

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
February 8, 2022**

Present: Chair 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, Assistant City Engineer Jeremy Nielson, Planner Ian Morris, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others: Paul Stringham

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

**I. WELCOME AND ROLL CALL – *Commissioner Michele Hollist***

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

**II. MOTION TO APPROVE AGENDA**

**Commissioner Gedge motioned to approve the February 8, 2022 Planning Commission Agenda as published and noticed. Commissioner Hollist seconded the motion; vote was unanimous in favor.**

**III. APPROVAL OF THE MINUTES**

**A. January 25, 2022 Planning Commission Meeting**

**Commissioner Gedge motioned to approve the January 25, 2022 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor.**

**IV. STAFF BUSINESS - *None***

**V. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Chair Hollist discussed following the council's rules.

Commissioner Nathan Gedge

**Commissioner Gedge motioned the planning commission follow Robert's Rules of Order/Commissioner Darby seconded the motion. Vote was unanimous in favor.**

**VI. SUMMARY ACTION – *None***

**VII. ACTION – *No Public Hearing***

**VIII. ADMINISTRATIVE PUBLIC HEARINGS –**

**A. DAYBREAK SOUTH STATION PLAT 3 CONDOMINIUMS PHASE  
2A PRELIMINARY SUBDIVISION**

Location: 5208 W. Black Twig Drive

Project No: PLPP202100232

Applicant: Daybreak Communities

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

Chair Hollist asked if the tuck under parking was open, or had garage doors.

Schindler – probably no doors, there are no walls inside where the cars will be.

Gedge – assuming the enforcement of parking is under the HOA, and that there will be restrictions on storage in those private areas.

Schindler – enforcement would not be the city's responsibility, that will be up to the HOA whether or not to enforce.

Commissioner Catmull – if this spills out on to Granville, what happens.

Schindler – all the streets are public outside of the complex, the HOA will have to enforce any parking rules. They would need to keep Granville clear just like any other public street.

Chair Hollist opened the hearing for public comment. There were no comments so the hearing was closed. She discussed parking concerns and recent changes to the parking rules regarding being within a certain distance of a light rail station.

Commissioner Gedge just wants to make sure the owner of the property is conveying the parking requirements and expectations to future residents of this complex, especially as more communities build up around them.

**Commissioner Darby moved to recommend approval of Project No. PLPP202100232, preliminary subdivision. Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor.**

**B. EOS FITNESS CENTER SITE PLAN APPLICATION**

Location: 10534 S River Heights Drive

File No: PLSPR202100273

Applicant: Colby Anderson, Anderson Wahlen & Associates

Planner Ian Harris reviewed background information from the Staff Report.

Commissioner Nathan Gedge noted a comment in the Staff Report about the fire line, and asked about that being taken care of before any construction starts.

Planner Harris said that was correct.

**Mike Stangle (Applicant)** happy to answer any questions. He is aware they have to get the Jordan Valley Water Conservancy District's approval before they can do any building. is under contract to buy from Paul Stringham.

Chair Hollist – on the record

Mr. Stangle – agreed.

Commissioner Laurel Bevans asked about the outside patio fencing and what's blocking it from the road.

Nicole Stangle (Applicant) privacy fencing is a slat wall, not a solid wall. You can't see through it unless you are up against it since the slats are very narrow.

Chair HOLLIST – hours of operation

Mrs. Stangle – No, area is weather permitting and they don't operate the outside area outside of normal business hours.

Commissioner Bevans asked about emergency exit off of the patio area.

Yes, there will be an emergency exit.

**Commissioner Catmull motioned to recommend approval pending approval from the WCD.**

Comissioner Gedge

**Catmull amended his motion to add that it is pending approval from the Jordan Valley Water Conservancy District for the planned fire line.**

**Chair Hollist seconded the motion; Roll Call Vote was 5-0, unanimous in favor.**

**IX. LEGISLATIVE PUBLIC HEARINGS – None**

**X. OTHER BUSINESS**

City Planner Greg Schindler asked if commissioners had been notified of the Architectural Review Committee meeting.

Those who had issues getting that email said they would speak with staff after the meeting.

Gedge – asked about the new council format

Schindler – public is allowed to Zoom in to the meeting, but they cannot do presentations electronically, they must be in person.

Chair Hollist asked if they are letting people know they are presenting anything they have to be in person.

Simonsen said the notice says as much.

Schindler

Catmull – have we seen any change in the number of people participating.

Schindler – does't believe there is much of a difference. If it's a controversial items, residents will show up in both places, in person and online.

Gedge – fine following City Council's lead, if there is a controversial issue they would give precedence to those in person. Suggested a timer on Zoom for those talking.

Schindler – notice indicates ability to connect is on the individual, not the city's responsibility.

Catmull – any restrictions or requirements for the commission members regarding joining electronically versus in person.

Hollist said they should strive to be here in person, but it does allow for those who are sick to attend if they need a quorum.

Gedge – any idea on alternative for 2022.

Schindler – does't believe any decisions have been made yet.

Hollist – if new alternative is appointed, asked staff to include them in the staff orientation.

Schindler – They did that with Commissioner Peirce, but he doesn't believe he is as enthusiastic about being the alternate as others might have been.

Gedge suggested when the new member is appointed, they all do the one hour training with them to add to their training hours.

Gedge

Simonsen

Hollist – consensus to follow City Council’s lead with the current format, understanding that the electronic format is not reliable, as is stated in the notice to the public.

Schindler

Gedge – asked about next meeting.

Schindler – next meeting may not be until March with nothing else on the agenda currently.

## **ADJOURNMENT**

**Chair Hollist motioned to adjourn the February 8, 2022 Planning Commission meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor.**

The February 8, 2022 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 February 8, 2022 Planning Commission minutes, which were approved on March 8, 2022.**

**Cindy Valdez  
Deputy Recorder**