

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
July 27, 2021**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Sean Morrissey, Assistant City Attorney Greg Simonsen, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, City Planner David Mann, IT Director Jon Day, GIS Coordinator Matt Jarman, Deputy City Recorder Cindy Valdez, Transcriptionist Diana Baun

Others: Jeremy Tolbert, David Jenkins

6:33 P.M.
REGULAR MEETING

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting. Commissioner Steve Catmull joined the meeting via Zoom.

II. Motion to Approve Agenda

Commissioner Gedge motioned to approve the July 27, 2021 Planning Commission Agenda. Chair Hollist seconded the motion. Vote was 4-0 unanimous in favor, Commissioner Catmull was absent from the vote.

III. Approval of the Minutes

Commissioner Gedge motioned to approve the July 13, 2021 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion. Vote was 4-0 unanimous in favor, Commissioner Catmull was absent from the vote.

IV. STAFF BUSINESS - *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Michele Hollist said she may not be present at the next meeting and asked Commissioner Nathan Gedge if he wouldn't mind running it in her absence.

Commissioner Gedge agreed to run the next Planning Commission meeting.

VI. SUMMARY ACTION – None

VII. ACTION – None

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

**A. DAYBREAK NORTH SHORE VILLAGE CENTER AMENDED
SUBDIVISION AMENDMENT**

Location: 4693 W. South Jordan Parkway (Lots C-104 through C-109)
File No: PLPLA202100143
Applicant: Daybreak Communities

City Planner Greg Schindler reviewed background information from the Staff Report.

Chair Michele Hollist asked if there has been any indication as to what will go on these properties.

Planner Schindler said no, but they know there will be some retail and possibly a small office. He believes the intent was for retail as the Harmon's is on the C lot just to the west.

Chair Hollist opened up the hearing to public comment. There was no public comment, hearing was closed.

Commissioner Steve Catmull joined the meeting in person.

Commissioner Darby motioned to approve File No. PLPLA202100143, Daybreak North Shore Village Center Amendment as submitted. Chair Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor.

B. JIFFY LUBE SITE PLAN CONDITIONAL USE PERMIT

Location: 11333 South Redwood Road
File No: PLSPR202100087
Applicant: David Jenkins

City Planner David Mann reviewed background information from the Staff Report.

Chair Michelle Hollist asked why a business like this would require a conditional use permit.

Planner Mann explained that with automotive service uses, whether oil changes like this or a car wash, there is usually noise generated; if the business is bordering a residential neighborhood there could be some concern.

Chair Hollist asked if there are operational hour limitations.

Planner Mann said no.

Commissioner Nathan Gedge asked if the car wash to the south is operating under a conditional use permit.

Planner Mann said yes, both for the use and the fact that it is drive through.

Commissioner Gedge asked to clarify for the record that this will be solely for the use of automotive services and nothing else that could fall under a conditional use.

Planner Mann said yes, that is correct.

David Jenkins (Applicant) said he wished he owned the property, but no, he is not the owner. He is an engineer with Ensign Engineering representing Jiffy Lube for this application and he is excited to get these last two lots taken care of.

Chair Hollist opened up the hearing to public comment.

Charles Tolbert (Applicant) said he is the Regional Manager for Jiffy Lube. The company is excited for this building to go up, they are excited to bring some opportunity for employment for individuals out of the South Jordan area. They currently have a South Jordan Jiffy Lube and it does very well, it takes care of the customers of South Jordan. They do have time limits to where they are open and closed, the latest they would ever be open is 7pm, opening at 8am in the morning during the summer time; during the winter time they close earlier at 6pm. Most of the machinery they use is things like drills and tire equipment, nothing heavy that is going to cause any type of heavy noise for the neighbors.

Chair Hollist closed public comment.

Commissioner Steve Catmull asked if an automotive business were to change to longer hours or a 24 hours of operation scenario, and there could potentially be a detrimental effect from noise, would that be covered by the Salt Lake County noise limitations if we don't condition it now.

Planner Mann said he believes there is a noise ordinance through the county, as well as a nuisance ordinance in our code that would have the police be the ones administering that. As far as hours of operation, there isn't anything specifically that addresses restrictions to that; there would need to be a detrimental impact that would warrant creating a condition of an approval.

Commissioner Catmull agreed and said that we can't discuss possible future scenarios when debating approval.

City Planner Greg Schindler said regarding this use, they determined there was no detrimental effect due to noise; not because they may not have any, but because there is not a nearby residence that would be affected, even if they did have noise. That means, even if they did stay open for 24 hours, there would be no issue in terms of noise or headlights.

Commissioner Catmull said that Redwood Road is also just as noisy as or noisier than the business itself.

Chair Hollist said she thinks this is a good location and pairs with other uses within this area.

Planner Schindler said there are also buildings between this and the nearest residential which is to the east.

Commissioner Gedge motioned to approve File No. PLSPR202100087, Approving Conditional Use Permit for the construction of an automotive services use within a new building at address above. Chair Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor.

C. RADDON OFFICE BUILDINGS SITE PLAN

Location: 11323 South Redwood Road
File No: PLSPR202100141
Applicant: David Jenkins

City Planner David Mann reviewed background information from the Staff Report.

Chair Hollist asked about reasons for additional parking.

Planner Mann said it depends on the site but probably half, or more than half, of applications will provide more parking than the city code requires because that's something that's looked at as an opportunity to advertise as having plenty of parking. Having lots of parking addresses concerns we have had in the past with other developments where people are concerned with parking in existing neighborhoods or in the street. As of right now, our code doesn't restrict or have a maximum amount of parking allowed; if they are not putting buildings there they have to have either landscaping or hardscape areas.

Planner Mann said this development is required to have 21 parking spots and they are showing 51 parking spots.

Chair Hollist opened up the hearing to public comment. There was no public comment, hearing was closed.

Commissioner Gedge motioned to approve File No. PLSPR202100141, Allowing for the construction of two office buildings at the address above as presented. Chair Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor.

IX. OTHER BUSINESS

Assistant City Attorney Greg Simonsen reminded the commission there is a state code requirement for training and suggested they schedule that with him on an upcoming shorter agenda.

Chair Michele Hollist asked City Planner Greg Schindler how soon he knows what an agenda will look like.

Planner Schindler said they would know next week's agenda by tomorrow, and it will not be very big.

Commissioner Nathan Gedge mentioned that with Chair Hollist planning on being gone they may want to wait for another date.

Chair Hollist asked whether trainings are generally before or after the meetings.

Planner Schindler said it depends on the commission's preference, it can be before in a study session, or if the meeting is short it can be done at the end of the meeting.

Chair Hollist asked for the commissioners' preferences. The general consensus was for having the training after a meeting. She asked to have staff work with her to identify a meeting in the near future that looks short and would be a good time to schedule the training for afterwards.

Commissioner Steve Catmull said he will be absent from the next meeting.

Chair Hollist said she would get in touch with Alternate Commissioner Mike Peirce and make sure that he can join the next meeting.

Commissioner Sean Morrissey said he will be absent from the next meeting as well.

Commissioner Gedge said as long as they have Alternate Commissioner Peirce they can move forward with the meeting as it also looks to be a light agenda. If Alternate Commissioner Peirce can't make the meeting they would need to cancel that meeting.

Chair Hollist said Alternate Commissioner Peirce is really good about responding so she will find out about his availability for the meeting on August 10 and let everyone know.

Planner Schindler said they haven't sent out their notices for public hearings yet, and they don't usually send anything out until Thursday or Friday, so if she lets them know tomorrow they can work it out. Right now, it looks like City Planner Damir Drozdek has the only possible item on the agenda and they will know tomorrow whether or not his applicant is ready to go forward at the next meeting.

ADJOURNMENT

Chair Hollist motioned to adjourn the July 27, 2021 Planning Commission meeting. Commissioner Gedge seconded the motion, vote was unanimous in favor.

The July 27, 2021 Planning Commission Meeting adjourned at 7:01 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

This is a true and correct copy of the July 27, 2021 Planning Commission minutes, which were approved on August 10, 2021.

**Cindy Valdez
South Jordan Deputy Recorder.**