

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
September 8, 2020**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Catmull, Commissioner Trevor Darby, Commissioner Sean Morrissey, Staff Attorney Greg Simonson, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, Deputy Recorder Cindy Valdez

Others: Scott Yermish

6:30 P.M.

**REGULAR MEETING**

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

Chair Hollist welcomed everyone to the Electronic Meeting and noted that all of the Commissioners have joined the electronic meeting. We have been holding our meeting in an electronic format since the Governor gave an Executive Order and declared a State of Emergency, which has allowed us to do so.

II. Motion to Approve Agenda

**Commissioner Hollist made a motion to approve the September 8, 2020 Planning Commission Agenda. Commissioner Darby seconded the motion. Vote was 5-0 unanimous in favor.**

III. Approval of the Minutes

**Commissioner Hollist made a motion to approve the August 25, 2020 Planning Commission Meeting Minutes with changes. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor**

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

V. **COMMENTS FROM PLANNING COMMISSION MEMBERS**

**Chair Hollist motioned to continue for the month of September having electronic Planning Commission Meeting on the Zoom format. Commissioner Catmull seconded the motion. Vote was 5-0 unanimous in favor.**

We have been holding our meeting in an electronic format since the Governor gave an Executive Order and declared a State of Emergency, which has allowed us to do so. That order expired at the end of August 2020 however, we were allowed to apply for a 30 day extension if we felt that it merited that, so I have a statement to read:

***I, Michelle Hollist, Chair of the South Jordan City Planning Commission, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The President of the United***

*States, The Governor of Utah, the County Health Department and Mayor, the Mayor of South Jordan City, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.*

**VI. SUMMARY ACTION – None**

**VII. ACTION – None**

**VIII. ADMINISTRATIVE PUBLIC HEARINGS –**

**A. EAGLE LANDING, PRELIMINARY SUBDIVISION PLAT**

Location: 3659 West 10200 South  
File No: PLPP202000088  
Applicant: Scott Yermish, Newman Construction LLC

City Planner Greg Schindler reviewed background information on this item from the staff report.

Commissioner Catmull said can you help me understand why this is a relatively unique drainage on this property?

Assistant City Engineer Jeremy Nielsen said the City recently adopted some new standards called “LID Standards” and it was required of us to require those requirements, because it requires developers to retain an 85 percentile storm. It is required that the development retain the majority of the storm water, so that we are not flushing all of the storm water down to the Jordan River. The wider park-strips are one of the ways they can retain that water, so if you look at the storm drain plan you can see these (2) little bathtub shapes along 10200 S., and (4) of them are on the dial court cul-de-sac. They are going to act as drainage swells that will be like a bath tub when they fill up, and there is a catch basin from there that will flow into an underground chamber and finally connects into the Cities storm drain system.

Commissioner Catmull said I haven't heard of the LID standard, when were they put in place?

Assistant City Engineer Nielson said I don't know exactly when they were put in place, but I would say probably in the last 6 months.

City Planner Schindler said they passed in the last Legislative Session. We already see them a lot in Daybreak, because they have to retain all of their water on site.

Assistant City Engineer Nielsen said there are several options that the developer can choose to use to comply with these standards.

Chair Hollist said can you comment on the turnaround on Lot 12, and is that going to be accessible to emergency vehicles, because it looks like it is just a dead-end.

Assistant City Engineer Nielsen said they have looked at this and the road that goes to the north, so the Fire Department wasn't concerned about that access. They could go to the north and turn down if they needed to and that would put them right in front of the lot.

Chair Hollist said do you know what UDOT's plans are for the land east of this?

Planner Schindler said on the UDOT property, the reason it goes at an angle, is it will be part of the alignment on the off ramp from Bangerter to South Jordan Parkway, so I don't think any of that will be developed any further because it will be part of the highway.

**Scott Yermish, (Applicant)** – said I think staff did a great job in conveying what we intend to do the subdivision, specifically the drainage. The drainage was the point we went back and forth with the City to accommodate all of the requirements and satisfy everything they were looking for. It is a standard development with 12 lots, and we could probably sell them out in week we have had so many calls on it. As you know it is hard to find good land in South Jordan that has a good size to it, so having something like this we are enjoying doing.

Chair Hollist opened the Public Hearing to comments. There was none. She closed the Public Hearing.

Chair Hollist said it sounded like there would be an 8ft. sound wall along Bangerter, is that the same height as the rest of the sound wall, and will it match up?

Mr. Yermish said I can't answer that 100 percent, but I believe that it is. I know that we have been talking to UDOT and there is a line that staff was showing you, and we are putting a Rhino Rock fence up there. The requirement is 6ft, but we will be going larger than that, it will be something during the final stages that we will address with the City and make sure they get what they want. We are trying to get UDOT to work with us, but if not we will put it in ourselves.

Commissioner Catmull said I have seen in other developments where they do construction and put a fence like this one, and then they put a UDOT fence in front of it, and there will be (2)fences, will that be the same case here where you put in the fence that is required and then UDOT may come by and build a different type of fence.

Mr. Yermish said I can't tell you what UDOT will do, but we are having discussion to alleviate the other wall, so there isn't a double fence. At this time we are going back and forth with them and we are trying to be as accommodating as possible, but that could happen, at this point I don't have an answer for you.

Assistant City Engineer Nielsen said typically, UDOT identifies where they will put sound walls during the environmental phase study, and that has already taken place. I believe that UDOT owned that property previously and so it would not have been identified as a location where they would have done a sound abatement. I am not sure what UDOT would choose to do down the road, but usually they are very particular when putting up sound walls, and so I don't think it is very probable.

Commissioner Gedge motioned to approve the Eagle Landing Preliminary subdivision plat, File No. PLPP202000088. Commissioner Hollist seconded the motion, Roll Call Vote was 5-0 unanimous in favor.

**I. LEGISLATIVE PUBLIC HEARINGS – None**

**II. OTHER BUSINESS – None**

## **ADJOURNMENT**

**Commissioner Hollist motioned to adjourn the September 8, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.**

The September 8, 2020 Planning Commission Meeting adjourned at 6:55 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

**This is a true and correct copy of the September 8, 2020 Planning Commission minutes, which were approved on September 22, 2020.**

*Cindy Valdez*

**South Jordan Deputy Recorder**