

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
September 13, 2022**

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

Absent: Chair Michele Hollist, Commissioner Laurel Bevans, Commissioner Aaron Starks

Others: Monty Croft, Thomas Hunt

6:32 P.M.

REGULAR MEETING

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

Commissioner Nathan Gedge welcomed everyone to the Electronic Planning Commission Meeting and excused the absent commissioners. He noted that there are enough commissioners in attendance tonight to constitute a quorum, so the meeting can proceed as normal.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to amend tonight’s agenda to show that he will be chairing tonight’s meeting in Chair Hollist’s absence. Also, after Item G, he motioned to insert as Item H, a public comment section. Commissioner Darby seconded the motion; vote was unanimous in favor. Chair Hollist, Commissioner Bevans and Commissioner Starks were absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. August 23, 2022 Planning Commission Meeting Minutes

Chair Nathan Gedge noted that the wrong version of the minutes were uploaded, so they will table the approval until the next meeting where they can review the official minutes.

Chair Gedge motioned to table the approval of these minutes until the next meeting on September 27, 2022. Commissioner Darby seconded the motion; vote was unanimous in favor. Chair Hollist, Commissioner Bevans and Commissioner Starks were absent from the vote.

D. STAFF BUSINESS

City Planner Greg Schindler said they are planning to have a training session at the next meeting on September 27. Right now, it looks like that will be the only item on the agenda, which would result in the training being during the regular meeting time, beginning at 6:30 p.m. If several items show up on the agenda, they will let the commission know if they move the training to before the meeting. He acknowledged that he has seen the emails from Chair Hollist regarding possible training topics, and staff is working on a plan for that meeting based on those suggestions.

E. COMMENTS FROM PLANNING COMMISSION MEMBNNERS – *None*

F. SUMMARY ACTION – *None*

G. ACTION – *None*

H. CITIZEN COMMENTS

Chair Nathan Gedge opened the meeting for public comments.

Monty Croft (Resident) – I have lived here in South Jordan for 12 years. I apologize right up front because I didn't know what this was about, I am learning. I have a retention pond in my backyard that takes up a third of my property, and I have run into just dead ends along the path. That is one of the reasons I am here tonight, is just to find out how can we fill in that retention pond. I have been in contact with Brad Klavano, and I have visited with Jeremy before. I have this retention pond, and my taxes keep going up, as do everybody else's, but I can't even utilize a third of my property. Next time we come, I will plan on being here next week, and then I will be here the next week and I will bring in pictures to show you what I'm dealing with. I would like to know ff there is some way we can fill this in so that I can utilize my property. There is more to the story, but that's what Monty Croft is here to share. I know it's a retention pond, or a 100 year drain easement, whatever you want to call it, but there are ways around it. There have been people that have said "no, it doesn't work that way," so I would like somebody to educate me, and that's one of the reasons why I am here. Really, I don't want to take any more of your time up, unless you have any questions for me.

Chair Gedge noted that City Council reviews these minutes, so they will know this is coming. He also added that this would be something that needs to be addressed with the city council, so he will get this information to them and they can at least help point Mr. Croft in the right direction.

Chair Gedge closed the meeting for public comments.

I. ADMINISTRATIVE PUBLIC HEARINGS

I.1. DAYBREAK VILLAGE 7A PLAT 3 LOT C-107, 1ST AMENDED

SUBDIVISION AMENDMENT

Location: 11736 S. Trail Crossing Drive

File No.: PLPLA202100168

Applicant: Thomas Hunt, Wright Development

City Planner Greg Schindler reviewed background information from the Staff Report, and referenced a public comment email received from the Jordan Valley Water Conservancy District (Attachment A). The water district asked to work with the applicant on the design regarding where things are placed, as they have a lot of concern over the limitations of their easements and would need to grant approval before anything is placed on top of them. They also asked to have a signature on the plat, however Planner Schindler explained that the easements were shown on the original plat, and they did not have to sign at that time; there is no reason for them to sign at this time either, as the city is the water purveyor, not the water district.

Commissioner Steve Catmull noted that all the requirements are met, but it seems like it will be tough to build on.

Planner Schindler said it shouldn't be too hard, they will just need to get Jordan Valley's release for placement of certain things. The current site plan does not show the building over any easements, just an access point. The other issue could be landscaping, but the applicant will have to work with Jordan Valley to figure out what can be placed over those areas. He also added it would be a good idea for the applicant to check with Dominion before development. The subdivision of the property doesn't affect the easements, it's the development after subdivision that will affect those easements.

Chair Nathan Gedge opened the hearing for public comment. There were no comments, and the hearing was closed.

Commissioner Darby motioned to approve File No. PLPLA202100168, amended subdivision amendment, as published. Chair Gedge seconded the motions. Roll Call vote was 3-0, unanimous in favor. Chair Hollist, Commissioner Bevans and Commissioner Starks were absent from the vote.

I.2. DAYBREAK VILLAGE 7A PLAT 1, 2ND AMENDMENT

Location: 5448 W. Daybreak Parkway

File No.: PLPLA202100282

Applicant: Thomas Hunt, Wright Development

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

Chair Nathan Gedge opened the hearing for public comment. There were no comments, and the hearing was closed.

Commissioner Darby motioned to approve File No. PLPLA202100282, subdivision amendment, as published. Chair Gedge seconded the motion. Roll Call vote was 3-0, unanimous in favor. Chair Hollist, Commissioner Bevans and Commissioner Starks were absent from the vote.

J. LEGISLATIVE PUBLIC HEARINGS

J.1. MODERATE INCOME HOUSING PLAN AMENDMENT

Planner David Mann discussed the proposed amendment to the city's moderate income housing plan and reviewed information from the Staff Report.

Commissioner Trevor Darby asked if the only stations in our city are in the Daybreak area.

Planner Mann said that yes, there are two in Daybreak along the Red Line, as well as the Frontrunner station. He believes there are talks about creating an additional station within Daybreak as it continues to develop.

Commissioner Steve Catmull asked about the options the city was given to choose from, and which ones were chosen.

Planner Mann responded that those choices are in the pages following the listing of all the possible menu items. There is a page from the plan that has the strategies, and in parentheses under each strategy, it indicates which menu item it is referencing.

Chair Nathan Gedge opened this portion of the meeting for public comment. There were no comments, and the public comments section was closed.

Assistant City Attorney Greg Simonsen shared that the legislature has become extremely worried about affordable housing in our state. Planner Mann has done a great job getting this information out in a timely manner, however if it isn't done, he wanted to share the consequences from Section 10-7 of the Utah code, which says "a specified municipality is ineligible for funds under this subsection if the specific municipality fails to submit a moderate income housing report to the division, or fails to cure the deficiencies in the municipality's moderate income housing report within 90 days after the day on which the division has sent to the specified municipality a notice of noncompliance." We are in compliance, and this is the planning department's effort to remain in compliance, but he wanted everyone to be aware of the implications involved in what is being done here.

Commissioner Catmull found the page in the meeting packet with the goals and strategies, and it looks like they will implement Items G and H, and the original entry page entitled "Amendment to the Moderate Income Housing Plan," does say they could choose G or H. He asked for an explanation, as it seems like we are implementing both, rather than choosing one.

Planner Mann said that lists the minimum requirements, our plan actually goes beyond those minimum requirements so both G and H were included in the city's strategies.

Commissioner Catmull believes these topics have been addressed in the past, in conjunction with other items brought before the commission.

Planner Mann said that every year they give a report that is reviewed by the city council and sent to Workforce Services. With that, there was a report presented last year that gave an update on the city's strategies, where the city is, and that we will continue to provide those updates every year.

Commissioner Darby asked if when the cities and/or municipalities make these changes, does the state then report back with feedback on how successful they feel the changes are.

Planner Mann believes that is the intended plan, and probably what led to the changes made this

year in an effort to clarify some of the points. Especially as more cities are updating their general plans, this requirement starts to kick in and more and more cities are being required to provide a moderate income housing plan and implement those strategies.

Chair Gedge motioned to forward a positive recommendation to the City Council on the items presented this evening in regards to amending the city's Moderate Income Housing Plan. Commissioner Darby seconded the motion. Roll Call vote was 3-0, unanimous in favor. Chair Hollist, Commissioner Bevans and Commissioner Starks were absent from the vote.

K. OTHER BUSINESS - *None*

ADJOURNMENT

Commissioner Darby motioned to adjourn the September 13, 2022 Planning Commission meeting. Commissioner Catmull seconded the motion; vote was unanimous in favor. Chair Hollist, Commissioner Bevans and Commissioner Starks were absent from the vote.

The September 13, 2022 Planning Commission Meeting adjourned at 7:03 p.m.

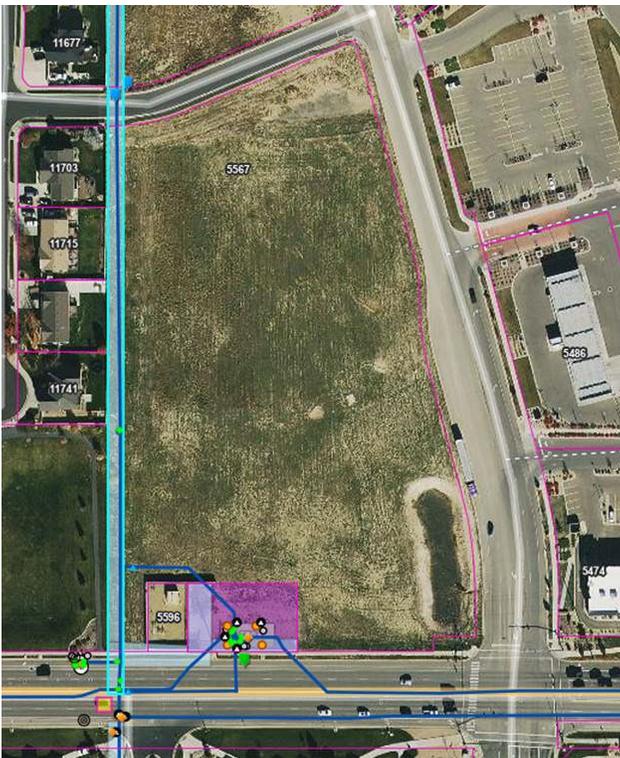
Meeting minutes were prepared by Deputy Recorder Cindy Valdez

This is a true and correct copy of the September 13, 2022 Planning Commission minutes, which were approved on September 27, 2022.

From: Ben Perdue <benp@jvwcd.org>
Sent: Wednesday, September 7, 2022 4:34 PM
To: Greg Schindler <GSchindler@sjc.utah.gov>
Subject: JWCD Comments to Amend lot C-107

Greg,

This email is in regards to the request for comments to the notice of public hearing Jordan Valley Water Conservancy District ("District") received regarding the application to amend lot C-107 of the Daybreak Village 7A Plat 3 subdivision. The District holds a 20' easement that runs north and south along the western side of the property and houses a 20" water mainline (see image below). Any encroachments within the easement, including but not limited to the construction of structures, the installation of utilities, grade changes, landscaping, curb, gutter, sidewalk, general concrete work, road construction, etc, are subject to the District's protection criteria. We would therefore like to make planning commission aware, and will be requesting from the applicant that we be involved in the design phase of the plat, as well as have the District's signature block included on the plat. Please let me know if you have any questions, thank you.



Ben Perdue
Right-of-Way & Property Manager
Office (801)-565-4331
Cell (940)-231-8485

