

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
July 9, 2024**

Present: Chair Michele Hollist, Commissioner Laurel Bevens, Commissioner Steven Catmull, Commissioner Nathan Gedge, Commissioner Ray Wimmer, Commissioner Sam Bishop, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, City Recorder Anna Crookston, Deputy City Engineer Jeremy Nielson, Planner Miguel Aguilera, IS Senior System Administrator Phill Brown, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others: Tim Taylor, McKenna Christensen, Bennion Gardner

Absent:

**6:34 P.M.
REGULAR MEETING**

A. WELCOME AND ROLL CALL – *Chair Michele Hollist*

Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Bevens motioned to approve tonight’s agenda as published. Chair Hollist seconded the motion; vote was 6-0, unanimous in favor.

C. APPROVAL OF THE MINUTES

C.1. June 25, 2024 - Planning Commission Meeting Minutes

Commissioner Gedge motioned to approve the June 25, 2024 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was 6-0, unanimous in favor.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

F. SUMMARY ACTION – *None*

G. ACTION - *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK VILLAGE 7A PLAT 1 SUBDIVISION AMENDED SUBDIVISION AMENDMENT

Address: 5422 W Daybreak Pkwy

File No.: PLPLS202400095

Applicant: McKenna Christensen

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist asked for details on the density/limits on commercial lots in Daybreak.

City Planner Greg Schindler responded there is a limit on the amount of commercial use, but they are currently not anywhere near that limit in Daybreak.

Chair Hollist invited the applicant forward to speak.

McKenna Christensen (Applicant) – noted these lots are being subdivided to get two separate tenants on their own legal lots. They are intending on selling both lots currently and both are under contract with a local developer who is working to renew the plans to construct the ACE Hardware along Mountain View Corridor. She doesn't know who the other tenant is for the other lot, but the developer does plan to construct a building on that lot around 8000 square feet.

Chair Hollist opened the Public Hearing for comments; there were no comments and the hearing was closed.

Planner Schindler noted that the technical title of this plat will be changed to 7A Plat 1 Subdivision Amendment #3 for future reference.

Commissioner Gedge motioned to approve File No. PLPLA202400095, Subdivision Amended Subdivision Amendment. Chair Hollist seconded the motion.

Roll Call Vote

Yes – Commissioner Gedge

Yes – Chair Hollist

Yes – Commissioner Wimmer

Yes – Commissioner Catmull

Yes – Commissioner Bevans

Yes – Commissioner Bishop

Motion passes 6-0, unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS

I.1. A Resolution of the City Council of the City of South Jordan, Utah, Adopting the Transportation Master Plan for the City of South Jordan.

Deputy City Engineer Jeremy Nielson reviewed background information from the Staff Report, introduced Tim Taylor from the Wall Consultant Group.

Tim Taylor (Wall Consultant Group) reviewed background information included in the Staff Report, as well as a story map located on the City Website on the GIS Maps at <https://storymaps.arcgis.com/stories/d384f4a5f18c4db397402f2db1c36b9c>.

Commissioners and staff discussed the following in relation to the Transportation Master Plan:

- Possible reasons for so many residents estimated working outside the city limits.
- The limits of the studies done regarding transit in the city.
- The use of technology in cars and how that will affect transit planning in the future, including the tracking of cell phone location data.
- Multi-use trails and public use areas/facilities.
- Impact Fees and how they relate to this plan.
- Wasatch Front Regional Council's role in the plan.
- UTA transit options including TRAX, Frontrunner and UTA on Demand.
- Mountain View Corridor and Bacchus Highway future plans, as well as development in Daybreak.
- Future road improvement plans throughout the city.
- Traffic calming measures used throughout the city, and the negative feedback from residents.

Chair Michele Hollist opened the Public Hearing for comments; there were no comments and the hearing was closed.

Commissioner Gedge motioned to forward a positive recommendation to the City Council regarding Adopting the presented Transportation Master Plan for the City of South Jordan. Chair Hollist seconded the motion.

Roll Call Vote

Yes – Commissioner Gedge

Yes – Chair Hollist

Yes – Commissioner Wimmer

Yes – Commissioner Catmull

Yes – Commissioner Bevans

Yes – Commissioner Bishop

Motion passes 6-0, unanimous in favor.

J. OTHER BUSINESS

City Planner Greg Schindler reviewed potential items for the next meeting's agenda.

ADJOURNMENT

Chair Hollist motioned to adjourn the July 9, 2024 Planning Commission Meeting. Commissioner Catmull seconded the motion. Vote was 6-0, unanimous in favor;

The July 9, 2024 Planning Commission Meeting adjourned at 8:31 p.m.

This is a true and correct copy of the July 9, 2024 Planning Commission minutes, which were approved on August 13, 2024.