

JORDAN CITY
CITY COUNCIL REGULAR MEETING

October 21, 2014

Present: Mayor David Alvord, Councilman Steve Barnes, Councilman Chuck Newton, Councilman Chris Rogers, Councilman Mark Seethaler, Councilman Don Shelton, CM Gary Whatcott, City Attorney Rob Wall, Interim Fire Chief Andy Butler, Administrative Services Director Dustin Lewis, Police Lieutenant Knight, Strategic Services Director Don Tingey, Development Services Director Brad Klavano, CFO Sunil Naidu, IS Director Jon Day, Public Works Director Jason Rasmussen, City Council Secretary MaryAnn Dean

Others: See Attachment A

REGULAR MEETING – 6:00 PM

A. Welcome and Roll Call

Mayor Alvord welcomed everyone present. All members of the City Council were present.

B. Invocation

Councilman Barnes offered the invocation.

C. Pledge of Allegiance

Mitchell Copley, Scout Troop 1968, led the audience in the Pledge of Allegiance.

Mayor Alvord recognized some scouts present.

Councilman Rogers made a motion to amend the agenda to include item D. from the study session, and to discuss the item after public comments. Councilman Newton seconded the motion. The vote was unanimous in favor.

D. Minute Approval

1. September 30, 2014 Special Study Meeting
2. October 7, 2014 Study Meeting
3. October 7, 2014 Regular Meeting

Councilman Newton made a motion to approve the September 30, 2014 special study meeting minutes, the October 7, 2014 study meeting minutes, and the October 7, 2014 regular meeting minutes, as printed. Councilman Rogers seconded the motion. The vote was unanimous in favor.

E. Public Comment

Bob Paxton, 1073 W. 10250 S., referred to an issue where a group lost to the city about not making all records public that they wanted, which were some financial information. He said it is self-incriminating if they don't let the information be public. It shows that the numbers may not be what they were expressed to be. He noted that Salt Lake County is developing 3 new large parks. It is important to the Salt Lake County area to have parks. He feels Mulligans is a park, but it is not free. It is the most utilized park in the city. The residents are financially affluent enough to hit a golf ball. He is in favor of keeping the open and green space for the beauty of the city.

***Continuation of Work Session Discussion**

D. Discussion: Proposed Revisions to Residential Accessory Building Regulations. (By Planner, Jake Warner)

Mr. Warner reviewed the proposed revision to the residential accessory building regulations (Attachment B). This item is scheduled to be on the Planning Commission agenda next Tuesday. It scheduled to come to the City Council November 18th.

Councilman Newton said there was concern over the height of the building. He said his concern with issuing a Conditional Use Permit is that once the building is built, they can revoke the CUP, but they will still have the building. He is not sure the CUP process will resolve this. They just need to have a maximum height limit that can't be exceeded.

Councilman Seethaler said the combination of factors that staff has brought forward will meet their needs. He said they need to apply reason to individual situations as they come forward.

Councilman Newton asked if the garage can exceed the height of a 2 story home? Mr. Warner said in no case shall the garage exceed 25 ft., even with the CUP.

Mr. Warner reviewed the process that a resident or neighborhood would need to follow if they object. Councilman Newton expressed concern about the appellant fee. Councilman Rogers said they can reduce that fee. Councilman Newton said he would rather keep the auto denial. He would like to keep the process more resident friendly and keep the protections in place.

Councilman Rogers said currently, if a home occupation is denied, the home occupation applicant has to pay those fees. He said they could reduce the fee to \$25.

Councilman Shelton said the auto denial seems like it is a guilty until proven innocent situation. He would rather see the person objecting bring the case. He is okay to reduce the fee. Councilman Rogers said he is okay with either side appealing.

Councilman Newton asked if they should make the fee \$100 to ensure the objections are not frivolous. Councilman Rogers said he prefers the fee be under \$50.

The City Council determined to set the appeal fee at \$50.

Councilman Newton asked if there are any other restrictions if they are using the garage as a living space? Mr. Warner said if it is a guest house, it has to be 10 ft. from the property line. He explained the living space can't exceed 35 percent of the main living unit. It is the same requirement for a home occupation.

Councilman Shelton said he would prefer bigger setbacks so they don't impact the neighbors. He would like to maintain the proposed architectural changes.

Councilman Newton said if the property is 1/3 acre or less and if they increase the setbacks, the accessory building would have to be in the middle of the yard. Mr. Warner said they tried to address the impact. They understood that the height, mass of the building, and lack of privacy were larger issues than the setback.

Councilman Shelton asked that when this item comes back, they should show the structure on a 1/3 acre lot with different setbacks so they can understand the impact.

Councilman Seethaler said he likes the proposed 12 ft. setback. Mayor Alvord said he feels staff's recommendation is close to where they want to be.

It was noted that if an applicant brought in a structure that exceeded 60 percent of the main living unit, the Planning Commission could approve it up to the equivalent footprint of the home, but it would require public input.

Staff was instructed to send this item to the Planning Commission, with the suggested changes.

- F. Public Hearing: Resolution R2014-79**, disposing by negotiated Sale City owned property located at approximately 11650 S. 4000 W., South Jordan, Utah.
(By Strategic Services Director, Don Tingey)

Strategic Services Director Tingey reviewed the background information on this item.

Mayor Alvord opened the public hearing. There were no comments. He closed the public hearing.

Strategic Services Director Tingey said the basin on the 3 acres is permanent, and storm water fees were used for that. Development Services Director Klavano said they always planned on having a regional storm water basin in that area. It is where the storm water drains from the Country Crossing subdivision. He said the basin will be fenced.

Strategic Services Director Tingey said the use on the property will be within the permitted uses of the zone. Several things have been discussed.

Councilman Barnes asked if the total road improvements were taken into account with the appraised value? Mr. Tingey said yes.

Councilman Barnes asked if they will be paying back the park impact fees with interest? CFO Naidu said it is up to the City Council. He said he would calculate the interest rate at a little over .5 percent, which is the current public treasures investment pool rate. CM Whatcott said he would not recommend charging themselves interest. It is a negligible amount.

Councilman Barnes said one reason to charge interest is if they put off park projects for not having the funds and they need to get caught up on park improvements.

CFO Naidu said the entire cash of the city is in one bucket. Through this process, they just identified where the money will come from. He said he would not recommend calculating interest.

Mr. Klavano said the retention pond will be permanent. They cannot utilize the storm drain line on Bangerter because there is only a minimal amount of space available in that line and the elevation doesn't work, so it is not worth the hassle. When the work on the intersection is done, they may be able to reduce the size of the basin a little, but they will never get rid of it.

01:05:00

Councilman Barnes said this is a complex issue for him. On one hand my neighbors are all very excited about the potential that has been discussed about what would be going in on this land and we are grateful for all that the developer has done to meet the desires of the neighborhood. On one hand I really want to vote for it on the other hand I am concerned about the City getting into the practice of using Park Impact Fees for what could be viewed as land speculation. We have the ability like no other land owner to decide whatever we want as far as zoning property, so it is a little bit of a quandary. The ideal solution in my mind would be if we had a time machine I would go back and not have supported the acquisition of the property but we are where we are. Whichever way the vote goes for me I hope all of you can appreciate that this is a very complex decision for me.

Councilman Shelton asked Mr. Tingey about page 111. He said everybody seems to be excited but it looks to me like we are actually losing money on this deal. Is this a \$202,000 loss halfway down the page?

Mr. Tingey noted that in doing the bookwork from the sale using Park Impact Fees and the Storm Impact fees at \$323,000 and factoring in all the improvements that was a loss of \$202,000; however, the Storm Impact Fees did not pay for the full 2.85 acres based on the cost per square foot. When we add back in what that would be for the additional Storm Impact Fee for their full value in paying back the Park Impact Fees then the net gain to the city is \$82,000.

Councilman Seethaler said can you confirm the way I think this adds up to us. Initially with the purchase of all the acreage \$323,215 of Storm Impact Fees was used. We didn't know at that time exactly the acreage that would be used for the Storm Impact Fees, since that time we determined that it's pretty exactly 2.85 acres, the value of which in the original purchase was \$607,650 therefore what we are doing is adding \$284,435 in additional Storm Water Impact Fees to effectively purchase that 2.85 acres for the \$607,650 so we paid for it in two pieces. Then we can segregate that parcel aside and then with improvements that we have recovered the cost on

we are able to repay the Park Impact Fee \$1,655,378 and in addition to that have a profit of \$82,391. Mr. Tingey said that is correct.

Councilman Newton made a motion to approve Resolution R2014-79. Councilman Seethaler seconded the motion.

Councilman Rogers said he and Councilman Barnes disagree with how the property was approached. He said his understanding is that the property was purchased to prevent high density apartments and to facilitate the Kornwasser sale at the same time. He said he is not sorry that the city purchased the property. He said if they have to do this to prevent more high density in the future, he is fine with that. He said this was a great deal for the residents as the city realized a profit on the property. He applauds the city for purchasing this property and it actually turned out in the residents benefit.

Councilman Barnes said I agree that it is a win for those opposed to high density housing. There were some in my neighborhood who were opposed to it and I have spoken to them. Others were okay with the high density because of the reputation of Kornwasser and their desire to work with the residents and put together a quality product. He said this outcome of this is better and is a higher and better use of the property. The outcome I agree is better, but I wished there was a different way that we arrived at it. It is not in the city's best interest to buy land to avoid certain types of developments in the city.

Councilman Newton said to call this land speculation is absurd. He said you came in Mr. Barnes with your hair on fire telling us that there were law suites going to be filed and the neighbors were serious and all the neighbors were opposed; not some but all the neighbors were opposed. I worked behind the scenes to put this deal together because I wasn't particularly interested in any more high density housing either. I will point out that in the process of trying to put this deal together and trying to preserve the Kornwasser deal, which is bringing in 22 different shops as well as Sprouts that is to open up here this next month and CVS Pharmacy which will open next spring and the \$150Million in taxable sales tax revenue that it's going to bring, during that whole process so we can allow that we delayed the moratorium on the VMU ordinance to try and permanently deal with the high density component of the VMU ordinance, which we're previously been unaware, and we did that for the purpose of allowing a three applications which had already been submitted and so legally and morally we felt an obligation to let them proceed. You trashed us publically in City Council meeting about doing something which we felt morally and ethically bound to do to allow those developers, which had already submitted applications, let them go through the pipeline; Kornwasser being one of them. Your measured and moderating comments at this point in time, except for your outlandish comments about land speculation, is not particularly appreciated. We did not engage in land speculation and this was put together for the benefit of the residents who are benefiting not only from the sale of this but also from the rezoning of the property to what it should have been all along, which is Office/Commercial. All the way around this is a win/win. If you so decide you have to vote against this please do so, but I will also find it the height of hypocrisy if you do so.

Mayor Alvord said I just want to caution this Council we are voting on whether to dispose of this land that's negotiated and I feel like the conversation is going a little bit into the past. That's a

great thing to do in campaign season because you can question the decisions that each other has made but I would just hope that the rest of the debate could be a bit more relevant to what we are going to be voting on tonight. I am going to give Mr. Barnes just a moment to respond.

Councilman Barnes said my problem with the moratorium was that we actually were going to vote on it but put it off because of this property so that applications could come in; the applications were not already in. Councilman Newton said that's not true. Councilman Barnes said oh it is true. I have the email from Mr. Geilmann to the Council asking us to put off voting on the moratorium till the second meeting in August of that year so that we could get the application for this in. I can pull that up if you'd like, if that would help you feel better about my concerns about the moratorium of that year. He reiterated that this is a better outcome and a higher and better use on the property. He appreciates staff's work on this complex issue.

Councilman Seethaler said the net outcome is positive for the city. The city made fundamentally solid decisions about this property considering what they avoided and what they ended up with, including getting a profit for the sale of the land. They also got a retention pond for the storm water offset through the resale of the residual acreage. He feels the deal was good for the taxpayers.

Mayor Alvord said the City got lucky on this deal. If the decision was in front of them again, he feels there were other ways to prevent a high density development. He said he is happy with the outcome. He said they should be cautious about this in the future.

Roll call vote. The vote was 4-1 in favor, with Councilman Barnes opposed.

G. Public Hearing: Ordinance 2014-13, Amendment revising the requirements and standards for Section 16.04.200, regarding Collector Street Fencing of the South Jordan Municipal code. *(By Development Services Director, Brad Klavano)*

Development Services Director Klavano reviewed the background information on this item. There have been concerns brought up regarding the long term stability and look of the Rhino Rock fence. He reviewed the amendments to the Ordinance.

Mayor Alvord opened the public hearing.

Brian Marrow, 478 E. 5900 N. (Provo), President of Rhino Rock, reviewed the background on their company. They have been in business for almost 20 years. Because of safety concerns of their employees, they determined to not do solid concrete panels anymore. They developed a concrete panel that was reduced in weight from 2 tons to under 300 lbs. The column and the footing of the fence is the same. The Rhino Rock panel has a foam core. The material has been around for 50 years. He said there was a project done in the city that had defective material. That is the first warranty that they have ever had to honor. He honored that warranty. A mistake was made and they paid for it on this project. The Planning Commission heard this item and determined not to recommend approval of the text amendment. He said in the Planning Commission meeting, staff indicated that they knew of no other problems with their product

besides the isolated incident that was corrected. He said he does not feel that the city is at risk to leave the Ordinance alone.

Kevin Peterson, 2719 W. 9800 S., said he has lived in South Jordan for 23 years. He has been pleased with the Rhino Rock product and has recommended it to others. Precast fencing is cost prohibitive. He said the columns with the Rhino Rock fence are closer together, which has structural benefits. He noted that chain link fence is considered a horse safe fence in many instances. This fencing is far superior to a chain link fence. He recommended that the fence type meet the requirements they feel are compatible and be approved by staff.

Adam Anderson, 1001 S. 500 W. (Lehi), said he is the installation manager for Rhino Rock. He lives on a 13 acre farm with many farm animals. He has 1500 ft. of this fence on his property. UDOT installed the fence on Pioneer Crossing and that is the weakest part of his fence. No animal has broken through his fence. It was installed 4 years ago. He has been installing fencing for the company since 1997. He has repaired almost every type of fence product because the other businesses have gone out of business. He reiterated the safety concerns with the heavy weight panels. He said people have been killed installing the heavy weight panel. It was a risk for the company to change to the lighter weight panels. They made more money with the heavy weight panel. He said there is no risk installing the Rhino Rock fence. The installation method is the same as the heavier concrete fence.

Mayor Alvord closed the public hearing.

Mayor Alvord said the recommendation is that they go with the solid masonry fence. He asked if there has been any research into the longevity of lightweight fencing versus heavy weight fence? Mr. Klavano said he hasn't researched it. It is not a solid wall and doesn't appear to have the same stability as a solid wall. He has concerns about how well the thin core will hold up over time. The fence is allowed in West Jordan and Herriman. Those engineers also have concerns with the long term stability of the fence.

Mayor Alvord asked how many years has this type of product been on the market? Mr. Klavano said it is the first one of its kind. Mayor Alvord asked if independent research is available on this matter? Mr. Klavano said he isn't aware of any. They can ask people about their experience with it. Public Works Director Rasmussen said he has not seen any research on this product. He has asked people's opinion. He noted that there is one city with significant concerns.

Mayor Alvord said without independent research, South Jordan places itself in being an early adopter. The product may be wonderful, but they need more time to know the long term stability of it.

Councilman Rogers said Rhino Rock has an engineering report on their website. Has staff looked at that? Mr. Klavano said yes. Councilman Rogers said the report was not as in depth as he would have liked. He would like to have seen more tested to failure tests. He asked if Rhino Rock is willing to supplement the report to give them more information? He does not want to disallow the fence because staff is uncomfortable, when there are no systemic problems or

failures being seen. If this has the same risks as concrete, such as cracking, why not allow it? He would like to know the tested failures if a vehicle hit it.

It was noted that if this Ordinance passes, people can still use it for compatible zoning fencing.

Mr. Klavano said a big concern for staff is how it will hold up long term. He said staff can look at the engineering report as well as the longest standing product. Staff is concerned about long term failure, infiltration, and crumbling. He said he is not sure how to test the long term viability of the product.

Mayor Alvord said people can choose their risk level.

Councilman Newton noted the warranty for the product is 10 years. He said this change would only affect the fence on collector streets and for incompatible zones for new developments. He said the columns of the fence may have to be closer because the panel has more flex.

Mayor Alvord said there is not a lot of data available on this product. He noted that there are free market principles.

Councilman Newton made a motion to approve Ordinance 2014-13.

Councilman Rogers requested to hear from Mr. Marrow again.

Mr. Marrow said he recognizes the concerns. Any solid concrete fencing standard construction warranty is 1 year. Their warranty is 10 years. Any problems that would arise would do so in the first couple of years. The incident that they referred to previously occurred within 2 months. He said heavy concrete fencing has not been around 20 years. The city is not at risk to allow this product. They have a warranty in place and they have already demonstrated that they honor their warranty. The City Council can make this decision later if systemic issues arise. He said only two companies do concrete fencing. If they approve this, it will create a monopoly in the city.

Mr. Marrow said if they change the language in the Ordinance to read *solid* fencing, masonry walls don't meet the Ordinance because most concrete walls are hollow.

Mr. Marrow said the recession is the root cause of why 50 percent of the fencing businesses went out of business. His company and one other survived. He said they are innovative. They ship this product to other states. They have been around for 20 years and will be around another 20 years. They survived a tough 6 year recession. The City Council can bring this forward at any time. He asked that they leave the Ordinance as is and let time continue and let them honor their warranty.

Mr. Marrow said it does not hurt to leave the policy as is. They can change it if they see anything systemic. He said this is not a new product. It is a high performance concrete. It meets the aesthetic principle. The material has been around 50 years. It has a higher freeze/thaw cycle than concrete. He said they won't be doing heavy concrete anymore. Their product has been through 5 Utah winters. If there is a problem, they will fix it.

Mr. Klavano said the Ordinance has been interpreted so that *solid* means that it is the same material all the way through. Block walls still qualify. He noted that blocks also fail if they are not maintained over time.

Councilman Newton said they would not have a single provider for collector street fencing because they still allow wood, vinyl, brick, block, precast, etc. He said even with minimal failures, it is a safety issue.

The motion died for lack of a second.

Councilman Seethaler made a substitute motion to table Ordinance 2014-13 for one year, and review it in October 2015, except under section 16.04.200 B.1., remove the reference to *solid*, and in section 16.04.200, C.2.B.1., remove the references to *solid*. Councilman Rogers seconded the motion.

Councilman Seethaler said this gives the fence company a year to prove their viability. There is not enough evidence either way regarding the viability of the product.

Councilman Newton said if they table this for a year, and have no further discussion and no enforcement on fencing, they will continue to have problems with illegal fencing.

Councilman Rogers made a substitute motion to pass Ordinance 2014-13, except under section 16.04.200 B.1., remove the reference to *solid*, and in section 16.04.200, C.2.B.1., remove the references to *solid*, and to revisit and review the solid precast concrete requirement in 1 year. Councilman Seethaler seconded the motion.

Councilman Barnes recommended they revisit the issue in 2-3 years to take the existing fencing close to the end of its warranty period. Councilman Rogers said he is okay with waiting 2 years.

Councilman Barnes said there are free market principles and they should let the market take care of it if the product isn't good.

Councilman Rogers amended his motion to revisit this in 2 years in October 2016. Councilman Seethaler seconded the motion. Roll call vote. The vote was 4-1 in favor, with Councilman Newton opposed.

The City Council took a recess.

H. Action Item: Resolution R2014-88, Adopting City-Wide Policy 200-14, regarding miscellaneous Fringe Benefits. (By COS, Paul Cunningham)

CM Whatcott reviewed the background information on this item.

Councilman Rogers made a motion to approve Resolution R2014-88. Councilman Barnes seconded the motion. Roll call vote. The vote was unanimous in favor.

- I. Action Item: Resolution R2014-92**, authorizing the allocation of funding for implementation of certain capital improvement projects – Fire Station #61 Remodel – Phase II (\$112,000), and Gale Center Improvements (\$165,000). *(By Administrative Services Director, Dustin Lewis)*

Administrative Services Director Lewis reviewed the background information on this item. He noted that both projects were approved in the budget.

Councilman Shelton said he thought there was a plan presented to not have Fire Station 61 anymore. What is the timeframe for the implementation on that? CM Whatcott said they bought land for another station, but that does not necessarily mean that fire station 61 is closing. That decision has not yet been made.

Mr. Lewis said they are ready to move on the improvements at the Gale Center right away. There is a plan to work on the restrooms at the Gale Center, which will cost \$20,000-\$25,000 to meet ADA requirements. They are hoping to not spend significant money on that building, but it is an aging building.

Councilman Shelton made a motion to approve Resolution R2014-92. Councilman Rogers seconded the motion. Roll call vote. The vote was unanimous in favor.

J. Reports and Comments: *(Mayor, City Council, City Manager, General Counsel)*

Mayor Alvord said they decided to send a letter informing all of the residents of the public process regarding Mulligans, which includes focus groups and a survey. Staff stuffed the envelopes themselves and there was a large cost savings to the city. He thanked staff for their efforts.

Councilman Rogers confirmed that they are cancelling the November 4th and December 30th meetings. CM Whatcott said yes. The visioning meeting is scheduled for Friday, October 24th from 4-8 pm.

Councilman Rogers asked that staff is shown some appreciation for stuffing those envelopes.

Councilman Barnes said there is another case of West Nile Virus reported. It was a homeless man in Salt Lake; they are unsure how he contracted it. Otherwise, the issue is well under control. He said their charter does not limit them to treat only mosquitos. They are not interested in sharing the cost of taking care of the bug issue in Daybreak throughout the entire district, but he can take the issue further to see if the city wants to pay for them to take care of that issue, if the City Council is interested. Councilman Newton asked that Mr. Tingey to put that issue on the checklist with Kennecott.

Councilman Barnes thanked staff for their work on the marathon on Saturday. It was well executed. Councilman Shelton concurred.

Councilman Barnes noted a letter regarding the work that Y2 will perform. Mayor Alvord said they have been very communicative with Y2 to ensure the work is not tainted. He said the letter has not been sent. Councilman Barnes said he has a constituent upset and would like equal opportunity for Save Mulligans to send a letter. Councilman Shelton said they can send a letter if they wish.

Councilman Shelton said the last part of the half marathon is uphill. He recommended that change. He also said those who finished the race first did not have appropriate signage on where to turn. He said he also received feedback that the 5k should be on the parkway and not in the neighborhoods with all the hills.

Councilman Newton asked for a presentation from staff on the marathon and the feedback received, including what went right and what went wrong. It was noted that the City didn't contract any services for the marathon this year. Administrative Services Director Lewis said there are more soft costs when the City manages the marathon.

Councilman Seethaler said the marathon is a source of community pride, being a Boston qualifier.

Councilman Seethaler said a developer met with their neighborhood regarding the old school property on 1300 West South Jordan Parkway. It was positively received.

Strategic Services Director Tingey reviewed initiatives and action items that staff is following up on from the Strategic Planning meeting. Councilman Newton asked for a short summary on the action items. CM Whatcott said staff is making progress on the assignments. They will update the City Council regularly.

CM Whatcott said signs are starting to be placed at community projects, especially CIP projects so the residents can identify their tax dollars at work. It was noted that the signs are generic in nature. The City Council discussed doing a sign similar to the one placed at the water tank by the fire station on 10400 South and includes a website address for people to look at the city's project list.

Intergovernmental Affairs, Chip Dawson, discussed the Utah Transportation Coalition that has been formed. The Utah League of Cities and Towns, Salt Lake Chamber of Commerce, and business are involved. They are trying to press the legislature for more transportation funding. The city does not receive adequate funding to maintain roads. They have to supplement from the general fund. He said their position is that by funding the transportation issues, it improves air quality issues, assists in better and safer walking routes for education concerns. The full public awareness program will cost \$500,000-\$600,000, and the businesses will pay for $\frac{3}{4}$ of the funding. There will be a letter forthcoming asking the city to participate in the project in the amount of \$2,500.

Mayor Alvord said he feels the public relations focus should be on investing in the roads now to save millions in the future. Connecting it to education is a stretch.

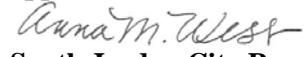
City Attorney Wall said if there is any transportation money, it will be a three part bill including a water plan and an education element.

Staff will forward all of the information to the City Council for review. Mr. Dawson said they expect the cost of goods to increase because of transportation issues.

ADJOURNMENT

The October 21, 2014 City Council meeting adjourned at 9:38 a.m.

This is a true and correct copy of the October 21, 2014 Council meeting minutes, which were approved on November 18, 2014.


South Jordan City Recorder

SOUTH JORDAN CITY
City Council Meeting
October 21, 2014
6:00 P.M.

ALL THOSE ATTENDING, PLEASE
PRINT NAME & ADDRESS

PRINT NAME	PRINT ADDRESS
Shem Bishop	2337 Pheasant Bend Cir, S Jordan UT 84095
Chris Pine	9505 S. 2555 W. S To, UT
Dallen Cahoon	2499 Country Bend Dr.
Mitchell Copley	2370 Country Bend Drive
Brackin Braun	2383 Jordan Haven Ct.
Brandon Pina	9505 S. 2555 W. SO JO UT
Zack Sprund	9545 S. 2500 W, SO JO UT
Josh Benke	2216 Jordan Haven Ct.
Nik Ribas	2507 Winding Way South Jordan UT.
Dominic Avencio	9894 Greener Bend Cir South Jordan UT. 84095
Gary Brighton	9839 S. Campaign Dr
Noah Davis	2894 Memorial Dr
CANDOR FORTNEY	3089 S 10000 W
Nick Catmull	9846 Campaign Dr
MAX Parkison	2982 Memorial Dr
Phynling	9846 South Memorial Dr.
Esther Benitez	9839 Campaign Dr.
Tarred Reynolds	9907 Campaign Drive
Conner Adams	3114 Campaign Dr
Dannion Nelson	1378 W 10690 S
Josh Christensen	10471 S 1540 W
Jeremy Christensen	10471 S 1540 W
Braeden Spence	1804 West 10690 South

ZONE TEXT AMENDMENT: ACCESSORY BUILDING REGULATIONS



Original:
Sept. 16, 2014

Revised:
Oct. 21, 2014

PROPOSED REVISIONS: HEIGHT

Current Requirement

- Staff review
- A-5, A-1: 35'
- All other zones: 25'

Proposed Revisions

- Planning Commission approval required **as a CUP** if height exceeds house.
 - Notice to include 300' and all owners in subdivision.
 - In no case shall height exceed 25'.

PROPOSED REVISIONS: FOOTPRINT

Current Requirement

- Staff review
- Allowed Footprint:
 - A-5: not specified
 - A-1: 5,000 s.f. (over 5,000 s.f with CUP)
 - R-1.8, R-3, R-4, R-5, R-M: not to exceed house
 - R-2.5: not to exceed 60% of house

Proposed Revisions

- Planning Commission approval required **as a CUP** when footprint exceeds ~~80%~~ **60%** of house.
 - Exception: footprint in A-5, A-1, & R-1.8 allowed to match house.
 - Notice to include 300' and all owners in subdivision.
 - In no case shall footprint exceed house.

PROPOSED REVISIONS: SETBACKS

Current Requirement

- In a side yard: side setback same as house (10').
- In a rear yard: 3' to rear and side property line, additional 1' for every foot the structure exceeds 16' tall . (12' for a 25' tall building)

Proposed Revisions

- ~~20' to habitable space above the ground floor.~~
- ~~When adjacent to right of way: 3' to property line, additional 2' for every foot the structure exceeds 16' tall.~~

EXAMPLES



PROPOSED REVISIONS: ARCHITECTURAL STANDARDS

Current Requirement

- N/A

Proposed Revisions

- **For portions within 20' of a property line, unless approved by the Planning Commission as a CUP:**
 - **No exterior openings (windows or doors) permitted for habitable space when the floor height exceeds 4' above the property line.**
 - **Average wall height shall not exceed 16'.**
 - **Notice of Planning Commission meeting to include 300' and all owners in subdivision.**
- **Majority of roof structure to be constructed with a minimum 4/12 roof pitch for structures over 200 sq. ft.**

EXAMPLE: WENZEL ACCESSORY BUILDING





Lawrence Cir 9580 S

Cannon Park Ln 9520 S

12'

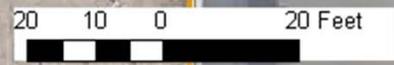
12'

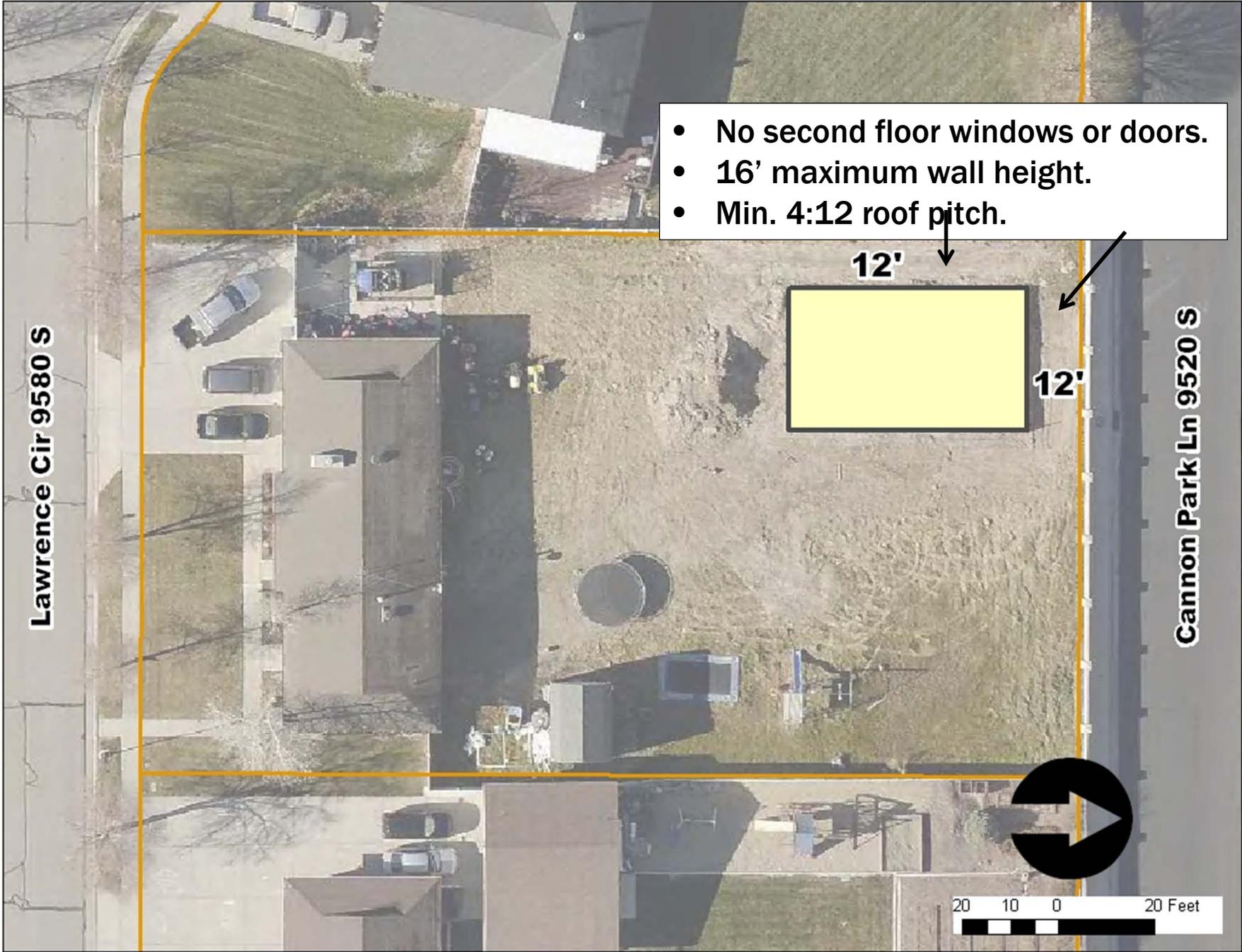
20 10 0 20 Feet



Lawrence Cir 9580 S

Cannon Park Ln 9520 S





Lawrence Cir 9580 S

Cannon Park Ln 9520 S

- No second floor windows or doors.
- 16' maximum wall height.
- Min. 4:12 roof pitch.

12'

12'

20 10 0 20 Feet



PROPOSED REVISIONS: HOME OCCUPATION

Current Requirement

- Not allowed.

Proposed Revisions

- Home occupations **commonly conducted in a primary dwelling** may be conducted in an enclosed and properly permitted accessory building.

PROPOSED REVISIONS: MISCELLANEOUS STAFF PROPOSALS

- Under ~~8'~~ **10'** tall in a side yard: allowed to be ~~3'~~ **5'** from the property line.
- Distance between structures: 5' rather than 6'.
- Permitted use changed from “Residential Accessory Buildings” to “Accessory Buildings”.
- “Community Development Department” references changed to “Development Services Department.”
- Home Occupations allowed to occupy an area of not more than 35% of the floor area of the main building, and not to exceed 1,000 s.f. Currently restricted to 800 s.f.
- Removal of restriction against street side garages on a corner lot.
- Removal of the automatic denial for a home occupation due to a received objection.

Lawrence Cir 9580 S

Cannon Park Ln 9520 S

20'

Side Yard:	20'
Setback to Prop. Line:	5'
Setback to house:	3' 5'
Buildable Width:	12' 10'

