

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

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Laurel Bevans, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, IS Tech Phill Brown, Meeting Transcriptionist Diana Baun, Planner Andrew McDonald

Others: Brian & Nichole Butters, rick01, Carrie McMurdie, iPhone-RO(2) Rick, Cynthia Cox

Absent:

**6:32 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 Bevans motioned to approve tonight's agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. September 26, 2023 Planning Commission Meeting Minutes

Commissioner Gedge motioned to approve the September 26, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Laurel Bevans gave a brief summary of the October 3, 2023 City Council meetings.

Chair Michele Hollist will not be at the next meeting.

F. SUMMARY ACTION - *None*

G. ACTION - *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

**H.1. MYSTIC SPRINGS EDUCATIONAL WETLAND CENTER SITE
PLAN**

Address: 947 W. Shields Lane

File No.: PLSPR202300174

Applicant: Ana Paz, South Jordan City

Planner Damir Drozdek reviewed background information from the Staff Report.

Commissioner Trevor Darby asked about anticipated uses for the amphitheater.

Planner Drozdek responded there will not be anything like concerts, more for educational purposes.

Commissioner Nathan Gedge asked about the area designated I-F on the map, and whether that was industrial.

Planner Drozdek responded that yes, it is marked as industrial.

Commissioner Gedge noted there is a lot of dirt moving on the parcel, and asked if there are any concerns with multiple projects developing at the same time.

Planner Drozdek said they have no concerns.

City Planner Greg Schindler said the property owners do have a grading permit, but there is no application or other indication they are developing.

Commissioner Steve Catmull asked if there will be biking amenities like bike racks to lock them up.

Planner Drozdek said they actually could stay on their bikes throughout this area, and that he was unsure of those specifics.

Chair Hollist opened the public hearing for comments.

Brian Butters (Resident) – we own the property in the L-shape of the west side of this property. My only concern is whether there will be any walkways along the private property/residential area.

Chair Hollist closed the public hearing.

Planner Drozdek said the closest trails are about 130 feet from the resident's homes on their property, and the rules require those trails to be at least 100 feet away. He also noted that the audience in the amphitheater is facing west, the presenter will be facing east.

Planner Schindler added that the area will be closed at night, so there will be no events at that time.

Associate Director of Public Works Colby Hill discussed the original design, noting that they moved the trails further from the homes, and that the pavilion is as far away as possible. There are no plans for projected or amplified music, it is a learning center. There are no seats, it is a graded hill that will have some grass.

The commission and staff discussed access for larger vehicles like school busses, and there were no concerns from staff regarding that kind of access.

Commissioner Bevans asked about availability for funding of all three phases.

Director Hill responded there is funding for Phase 1, and much of the funding has come from the TRCC grant from Salt Lake County.

Commissioner Gedge asked about parking and traffic in the area when busy.

Deputy City Engineer Jeremy Nielson responded that there is sufficient capacity for groups coming in and out.

Commissioner Darby motioned to approve File No. PLSR202300174, Allowing for construction of a Wetland Educational Center at the address above. Chair Hollist seconded the motion.

Yes – Commissioner Darby

Yes – Chair Hollist

Yes – Commissioner Gedge

Yes – Commissioner Catmull

Yes – Commissioner Bevans

Motion passes 5-0, unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. RUSHTON BIKE PARK REZONE, REZONE FROM AGRICULTURAL (A-1) TO PARK OPEN SPACE (OS-P) SUBDISTRICT

Address: 11050 S. Bangerter Hwy.

File No.: PLZBA202300163

Applicant: South Jordan City

Planner Andrew McDonald reviewed background information from the Staff Report.

Commission and staff discussed the reasons for this item coming back this week, including an issue with the noticing on the State noticing website.

Chair Michele Hollist also discussed an email from a resident (Attachment A).

Commissioner Gedge asked to discuss the deadlines for submitting public comment before meetings.

Commissioner Laurel Bevans asked about lighting at the facility.

Deputy City Engineer Jeremy Nielson responded that there will be no lighting on the trails or otherwise, as the park closes at night.

Chair Hollist opened the public hearing for comments. There were no comments and the hearing was closed. She requested the minutes on this item from the last meeting be included in tonight's minutes, and those are included as Attachment B.

Commissioner Gedge motioned to forward a positive recommendation of approval on to the City Council regarding File No. PLZBA 202300163, Rezoning from A-1 to OS-P. Chair Hollist seconded the motion.

Yes – Commissioner Gedge

Yes – Chair Hollist

Yes – Commissioner Catmull

Yes – Commissioner Darby

Yes – Commissioner Bevans

Motion passes 5-0, unanimous in favor.

J. OTHER BUSINESS

City Planner Greg Schindler discussed the next Planning Commission meeting, as well as the completed training hours for the planning commission members.

ADJOURNMENT

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

The October 10, 2023 Planning Commission Meeting adjourned at 7:17 p.m.

This is a true and correct copy of the October 10, 2023 Planning Commission minutes, which were approved on October 24, 2023.

Anna Crookston

From: Andrew McDonald
Sent: Tuesday, October 3, 2023 5:53 PM
To: Aaron Starks; Andrew McDonald; Anna Crookston; Carlos Vargas; Cindy Valdez; Damir Drozdek; David Mann; Greg Schindler; Gregory Simonsen; Jeremy Nielson; Laurel Bevans; Michele Hollist; Miguel Aguilera; Nathan Gedge; Steven Catmull; Steven Schaefermeyer; Trevor Darby
Subject: FW: PLZBA202300163

Please see the following public comment received for the Rushton Bike Park Rezone item scheduled for the 10th.

From: Jeff <jackbauer129@gmail.com>
Sent: Tuesday, October 3, 2023 3:43 PM
To: Andrew McDonald <AMcDonald@sjc.utah.gov>
Subject: PLZBA202300163

Hey Mr. McDonald,

My name is Jeff Cook and I live at 10978 Oceano Dune Ct, South Jordan, UT 84009, and unfortunately I cannot attend the public meeting today about putting in the bike track park.

I did want to share my thoughts however, I think the idea for the bike track is really fun, however, I am nervous about using our cul de sac as the parking for the track. We have a lot of little kids amongst all the neighbors and we enjoy the calm that a cul de sac brings. I am nervous about additional cars and people loitering at night.

Also, I know the townhomes right next to where the plan is to put the park are constantly having issues with parking because there is not enough of it. I would bet they would be more than willing to have a parking lot put in near them and potentially pay for part of it if they could use it. Anyways, I wanted to share my opinion, thank you for your time.

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Jeff Cook
jackbauer129@gmail.com

****Minutes from 9-26-2023 PC Meeting regarding the item below****

I. LEGISLATIVE PUBLIC HEARINGS

I.1. RUSHTON BIKE PARK REZONE, REZONE FROM AGRICULTURAL (A-1) TO PARK OPEN SPACE (OS-P) SUBDISTRICT

Address: 11050 S. Bangerter Hwy.

File No.: PLZBA202300163

Applicant: South Jordan City

Chair Hollist motioned for a short recess while staff worked through IT issues.

Commissioner Gedge seconded the motion; vote was unanimous in favor.

Chair Hollist motioned to reconvene the meeting once the issues were fixed. Commissioner Bevans seconded the motion; vote was unanimous in favor.

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Nathan Gedge asked about the need and reason for a Conditional Use Permit in this open space area for recreational use, and whether this could be improved in the future by removing the need for the permit.

Planner McDonald responded that the zone is relatively new.

Chair Michele Hollist asked why this application doesn't fall under the recent ordinance change waiving certain requirements when the city is applying to itself for projects.

Planner McDonald responded that this doesn't apply because it is a rezone.

Chair Hollist asked about potential restrictions on reserving that pavilion or facility.

Deputy City Engineer Jeremy Nielson responded that this is a smaller "pocket park," which was previously an HOA park that was turned over to the city; he doesn't believe the space is available for reservations. It's always possible that a group could be interested in reserving the park for an event or competition, but it was intentionally engineered not to draw things like big competitions and avoid cars on the road. It is being engineered to be more of an amenity for the local neighborhood, users on the Welby Canal Trail, etc.

Commissioner Trevor Darby asked about any legal liability for the city in terms of injuries at these kinds of parks.

Assistant City Attorney Greg Simonsen noted that, aside from the fact that there would be hoops to jump through because the city is a governmental entity, the city can be liable for negligence like any other property owner.

Chair Hollist opened the public hearing for comments.

Kenneth Duquett (Resident) – I live two houses down from Highpoint park, and on a side note Highpoint Park Pavilion is not reservable. It is used by the individuals in the cul-de-sac quite a bit, but I have tried to reserve it for a birthday party and you can't. It seems like I went to the wrong meeting, I should have gone to the one before, but I was curious about what the parking would be. Finding out that it's not supposed to bring a lot of car traffic sounds great, as my kids play in that cul-de-sac. Is there a way to see what the second phase is planning on right now?

Chair Hollist closed the public hearing.

Engineer Nielson noted that, regarding a Phase 2, there is only funding for the currently presented Phase 1. Potentially in the future there is an opportunity to add a jump line, and it's shown on the images in the Staff Report for the potential Phase 2. The city is trying to be very sensitive to this community, and at this point in time there is no plan to add that jump line or money set aside for that.

Commissioner Laurel Bevans asked about the anticipated time for completion and details on the construction.

Engineer Nielson responded it shouldn't take more than a few months, with a completion possibly in June.

Commissioner Catmull asked who the target area of the zone is in terms of location, and how they will address pedestrian safety in the area as roads and traffic change in the future.

Engineer Nielson responded that is the reason for this being close to the Welby Canal Trail, encouraging the use of that fairly new trail and taking advantage of the connectivity it offers. The goal is to create connections between the local parks and amenities for those traveling through the trails and to these destinations.

Commissioner Gedge motioned to forward a positive recommendation to the City Council on File No. PLZBA202300163, Rezone from Agricultural (A-1) to Park Open Space (OS-P) Subdistrict, based on the Staff Report and discussion this evening. Chair Hollist seconded the motion.

Roll Call Vote

Yes – Commissioner Gedge

Yes – Chair Hollist

Yes – Commissioner Catmull

Yes – Commissioner Darby

Yes – Commissioner Bevans

Motion passes 5-0, unanimous in favor.

October 10, 2023

PLANNING COMMISSION MEETING SIGN IN SHEET

PRINT NAME

ADDRESS

Brian + Nichole Butters

9903 S Florence way