

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
September 22, 2020**

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

Absent: Commissioner Sean Morrissey

Others: Kris Pasker

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 meeting, except Commissioner Morrissey and will be absent tonight. 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 Gedge made a motion to approve the September 22, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the September 8, 2020 Planning Commission Meeting Minutes with changes. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

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

V. **COMMENTS FROM PLANNING COMMISSION MEMBERS** - *None*

VI. **SUMMARY ACTION** – *None*

VII. **ACTION** – *None*

VIII. **ADMINISTRATIVE PUBLIC HEARINGS** –

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A. BANASKY RENTAL LLC, SITE PLAN

Location: 913 West Baxter Dr.
File No: PLSPR202000233
Applicant: Jeff Jeppson, PGA&W Architects

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

Commissioner Gedge said approximately how many cars/trucks per day will there be on this street. I live on Baxter Drive and I was wondering how much this will increase traffic at the light on Baxter Drive and South Jordan Parkway.

Assistant City Engineer Jeremy Nielsen said on a daily basis there will be about 112 trips in, and out, of that building, but what we look at is the p.m. peak hours and the estimate there will be (16) trips, so that would be about (1) vehicle about every 3 to 4 minutes.

Commissioner Gedge said I know that in this area we recently approved an (11) building office complex, there is the one next door, and there are several on South Jordan Parkway. Is there any concern about having too many of these types of units in this area. I do have a concern that by having so many of these types of buildings that they might sit vacant.

City Planner Schindler said I don't think we have any concerns with this type of office building. I think with larger class (A) office buildings, they may have a harder time filling them up with tenants, but with something as small as this, I don't see a problem, and I think they already have tenants in mind.

Assistant Attorney Greg Simonsen said at the last City Council Meeting they had to approve the easement for the drainage basin being vacated, and it was mentioned that there are a tenant or two that they already have lined up for this.

Chair Hollist said what is the maximum amount of tenants that can occupy a building of this size?

City Planner Schindler said it really depends on how they are going to divide the building up with the tenants.

Kris Pasker, (Architect) – said I am the architect, and we are fully intending to fill the building. This building is leased and it is going to be owner occupied, but I can't tell you what his plans are because it has to do with the future of his business. He is planning on self-occupying at least the upper floor of the building, and still maintaining his business that is in that same office park. The City Council Meeting last week was to address the utility easements that went through the property, and that is the action that the City Council had to take, it was to vacate the easement.

Commissioner Gedge said I would like to ask Mr. Pasker if he has any concerns with the (1) requirement made by staff with this motion?

Mr. Pasker said there are no concerns.

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

Commissioner Catmull motioned to approved application PLSPR202000233 to allow for construction of a new commercial office building on property located at 913 West Baxter Drive with the following:

- **Provide and record a 15-foot-wide waterline easement for the water main line, the two water service laterals up to and including the water meters, and a fire service line including and up to the post indicator valve (PIV).**

Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

IX. LEGISLATIVE PUBLIC HEARINGS – *None*

X. OTHER BUSINESS – *None*

ADJOURNMENT

Commissioner Hollist motioned to adjourn the September 22, 2020 Planning Commission meeting. Commissioner Gedge seconded the motion. Vote was unanimous in favor.

The September 22, 2020 Planning Commission Meeting adjourned at 6:45 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

This is a true and correct copy of the September 22, 2020 Planning Commission minutes, which were approved on October 13, 2020.

Cindy Valdez

South Jordan Deputy Recorder