

**CITY OF SOUTH JORDAN  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
February 10, 2026**

Present: Chair Nathan Gedge, Commissioner Steven Catmull, Commissioner Bryan Farnsworth, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Miguel Aguilera, Assistant City Engineer Jeremy Nielson, Deputy Recorder Cindy Valdez, Director Brian Preece, IT Director Matt Davis, GIS

Absent: Commissioner Michelle Hollist, Commissioner Lori Hading

Others:

**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 (3) of the Planning Commissioner's are present. Commissioner Hollist and Commissioner Harding are excused from tonight's meeting.

**B. MOTION TO APPROVE AGENDA**

B.1. Approval of the February 10, 2026 Planning Commission Agenda

**Commissioner Catmull motioned to approve the February 10, 2026 Planning Commission Agenda. Chair Gedge seconded the motion. Roll Call Vote was 3-0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from the vote.**

**C. APPROVAL OF THE MINUTES**

C.1. Approval of the January 27, 2026 - Planning Commission Meeting Minutes.

**Chair Gedge motioned to approve the January 27, 2026 Planning Commission Meeting Minutes. Commissioner Farnsworth seconded the motion. Vote was 3-0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from vote.**

**D. STAFF BUSINESS**

Planner Schindler said there is an opening on the planning commission, but so far there have not been any applicants. So if you want to announce to the the audience that if they would be interested in being on the planning commission, to submit an application to the city recorder's office.

## E. COMMENTS FROM PLANNING COMMISSION

Chair Gedge said we do have on spot open on the Planning Commission. If any one is interested, please submit an application to the City Recorder.

Chair Gedge said I do want to say just one thing to Jeremy. At Jordan gateway, the Union Pacific did get the job done. I know I've been a squeaky wheel for a few times here, but I wanted to thank you for getting that taken care of.

## F. SUMMARY ACTION

## G. ACTION

## H.

### H.1. DAYBREAK VILLAGE 13 PLAT 1 PRELIMINARY SUBDIVISION

Address: 7090 W South Jordan Parkway

File No: PLPP202500260

Applicant: LHM Real Estate

Planner Greg Schindler reviewed background information on this item from the staff report. I also want to put on the record that there were two written comments that were submitted to the City and directed to the Planning Commission. They were forwarded on to you from my email, and also to the city recorder's office and they will add them as an attachment to the minutes. Our Fire Chief, Chief Dawson is here to answer any questions, if you have any regarding where the fire station will be located.

Chair Gedge said as Planner Schindler just reference, we did receive two emails from residents. One is from a Jennifer Blackney, and the other one is from an Ezra Pugliano. As Chief Dawson, makes his way up, one of the comments or concerns is, why is this location referenced in his report? What's the distance from the nearest fire station? Obviously, if we look at this map that's being presented today, there's not a lot of current development. But I am assuming this is for planning purposes for the future, and I'm assuming you know, how will this increase from the current? Looking at response times and the area it would serve.

Fire Chief Chris Dawson said the area in pink on the map right there, that is station 64 that is currently built, and it was our last station built. It's right off of Mountain View Corridor and Lake Avenue, the proposed location for station 65, as you can see, that kind of purple, pink area, if you will. That's the area that 64 covers, and what we would consider to be our optimal response area. So five to seven minute response area. So the far west side of our city is currently, from my perspective is inadequately covered for response times. That's why we're moving forward to build station 65 to cover that far west side, the blue is that teal color, if you will, it is not quite correct. That's based upon current roads that exist, and not on the expected roads to be built as

that continues to develop this area that we've spent years looking at. This is something that I've actually been looking at for probably seven of my eight years here in South Jordan, and that's the location we've really been looking at. In fact, is we're within a few 100 yards of our original location, so we feel like it's optimally placed as Bacchus highway is realigned that will have a connection to South Jordan Parkway there, and that'll give us north and south as well as east west and west movement through the city. Currently in that area, we're running response times of 12 plus minutes, 12 to 15 minutes in some cases. And of course, if you've got a medical emergency, 80% of our calls are EMS related. If you have a medical emergency, or someone is having a cardiac arrest, choking, something like that. Obviously, that timeframe can mean life or death. So that's why we're concerned about getting that out in that area. As you can see, station 64 is slightly farther south. Station 65 will be slightly farther north. As we run the area for the new annexation area inside the city, we feel like we adequately cover that within our optimal response zone, there's always the potential as well. We expect some growth in the city, and at that time we would expect, then the potential for a sixth fire station, which would actually be kind of in that corner there, is what we're projecting, as that area expands. The other thing we're looking at too, whenever there's what we would call a more critical emergency, if you will, the closest fire unit, an EMS unit will respond regardless of jurisdiction. And so we look closely at our surrounding neighbors to the north, we have West Jordan, to the south we have Herriman, and both of them have indicated areas where they would like to put stations. So, Herriman is in the Olympia Hills area, north on U-11 for West Jordan. So this one is optimally placed between those stations as well, and so it gives us great coverage within our city, as well as to our mutual aid and follow on aid area. I'm prepared to answer any questions or concerns that you might have for me.

Chair Gedge said regarding the email we received. If approved this evening, what's the timeframe for building, moving dirt?

Chief Dawson said we're hoping to have this station open sometime in late 2028 or early 2029 so based upon the timing for funding the architecture, we do have preliminary design work done on this to ensure that the lot works. It does, have great ingress, and egress for us, and again, good travel routes. That's one of the reasons we picked it. In fact, we picked the area based upon those major roads long before we knew actually what Daybreak would develop this area into.

Chair Gedge said typically, with the new fire station, does the city have to hire additional firefighters, EMS, workers, to staff it? Or do you take from other stations?

Chief Dawson said we're planning to hire 21 additional FTE's to cover that new fire station that will put a engine company that's also close, of course, to the Oquirrh Mountains. That area presents a significant wildland urban interface challenge for us. So that station will actually function with the type one three engine, which does both commercial or structure firefighting as well as wildland firefighting. That engine has already been purchased. We will actually take delivery of that later this year, and then we will put a Medic Unit out there as well, so an ambulance, paramedic ambulance, to run in that area as well. So that's the plan for the 21 FTE's.

Chair Gedge opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Chair Gedge said I think this is a good a good fit and good planning for the future. Great area, especially, for the municipality to the north, with that kind of desert right there with their future plans, and with Herriman to the south and robust coverage. I've always worried about what happened with a wildfire there, but it looks like we're covering it for the future.

Commissioner Farnsworth said I would agree that's an area with a lot of growth in the city. And so making sure that we have adequate fire coverage, I think, is a top priority.

**Commissioner Farnsworth motioned to approve File No. PLPP202500260 Daybreak Village 13 Plat 1 Preliminary Subdivision. Commissioner Gedge seconded the motion. Roll Call Vote was 3 to 0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from the vote.**

**I. LEGISLATIVE PUBLIC HEARINGS**

**I.1. PURPLE CHURCH REZONE DEVELOPMENT**

Address: 10353 S Temple Dr South Jordan, UT 84095

File No: PLZBA202500214

Applicant: Christopher Thompson

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

Chair Gedge said is this 18 stalls short without the property agreement with the neighboring property?

Planner Aguilera said if the use is calculated using the stricter definition, and then they're about 18, but, they can probably speak on this further. They did provide some information showing that based on the times of use, based on when the dental offices would be occupied during the week, and when this event center would probably be in use, the parking would not be totally occupied on days during the week and things like that. This highlights the area of parking where the yellow is on the on site parking, so just south of the office building and south of the church, and the orange is where the shared parking space is going to be. They're proposing to work with the other two property owners to redesign that parking lot, move the entrance a little bit further up north from where it exists, it will be further up north from that side currently. As far as the shared parking agreement, it has not been provided to the city. We did communicate to the applicants that a shared parking agreement, a final one, would need to be submitted to the city before any future site plan review or approval is given. We did indicate to them that it would be preferred that they provided it before this application is taken to city council. In the future, the developer has indicated they may subdivide a lot into two lots. If that happens, they can do that, but both lots would still be subject to the development agreement and to the zone. Regarding public comments, I didn't receive any written public comments or any emailed comments. I did receive about three phone calls and they are generally in favor of this project. And with that, staff is recommending approval of the application presented to you tonight.

Commissioner Catmull said I think this is one of the first development agreements I've seen that has that flexibility of anything not covered is allowed in the zone. So this is all those uses, the flexibility you spoke of, so what areas of the property would that cover if in the development agreement? We have the office, the chapel, the parking, and everything feels like it's a very narrow portion of that property. Would that be open to the full CC Community Commercial zoning uses?

Planner Aguilera said that's true. Though, all the uses listed under the permitted uses could be used anywhere on the property, as long as they're able to fit them. But the development agreement does say they have to generally follow the concept. The concept does say the church is going to be a reception center and the offices can be anything that's permitted in there can be just professional office. It can be some sort of consultation. It can't be any sort of general retail or restaurant, probably, but as long as it fits into that permitted use category or conditional use.

Commissioner Catmull said why couldn't it be a restaurant?

Planner Aguilera said it would have to come back to the parking and other things to take into consideration based on if that was ever something they wanted to do with the city. They would have to look at where on the building they wanted to do that, and see if they have enough parking and other building details they would have to do for that. As far as I know about this application, that is not the intent. It is permitted, but that's not the intent. They did say they wanted to have professional uses only.

Commissioner Catmull said it looks like, if I'm just eyeballing it on the map, that's got to be that 90% of this property is locked in on as far as surface area to an element that's in the concept map, right? I'm looking at the upper right, that's probably the only area that's not really spoken about, and that's one of the reasons I'm asking,

Planner Aguilera said I do know that in the development agreement, it's does state they do have to landscape all areas of the property that's not built on.

Commissioner Catmull said I am just thinking there are restrictions, like the materials. But those materials specifically call out for the office building, and we talk about the chapel, but there's no material requirement for any further accessory buildings or anything else built on the site. Although it does look like it's in the rear ish of that of that property.

Planner Aguilera said it would be in the rear, but building in that area would probably be a little bit more difficult just because of the elevation and also the setback requirements. The setback requirements are only modified for the office building, so it's going to be proposed to be 10 feet away from the Temple, or 13th West, and zero lot line setback on the north side. Staff was comfortable with that, because there is a city owned buffer area that is between this property and the lane the street to the north.. That's the reason that staff was comfortable with zero lot lines back there.

Commissioner Catmull said I just wanted to make sure that the area where they could potentially build something else, significant structure was really quite minimal relative to the concept plan.

Assistant City Engineer Jeremy Nielson said this is an improvement

Chair Gedge said I know one of the maps we show with an arrow, can you just talk about traffic flow? Any concerns, I'm assuming, the only access is off Temple Drive, and 13th West, and not from the road to the north. That's escaping my name my mind right now, I think it is Holt Farmland, Road. Are there any concerns with traffic flow, accessing this property, and, of course, with emergency services, any concerns with getting injured? I know this church has been here for at least the 50 years. So, any other concerns with public safety or traffic flow?

Assistant City Engineer Nielson said no. This actually is an improvement, because they'll be moving that access further to the north, which will be a little bit further offset from the intersection with South Jordan Park Lake. so we liked this plan,

Chair Gedge said because obviously, it's on the hill, going down the hill, going northbound, and then you got the farm road. Any concerns with vehicles line of sight?

Assistant City Engineer Nielson said no, we didn't have any concerns there.

**Kip Lamberg, Destination Agency** - said I'm one of the owners of destinations and a long time South Jordan resident. My brother Rick is my business partner at destinations. We have the distinction of being the two houses that went up in flames in 2016 and that was fun, but South Jordan City helped us through that patch, and we got rebuilt, and we're grateful for that, and we're excited about this project. This is a great opportunity for us to preserve a piece of South Jordan history. This, I think, is probably the oldest public use building still standing in South Jordan. I might be wrong, but it turns 100 this year, so it's an awesome thing to be proud of. We have the Frotton family is here with us today. Anne Frottons husband passed away back in the summer of 2024. He's the famous sculptor that lived in the home and created art in the home, and we all know there's that wonderful, iconic bronze horse out front that we're eager to have be a part of the property, if we can get this through with everybody. This is a great property. We think this use is wonderful. We're excited to hold events there, and to have an event garden in the very back of the property that just has these amazing views, and to have a complimentary office building that really can make the property useful and economical, because standing on its own as an event center with all that property, it's just not that feasible. So we were grateful for the opportunity to put this forward to you and and we're excited for this opportunity.

**Chris Thompson, Architect** – said I am with Core Architecture. I've been the architect on this from the get go, and these guys have been just a fantastic team to work with. We are really excited about this project, and we think that it fits very well with the contextual needs of the city, and we think that it's just all around very well balanced. Couple of points I would like to speak to is, as the city engineer mentioned, moving the fire truck apparatus, inlet and outlet right there it's really tight the way it's currently designed close to South Jordan Parkway. And with this new design, we're really excited that not only will it give us a chance to move that 60 feet further

away from South Jordan Parkway, allows for the queuing lanes to not be infringed upon and a much safer in and out. But, also with the shared parking, we're able to kind of take down the block wall that's between the parking and make it feel more open, more visible. And with the parking agreement, we were about 18 stalls short without any agreement from the dentist office. So we felt like even if that were to be the case, with the time of use between the event venue, being a wedding event venue and then the office building being used during the daytime, the wedding event thing for weekends and evenings. We didn't feel like that would even be an infringement, but to overlay that with additional parking, that would be the effort to try to do the shared parking with the two dentists office, and we feel like there's more than adequate parking with the shared use times. I think I would add one thing. We don't have a formal shared parking agreement, but we do have a letter of intent with both properties. We do have Dr. Harris here, and he will be the building directly to the south of it, and so we definitely will be entering into a more formal once, if we can take possession and have ownership of the property.

Commissioner Farnsworth said I was just wondering, how many events can be going on concurrently, or is there only one space or are there two spaces?

Kip Lamberg, said the way this space is set up, we are adding on to what would be the east side with what we're calling the greenhouse, it adds about an additional 1500 square feet off the back. We intend that to be just a one continuous kind of Chapel event space not really conducive to holding more than one wedding or really one event at a time. There is this patio space that would be on the other addition that's also on the east side, potentially, it could maybe have an additional event, but that's only a couple 100 square feet. On top of that, the idea of doing two would compete against each other, and probably have a pretty angry bridezilla if there was another party going on during her big event. So we don't anticipate that at all.

Commissioner Catmull said how about daytime events, with a lot more work from home and other situations, and when they don't have a home office or looking for a place to gather for, like semi annual or annual gatherings, is that something that would be sought after?

Kip Lamberg said it would be something in the business plan to try to accept some daytime events. We would be very careful with our neighbors to make sure that we're not overlapping as much as possible during their peak time hours and not taking up their shared parking. The doctors, Miller and Harris have some some different office hours where their office is closed during a typical work day or for half a day or whatnot. And that's that happens with some of the other buildings as well. And so yes, while we do plan on having some daytime events here and there, we don't anticipate too much of the parking being that disrupted, and we'd want to work with our neighbors so that we're not screaming at each other.

Commissioner Catmull said it looks like there's pretty good public transit in this area.

Kip Lamberg said I don't know exactly, but I think there's a stop somewhere along the front, near that corner or somewhere nearby.

Chair Gedge said are there any enhancements that will need to be made to the purple church to make it soundproof? I'm just thinking of someone who lives within three blocks of this property, there are some other venues nearby that sometimes have noise that I can hear to be just be blunt.

Kip Lamberg said currently, we don't have any sound proofing that we've discussed. As far as the building is concerned, the patio upstairs would be outdoor. Of course, the event lawn is another one that would stretch near that neighborhood. We would definitely stay within any sound ordinances, I'm sure we'd be held to whatever that residential zone would be, and we would adhere to those. But as far as the property is concerned, we're doing significant structural upgrades to get it ready to hold an event, and to make sure that the dance floor can hold that many people, and that the that the foundation is shored up and that the walls are buttoned up and all together.

**Chris Thompson, (Owner)** said in addition to that, I think as far as just the esthetics and the sound with it being fully landscaped, there's a buffer of landscaping, trees, shrubs and that kind of thing that would help, kind of screen the event from sound and visual.

Chair Gedge said the other thing is just in the building on the north, which is shown here a little bit with the parking. Do you have an intended client? I know they brought up a restaurant, but probably that wouldn't fly in this area.

Kip Lamberg said no. As far as restaurants, or any of those typical more consumer businesses, you know, with the dentists, it would be more professional destinations. We're an event planning firm. We do international Incentive Travel events and USA events as well. So it's mostly just regular business operations, professional offices, potential doctors, dentists, lawyers, that sort of thing, with typical nine to five hours for the office building that's on the north

Chair Gedge opened the Public Hearing to comments.

**Russ Naylor, South Jordan** - said my office is just south of this property on the south side on Temple Drive, and my home is in Temple Vista. So this property is just the south and east of my home. My home faces to the east, so I have the Mountain View and so forth, and a lot of traffic noise, but I had the opportunity to see this proposed development a couple of months ago. A former city council member, that's my neighbor, was gracious enough to send it to me, because he thought I'd have an interest. I've lived in my home now for 20 years, and I've watched this property, you know, as the owners got old, it started to look pretty ratty. I mean, he used to have horses there during the winter, and he did some training and so forth. I think it's really cool that they're going to maintain this historic building and make it look like it should. I think the use is a nice use, and I like the architecture. I think the architect's done a nice job of maintaining the historical character with the additions and and the office building that's being added to the north. So I am full support of what they're proposing, and hope you'll move it along for the City Council to approve it.

**Ted Frotton, South Jordan** said I am from the old purple church. My father bought this and Friday it will be 52 years that we've been there as a family. So many of you know my dad was an

artist, and ultimately he decided, when he was trying to figure out what to do for his living, he decided to be a sculpture that would make more of an impact on humanity. And there's some great monuments around this country, and eventually he'll be known like Norman Rockwell or Charlie Russell or Frederick Remington. And his dream was to keep this building alive and put an art museum in there. Well after he departed as a family, we got together and tried to decide what would be best for this building and preservation was at the top of our list. So we entertained a lot of offers on on the place, and this really is the the best one that we found that is going to maintain and keep the integrity. And ultimately, it's up to you and the city council to decide to preserve this historic site in the city. It was built in 1926, and Heber J. Grant came out and dedicated it in 1927. It's, probably one of the few public access buildings in South Jordan that's left, and as a family, we'd love to see it preserved. Unfortunately, it's too big of a place for my mom to stay in all by herself. So, ultimately, we've lived our dream there, and it's time for us to back out and move on. But my dad created some great works around the country, Mesa Verde National Park and Cheyenne Wyoming in front of the state capitol. He excavated underneath the chapel when he bought the place. And the reason he bought that place was because he could do these large monuments within that chapel because of the high ceilings. So, we've lived our dream there, and as a family, it's been a wonderful place. It's got a magic of its own. And you know, we'd like to invite you, or anybody on the city council to come over and see it before we start dismantling and taking the art down and the pieces out. Hopefully, with this project, we can kind of maintain my dad's dreams, and if it sees the light of day hopefully, we can keep some of his artwork around there and in the gardens. And, like Kip said, possibly keep the horse there. So we would just like to tell you that we appreciate your consideration for this project. And as a family, we're all for it, and we think it's, it's been the best opportunity and best option for us.

**Craig Johnson, South Jordan** – said I am here with my wife, Lenora. We live in the Hidden Village subdivision, which is immediately north and east of this property. I just want to tell you that we love this development. We loved Ed Frotten. We were in Jackson Hole a few years ago, which I love to go to, and we were in one of the art galleries there, and I asked the proprietor, have you heard of Ed Frotten? And he looked at me and he said, for my money, Ed Frotten is one of the two greatest sculptors in the world right now. We love this development because we think it fits the property that's there. We love that they're going to keep the chapel and renovate it, and that the new building will fit with the chapel. We think that the design fits well with the Hidden Village subdivision, which, as you probably know, is kind of a farmhouse style subdivision. We think it fits very well with that. I can't speak for our neighbors, the ones that I have spoken with are all in favor of it as well. I think it speaks very loudly that there are none of them here tonight to protest it or vote against it or raise any concerns. There's a park right there as well. Hope Farms Park, which actually is between our home and this property right here. And there are events going on there all the time. The noise there has never bothered us, and we are right on the park, so the noise I don't think that's a concern for us, nor is the parking and so we would appreciate it if you would recommend that this pass to the city council. We think it's a great development. We think it's a great opportunity for our neighborhood. We think it's a great opportunity for the city. We obviously think it's a great opportunity for Anne Frotton, who is a dear friend, and we hope that you'll recommend it to the City Council.

**Danny Harris, Jordan River Dental** – said we are neighbors of the old church here and we definitely give our support to the process. We have loved being neighbors with the old church and the Frottons. In fact, I have kind of a personal connection to that and that my uncle Blair Buswell worked with Ed Frotten on the wagon train that now goes around a city block in Omaha, Nebraska. So I've been in there to see some of the work that was done, and it's it's brilliant, and I love the fact that this will be a place that can stand historic and honor Ed and all that he has done for the community. And maybe a lot of people don't even know that, and I think it'll be something that it sounds like Kip and Rick want to carry on and make sure people know about also Jordan River Dental is the second oldest business in South Jordan, and started by my father in law, David Miller. He built the three buildings that exist right there under a nature of being historic. So we love the idea that it will carry on as in a historic nature, and renovated and not scraped and start over. So we're way in favor of that. Also the parking agreement that they've talked about, I am in favor of and think it will be a great addition to that whole entire corner. The parking sometimes can be a bit of a trouble set to have this work together as neighbors, we think will be a great asset to everyone involved. So, we are just here to add our our support to the process

**Denise Alman, South Jordan** – said My great grandfather was Samuel Holt. My family are the ones who made the agreement with the city for the Holt family farmstead to become a park, and my brother and I met with Kip yesterday. We're very excited about this project and the potential that we have to work together as our foundation that we've just formed on is seeking to work with the city and get the interior of the Holt farmstead finished. Kip and Russ and I talked about the potential of working together and having the use be complementary, and really get that farmstead working in the historical manner that it's been meant to be working in, that hasn't happened yet, and so we're very supportive of this project and encourage you to pass it along to the City Council.

**Ann Frotton, South Jordan** – said I'm the little old lady who lives in the church. I have had offers on that property. I planned for a bunch of little office buildings, with parking a bunch of houses so close together that you never had a view from that property, which is incredible. And I just held out. I was like, I want to save the building. And all these people are here supporting me. Everybody here is supporting saving the building. It's amazing, and I'm just very grateful that we've been able to do it.

Chair Gedge closed the Public Hearing.

Chair Gedge said I actually grew up five blocks north of this on 13th West and this building holds great historical value. It was a home of the Frotten's, but it was actually a working church for my family. So I'll just mention that, because of the historic nature, which got raised a couple times. We sometimes get blasted here on the commission for making changes that might not preserve the rural or historic nature of South Jordan. This is actually, I think a good proposal that the City Council can approve, so I have no concerns, and I'm going to vote in favor of it.

Commissioner Farnsworth said I very much appreciate everyone coming out tonight. Usually when we have large groups, there's a lot of questions and concerns that come up, so it was

refreshing to hear a lot of support, and I also will be supportive of this project. It preserves the church, it preserves the legacy of Mr. Frotton, and brings development to our city, and obviously improves some traffic access issues. So, I look forward to supporting this.

Commissioner Catmull said the words that come to my mind after listening to the presentation and asking questions are more like balance and synergy. I love those types of words that resonate in my mind when we have a development agreement, because development agreements are meant to handle special circumstances, and I feel like this is handled really well, so I too, am supportive of this.

**Chair Gedge motioned to recommend that the City Council approves Resolution 2026-03, authorizing the Mayor to enter into an agreement with Destination, Inc. Authorizing the Mayor to enter into an agreement with Destination Zinc and Ordinance 2026-02Z rezoning the Purple Church property from Agricultural(A1) to Community Commercial, with the development Floating Zone C-C, (PD). Commissioner Catmull seconded the motion. Roll Call Vote was 3 to 0 unanimous in favor. Commissioner Hollist and Commissioner Harding were absent from the vote.**

#### J. OTHER BUSINESS

Chair Gedge said Miguel, when is this scheduled to appear before the City Council?

Planner Aguilera said it's scheduled for Tuesday March 3, 2026 at 6:30 p.m.

#### ADJOURNMENT

**Chair Gedge motioned to adjourn. Commissioner Farnsworth seconded the motion**

**The Planning Commission Meeting adjourned at 7:31 p.m.**

**This is a true and correct copy of the February 10, 2026 Planning Commission minutes, which were approved on February 24, 2026.**



Outlook

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**Fw: Project Site of SJ Fire Station**

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**From** Greg Schindler <GSchindler@sjc.utah.gov>**Date** Mon 2/9/2026 3:02 PM**To** Michele Hollist <MHollist@sjc.utah.gov>; Nathan Gedge <NGedge@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>; Bryan J. Farnsworth <BFarnsworth@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Cindy Valdez <CValdez@sjc.utah.gov>**Cc** Gregory Simonsen <GSimonsen@sjc.utah.gov>; Jeremy Nielson <JNielson@sjc.utah.gov>; Brian Preece <BPreece@sjc.utah.gov>

Please see letter below:

**Greg Schindler, AICP | City Planner | City of South Jordan**

1600 W. Towne Center Drive | South Jordan, UT 84095

Office: 801.253.5203 ext 1291



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**From:** Jennifer Blakney <jblakney.film@gmail.com>**Sent:** Monday, February 9, 2026 2:26 PM**To:** Greg Schindler <GSchindler@sjc.utah.gov>**Subject:** Project Site of SJ Fire Station

Dear South Jordan City Planning Commission,

I am writing to formally express my opposition to the proposed construction of a city fire station within our HOA development community. As a resident who pays over \$400 per quarter in HOA fees, I have several significant concerns regarding this development.

First, homeowners were not made aware of the possibility of this site being used for such a purpose. The introduction of a fire station in this residential area will create substantial noise pollution from sirens, which will inevitably decrease home values. Furthermore, a city fire station already exists on Lake Avenue in a commercial area, providing sufficient access to our community.

The proposed location on South Jordan Parkway, from Hazel Green Drive down to the Mountain View Corridor, is also logically flawed for the following reasons:

- Infrastructure Constraints: The street is too narrow for fire trucks to navigate an efficient exit.
- Response Times: Due to traffic lights, it takes approximately 10 minutes to reach the Mountain View Corridor from this site, making it an inefficient use of taxpayer dollars.

- Better Alternatives: A more suitable location would be on Daybreak Parkway. That road is wider, can accommodate faster exit times for emergencies, and provides direct access to the Bacchus Highway.

I strongly urge you to reconsider this location to preserve the residential nature of our neighborhood and ensure a more strategic placement for emergency services.

Sincerely,

Jennifer Blakney



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## Fw: New Sojo Fire Station

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**From** Greg Schindler <GSchindler@sjc.utah.gov>

**Date** Mon 2/9/2026 5:39 PM

**To** Nathan Gedge <NGedge@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Bryan J. Farnsworth <BFarnsworth@sjc.utah.gov>; Lori Harding <LHarding@sjc.utah.gov>; Steven Catmull <SCatmull@sjc.utah.gov>

**Cc** Cindy Valdez <CValdez@sjc.utah.gov>; Gregory Simonsen <GSimonsen@sjc.utah.gov>; Jeremy Nielson <JNielson@sjc.utah.gov>; Dustin Lewis <DLewis@sjc.utah.gov>; Jason Rasmussen <JRasmussen@sjc.utah.gov>; Don Tingey <DTingey@sjc.utah.gov>

See comment below

**Greg Schindler, AICP | City Planner | City of South Jordan**

1600 W. Towne Center Drive | South Jordan, UT 84095

Office: 801.253.5203 ext 1291



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**From:** Ezra Pugliano <ezrapugliano@gmail.com>

**Sent:** Monday, February 9, 2026 5:28 PM

**To:** Greg Schindler <GSchindler@sjc.utah.gov>

**Subject:** New Sojo Fire Station

Hello,

My comment is in regards to the proposed new fire station on South Jordan Parkway in Daybreak. We live just a few streets over from the fire station and are fully in support of this location. The current fire station that services us is over 12 minutes away. This is much closer in the event of an emergency. This will provide rapid response to upper villages Daybreak. We approve of this. Thank you.

6981 W. Glass Hill Dr. South Jordan, UT 84009

**Ezra Pugliano**