main floor. What is Elmers that is in the picture?

Planner McDonald said there from business licensing records. There's like a property management company that has an office in the building and a similar setup as well from another management company and some sort of counseling for families.

Vice Chair Hollist said Do you anticipate any issues with the pairing of these various businesses in the same building?

Planner McDonald said not at this time.

Vice Chair Hollist said Commissioner Bevans also wanted to know what was specifically across from this office space on the second floor with them?

Planner McDonald said outside of the layout we know, suite 201 was renovated but staff couldn't find the licenses of who might be in there. On those particular spaces across from them, the spaces are small so there is no concerns for parking.

Vice Chair Hollist said think I misunderstood this when I was looking at it earlier, are they only asking for the one square that's in red on this picture? Not all?

Planner Mc Donald said yes.

Vice Chair Hollist said okay, I did misunderstand. You said office space 201 is across from it, but I would have asked what the conference room is used for, or if the office is adjacent. Do you have records of what's in 203 or 205?

Planner McDonald said I couldn't find business licenses or TI tenant improvements, and 201 is the entire 2<sup>nd</sup> floor.

Vice Chair Hollist said thank you.

Commissioner Catmull said my question just gets down to that address. I am looking at suite 201 on the second floor, are we not tying it to 204? Can you clarify that for me?

Planner McDonald said the official address, according to the official building plans is what's listed, 10718 South Beckstead Lane, suite 201 which is the entire second level, as it is shown on this building. The patio that's above the gray part does go in to suite 201 it was by a former contractor that renovated the whole suite into what's kind of called SOJO Executive Office Suites. This is the layout that you see run through the management company that is located on site in the building, and they are leasing out to Alleviating Hands according to the applicant's requirements, to show a layout and floor plan for their CUP.

Commissioner Catmull said I'm trying to work out in my mind if the conditional use lives with the land?

Planner McDonald said yeah, the building as a whole.

Commissioner Catmull said it would be the lot and the building as a whole.

Planner McDonald said yes, that is correct.

Commissioner Catmull said I'm perfectly fine, When you subdivide things can change a lot, and massage therapy as far as I know doesn't require a huge reconfiguration, so I didn't want to go suite by suite or room by room.

Planner McDonald said at this point, this is the first time that this particular use has proposed locating there, so it triggered the need for the CUP. Any other use that falls within this classification can fall into the permit, since it does run with the property and the land the applicant is locating with what's indicated in the red. They will split that room up into their entry lobby reception space, and then behind a back room for their services.

Vice Chair Hollist said did they have to get city approval to do a use like this, where they divided it up into seven different units?

Planner McDonald said they did it through a tenant improvement building permit which was all done according to how they had to do it, with the necessary inspections and final. So everything up to this point is legal permitting

Vice Chair Hollist said assume that there's a conditional use permit with a building nearby for massage services as well different sub-development. Are you aware of any restrictions or mitigations that we put in place on that property?

Planner McDonald said all three lots in the subdivision are the same zone, so the same items being discussed would have applied on those particular lots if, if they went through the CUP process.

Vice Chair Hollist asked the applicant if they had anything they wanted to add to the staff report.

The applicant had nothing to add to the staff report.

Vice Chair Hollist opened the Public Hearing to comments. There were none. She closed the Public Hearing.

**Commissioner Catmull motioned motion to approve File No.,PLCUP 02500032, for Alleviating Hands Massage Therapy, Conditional Use Permit, as presented. Vice Chair Hollist seconded the motion. Roll Call Vote was 3-0 unanimous in favor; Chair Gedge, Commissioner Bishop and Commissioner Bevans were absent from the vote.**

#### **J.1. LEGISLATIVE PUBLIC HEARINGS**

#### **J. OTHER BUSINESS**

J.1. Planning Commission Discussion regarding Commission Rules for 2025.

## **ADJOURNMENT**

**Vice Chair Hollist motioned to adjourn. Commissioner Catmull seconded the motion.**

**The Planning Commission Meeting adjourned at 7:07 p.m.**

**This is a true and correct copy of the April 8, 2025 Planning Commission minutes, which were approved on April 22, 2025.**

March 28, 2025

**VIA E-MAIL AND CERTIFIED MAIL**

City of South Jordan, Planning Commission  
1600 W Towne Center Drive  
South Jordan, UT 84095  
Attn: Laurel Bevans, [lbevans@sjc.utah.gov](mailto:lbevans@sjc.utah.gov)

Commissioner Bevans,

We are writing on behalf of our client, Holdings10 LLC, who owns real property located at approximately 10096 S Jordan Gateway, South Jordan, Utah [Parcel Id. No. 27123760330000] ("Client Property"). We are aware that the City of South Jordan ("City") is in ongoing discussions with the owner of the real property located to the direct west of the Client Property at approximately 515 W. Ultradent Dr., South Jordan, Utah [Parcel Id. No. 27123510050000] for the development of this land ("Development Property"). We are concerned that the proposed development may adversely affect our client's rights and interests with respect to two adjacent areas of land that are essential for their business operations.

As shown in the attached map, our client has ownership and cross access and easement rights over Parcel 1A, which is a 24' wide private roadway that connects the Client Property to the public street, South Jordan Gateway. Our client owns 12' of Parcel 1A in fee simple and has cross access and easement rights over the other 12' owned by the property owner to the direct south of the Client Property ("South Owner"), pursuant to the recorded plat of CABCO JORDAN SUBDIVISION, filed in the office of the Salt Lake County Recorder in Plat Book 2013P at Page 242 of official records. Our client also has explicit access and roadway easement rights over Parcel 1B, which is another private roadway that runs parallel to Parcel 1A and provides additional access to the Client Property, pursuant to that certain Easement, recorded November 15, 2007, as Entry No. 10276311 in Book 9537 at Page 6421 of official records.

We understand that the developer applicant ("Developer") for the Development Property needs access to and from South Jordan Gateway and has proposed to utilize Parcels 1A and 1B for this purpose. We also understand that the Developer has proposed to purchase 12' of Parcel 1A from the South Owner. We would like to make the City aware of our client's rights with respect to the entirety of Parcel 1A, including the 12' up for potential sale, and Parcel 1B, and request that the City respect and protect these rights in any approval or agreement with the Developer.

Our client relies on Parcel 1A and Parcel 1B for shipping and receiving, as well as to exit their parking lot. From time to time, during regular business hours, a large delivery semi-truck parks temporarily on a significant portion of Parcel 1A and loads/unloads products with a forklift. This is critical to our client's business operations and without the ability to do so renders the property not suitable for its business. Our client was informed by the City that if their portion of Parcel 1A is designated as a roadway to the Development Property, neither their vendor's trucks nor their client's delivery trucks will be allowed to park on the roadway, even temporarily. This restriction is the reason our client declined to grant an





easement to the Developer. If the South Owner's portion of Parcel 1A is also used as a roadway to the Development Property, it is expected to have the same no-parking restrictions, which is not acceptable to our client. This would also create safety and traffic issues for both our client and the Developer, as well as the public.

We respectfully request that the City consider the following points in its deliberations with the Developer:

- Our client has a valid and enforceable ownership and easement interest in Parcel 1A and Parcel 1B that cannot be extinguished or impaired without their consent.
- Our client has a legitimate and reasonable need to use Parcel 1A and Parcel 1B for their business operations, including the occasional parking of a delivery truck in the area.
- Our client has previously expressly denied the Developer access rights over their 12' cross access and public utility easement on Parcel 1A, as it would materially interfere with their use and enjoyment of their property.
- Our client is willing to cooperate and negotiate with the City and the Developer to find a mutually acceptable solution that would allow access to the Development Property over the South Owner's portion of Parcel 1A while preserving our client's easement access and parking use rights, subject to reasonable terms and conditions.

We appreciate the City's attention to this matter and hope to hear from you soon. We request that our client be notified in advance of all proceedings related to the Development Property and be given the opportunity to participate when it involves Parcels 1A and 1B, as it directly affects their ability to operate on the Client Property. Please contact me at (801) 257-1621 or [rmotzkus@swlaw.com](mailto:rmotzkus@swlaw.com) if you have any questions or concerns.

Sincerely,

SNELL & WILMER

A handwritten signature in blue ink that reads "Rachael Motzkus". The signature is written in a cursive, flowing style.

Rachael Motzkus

RM:ch

cc: Lenny Di Sera, [ldisera@silverstoneinc.com](mailto:ldisera@silverstoneinc.com)  
Corey Bodily, [cbodily@silverstoneinc.com](mailto:cbodily@silverstoneinc.com)



April 8, 2025

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Tracy Saldivar

10718 Beekehead Ln South Jordan

Kort Utley

Daybreak