

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
October 27, 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, Planner Damir Drozdek Deputy Recorder Cindy Valdez

Others: Gary Langston, Jared Brown, Brent Vincent, Boyd Brown, Stephen James

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 tonight.

II. Motion to Approve Agenda

**Commissioner Gedge made a motion to approve the October 27, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor.**

III. Approval of the Minutes

**Commissioner Gedge motioned to approve the October 13, 2020 Planning Commission Meeting Minutes as published. Commissioner Hollist seconded the motion. Vote was 5-0 unanimous in favor.**

**IV. STAFF BUSINESS**

Planner Greg Schindler said Director Stephen Schaefermeyer wanted me to let you know that on the Tuesday November 17, 2020 at the City Council Meeting there will be an item on the regular agenda as a discussion item regarding the Accessory Dwelling Unit Ordinance. We have made some current changes to that ordinance, and we will be bringing back some more changes. Director Schaefermeyer will be discussing this with City Council, and it will be more at the end of the agenda that night. He is inviting the Planning Commission to join the meeting to get some more insight on this item. This item will probably be on The Planning Commission Agenda in December or January.

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

**VI. SUMMARY ACTION – *None***

**VII. ACTION - *None***

**VIII. ADMINISTRATIVE PUBLIC HEARINGS –**

**A. DAYBREAK SOUTH STATION MULTI FAMILY #5, PRELIMINARY SUBDIVISION**

Location: 11245 South 5180 West  
File No: PLPP202000293  
Applicant: Daybreak Communities

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

Chair Hollist – said are these units required to have a garage? Or do they have (2) parking spots per unit?

Planner Schindler said they are not required to have (2) parking spaces, they are only required to have (1) parking space per unit. They all have (1) parking space, and there is extra parking, as well as some on-street parking available.

Chair Hollist said is a (3) bedroom unit not required to have (2) parking spots?

Planner Schindler said not in the PC Zone.

Chair Hollist said is that because it is near a transit station?

Planner Schindler said it is closer to a transit station, but it is not part of the design guidelines that were originally approved.

**Gary Langston, Daybreak Parkway** – said I think Planner Schindler did a great job reviewing this project. These are some smaller affordable units, with (1) garage, and there is some extra parking. These are smaller units, some of them are (2) bedroom units, but for the most part our units in Daybreak are (3) bedroom units. We are attempting to hit a different demographic, and providing something a little more affordable. They will be built by Segoe Homes, so they will have a similar architecture and feel to the other townhomes in Daybreak. I am here to answer any questions that you may have, and I also have Steven James from our team if you have specific questions about the architecture, or the design intents.

Chair Hollist said do you ever go before the Cities Architectural Review Committee when you are designing these things, or are they only done internally with Daybreak Communities?

Mr. Langston said we handle them internally, because this is part of our Master Development Agreement. The City reviews the plans, but not until someone from your planning department

has stamped the building permit sets, which is a signal to City staff that we have looked at it, it has been approved, and meets all of our requirements.

Chair Hollist said do you find when you do these types of units that parking is sufficient.

Mr. Langston said we believe that we do. I think there have been some spots in other locations that we have been a little tighter on parking. This one meets the minimum requirements, and there are a handful of units that have extra driveway parking. We are in a little better situation in this area, because there are larger roads within the Town Center that are meant to accommodate parking on both sides of the street for these units.

Commissioner Catmull said could give us additional information on the demographic change in the (2) versus the (3). What new demographic is opening up with those smaller units?

**Steven James, (Daybreak Architect)** – said we have struggled over the years delivering affordable, or entry level attainable housing. This is really geared around the first time buyer, or young couples without children. This is a very deliberate product to actually provide something in the market that can be more attainable for people who do not have equity. Our assumption is that there are many young families forming currently who are not able to afford vehicle transportation, as well as large housing, so we are trying to be part of the solution in solving this regional housing challenge. We are trying to appeal to people that are launching into home ownership.

Chair Hollist said where does your product start in pricing?

Mr. James said we are trying to hit the mid \$200 hundreds. It is hard right now to deliver housing below \$330, 000. We have found to bring the housing down we have to make very dramatic changes, so the footprint, and parking plays into this. There hasn't been any market research that suggested a (1) car garage as desirable until now, so that is why we haven't delivered that small of a parking ratio to this point.

Commissioner Catmull said is the uncovered parking on the north and south side dedicated to a unit, or is it open parking?

Mr. James said that is part of the lot, so there would be a chance for tandem parking for that buyer. The assumption is that the guest parking would occur on the street.

Chair Hollist opened the Public Hearing to comments.

Chair Hollist said we did receive a letter from Ms. Susan Hyde, and it was sent out to all of the Planning Commissioner's, staff, and the City Recorder from Planner Schindler. We have read her concerns and the email will be added to the minutes as part of the record (Attachment A).

Chair Hollist closed the Public Hearing.

Commissioner Gedge said if there is parking issues will that be something that will be taken care of by the City or the police? How would that be enforced?

City Planner Schindler said if they are parking where they shouldn't, that would be taken care of by the police department because they are public streets.

Commissioner Gedge said I know these will not be rentals, but does the City have any restrictions if someone bought one of these units and they wanted to rent it out.

Planner Schindler said the City would not be able to enforce that, but in Daybreak you have to own (1) property, and you are allowed to rent a second property in Daybreak. I know that you cannot buy a group of these and then rent them out.

Mr. Langston said they can own one unit for a year, and then they can rent it when they move out.

Chair Hollist said I have a question from Ms. Hyde's email about the dust mitigation. What recourse would the residents have for having the City get involved when there is excessive dust from construction?

City Planner Schindler said we have inspectors that would take care of that, if there is a complaint they are out there on the site.

Assistant City Engineer Nielsen said the contractor is required to get a land disturbance permit that lays out their plan and how they are going to mitigate the dust.

Chair Hollist said if the resident has a concern would they contact the City Engineering Department?

Assistant City Engineer Nielsen said yes, they would need to contact the Engineering Department.

**Commissioner Gedge motioned to approve Project No. PLPP202000293 subject to the following:**

**1. That all South Jordan City requirements are met prior to recording the plat. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**B. DAYBREAK VILLAGE 11A PLAT 5, PRELIMINARY SUBDIVISION**

Location: 6615-6840 West Meadow Grass Drive  
File No: PLPP202000266  
Applicant: Daybreak Communities

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

**Gary Langston, Daybreak Parkway** – said previously we brought before you the Village 11A 1,2,3,4, and 6, and now we are backtracking to 5. This particular area has a mix of what we call

our value and move-up products, and that was in the review that Planner Schindler presented. I am here to answer any questions that you may have for me.

Chair Hollist said how do these plats get made, and why are they not always geographically connected?

Mr. Langston said a lot of it has to do with our desire to deliver a certain number of each unit in a given time frame, so the issue is not all units absorb at the same rate on a monthly basis. The townhomes will absorb a little quicker than a larger home. What we are trying to do is deliver the plats in a way that allows us to have enough inventory to meet the demand for each of the builders, while not wasting too much time and effort on engineering, infrastructure, and construction.

**Steven James, Daybreak Architect-** said what we generally try to do is located the townhomes, and the higher density product towards the centers, and just east of this site, we will have another Village Center site. We are beginning to prepare for the development of that Village Center by building up the scale and intensity of housing towards it, so we have rooftops on the ground which will allow for that development to take place, so that is why this area has that higher density concentration.

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

**Commissioner Gedge motioned to approved Project No. PLPP202000266 subject to the following:**

**1. That all South Jordan City requirements are met prior to recording the plat. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**C. SOJO CENTRAL, SITE PLAN AND CONDITIONAL USE PERMIT**

Location: 10709 South Redwood Road  
File No: PLSPR202000282  
PLCUP202000334  
Applicant: Boyd Brown, KW Utah

Planner Damir Drozdek reviewed background information on this item from the staff report.

Commissioner Gedge said in the staff report it mentions that there are an access point off Redwood Rd, and in the landscape plan I did not see that on there, so is that just north of this property?

Planner Drozdek said yes, to the north there is access. It is actually on someone else's property, not theirs, so that is something that will need to be worked out.

Commissioner Gedge said I am assuming, with that access, and because it is a UDOT road, that they will have to get the access from the owner to tap in to it, is that correct?

Planner Drozdek said yes that is correct.

Commissioner Gedge said there is a traffic light to the north of this as well, so are there any concerns about in and out stacking of cars and creating issues with traffic flow.

Assistant City Engineer Jeremy Nielson said I know they are working on this, but I don't think there is anything there that they are concerned with.

**Boyd Brown, Applicant** – said we went to the Architectural Review and they really like the elevations, and we received positive feedback. We are very proud of this product and what the buildings look like. We have been working with the City staff, and the neighbors on the access point. The thing the City wanted to solve was removing the access point that is just north of this. The new access will line up with another access point west of Redwood Road, which was a preference for both the City Staff, as well as UDOT, so this should be a better situation.

Chair Hollist said do you know what tenant will be using the drive-thru?

Mr. Brown said I don't know that yet. One of the challenges with COVID, is that retail and food user are being conservative right now. I have had a number of really good conversations, but I don't have anyone committed at this point.

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

**Commissioner Gedge motioned to approve application:**

- **PLSPR202000282 to allow for construction of two office buildings and one multi-tenant general retail/office building; and**
- **PLCUP202000334 to allow for a drive-through facility in conjunction with the multi-tenant general retail/office building.**

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

#### **D. UTAH SURGICAL ARTS, SITE PLAN**

Location: 11677 South 4000 West  
File No: PLSPR2020000239  
Applicant: Jared Brown, Utah Surgical Arts

Planner Damir Drozdek reviewed background information on this item from the staff report.

Chair Hollist said is this a replacement for the building that is being forced to move with the Bangerter expansion on 10400 S?

Planner Drozdek said this is a different project. This project is just south of the Sprouts Grocery Store on 11400 S, and it is a new construction.

Commissioner Gedge said is there any proposed signage on this building, since it is on the 4000 West side and away from Bangerter Highway.

Planner Drozdek said I don't believe so, because it is not allowed per City Code. They would have to get some kind of variance, or exception to the code.

**Jared Brown, Applicant** – said I appreciate your attention to this project. We are moving one street west of where we are currently located and leasing some space. We just appreciate you taking your time to review this.

Commissioner Catmull said Harvest Moon on the west side area does not line up with any of the commercial side. I live close to this and it scares me every time I get on it, because the streets don't line up. As we add more traffic in that area it becomes a game of chicken, as people are coming left out of the south side of this property, and are heading north and trying to get on to Bangerter Highway. There are some interesting things starting to happen there. How are we going to mitigate things in this area?

Assistant City Engineer Jeremy Nielson said 4000 W is our fastest growing collector road right now. It has seen a lot of growth with traffic, and that is why the City pushed to turn that into a (5) lane section, rather than the (3) lane section. As the City continues to grow and there continues to be more traffic in that area, we are anticipating that there is going to be areas that we will need to do raised medians to block left turning vehicles, and force more right ins, and right outs. Unfortunately, the way parcels line up sometimes we are not able to line up every access the way it would be ideal. We will need to continue to watch the traffic on that road in the future.

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

**Commissioner Catmull motioned that the Planning Commission approve application PLSPR202000239 to allow for construction of a new commercial medical/dental office building on property located at 11677 South 4000 West. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**

**E. DW ESTATES FIRST AMENDMENT, SUBDIVISION AMENDMENT**

Location: 11432 South 2520 West  
File No: PLPLA202000239  
Applicant: Brain Adams, Civil Science Eng.

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

Commissioner Gedge said historically, has this kind of request come to the City before? If so, has it been approved or denied.

City Planner Schindler said this has happened before where the buyer buys (2) lots and subdivides it and wants to create one lot out of them. It actually keeps the density lower than it was, and we haven't had any issues with the neighbors or anything like that.

Chair Hollist said does the bond to remove that structure still remain in case a primary residence isn't built in a certain time frame.

City Planner Schindler said it is still on there and the new owner has accepted the new responsibility for the bond and having it done, because the bond carries over.

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

**Commissioner Gedge motioned that the Planning Commission approve the DW Estates First Amendment, with the following requirement:**

**Prior to recording the plat the existing accessory structure shall either be removed or a one-year assurance bond shall be submitted to the City for the cost of removing the accessory building to all for a new primary dwelling to be constructed. The accessory structure shall meet all setbacks and accessory structure requirements per the R-3 Zone.**

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

**F. MORLEY SUBDIVISION LOT 3 AMENDMENT, SUBDIVISION AMENDMENT**

Location: 10287 South Krystal Hannah Way  
File No: PLPLA202000290  
Applicant: LS Homes

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

Chair Hollist said Assistant City Engineer Nielson can you speak to the change in the water handling, can you give us a quick overview?

Assistant City Engineer Nielson said instead of having the water in a detention basin that water is going to go into a pipe, and there will be perforations in the pipe so it will drain into the ground, just like it would in a basin. That should help it to free up a lot more space.

**LS Homes, Representative** – said basically, this is just to take that easement that is 30ft. wide and make it 12ft. wide so that a house will fit on that lot. In doing so, you are taking that water putting it underground and making it safer for the neighborhood.

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

**Commissioner Gedge motioned to approve File No, PLPLA202000290 to amend existing easement on lot 3 of the original subdivision, as presented to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor.**



**IX. LEGISLATIVE PUBLIC HEARINGS – *None***

**X. OTHER BUSINESS**

Chair Hollist said we will see you in two weeks and I want to note that we will on have (1) meeting in November.

**ADJOURNMENT**

**Commissioner Gedge motioned to adjourn the October 27, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor.**

The October 27, 2020 Planning Commission Meeting adjourned at 7:40 p.m.

**This is a true and correct copy of the October 27, 2020 Planning Commission minutes, which were approved on November 10, 2020.**

*Cindy Valdez*

**South Jordan Deputy Recorder**

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

## Cindy Valdez

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**From:** Greg Schindler  
**Sent:** Monday, October 26, 2020 10:29 AM  
**To:** Anna Crookston; Cindy Valdez  
**Subject:** FW: Proposed Multi Family Subdivision called Daybreak South Station Multi Family #5

Please add the email below to the meeting record of the October 27, 2020 PC meeting. I have already responded to Ms. Hyde and forwarded the email and response to the Planning Commission.

Thanks,

**Greg Schindler, AICP | City Planner | City of South Jordan**  
1600 W. Towne Center Drive | South Jordan, UT 84095  
Office: 801.254.3742 | Direct: 801.253.5203 ext 1291



**From:** Susan Hyde <susanhyde1950@gmail.com>  
**Sent:** Thursday, October 22, 2020 7:54 PM  
**To:** Greg Schindler <GSchindler@sjc.utah.gov>  
**Subject:** Proposed Multi Family Subdivision called Daybreak South Station Multi Family #5

I have a few issues with the construction of said housing units. When I bought my townhome I was told that the ground to which you are referring was going to be 55+ apartments. I love children but not 24/7. Was this a misunderstanding on my part? Had I known it was going to be developed into a multi family unit I would never have purchased my home here. Secondly, the construction is going to be so disruptive to our way of life; there is enough construction going on around all of us in this area. I sweep constantly, I vacuum daily and I try to keep my windows clean. It's useless to even try to attempt it. Having another major construction project going on will affect our daily lives. Thirdly, are these to be purchased by the people or are they going to be rentals? This part is very important to know.

I hope my concerns will be addressed. Respectfully submitted: Susan M. Hyde