

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
July 13, 2021**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Steven Catmull, Commissioner Sean Morrissey, Assistant City Attorney Greg Simonsen, Assistant City Engineer Jeremy Nielsen, City Planner Greg Schindler, Planner Ian Harris, IT Director Jon Day, GIS Coordinator Matt Jarman, City Recorder Anna Crookston, Transcriptionist Diana Baun

Others: Boy Scout Troop 1223, Sharise Steggell, Larvin Pollock, Steve Borg

6:31 P.M.
REGULAR MEETING

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

Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting. Commissioner Trevor Darby joined the meeting via Zoom.

II. Motion to Approve Agenda

Commissioner Gedge motioned to approve the July 13, 2021 Planning Commission Agenda. Chair Hollist seconded the motion. Vote was 5-0 unanimous in favor.

III. Approval of the Minutes

Commissioner Catmull motioned to approve the June 22, 2021 Planning Commission Meeting Minutes as printed. Chair Hollist seconded the motion. Vote was 5-0 unanimous in favor.

IV. **STAFF BUSINESS -**

City Planner Greg Schindler introduced the city's newest planner, Ian Harris.

V. **COMMENTS FROM PLANNING COMMISSION MEMBERS**

Commissioner Steven Catmull gave a brief overview of the purpose and role of the planning commission in our city for the scout troop attending the meeting tonight via Zoom.

Commissioner Nathan Gedge invited the troop attending to ask any questions they might have during the meeting.

VI. SUMMARY ACTION – None

VII. ACTION – None

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. MORLEY COMMERCIAL PARK, SUBDIVISION AMENDMENT

Location: 1133 West South Jordan Pkwy
File No: PLPLA202100091
Applicant: Larvin Pollock

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

Commissioner Nathan Gedge asked if we knew the proposed hours and days of operation.

Planner Schindler said it will depend on who the applicant is; if it's something as large as Starbucks it would be seven days a week, however if it's something different they might be closed on Sunday or other days. Coffee businesses always open early so that can be expected, and because there is a drive through there will be a conditional use permit.

Chair Michele Hollist said this would result in a net reduction of parking between the three lots, should this new lot be made. She then asked how many reduced parking spots this would create and if it still meets all the requirements for the reception center and bakery.

Planner Schindler said the reception center has the required number of spots on their site, they just have a shared agreement in case of overflow to use the other lot. There will only be one row of spaces eliminated from a double row for this project. They are going to re-stripe some more parking spaces to make up for some of the spaces they are losing.

Chair Hollist asked if the separation of this portion from the original portion leaves the original portion enough spots for their use.

Planner Schindler said Schmidt's bakery, based on their size, would still have enough spaces on their lot alone.

Larvin Pollock (Applicant) – He and Steve Borg from Schmidt's Bakery attended tonight. He said Mr. Borg will remain the owner of both properties. He indicated more of the questions can be answered at site plan application. They have done all the parking calculations and they seem to work out.

Chair Hollist opened the hearing to public comment, there was none so public comments were closed.

Commissioner Gedge motioned to approve of File No. PLPLA202100091, Amending Lot 1 of the Morley Park Subdivision. Chair Hollist seconded the motion. Roll Call vote was 5-0, unanimous in favor.

IX. OTHER BUSINESS – *None*

ADJOURNMENT

Chair Hollist motioned to adjourn the July 13, 2021 Planning Commission meeting. Commissioner Gedge seconded the motion.

The July 13, 2021 Planning Commission Meeting adjourned at 6:47 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

This is a true and correct copy of the July 13, 2021 Planning Commission minutes, which were approved on July 22, 2021.

Cindy Valdez

South Jordan Deputy Recorder.

UNAPPROVED