

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
January 13, 2026**

Present: Chair Nathan Gedge, Commissioner Steven Catmull, Commissioner Michelle Hollist, Commissioner Bryan Farnsworth, Commissioner Lori Harding, Commissioner Sam Bishop, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Assistant City Engineer Jeremy Nielson, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS

Absent:

**6:30 P.M.
REGULAR MEETING**

A. WELCOME AND ROLL CALL –*Chair Nathan Gedge*

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that (4) of the Planning Commissioner's are present. Commissioner Harding will be joining us via zoom, and Commissioner Bishop is excused from tonight's meeting.

B. MOTION TO APPROVE AGENDA

B.1. Approval of the January 13, 2026

Commissioner Hollist motioned to approve the January 13, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor: Commissioner Bishop was absent.

C. APPROVAL OF THE MINUTES

C.1. Approval of the December 9, 2025 - Planning Commission Meeting Minutes.

Commissioner Hollist motioned to approve the December 9, 2025 Planning Commission Meeting Minutes. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor: Commissioner Bishop was absent from the vote.

D. STAFF BUSINESS

D.1. Elect Commission Chair

Commissioner Hollist nominated Commissioner Nathan Gedge to be the Chair Person for the 2026 Planning Commission Meetings. Commissioner Harding seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

D.2. Elect Commission Vice Chair

Commissioner Hollist nominated Commissioner Bryan Farnsworth to be the Vice – Chair for the Planning Commission Meetings for 2026. Commissioner Gedge seconded the motion. Vote was 5-0 unanimous in favor; Commissioner Bisop was absent from the vote.

D.3. Choose ARC Representative

Chair Gedge nominated Commissioner Lori Harding as the ARC Representative. Commissioner Hollist seconded the motion. Vote was 5-0 in favor; Commissioner Bishop was absent from the vote.

E. COMMENTS FROM PLANNING COMMISSION

Commissioner Farnsworth said I went to the swearing in last week, and it was a really nice event. Governor Cox came and swore Mayor Ramsey in. It was nice to hear all three of them give speeches. A lot of local representatives and state representatives were here, and very complimentary of South Jordan. It was a very good event.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. BELLITAS EVENT CENTER CONDITIONAL USE PERMIT

Address: 10509 S River Heights Dr, South Jordan, UT 84095

File No: PLCUP202500248

Applicant: Isabel Cristina Moreno Dominguez

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

Commissioner Catmull said I didn't look at the map, but is the building to the south of that assisted living facility?

Planner Aguilera said I believe so.

Commissioner Catmull said would that constitute a residential zone.

Planner Aguilera said as far as zoning, they are both the same zone.

Planner Schinder said it's based on residential use, so regardless of what it's zoned, it is based on the use, and it comes to the property line of the nearest residence.

Commissioner Catmull said okay, so does that mean that the nearest residential, not zone or building would be the assisted living facility?

Planner Aguilera said so that was mentioned in the staff report, but I did take that into account. It's the same zoning, but the suite that's where this would be located is on the north side of that building, and you would have to go through the half of that building plus the distance to the other building.

Commissioner Catmull said I'm fine with it. I just want to make sure we had the right numbers there.

Chair Gedge said so there are eight total tenants in this building, right?

Planner Aguilera said there is two stories with four in each.

Chair Gedge said you said there's 20 stalls required for this use, and 100 out of 123, but what are the seven other tenants using, and what are their business hours? I guess, obviously, we want to avoid conflicts with other hours of operation.

Planner Aguilera said it's hard to say right now, this is a pretty new building. I'm not sure they're all occupied right now, I know some of them are. There is a legal office in one of the suites, but I don't know about the rest.

Chair Gedge said would the park, because these are condominiums that the 123 total parking stalls fall within the property. So, would there have to be a parking access agreement by the property owner.

Planner Aguilera said the 123 is for the entire building. As far as how that would be broken up once we get business owners we would have to look at it at that time.

Commissioner Hollist said so I'm stuck on the parking too. I'm seeing that one floor has 13,000 square feet, so I would assume that you double that, and if you're using the same metric, because it's office space of a parking spot per 100 square feet, this is significantly under parked. Can you just explain a little bit why the number was required?

Planner Aguilera said so the use here is requiring one per 100 that's a use specific only to what the code calls it "assembly or reception center" it's not office. There's another use, it's an attorney's office and they're obviously going to be office. But if there's another event center or reception type of business that wants to locate here, then that parking would be evaluated using that use,

Commissioner Hollist said but in theory, for future applications, they've reduced the number of spaces by 29 out of that 123, that can be allocated.

Planner Aguilera said possibly, depending on how the uses break down in the building.

Commissioner Hollist said what is the requirement for just general office space, which is what I anticipate most of this will be.

Planner Aguilera said I don't recall that off the top my head, it is either one per 200, or one per 300.

Chair Gedge said one other question on the noise ordinance. Obviously, there's seven other tenants going to be here, and you said that the the applicant submitted the letter and they will monitor that. Obviously, any noise ordinance, I believe, would be conducted by either code enforcement, or police? And since this is conditional use permit, obviously, if there are continued violations, it would ultimately come back towards us for a potential CEP revocation, right?

Planner Aguilera said so as far as noise, it's not specified in the application how they intend to do that. Hopefully they can, the applicant can answer that, but the nearby tenants and other property owners can have code complaints if they need to file with the city, if they have any issues with this property owner here. Noise levels is not something that was specifically in the impact control measures that we had to look at for this, but we did take it a little bit into account, considering that I did ask the applicant what their plan was, and so hopefully she can specify that today.

Commissioner Catmull said if it's a noise issue between other tenants, that is for the property owner to resolve, it's only when it crosses the property boundary.

Planner Aguilera said that might be the case. I'm not super familiar with how that works, since they're about condo suites, so I'm not sure what their rules are.

Commissioner Catmull said I think the Salt Lake County code reads, it's more about as measured at the property line.

Isabella and Dennis Moreno Domiguez (Applicant) – said we are originally from Venezuela. We have been in the industry for 20 years. This is a special project for us. We we only want to follow the rules of the city.

Commissioner Catmull said so with this being an office and there being an assembly space, it seems like it could be helpful to have that for office space. They may need an assembly space during special events like when they gather people for their work from home, and they just need a place to meet. Is that going to be open to them?

Commissioner Hollist said can anyone rent the space?

Mrs. Dominguez said yes.

Commissioner Catmull said I mean, they could rent it. We're not restricting it to specific hours, we think most events will land on those hours.

Ms. Dominguez said the events are mostly in the night. It is open for any kind of events, like birthday parties, or any kind of gathering. small parties. It's like a boutique Event Center.

Chair Gedge said in your letter, you mentioned how you will control who can apply and be approved for the use, and you're fully aware, like you said, the regulations of the capacity, the parking spaces, the noise, you mentioned, as well as alcohol on the premise, and the liquor licenses associated and all that.

Ms. Moreno said yes. I understand that.

Chair Gedge opened the Public Hearing to comments.

Lisa Reed, South Jordan – said live in the harvest crossings, or harvest villa crossings that are butted up against this property. Where I live is in a thoroughfare that before this office building was built, people would come through thinking that they could go through the fence. My concern is the traffic where people are turning around in my driveway, and blocking my access. My concern is, how are they going to control that? Because it's going to start again once this building gets filled up, especially at night and the weekends when they're having events. Is there going to be signage to direct the people? It's a big concern, because I have a ring doorbell, and that thing goes off constantly because of the traffic. And then people realize, oh, there's a brick wall there I can't go through. We have signage that is posted that says, no through traffic. I understand people don't read, I totally understand that, but this is a real concern. And since I'm the one that's most affected, it's not just the assisted living. I mean, I'm going to have the noise too. So, you know, I kind of like to have a little bit more information on how they're going to control those type of things.

Chair Gedge closed the Public Comment time.

Commissioner Hollist said I've got a google image open, but can you confirm there is not a way to park anywhere off of Willow Valley access on foot. There's a fence, right? I'm seeing a physical barrier, so there would be no incentive to intentionally park over here and walk onto the property.

Planner Aguilera said there is a wall on that side and it's there's no gate to get to from that property to any of the residential zone nearby.

Chair Gedge said if I remember either in the staff report or the applicant's letter, they mentioned that when they do send out confirmations or working with people who will be renting their facility. They will also work with the hours and and traffic flow and how to access, so I guess, I strongly encourage that, even though there's a wall.

Commissioner Hollist said but along those lines, I think as part of a conditional use permit, they are required to submit a Flow Plan, and so maybe that is a requirement that is in the documentation when you sign a contract for an event, that I don't know.

Chair Gedge said my only hesitation would be the seven other tenants of this building. So one tenant would be required to conform to that, but the other seven tenants may not, because it's not traditional use permit.

Commissioner Hollist said you could argue that this is a unique use where it's often a one time only, people who aren't necessarily familiar with higher density of people coming at a compound in time. If we decide it is a detriment, it would be a reasonable request.

Chair Gedge said Jeremy, obviously River Heights drive is a major roadway, but to cut through to access Willow Valley Road. Do you have any traffic concerns or estimates of actual volume, other than people who are just erroneously following a GPS on their app, or just turn down the wrong street, any traffic inside of potential volume that might potentially access the homes off of Willow Valley Road trying to access this property.

Assitant City Engineer Nielson said I don't have any data, because there's no connection.

Commissioner Hollist said there's the light at that intersection, though River Heights and 10400, right?

Planner Schinder said yes. There is a light there and I think the only thing they could do as an applicant would be maybe on their brochures or just say to anyone that is going that you must you access it from River Heights drive. If it's coming from Willow Valley Road, then they're following some directions, like Google.

Commissioner Hollist said there's a median there too, it prevents you from turning earlier if you're heading west. I am a little surprised that's been an issue.

Assistant City Engineer Nielson said one issue that may have come up is where it is a really new building. Sometimes it takes a little bit for the mapping software to catch up. And so, it could be that the Google Maps or Apple Maps was routing them where it's immediately adjacent to that on harvest walk lane. It could be that and that's something that kind of corrects itself over time.

Commissioner Catmull said I believe there's a way to submit that feedback in the map to get that corrected. But yes, I could see that now that you say that where the Harvest Lane would look like to automatic classification software as if it connects through.

Commissioner Catmull said noise was also mentioned.

Chair Gedge said is that enough to be a detriment, or can that be addressed by the property manager, or owners of the condominiums? Or do we need to put in specific business hours, or just the normal process for reporting a complaint for noise, which I guess would be the same for parking as well.

Commissioner Catmull said from my understanding there are certain hours, and it's 10:00 or 11 o'clock, at which point they are quieter hours. I am trying to remember which zone that is, but regardless, I believe it is well established for this type of use across there. And if there are

mechanisms by which to address the sound, everything from sound abatement inside the actual event center itself to reduce noise transmission. I'm sure there's lots of ways to do this.

Chair Gedge said I know in the last couple of years we've reviewed as a commission similar uses just directly east of this property, off 10400 S with similar concerns, probably with noise and traffic flow and parking as well. If I recall right, it was the same, we didn't identify a detriment, and have to put in ways to mitigate that. But I can't 100% recall, any other thought?

Commissioner Harding said will the city please confirm with me, is there a fence to the north protecting that child care sidewalk that goes along, is that a fence?

Planner Aguilera said I believe so, I'll double check, but I think there is.

Commissioner Hollist said their address on their application does list the River Heights Drive. I can't guarantee what every map function people use are, but I did just use Apple Maps and Google Maps, and it did take me there appropriately, and it does sound like there is signage. And so I think anything we might put in place besides the suggestion that in paperwork or on the website, it indicate please approach on River Heights Drive has already been met.

Chair Gedge said I would like to strongly encourage the applicant to put that in there, notification of our communications with people who might be renting their facility, and maybe to the property owner for all eight tenants of this location as well. But with the walls on the north and east side and with the property location that you just pulled up on your maps, I don't know how much more we can mitigate.

Commissioner Hollist motioned to approve File No. PLCUP202500248 Bellitas Event Center Conditional Use Permit. Commissioner Gedge seconded the motion Roll Call Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

H.2. MOUNTAIN MOTOR EXCHANGE CONDITIONAL USE PERMIT

Address: 10975 S Sterling View Dr #100 South Jordan, UT 84095

File No: PLCUP202500251

Applicant: John Boot

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

Chair Gedge said you mentioned how the southern portion in red will not be used for this property. Is that going to be used by the current building? because it's part of all one address. What is the use of the portion in red?

Planner Aguilera said that's just the building parking lot. I don't know what businesses go there or are currently operating there, but that's for their use, but they're not going to let their business operate on those spaces.

Chair Gedge said did they mention anything of barriers or other ways to block that off?

Planner Schindler said I think there's one current current business in that building, maybe more, but one is a yoga place. And then also, if you go by during the day, very few parking spaces are being used at any time. It's probably less than 20 spaces that are ever being used in that entire parking lot.

Planner Aguilera said that is true. I was there last week during hours of work, and it was pretty empty,

Chair Gedge said this is obviously, for selling of autos. Are there any restrictions with there used to be restrictions on how far away an auto sales dealership could be from the State Street corridor, or would that not fall under that because this is more private sales and not a dealership.

Planner Schindler said it's not an auto dealership. They don't sell the cars, the individuals who come to sell their cars to people who are also there to look at cars. Maybe, they can explain that a little bit better than that when you ask them up. They are not the ones that are actually necessarily profiting from the sales of the cars, but they're profiting from the fee.

Chair Gedge said it's very close to the front runner Union Pacific lines. Obviously, I assume they will pull in off of Sterling View Drive. But, any concerns with vehicular traffic on Jordan Gateway? And of course, I will bring it up, since it's there on the map right there, there's just a lovely bump as you drive over the tracks there as well, which I think I'm gonna lose a muffler every time I drive over it four times a day, and so I just want that on the public record. But any concerns with vehicular traffic, especially when they're open Friday, Saturday and Sundays, especially with the if the track tracks are crossing, the crossings are down for front runner or Union Pacific. Any concerns with traffic flow being backed up by accessing this property with the use that's proposed,

Assistant City Engineer Nielson said no, engineering doesn't have any concerns. And regarding that bump, we're working with Union Pacific. We're trying to get that fixed next week is the plan, if weather holds.

Bryan Farnsworth said I didn't see any restrooms on site, I could see potential negative impacts for surrounding businesses if they're not providing restrooms for the customers?

Planner Aguilera said I am not sure about that. I don't know if the building's going to be open during the operating hours. I don't know that they're obligated to have any of those services for their customers.

Chair Gedge said I believe our fourth item this evening is just on the other side of the train tracks, and this might be for that applicant, but any potential use for that. We had concerns with that the Black Diamond pickleball course with parking and access, any discussion or parking, guest parking, spectator parking at this location, especially on those days, Monday through Thursday, where it's not being used for this use. Would that impact anything?

Chair Hollist said I guess the real question is, is there any parking agreement that might apply to this property already in place for Fridays thru Sundays.

Planne Aguilera said I'm not aware of any such agreement. I don't know if Damir knows, but this area of the parking lot is also roped off when it's not in use. I saw when I drove by it. You can't drive into park in there anyways, unless somebody like the property owner opens it.

Kyle Sokolowski, (Co-Owner) said I don't have any extra information, but given the novelty of the business, I'm open to any questions. I can address the restaurant facilities. We are going to be placing a porta potty on a lot in the back corner, so it'll be the upper east corner of that, and it will remain on site through the week.

Chair Gedge said any considerations for shared parking agreements with either of the residents to the west or to a potential use that's coming to the east?

Mr. Sokolowski said for several months we have had long conversations with the property manager and the owners, there's never been anything brought up that the parking lot is used for anything else. The building is mostly empty, and they're happy to have our business. So it is chained off that upper section where we'll be using it.

Commissioner Hollist said is this going to be open to anybody who would like to sell a car?

Kyle Sokolowski said insurance wise, it's billed as an event. They're weekend events. And what happens is, anybody who owns a vehicle, private party vehicle, not dealers, they're able to rent a spot and drop off their vehicle, and then we secure it 24/7, while it's there. And then they come pick it up, or they drop it off on Fridays, they pick it up on Sundays. And then we have people on site who will welcome buyers to walk the lot, and we'll have access to the vehicles and turn them on, that kind of thing, and then we don't sell anything. We don't even know if it's been sold. The people who are coming to view the vehicle will contact the vehicle owner personally and conduct any deals.

Commissioner Hollist said so you'll have that information on site, making it possible for them to reach out if they're interested.

Mr. Sokolowski said so each vehicle will have what we call a smart sheet. Similar to when you go to a dealership, they have a vehicle, same sort of thing. It's going to have the information of the vehicle with a CarFax and contact information anyone coming to view the vehicle, showing interest in the vehicle, can open the vehicle, take a picture of the smart sheet with their contact and then they can reach out to them individually.

Commissioner Hollist said can they test drive it?

Kyle Sokolowski said not through us, but they can arrange that through the owner.

Commissioner Hollist said what does a service like this cost?

Mr. Sokolowski said here's two methods. We charge 150 per rental slot per weekend. So let's just say you had a vehicle trying to get rid of it on KSL, you can't seem to do it. You would drop your car off on Friday, rent a spot, and then we would secure it. You drop it off on Friday, so all day Saturday and then half a Sunday, people come to look at it, and then you would come pick it up on Sunday. If it didn't sell and you wanted to come back, say the following weekend and make a waterfall so you'd get a percentage off the next weekend, and then the next weekend.

Chair Gedge said are there any similar types of businesses in Utah?

Mr. Sokolowski said we only aware of only one in the entire United States, and California's been the only one. South Jordan was really just the best place. We called this our S Tier lot. We've looked at different lots, and this was just perfect. And we're hoping that this area can support that kind of business. There's a huge bottleneck of privately owned used vehicles that can't seem to get sold.

Commissioner Catmull said guess my question would be, would it be limited to vehicles? Would you do like RVs?

Mr. Sokolowski said so we bill it as vehicles. So on the website we list things like, cars, trucks, boats, side by sides. We have had interest in RVs. The problem with RVs is they're going to take up more than one spot, so we have to work that out. Boats, water, craft, quads, trailers, they can fit into a spot. And we're not doing salvage titles. We're not doing like junk cars. You can't just tow a car and drop it off kind of thing. So if it fits to the spots, and it runs that's what were wanting.

Chair Gedge opened the Public Hearing to comments.

Russ Naylor, South Jordan – said I'm here as the architect for the fourth item on the list, but it did pique my curiosity. I'm assuming that that's the railroad tracks that's on the east side of that property. So our property in that church facility or Immediately to the east. correct? Obviously, a couple of times a year, it's our plan that our our client, will be making arrangements to do a bunch of off site parking. I don't see that the number of cars that they're going to, you know, have have on this facility will have a big impact on on what we're proposing to do, but I thought I'd just least offer my opinion.

Chair Gedge closed the Public Hearing.

Commissioner Hollist said like it. It sounds interesting. I think I saw probably a private car sale going down in the Maverick parking lot recently, and I thought I'd want to meet in public too. If I were trying to sell a car privately, this is a really interesting idea.

Chair Gedge said like the location where it's right off the freeway, off the river on Jordan Gateway, just right there. And obviously, it's close to public transit and the front runner track. People could access it if they're coming to look at an item as well. It's a vacant lot, we have bunch of asphalt there already that's not being used on that, and it helps the City.

Commissioner Hollist said how does this work? As far as a business license, does the city benefit from cars that are sold on this lot? Or does the just the overall business?

Planner Schindler said I don't know, all I know is they have applied for a business license, and I'm not sure if it's approved yet.

Chair Gedge said with this being a conditional use permit, what is the type of use that we're conditioning, because it stays with the property. So what other types of I guess associated uses may be allowed under this conditional use that we're considering this evening.

Commissioner Hollist said am I correct in understanding that the hours are very limited.

Chair Gedge said because the applicant said it's an event. So basically, by approving this, it is falling under an event conditional use, and so the basically, are we approving any type of future event on this location, or is it more narrow than that?

Planner Aguilera said the use described in the code is vehicle sales and rental. They've indicated they're only doing vehicle sales, not sure if we're doing anything with rental, but it's just vehicle sales.

Commissioner Hollist said the conditional use permit specifically calls out the hours and days that they've presented to us.

Planner Aguilera said the staff report definitely lists that specifically, because that's what I asked of them. But the conditional use permit, I don't think it limits them to those hours.

Chair Gedge said would you be opposed? Or would you agree to us restricting that to the hours you proposed and to sales only and not rentals.

Mr. Sokolowski said we have zero interest in expanding or changing the hours. The nature of the business almost lends itself to only being weekends. Our lease with that building, the hours are locked down already anyways, for the next year. So, you're right, it's a very nice property, and and butts up against a very nice neighborhood, and we want to keep it that way. We won't be having lot of music and bright lights and signs. It's kind of very private. The only people that will even know it's there are the people who go to our site and rent a spot and maybe are invited to walk the lot to buy, the hours that we've stated is plenty,

Commissioner Catmull said I think it is also a novel use. One thing that I was thinking of. is when we were looking for another car, and we were doing it private party, we all go over to the place, the mechanic or family member, you're like, I gotta get them there too, that sort of thing. So that can be very beneficial. The question I have on the potential condition, what detrimental effect would it be tied to?

Chair Gedge said just hours of future use, because the conditional use permit is with the property, and so that would be outside of the proposal that's presented to us this evening. That would it be a 24 hour use.

Commissioner Hollist said I am recognizing that I think it's a detriment to have a permanent storage facilities of motor vehicles is tied to ensuring that this is short term display of cars for sale, which is what they've described to us. And so we're just asking that they accept a condition that enforces that, right?

Commissioner Catmull said since they're not the owner, the owner also wouldn't want that, because I know there's some sort of legal thing, if the vehicle or property stays unmoved they can make a claim on the property so I know there's interest there.

Mr. Sokolowski said if I may just clarify, the vehicles will remain on the lot Friday and Saturday night.

Commissioner Catmull said I was going to say that I think it might make sense just to leave it open Friday to Sunday, and not tie it too tightly to the hours, that gives the break.

Chair Gedge said I would agree with Commissioner Hollist, about the long term storage of vehicles, which of course, there's other parts of the city code that where we're approving it for a conditional use permit for auto sales, that's where we just want to make sure it's limited to that time frame.

Commissioner Harding said does the overall parking lot have any limitations to 24/7, parking?

Planner Schindler said in that building, the only use is for a yoga class. That's the only thing that's in there, and I don't think there's any hour restriction on that. But I don't know how late they're open.

Jeremy Nielson said in that 48 hours, the parking, you know, the towing a car, it's been parked for four days applies to public roads. I've just never considered it for private property, so it's definitely something to think about.

Commissioner Hollist said on functioning vehicles on a residential property, there's a limit to the number, but on commercial, I don't know.

Commissioner Catmull said and the size it was deemed a commercial vehicle, right? on a residential lot. The other thing I was just thinking about from a detrimental effect, and I need to do the research. But someone brought up sales tax and so forth. Where does sales tax fit in? The only reason I am bringing that up is that there might be a financial detrimental impact. I would propose that there be a notification to renters or people who take the space and just make sure it's clear, what the ordinance or the laws are that govern where. And I can see that in this case, because it's a private party facilitator, and they're not paying taxes, and it's these people who are temporary right there. They might be here for two or two days and just so that they're clear in their agreements, or in some way to notify people that that's all just a notification requirement to say this is how you have to pay, if you have to pay sales tax or that might be pushing too much.

Chair Gedge said I'm just wondering, like a current online site like ksl.com, do they make that notification in a private transaction?

Commissioner Harding said so unless a company is is selling that and providing those documentations, it would be a private sell. Buyer would then take those and prepare those documents to take it into the DMV unless a company is is selling that and providing those documentations, it'd be a private sell. Buyer would then take those and prepare those documents to take it into DMV. It wouldn't have anything to do with where they saw the car.

Commissioner Hollist said if the owner of that property is allowing them to utilize it during the week and not just on weekends. Isn't that their lease agreement that would allow cars to be leased longer than just Friday, Saturday, Sunday, and then, wouldn't it just be between the person who dropped off the car and this conditional use on whether or not it could stay there in that portion of the parking lot. Or are we saying that the conditional use permit limits them to even have a tent on the property, except for on those hours?

Commissioner Harding said think that's going to be a lot to police if we limit the hours, as opposed to just allowing the leassor and the leaser to work it out. That's my concern.

Commissioner Harding motioned to approve File No. PLCUP202500251 as applied Mountain Motor Exchange conditional Use Permit. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

Commissioner Hollist said so as applied, means that, per their application, and I would argue, should somebody dig deep enough and find these minutes that that means that there are restricted operating hours?

Commissioner Harding said correct.

H.3. SOUTH JORDAN RETAIL BUILDING SITE PLAN

Address: 10418 S Willow Valley Rd South Jordan, UT 84095

File No: PLSR202500208

Applicant: VanZeben Architecture

Chair Gedge motioned to take a 5 minute break. Commissioner Hollist seconded the motion.

Chair Gedge motioned to return to the Meeting. Commissioner Hollist seconded the motion.

Planner Miguel Aguilera reviewed background information on this item from the staff report.

Chair Gedge said is there an access agreement, because it is crossing property lines?

Planner Aguilera said I believe so, and with that, this is not part of any development agreement, but staff is recommending approval of the application.

Chair Gedge said that was my question. It is because the America First property is a different property, and that's one of the two access points off of River Heights drive, as you know. Is there permission, basically legal authority to access their property, or that might be a question for the applicant.

Gary Goffen (Applicant) said I was the owner, Van Zieben Architecture is the architect that is designing it. As Miguel mentioned, we do have a location in Midvale. We also have one in Bountiful and in Layton as well. So this is going to be our fourth location. We're going to consider our flagship location. There's going to be about 9 or 10 treatment rooms, meditation rooms, different things like that. The business has been in business for over 25 years, and we're really excited to be here. To answer your question on the easement. There is an easement in place, so that is why we couldn't do anything with that part of the property. But if you guys have any questions for me, I'm happy to answer them.

Chair Gedge said just basic standard business operating hours?

Mr. Goffen said yeah, so I think right now the hours are 10:00 am to 9:00 pm on the weekends and earlier on the weekdays. So it's pretty standard, and it's a quiet, we like to keep things quiet.

Commissioner Harding said what did you decide on for signage?

Mr. Goffen said so the signage right now is going to be a monument sign off of Willow Valley Road, I believe it's just adjacent to the east of the building. And then we are planning to have signage on the back of the building as it faces the South Jordan Parkway. That'll be our main sign as well. But there will be a monument sign. We're thinking of having the monument sign just east of the building. So where you're pulling into the parking lot, so it lets patrons know to turn right there.

Commissioner Harding said and will there be any lighted sign on the south side of the building?

Mr. Goffen said yes, there will be a lighted sign here on the building,

Chair Gedge opened the Public Hearing to comments.

Russ Naylor, South Jordan – said I happened to also be on the ARC Committee, and we saw this a month or six weeks ago. We thought it was very tastefully designed, like the contrast of the materials and so forth. And I agreed with Garrett that the way the building's laid out, it could easily be divided up into, you know, 2500 square foot individual retail shops. So, we we're very happy to have this project move forward.

Chair Gedge closed the public Hearing.

Chair Gedge said my concerns were obviously, the parking access, and the applicants said that there is an easement. The traffic volume off of River Heights drive might be a concern in the America First, getting a lot of people cutting through their parking lot on that, but that's just my one concern.

Commissioner Hollist said I'm just glad that there's a monument sign at the entrance, just to prevent people from driving further down the road,

Commissioner Hollist said I have a question for staff. I feel like within the last couple years, we saw an application for a spa with all of the drawings just west of here, like within the same complex, did that one never come to be?

Planner Schindler said you actually saw an application for the same site for the same business, but it had a different look to it and architecture. And for whatever reason, the applicant decided not to go through with it the first time. It was before it got an extension, a time extension. It was approved, and then it came back later, with a time extension, but then that time extension expired, and so now they're back, so they had to have a new application.

Commissioner Hollist said okay, this is the same one.

Planner Schindler said it is the same architects too.

Mr. Goffin said I can address that. Yeah, we did have another building here. It was a two story building, smaller footprint, had an elevator. The covid cost hit us, so we had a bid, and it was just too much money, and it didn't have the flexibility of generational 20 years down the road, if the spot doesn't work, something happens. So we pivoted. That's why it works and is back in front of you.

Commissioner Harding said he image didn't change for me. I'm not too clear where the signage will be on the south side of the building. I understand the north side, but, and as you pull in off a willow Valley Road, but a lighted sign on the south side that would face housing?

Mr. Goffin said it is on Southwest corner, facing in front of the handicap sign. So that is where the entrance will be for patrons, and it will be on the building.

Commissioner Hollist motioned to approve File No. PLSPR202500208 South Jordan Building Site Plan. Commissioner Harding seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

H.4. MFH SUBDIVISION AMENDED AND EXTENDED

Address: 306 W. 11000 S.

File No: PLPLA202500144

Applicant: Ryan Naylor, Nichols Naylor Architects

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

Commissioner Hollist said does it request any changes to the underlying development agreement as far as the use or number of units, number of parking spots, etc? It's just asking to subdivide what has already been approved.

Planner Drozdek said that is right.

Russ Naylor (Applicant) said this is just the housekeeping stuff, making things match the way city council and you folks approved it. And, gosh, it's taken forever. And unfortunately, we got

the plat, you know through the city, the county approved it for format, and we print the mylar to get all the signatures. We've got most of the signatures, and we send it to Jordan improvement district. They want to add a few more notes. So now we have to add the notes and then start all over on running it around the valley to get signatures. But we appreciate your favorable approval of what we're trying to do tonight.

Commissioner Hollist said I recall a couple of the lots we're going to be some sort of commercial. Do you have two little pads.

Mr. Naylor said yeah, one of those actually will come in for ARC review, and it's a little two story building, and I think it's about 3000 square feet, and it's actually the developer's daughter, who is a beautician, and so it'll be a little hair nail salon. It's a cute little building, and we'll have that probably in the next month or so. And then we have a building that there's a little controversy about right now. It goes up right next to the accountant's office, and it went to city council and so forth. We have a little drive through proposed and they're absolutely outraged that we they have a deck up on the second level, they like to sit out there and have lunch and so forth. I don't envision them being excited about the idea of cars backed up with exhaust smells and so forth. It was brought to my attention that they're really pissed, but that's the way it was approved.

Commissioner Hollist said so it is in your development agreement?

Mr. Naylor said it is in the development agreement. But I assured them that we would do everything we could to try to make this work. They proposed that I flip the drive through around and put it on the south side. And that doesn't work. That's where our entry needs to be, to the parking and to the building. So anyway, we're going to make every effort we can to try to figure out something, even if we maybe have to put the drive through in like a tunnel situation, so that that it's more, you know, friendly for them. But anyway, those are the two buildings that we have on the property, other than our Pickleball facility.

Chair Gedge opened the Public Hearing to comments.

Jeff Burnson, South Jordan – said we're right across the street. We like to store everybody's stuff. We're storage stuff people. I just want to say that we're very excited about this project. I happen to be extremely familiar with this area, as I've sold most of the property here at least three to four to five times over the last 25 years. So very familiar with it, but just very excited for the whole program, for the whole plan. And the developer happens to be a good friend and client of mine as well. So anyway, that's just my two cents worth. I wanted to give it up, since pennies are now no longer being minted.

Chair Gedge closed the Public Hearing

Commissioner Catmull motioned to approve File No. PLPLA202500144 MFH Subdivision Amended and Extended. Chair Gedge seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Bishop was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

Commissioner Hollist motioned to adjourn.

The Planning Commission Meeting adjourned at 8:10 p.m.

This is a true and correct copy of the January 13, 2026 Planning Commission minutes, which were approved on January 27, 2026.