AGENDA

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING

April 9, 2019

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS REGULAR MEETING ON TUESDAY, APRIL 9, 2019, IN THE CITY COUNCIL CHAMBERS, 1600 WEST TOWNE CENTER DRIVE, SOUTH JORDAN, UTAH. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742 AT LEAST 24 HOURS PRIOR TO THIS MEETING. THE REGULAR MEETING WILL BEGIN AT 6:30 PM AND THE AGENDA WILL BE AS FOLLOWS:

6:30 PM

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

B. Motion to Approve Agenda

C. Approval of the Minutes from the Meeting held on March 26, 2019

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

A. Staff Business

B. Comments from Planning Commission Members

III. CITIZEN COMMENT

Any person wishing to comment on any item not otherwise on the Agenda may address the Planning Commission at this point by stepping to the microphone and giving his or her name and address for the record. Comments should be limited to not more than three (3) minutes, unless additional time is authorized by the Governing Body. Citizen groups will be asked to appoint a spokesperson. This is the time and place for any person who wishes to comment on non-hearing, non-Agenda items. Items brought forward to the attention of the Planning Commission will be turned over to staff to provide a response outside of the Planning Commission meeting. Time taken on non-agenda items, interrupts the process of the noticed Agenda. In rare cases where it is determined appropriate to address items raised from Citizen Comments, these items will be noted and be brought back at the conclusion of the printed agenda.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

**Administrative Action = Less Discretion, Substantial Evidence (Objective Standard)

A.1 Issue: **SMRTL- SPORTS MEDICINE RESEARCH TESTING LABORATORY OFFICE BUILDING AND PARKING STRUCTURE**
SITE PLAN

Location: 10644 South Jordan Gateway
File No: PLSPR201900085
Applicant: Liza Hart

A.2 Potential Action Item – (See VI.A.1)

B.1 Issue: **DETACHED GARAGE**
CONDITIONAL USE PERMIT

Location: 528 West Miller Hollow Cove
File No: PLCUP201900265
Applicant: Tony Passey

B.2 Potential Action Item – (See VI.B.1)

C.1 Issue: **ADDITION TO CURRENT HOME**
ACCESSORY LIVING UNIT

Location: 3919 West Leicester Bay
File No: PLALU201900241
Applicant: Joshua Cobabe

C.2 Potential Action Item – (See VI.C.1)

D.1 Issue: **PARKWAY OFFICE CONDOS AMENDED**
SUBDIVISION AMENDMENT

Location: 912 West Baxter Drive
File No: PLPLA201900096
Applicant: Brad Christensen

D.2 Potential Action Item – (See VI.D.1)

E.1 Issue: **OWNER-OCCUPIED RENTAL BASEMENT ACCESSORY LIVING UNIT**

Location: 10843 South Jacks Pride Court
File No: PLALU201900264
Applicant: Zach Williams

E.2 Potential Action Item – (See VI.E.1)

F.1 Issue: **SEQUOIA BUILDING CONDITIONAL USE PERMIT**

Location: 11240 South River Heights Drive
File No: PLCUP201801140- SL08096B
Applicant: Matthew T. Schutjer

F.2 Potential Action Item – (See VI.F.1)

G.1 Issue: **AGILITY CUSTOMS CONDITIONAL USE PERMIT**

Location: 9875 South 500 West
File No: PLCUP201900191
Applicant: Todd Hansen

G.2 Potential Action Item – (See VI.G.1)

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

****Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

H.1 Issue: **ZONE TEXT AMENDMENT REDUCTION OF MONOPOLE SETBACK**

Location: 5343 West Daybreak Parkway
File No: PLZTA201900069
Applicant: Brenda Ivie

H.2 Potential Action Item – (See VII.H.1)

VIII. OTHER BUSINESS

None

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

I, Anna M. West, certify that I am the duly appointed City Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 4th day of April 2019.

Anna M. West

Anna M. West, CMC
South Jordan City Recorder

CITY OF SOUTH JORDAN
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
March 26, 2019

Present: Commissioner Mark Woolley, Commissioner Julie Holbrook, Commissioner Earl Jolley, Commissioner Sean Morrissey, Commissioner John Ellis, City Planner Greg Schindler, Deputy City Engineer Jeremy Nielson, Staff Attorney Todd Sheeran, Deputy Recorder Cindy Valdez

Absent: Commissioner Michael Haynes

Others: See Attachment A

6:30 P.M.

REGULAR MEETING

I. GENERAL BUSINESS

A. Welcome and Roll Call

Chairman Mark Woolley welcomed everyone. He noted that all Commissioners are present except Commissioner Haynes and he is excused from tonight's meeting.

B. Motion to Approve Agenda

Commissioner Jolley made a motion to approve the March 26, 2019 Planning Commission Agenda. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

C. Approval of the Minutes from the Meeting held on March 12, 2019

Commissioner Holbrook said I would like to say "thank you" to Anna West for doing a thorough job on the minutes. They looked great.

Commissioner Holbrook made a motion to approve the March 12, 2019 Planning Commission Meeting minutes as printed. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

D. Motion to Approve Acceptance of Planning Commission Written Decision regarding Application Project No. PLCUP201800742 Rocky Mountain Power South Jordan to Draper line Up-size.

Commissioner Ellis motioned to approve the written decision regarding application Project No. PLCUP201800742 Rocky Mountain Power South Jordan to Draper line Up-size. Commissioner Jolley seconded the motion.

II. INFORMATIONAL ITEMS AND OTHER BUSINESS

UNAPPROVED

A. Staff Business

None

B. Comments from Planning Commission Members

None

III. CITIZEN COMMENT

Chairman Woolley opened Citizen Comment. There was no comments. He closed the Citizen Comment.

IV. SUMMARY ACTION

None

V. ACTION

None

VI. PUBLIC HEARINGS AND POTENTIAL **ADMINISTRATIVE ACTION ITEMS

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A.1 Issue: DAYBREAK VILLAGE 8 PLAT 6 PRELIMINARY SUBDIVISION

Location: 11140 South 6230 West
File No: PLPP201900036
Applicant: Daybreak Communities/Gary Langston

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

Commissioner Holbrook said is there going to be townhomes, or single-family homes.

Gary Langston, Daybreak Parkway – said there is not be any townhomes, only single-family homes.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing

A.2 Potential Action Item – (See VI.A.1)

Commissioner Ellis motioned to approve File No. PLPP201900036 as proposed. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

UNAPPROVED

B.1 Issue: DAYBREAK PROSPERITY ROAD DEDICATION PLAT PRELIMINARY SUBDIVISION

Location: 11745 South 6420 West
File No: PLPP201900057
Applicant: Daybreak Communities/Gary Langston

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

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

B.2 Potential Action Item – (See VI.B.1)

Commissioner Ellis motioned to approve File No. PLPP201900057 as proposed. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

C.1 Issue: OQUIRRH MOUNTAIN PAD 13C SITE PLAN

Location: 11621 South 4000 West
File No: PLSPR201900068
Applicant: Ted Didas

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

Commissioner Holbrook said is it just the sidewalk that backs up to 4000 West.

City Planner Schindler said there would be sidewalk, landscaping, and the parking will be on the east side of the building.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

C.2 Potential Action Item – (See VI.D.1)

Commissioner Ellis motioned to approve application PLSPR201900068 to allow for construction of multi-tenant commercial building to be located at 10621 S. 4000 W. Commissioner Jolley seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

D.1 Issue: OQUIRRH MOUNTAIN RETAIL/OFFICE, THE PIANO PLACE CONDITIONAL USE PERMIT

Location: 11621 South 4000 West
File No: PLCUP201900114
Applicant: Brady Davies

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

Chairman Woolley said are they planning to have recitals at this location.

UNAPPROVED

Brady Davies (Applicant) – said we would not have any recitals at the location we will only have classes held there. We rent a building for recitals, and that is usually at a school.

Commissioner Ellis said would you consider flipping the parking spaces so they are closer to the building, so the kids coming out of the building do not have to cross the traffic Isle.

Mr. Davies said that is not an issue for us if we can do that. At our other school's we have young children, older children and adults, some of them drive themselves.

Commissioner Jolley said what the number of your anticipated students for pick is up and drop off at the busier hours (6:00 to 8:00 pm).

Mr. Davies said every half hour to forty-five minutes 3 to 5 students, and at our busier times, it would be about 8 to 10 students.

Chairman Woolley opened the Public Hearing to comments. There was none. He closed the Public Hearing.

D.2 Potential Action Item – (See VI.D.1)

Commissioner Ellis motioned to approve application PLCUP201900114 to allow for operation of a music school at 11621 South 4000 West. Commissioner Holbrook seconded the motion. Roll Call Vote was 5-0 unanimous in favor.

E.1 Issue: DW ESTATES
PRELIMINARY SUBDIVISION

Location: 2549 West 11400 South
File No: PLPP201900118
Applicant: Diana May

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

Commissioner Jolley said what size of home they would need to build on that lot to make it compliant.

Planner Schindler said the minimum in that zone is a 2,400sq.ft. home.

Commissioner Ellis said isn't there a rule for the ratio between an accessory building and the primary residence.

Planner Schindler said if the accessory building was built first, we could force them to tear down the accessory building because they could not build the home on there. If the home was built first, they would need to follow the code, and there isn't a code that says you can't have a home smaller than the garage.

Chairman Woolley opened the Public Hearing to comments.

Paula Gordon, South Jordan – said I am a mortgage underwriter, and I am curious if you have to verify if that home has a mortgage.

UNAPPROVED

Chairman Woolley said the Planning Commission does not have to do that.

Ms. Gordon asked do you know who would notify the mortgage company.

Planner Schindler we are not required as a City to do that, we just need to make sure they are meeting the City Codes. I don't know who would do that.

Chairman Woolley closed the Public Hearing.

E.2 Potential Action Item – (See VII.E.1)

Commissioner Ellis motioned to send a recommendation to approve the DW Estates preliminary subdivision with the following requirement:

Prior to plat recordation the existing accessory structure, shall either be removed or bonded for the cost of removal for a period of one year, to allow for a new primary dwelling to be constructed. The accessory structure shall meet all setback and accessory structure requirements per the R-3 Zone.

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

VII. PUBLIC HEARINGS AND POTENTIAL **LEGISLATIVE ACTION ITEMS

****Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)**

None

VIII. OTHER BUSINESS

None

ADJOURNMENT

Commissioner Holbrook motioned to adjourn the March 26, 2019 Planning Commission meeting. Commissioner Ellis seconded the motion. Vote was unanimous in favor.

The March 26, 2019 Planning Commission Meeting adjourned at 7:05 p.m.

Deputy Recorder, Cindy Valdez, prepared meeting minutes.

UNAPPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/9/2019

Application: **SMRTL - SITE PLAN**

Address: 10644 South Jordan Gateway
File No: PLSPR201900085
Applicant: Liza Hart, MHTN Architects

Submitted By: Brad Sanderson, Planner III
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): Approve the SMRTL site plan, file number PLSPR201900085, as proposed.

STANDARD OF REVIEW:

All proposed developments and alterations to existing developments shall meet the site plan review requirements outlined in City Code § 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of Titles 16 & 17 of the City Code, and other City requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

BACKGROUND

The property is roughly two acres in size and is part of a 24.5 acre Master Development Plan (MDP), located within the Mixed-Use TOD Zone. The MDP lists allowed uses as well as establishes minimum building heights on certain parcels within the project area. This particular parcel is required to have a minimum four story building(s), and is limited to office, or vertical mixed uses.

Proposal:
Liza Hart with MHTN Architects, is proposing a 77,000 square foot, four-story office building on property generally located at 10644 South Jordan Gateway. The north portion of the structure will be a multi-level parking structure, though due to significant grade changes, the majority of parking structure will be slightly lower in elevation than the Jordan Gateway right-of-way and mostly concealed with landscaped berms and substantial evergreens and other tree plantings. Due to the significant grade changes, the structure will be accessible from both the north and west streets. The structure will include 261 of the required 256 parking stalls.

Unique to the TOD Zone:
The setback distance within the TOD Zone is 0’ to 5’ from right of way or easement (a.k.a. ‘build-to lines’) placing the building instead of the parking lot against the street right of way. The proposal includes direct pedestrian access to South Jordan Gateway, though it is anticipated that most of the access will be by employees from the parking structure.

The MU-TOD Zone also requires a Design Guideline Book as part of the development of the property. When the TOD Zone and MDP were established on the property in April 2012, and more recently amended in March 2019 with the 106 Exchange II site plan. As part of this proposal the Applicant will again be amending the Design Guideline Book by further adding their elevations, materials, and site layout to the Design Guideline Book.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The majority of the building is intended to be occupied by a Sports Medicine Research Testing Laboratory, (SMRTL). The remaining tenants have not yet been determined.
- Proposed developments within the TOD Zone, are required to include design standards which incorporate "walkable" elements, such as; a mix of uses, "build-to" lines, compact building design, preservation of open space, pedestrian friendly streets, streetscape, parking concealment, architectural control, and maintenance.
- The site has some significant topography change across the property which lends itself to parking concealment and multi-level vehicular access.
- The City's Architecture Review Committee reviewed the proposal in accordance with the MU-TOD Zone and have forwarded their positive recommendation to the Planning Commission.

Conclusion:

Based on the findings listed above, Staff concludes that, per the requirements listed above;

- Based on the application, materials submitted by Applicant, Staff's review of the application, and the findings listed above, Staff concludes that the proposal meets all of the provisions of Titles 16 & 17 of the City Code.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** File No. **PLSPR201900085**, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Civil Plans
- Elevations
- Design Guideline Book (proposed amendment)

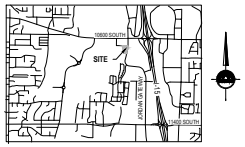

N
MU-TOD MASTER
DEVELOPMENT
PLAN AREA
Subject
Property

CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

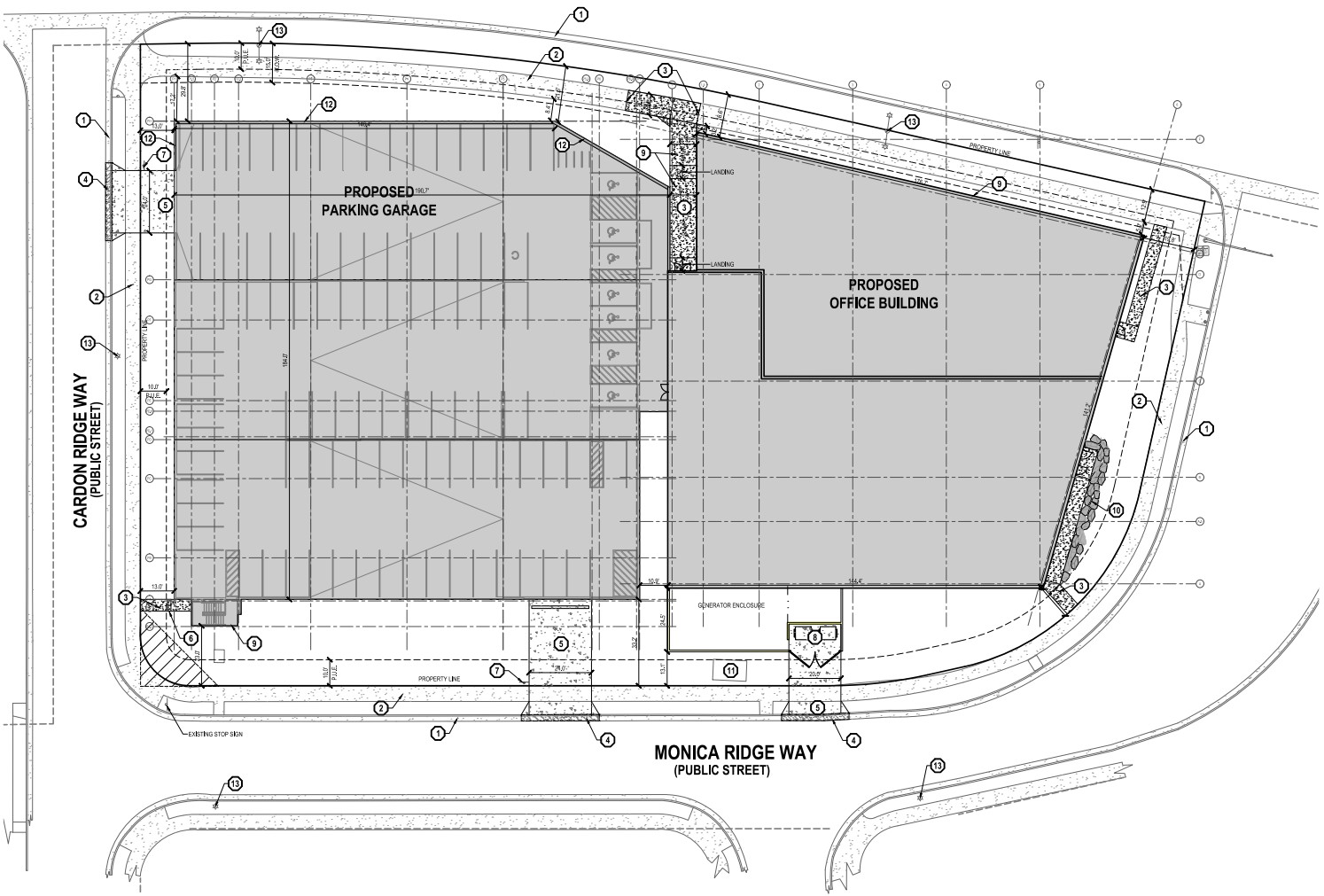
EAST QUARTER CORNER
SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEVATION = 4322.00



VICINITY MAP

SOUTH JORDAN GATEWAY
(PUBLIC STREET)



GENERAL NOTES

1. ALL WORK TO COMPLY WITH SOUTH JORDAN CITY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE M.U.T.C.D. (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC. UNLESS OTHERWISE NOTED ON THESE PLANS.

SCOPE OF WORK:
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:

1. EXISTING CURB AND GUTTER.
2. EXISTING SIDEWALK.
3. 6" THICK CONCRETE SIDEWALK PER APWA STANDARD PLAN NO. 231 AND SPECIFICATIONS.
4. SAWCUT EXISTING CURB AND GUTTER FOR DRIVE APPROACH
5. OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.1 "TYPE A" AND SPECIFICATIONS. SIDEWALK OVER THE DRIVEWAY ACCESS SHALL BE CONCRETE PAVEMENT PER DETAIL 8/C-500.
6. STAIRS PER DETAIL 7/C-500.
7. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
8. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE PER DETAIL 6/C-500.
9. ACCESSIBLE RAMP W/ HANDRAILS. SEE GRADING PLAN FOR ELEVATIONS AND SLOPES.
10. ROCK RETAINING WALL PER DETAIL 11/C-500. SEE GRADING PLAN C-200 FOR ELEVATIONS. ALL WALLS OVER OVER 4' IN HEIGHT WILL REQUIRE A SEPARATE PERMIT TO BE OBTAINED FROM THE CITY.
11. EXISTING ELECTRICAL EQUIPMENT.
12. CONCRETE RETAINING WALL. SEE STRUCTURAL DRAWINGS.
13. EXISTING STREET LIGHT.

SITE SUMMARY TABLE

DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT / HARDSCAPE	8,668	10%
BUILDING FOOTPRINT	59,550	68%
LANDSCAPING	19,001	22%
TOTAL SITE	87,219 2.02 ACRES	100%

FLOOR AREA CALCULATION (SQ. FT.):
- LEVEL 1: 13,751 SF
- LEVEL 2: 24,197 SF (LABORATORY)
- LEVEL 3: 19,199 SF (GENERAL OFFICE)
- LEVEL 4: 19,199 SF (GENERAL OFFICE)
- TOTAL: 77,066 SF

PARKING CALCULATIONS:
- 1 STALL / 300 SQ. FT. GENERAL OFFICE (LEVELS 3 & 4)
- 38,398 SQ. FT. / 300 = 128 STALLS REQUIRED
- 261 STALLS AVAILABLE - 128 STALLS REQUIRED = 133 STALLS (LEVEL 1&2)
- LEVEL 1& 2 PARKING RATIO - 1 STALL / 289 SQ. FT.

PARKING DATA TABLE

GARAGE STANDARD STALLS	254
GARAGE HANDICAP-ACCESSIBLE STALLS	7
TOTAL STALLS PROVIDED	261

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SPORTS MEDICINE RESEARCH & TESTING LAB
590 ARAPEEN, SUITE 150-A
SALT LAKE CITY, UT, 84108
CONTACT:
MIKE BATT
PHONE: 208-293-2301

SMRTL
OFFICE BUILDING
10644 SOUTH JORDAN GATEWAY
SOUTH JORDAN, UTAH

PROFESSIONAL ENGINEER
No. 767571-2202
JARED K. FORD
03-26-19
STATE OF UTAH

SITE PLAN

PROJECT NUMBER: 9743
PRINT DATE: 3/26/19
DRAWN BY: R. ABEL
CHECKED BY: J. FORD
PROJECT MANAGER: J. FORD

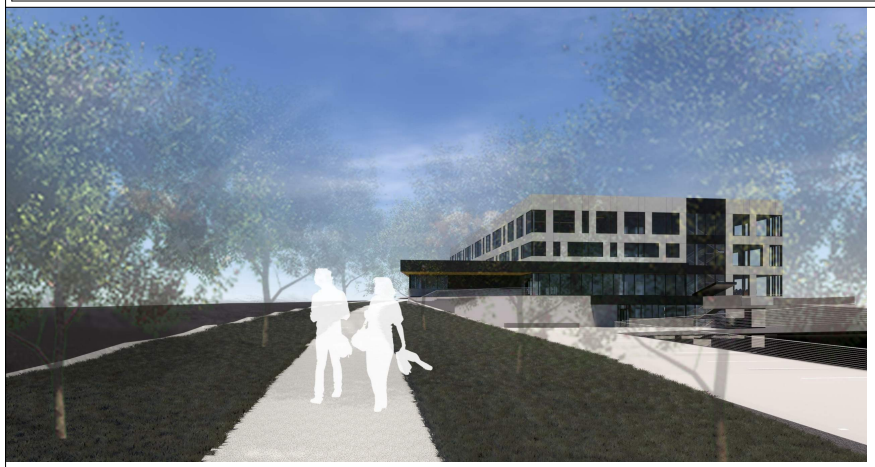
C-100

PHASE IV

SMRTL

Gardner Batt
SMRTL OFFICE BUILDING
SOUTH JORDAN GATEWAY
SOUTH JORDAN, UTAH 84095

SITE REVIEW
28 JANUARY 2019









ARCHITECTURE	CIVIL	LANDSCAPE	STRUCTURAL	MECHANICAL	ELECTRICAL		
MHTN ARCHITECTS, INC. 420 EAST SOUTH TEMPLE SALT LAKE CITY, UTAH 84111 PHONE: (801) 595-6700	ENSIGN ENGINEERS 45 W 10000 S, SUITE 500 SANDY, UTAH 84070 PHONE: (801) 2554449	MHTN ARCHITECTS, INC. 420 EAST SOUTH TEMPLE SALT LAKE CITY, UTAH 84111 PHONE: (801) 595-6700	BHB ENGINEERS 2766 MAIN ST SALT LAKE CITY, UT 84115 PHONE: (801) 355-5656	SPECTRUM ENGINEERS 324 STATE STREET SUITE 400 SALT LAKE CITY, UTAH 84111 PHONE: (801) 328-5151	JT ELECTRIC 4752 CALIFORNIA AVE, BLDG A SUITE 800 SALT LAKE CITY, UTAH 84104		

MHTN
ARCHITECTS
MHTN Architects, Inc.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6700
www.mhtn.com

Gardner Batt
SMRTL OFFICE BUILDING
SOUTH JORDAN GATEWAY
SOUTH JORDAN, UTAH 84095

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MHTN PROJECT NO.2018577
VIEW AND PRINT THIS DRAWING IN COLOR
Original drawing is 30 x 42. Do not scale contents of this drawing.

REVISIONS:
CONTRACTOR TO VERIFY DRAWINGS IN FIELD. USE REFLECT LAST REVISION DATE.

NO.	DATE	DESCRIPTION

ISSUE:
SITE REVIEW
28 JANUARY 2019

SHEET NAME:
COVER SHEET

SHEET NUMBER
G000

Original drawing is 30 x 42. Do not scale contents of this drawing.

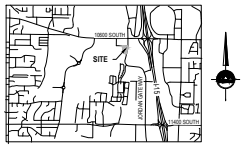
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CALL BLUESTAKES @ 811 AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

BENCHMARK

EAST QUARTER CORNER
SECTION 13
TOWNSHIP 3 SOUTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN

ELEVATION = 4322.00



VICINITY MAP

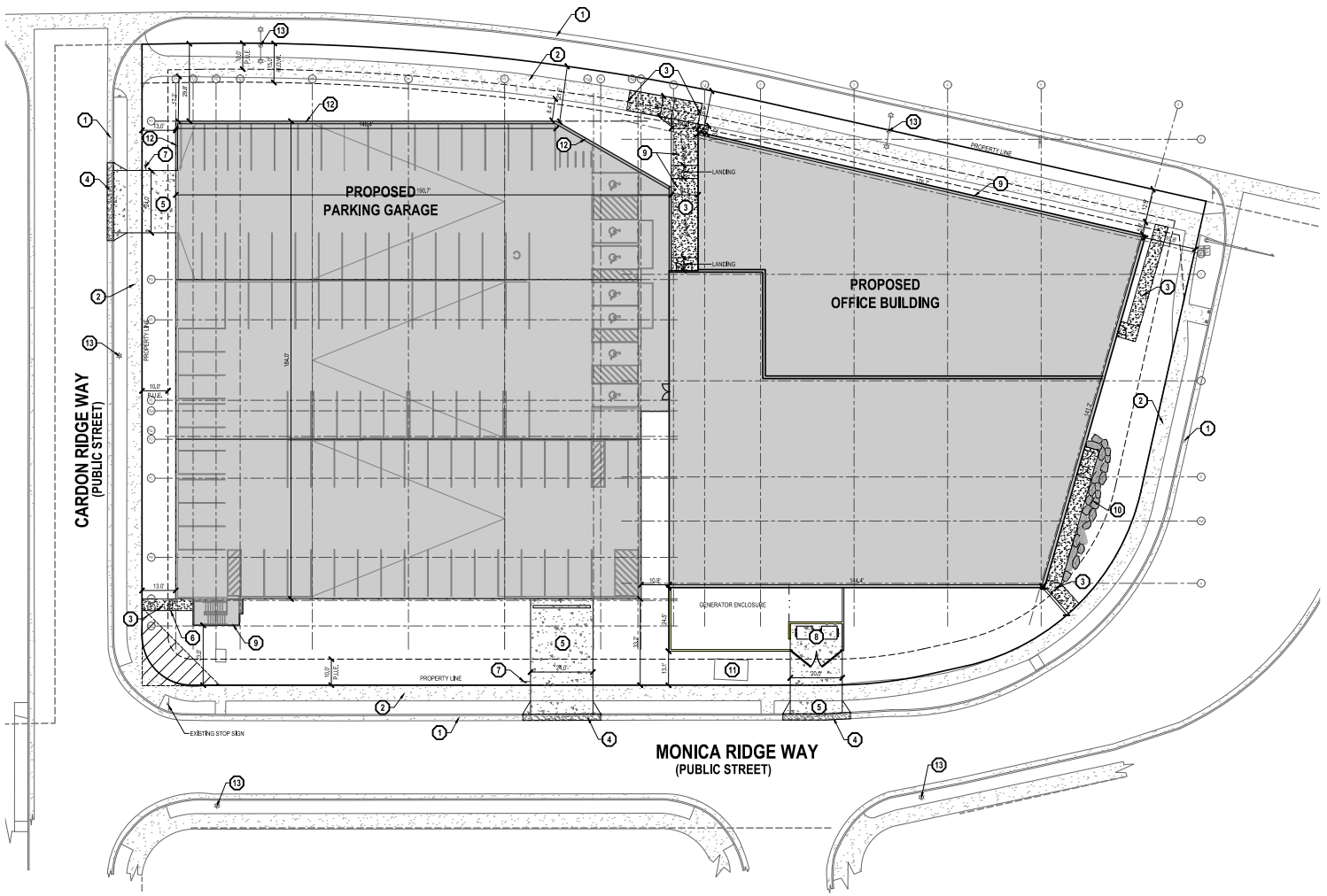
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5. OPEN DRIVEWAY APPROACH PER APWA STANDARD PLAN NO. 221.1 "TYPE A" AND SPECIFICATIONS. SIDEWALK OVER THE DRIVEWAY ACCESS SHALL BE CONCRETE PAVEMENT PER DETAIL 8/C-500.
6. STAIRS PER DETAIL 7/C-500.
7. "STOP" SIGN PER M.U.T.C.D. STANDARD PLANS.
8. TRASH ENCLOSURE PER ARCHITECTURAL PLANS WITH 6" THICK CONCRETE APRON WITH #4 REBAR @ 24" O.C. E.W. ON 6" GRAVEL BASE PER DETAIL 6/C-500.
9. ACCESSIBLE RAMP W/ HANDRAILS. SEE GRADING PLAN FOR ELEVATIONS AND SLOPES.
10. ROCK RETAINING WALL PER DETAIL 11/C-500. SEE GRADING PLAN C-200 FOR ELEVATIONS.
11. EXISTING ELECTRICAL EQUIPMENT.
12. CONCRETE RETAINING WALL. SEE STRUCTURAL DRAWINGS.
13. EXISTING STREET LIGHT.



SITE SUMMARY TABLE		
DESCRIPTION	AREA (SF)	PERCENTAGE
PAVEMENT / HARDSCAPE	8,668	10%
BUILDING FOOTPRINT	59,550	68%
LANDSCAPING	19,001	22%
TOTAL SITE	87,219 2.02 ACRES	100%

FLOOR AREA CALCULATION (SQ. FT.):
- LEVEL 1: 13,751 SF
- LEVEL 2: 24,197 SF (LABORATORY)
- LEVEL 3: 19,199 SF (GENERAL OFFICE)
- LEVEL 4: 19,199 SF (GENERAL OFFICE)
- TOTAL: 77,066 SF

PARKING CALCULATIONS:
- 1 STALL / 300 SQ. FT. GENERAL OFFICE (LEVELS 3 & 4)
- 38,398 SQ. FT. / 300 = 128 STALLS REQUIRED
- 261 STALLS AVAILABLE - 128 STALLS REQUIRED = 133 STALLS (LEVEL 1&2)
- LEVEL 1& 2 PARKING RATIO - 1 STALL / 285 SQ. FT.

PARKING DATA TABLE	
GARAGE STANDARD STALLS	254
GARAGE HANDICAP-ACCESSIBLE STALLS	7
TOTAL STALLS PROVIDED	261

HORIZONTAL GRAPHIC SCALE

20 0 10 20 40
(IN FEET)
HORZ: 1 inch = 20 ft.

ENSIGN
THE STANDARD IN ENGINEERING

SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

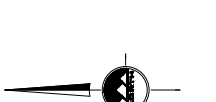
RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
SPORTS MEDICINE RESEARCH & TESTING LAB
590 ARAPEEN, SUITE 150-A
SALT LAKE CITY, UT, 84108
CONTACT:
MIKE BATT
PHONE: 208-293-2301

SMRTL OFFICE BUILDING

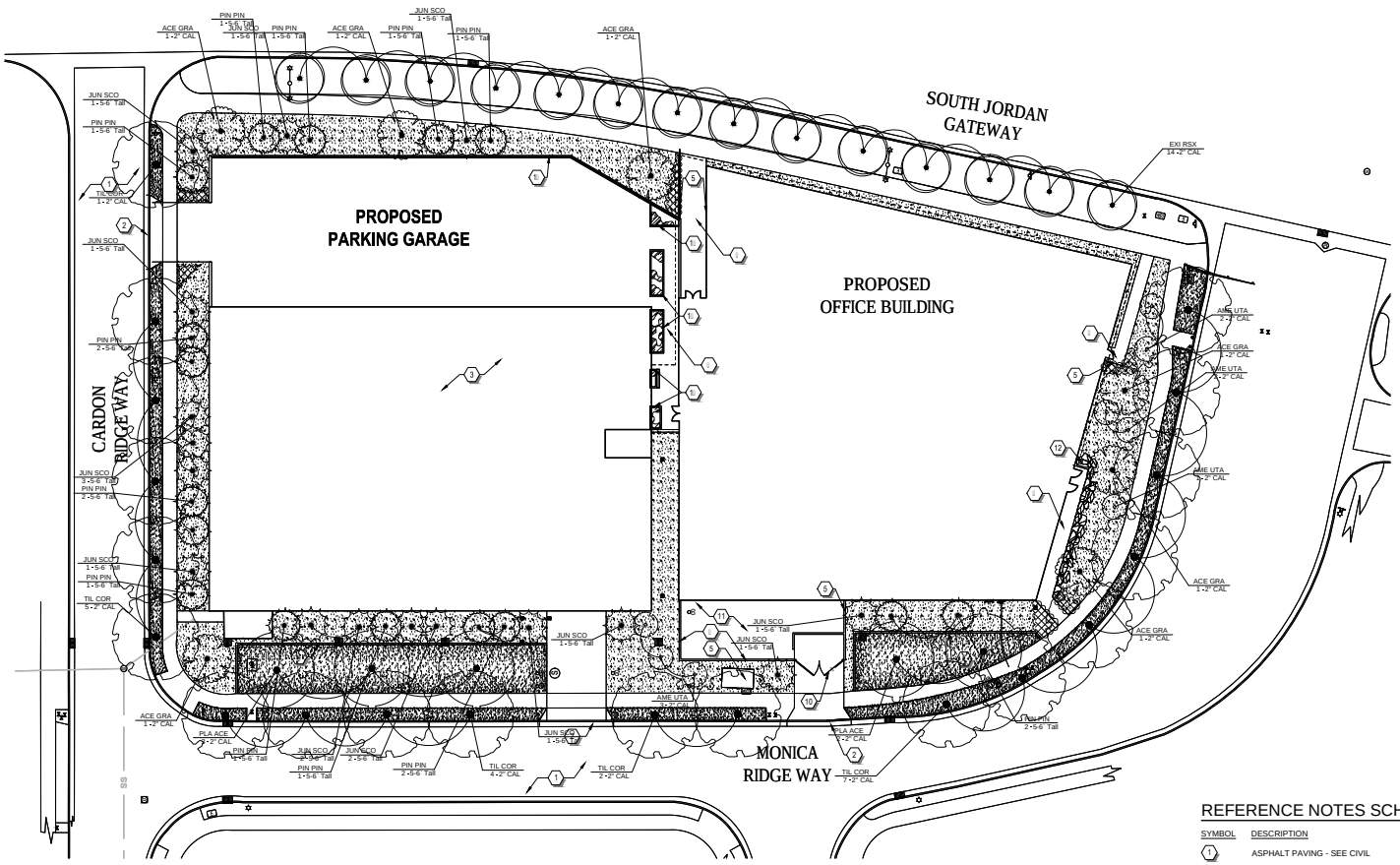
10644 SOUTH JORDAN GATEWAY
SOUTH JORDAN, UTAH



SITE PLAN

PROJECT NUMBER: 8743
PRINT DATE: 3/13/19
DRAWN BY: B. ABEL
CHECKED BY: J. FORD
PROJECT MANAGER: J. FORD

C-100



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL
1	ASPHALT PAVING - SEE CIVIL	
2	CONCRETE CURB AND GUTTER - SEE CIVIL	
3	CONCRETE PAVING - SEE CIVIL	
4	CONCRETE MOWSTRIP	B4/AS501
5	EXISTING TRANSFORMER	
6	ROCK MULCH - 2.5" DIA. APACHE BROWN COLOR	
7	CMU SCREEN WALL	B1/AS501
10	STEEL GATE	D3/AS501
11	ENCLOSURE YARD	D1/AS501
12	BOULDER WALL - SEE CIVIL	
1	6" CONCRETE RAISED PLANTER	B5/AS501

OVERALL LANDSCAPE PLAN

0 10 20 40

SCALE: 1" = 20'-0"

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MHTN ARCHITECTS
MHTN Ar
400 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6700
Telefax (801) 595-6717
www.mhtn.com

S·M·R·T·L

GARDNER BATT

SMRTL CORE & SHELL

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SOUTH JORDAN, UTAH 84095

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STATE OF UTAH
BRANDON C. BOLDERO
10081140301
PROFESSIONAL LANDSCAPE ARCHITECT

MHTN PROJECT NO. 2018577

Original drawing is 36 x 24. Do not work contents of this drawing.

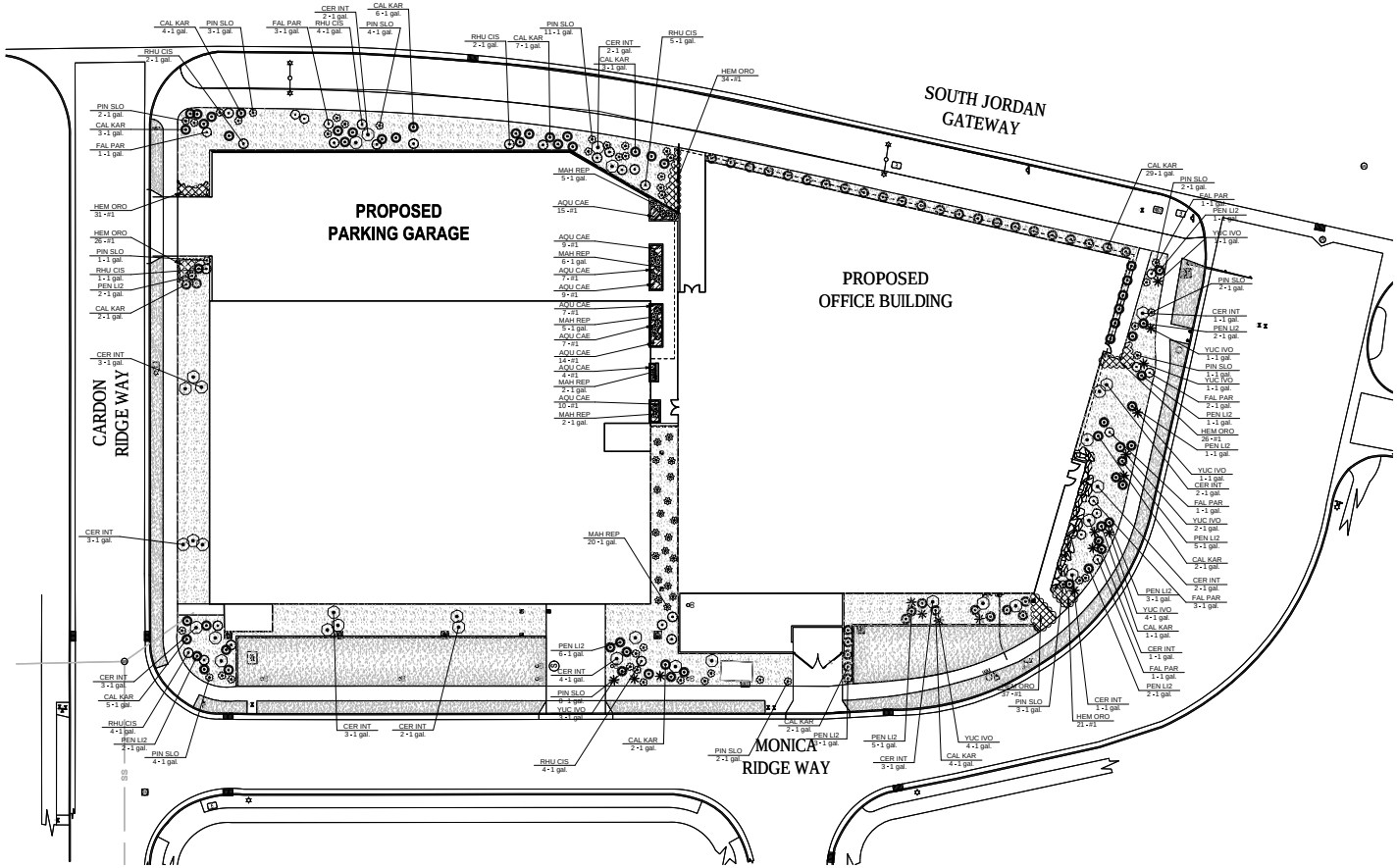
REVISIONS
CONTRACTOR TO VERIFY DRAWINGS IN FIELD AND REFLECT ANY REVISION DATE.

NO.	DATE	DESCRIPTION

ISSUE
PERMIT SET
1 MARCH 2019

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
LP100



OVERALL LANDSCAPE PLAN

0 10 20 40

SCALE: 1" = 20'-0"

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MHTN Ar
400 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6700
Telefax (801) 595-6717
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STATE OF UTAH
BANDNER C. BATT
LICENSED LANDSCAPE ARCHITECT
6511-6301
EXPIRES 31-1-19

MHTN PROJECT NO. 2018577

Original drawing is 36 x 24. Do not scale contents of this drawing.

REVISIONS
CONTRACTOR TO VERIFY DRAWINGS IN FIELD AND REFLECT ANY REVISION DATE.

NO.	DATE	DESCRIPTION

ISSUE
PERMIT SET
1 MARCH 2019

SHEET NAME
LANDSCAPE PLAN

SHEET NUMBER
LP101

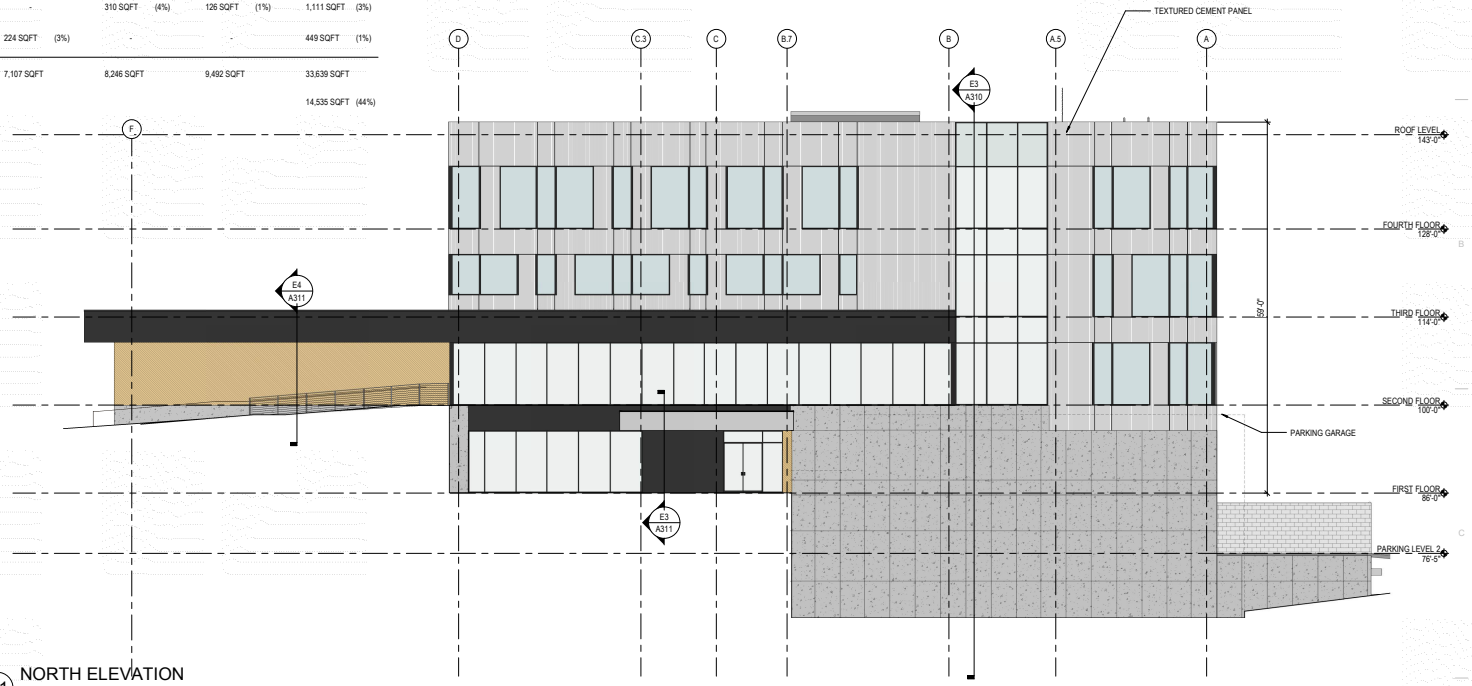
LEGEND - EXTERIOR ELEVATION

MATERIAL	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL
ARCHITECTURAL CONCRETE	1,532 SQFT (17%)	787 SQFT (11%)	271 SQFT (3%)	833 SQFT (9%)	3,423 SQFT (10%)
GLAZING	2,986 SQFT (34%)	3,105 SQFT (44%)	3,634 SQFT (44%)	4,810 SQFT (51%)	14,535 SQFT (44%)
TEXTURED CEMENT PANEL	2,352 SQFT (27%)	2,578 SQFT (36%)	3,074 SQFT (37%)	3,679 SQFT (38%)	11,683 SQFT (35%)
METAL PANEL	1,024 SQFT (12%)	413 SQFT (6%)	957 SQFT (12%)	44 SQFT (0%)	2,438 SQFT (7%)
FAUX WOOD	675 SQFT (8%)	-	310 SQFT (4%)	126 SQFT (1%)	1,111 SQFT (3%)
SPANDREL	225 SQFT (2%)	224 SQFT (3%)	-	-	449 SQFT (1%)
TOTAL	8,794 SQFT	7,107 SQFT	8,246 SQFT	9,492 SQFT	33,639 SQFT
TOTAL GLAZING (PRIMARY MATERIAL)					14,535 SQFT (44%)

EXTERIOR ELEVATIONS GENERAL NOTES

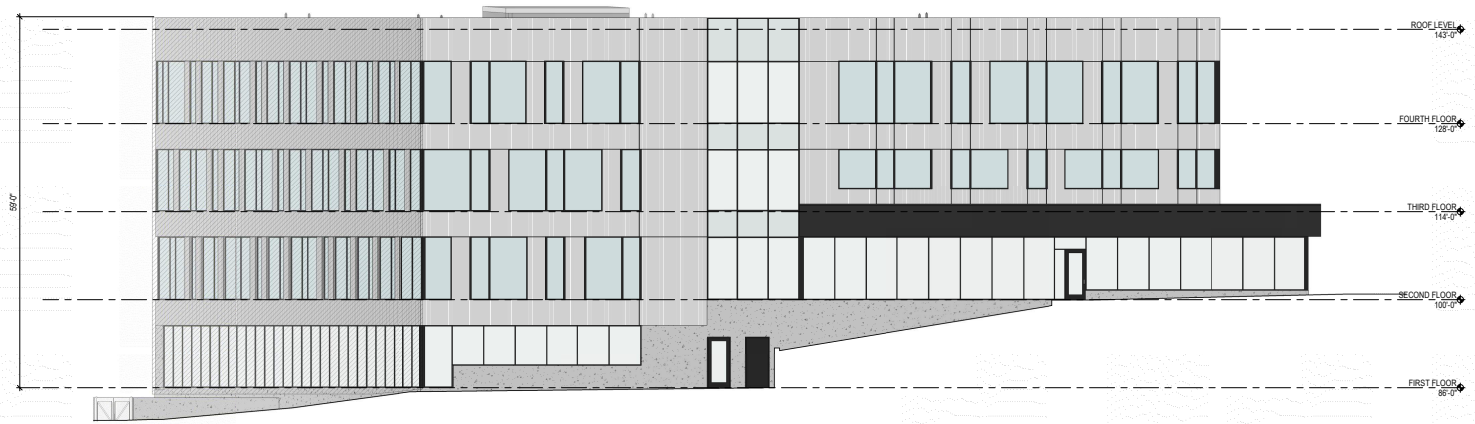
Exterior Finishes: Provide exterior finishes, continuous until a transition is indicated. Provide on all similar elements, and on surfaces not shown in elevation such as back sides of piers, columns and other surfaces that may not be visible in the elevation view.

Lighting: Coordinate wall and soffit mounted lighting locations with Electrical drawings and with the Architect prior to rough-in.



D1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"



E1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

MHTN
ARCHITECTS
MHTN Architects, Inc.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-8700
Telefax (801) 595-8717
www.mhtn.com

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SEAL:

STATE OF UTAH
ROBERTO G. PINON
6480267-0301
3/1/2019
LICENSED ARCHITECT

MHTN PROJECT NO. 2018577

Original drawing is 30 x 42. Do not scale contents of this drawing.

REVISIONS:
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NO.	DATE	DESCRIPTION

ISSUE:
PERMIT SET
MARCH 1, 2019

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A200

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EXTERIOR ELEVATIONS GENERAL NOTES

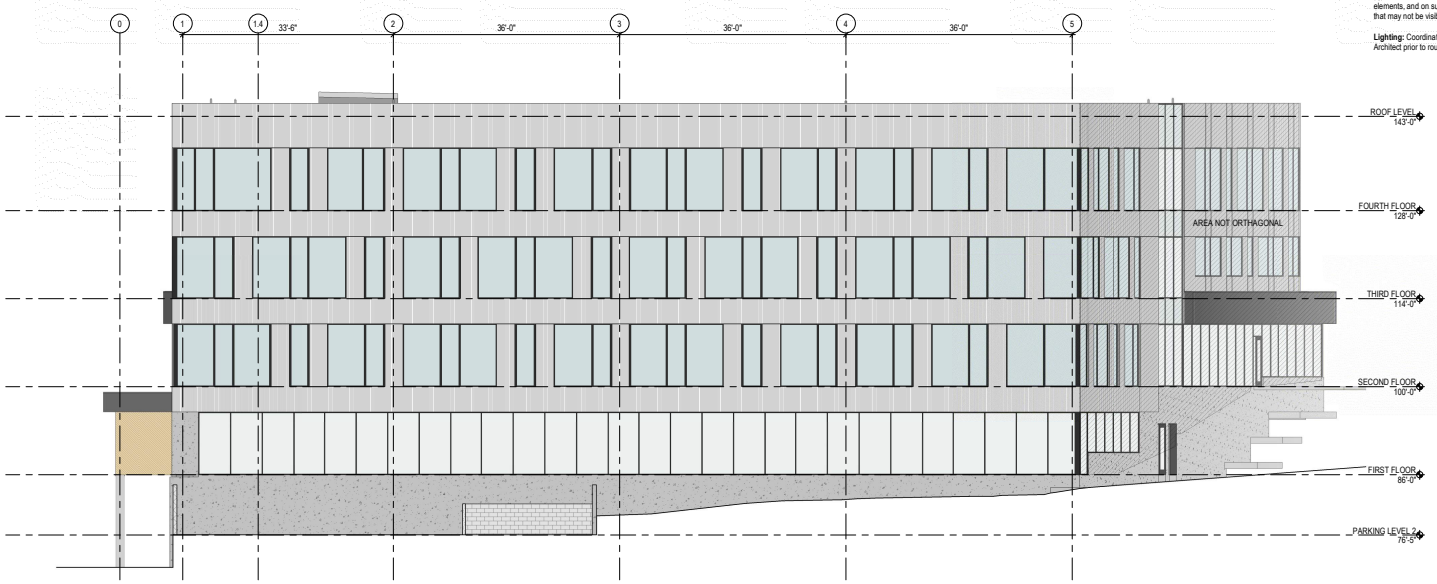
Exterior Finishes: Provide exterior finishes, continuous until a transition is indicated. Provide on all similar elements, and on surfaces not shown in elevation such as back sides of piers, columns and other surfaces that may not be visible in the elevation view.

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LEGEND - EXTERIOR ELEVATION

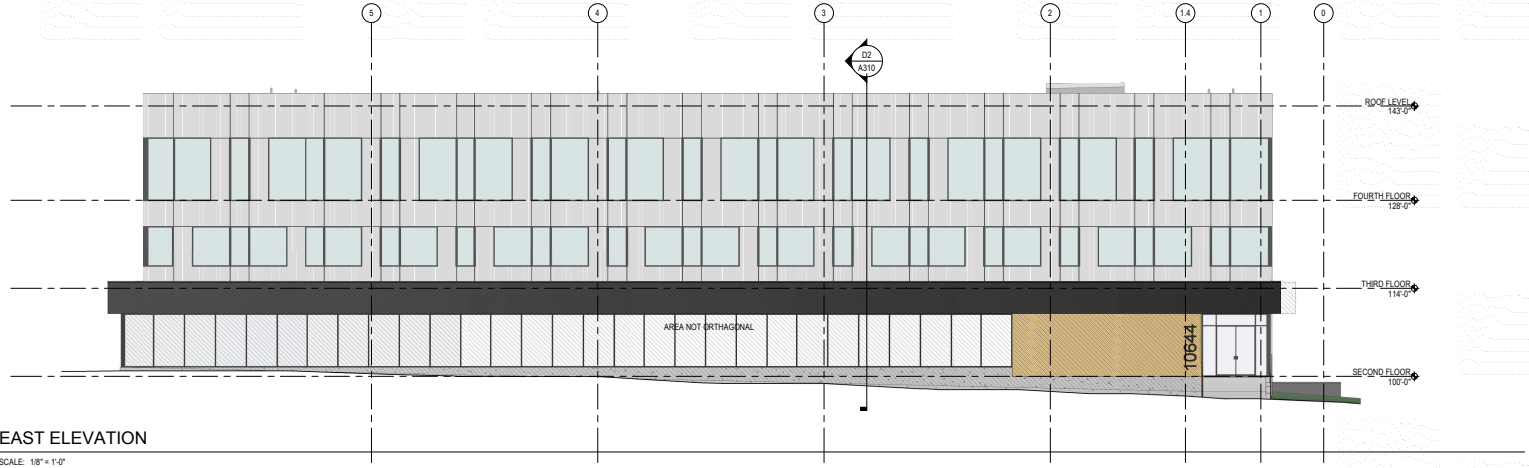
MATERIAL

- ARCHITECTURAL CONCRETE
- GLAZING
- TEXTURED CEMENT PANEL
- METAL PANEL
- FAUX WOOD
- SPANDREL



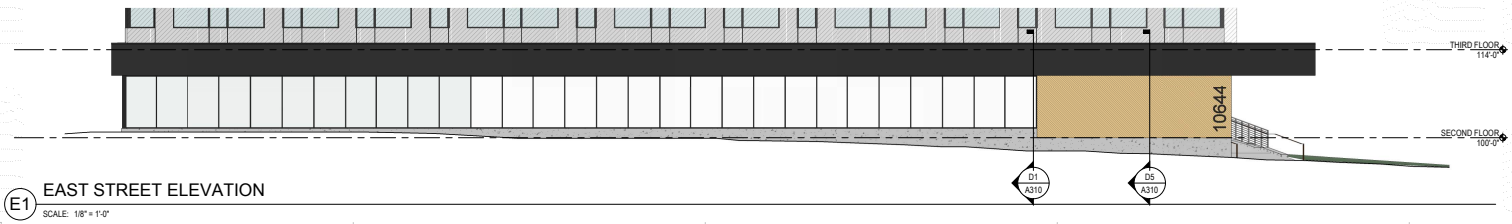
C1 WEST ELEVATION

SCALE: 1/8" = 1'-0"



D1 EAST ELEVATION

SCALE: 1/8" = 1'-0"



E1 EAST STREET ELEVATION

SCALE: 1/8" = 1'-0"

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MHTN Architects, Inc.
420 East South Temple
Suite 100
Salt Lake City, Utah 84111
Telephone (801) 595-6700
Telefax (801) 595-6717
www.mhtn.com

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ROBERTO G. PINON
6480267-0301
3/1/2019
LICENSED ARCHITECT

MHTN PROJECT NO. 2018577

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REVISIONS:
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NO.	DATE	DESCRIPTION

ISSUE:
PERMIT SET
MARCH 1, 2019

SHEET NAME:
EXTERIOR ELEVATIONS

SHEET NUMBER:
A201

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/9/2019

Issue:	ACCESSORY BUILDING **CONDITIONAL USE PERMIT**
Address:	528 W Miller Hollow Cove
File No.:	PLCUP201900265
Applicant:	Tony Passey
Submitted By:	Brad Sanderson, Planner III

Staff Recommendation (Motion Ready): I move that the Planning Commission **Approve** File No. **PLCUP201900265** allowing the proposed accessory structure to have an average wall height that exceeds 16 feet as proposed, and a second-floor window, each within 20 feet of a property line as shown on the submitted plans and subject to the following conditions:

1. that Applicant receive approval of his variance application to allow the structure to be less than the required side setback OR that the Applicant modify the plans and build the structure to conform to all required setbacks; and
2. that the second-floor window on the east building elevation be fixed (i.e. cannot be opened) and made of obscuring glass as approved by City Planning Staff (i.e. distorted or opaque)

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Furthermore, under City Code § 17.18.050.I:

1. A conditional use may be commenced and operated only upon:

   a. Compliance with all conditions of an applicable conditional use permit;
   b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
   c. Compliance with all applicable local, state, and federal laws.

2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.

3. No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification

shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

BACKGROUND:

The subject property is approximately .56 acres in size and currently has a two-story traditional brick and stucco style house. All of the neighboring homes are a similar style with a mix of one and two-story homes.

The Applicant is proposing to construct a 23-foot–tall, 1,940 square-foot accessory structure that is near the rear (northwest) portion of the Applicant's property located at 528 W Miller Hollow Cove. The main floor of the structure is 1,056 square feet with a 276 square foot partial basement and a 608 square foot second-floor bonus room. The proposal does not include plans for an accessory living unit.

The plans for the accessory structure show that it will be approximately 12 feet from the north property line and only six feet from the east property line. The Applicant is seeking approval a conditional use permit (CUP) because the structure is less than 20 feet from the neighboring property line, and the north wall of the has an average wall height that exceeds 16 feet and will have a second-floor window on east side of the building.

According to the City Code:

> c. Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit:
>
> (1) Openings (e.g., windows and doors) that are visible from the property line shall not be located in an exterior wall when the floor height exceeds four feet (4') above grade.
>
> (2) The average wall height shall not exceed sixteen feet (16') above grade."
>
> City Code § 17.40.020.I.3.c**.**

The Planning Commission may approve a CUP for an accessory building according to the following standards:

> e. Applications for a conditional use permit under subsections I.3.a., I.3.b. and I.3.c. of this section shall demonstrate that the proposed accessory building is consistent with the character of the surrounding area, which analysis includes, but is not limited to, consideration of nearby structures and uses and applicable declarations of conditions, covenants and restrictions ("CC&Rs"). . . .
>
> City Code § 17.40.020.I.3.e.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The applicant has submitted a separate variance application that is currently under review that, if approved, would allow the structure to have a smaller setback than is required by City Code. The Appeals and Hearing Officer will review and make a decision on the application at a later date.
- Although the proposed structure has second-floor windows on three sides, only the windows on the east side of the building are within 20 feet of the property line are therefore require CUP approval.
- City Code limits the maximum building height of any accessory detached structure to no more than 25 feet tall. (City Code § 17.40.020.I.3.a.)
- One purpose of requiring a CUP for structures that propose second story windows within 20 feet of a property line is to ensure some level of privacy for neighboring properties. City Staff is recommending the second floor window be a fixed (non-opening) window with opaque glass.
- Staff is unaware of CC&R's that would further restrict the proposal.

Conclusion**s**: based on the findings listed above, Staff concludes that:

- If a variance is granted or the structure is moved to comply with setbacks that it will be consistent with all other City Code requirements and is comparable in height and character to other structures in the area.
- Staff does not find that the proposed wall height would cause a detrimental effect that would warrant mitigating condition.
- Staff does find that the second-floor east window may cause a detrimental effect on the privacy for neighboring property and warrants the reasonable condition that the window be fixed and be made of obscuring glass.

Recommendation:

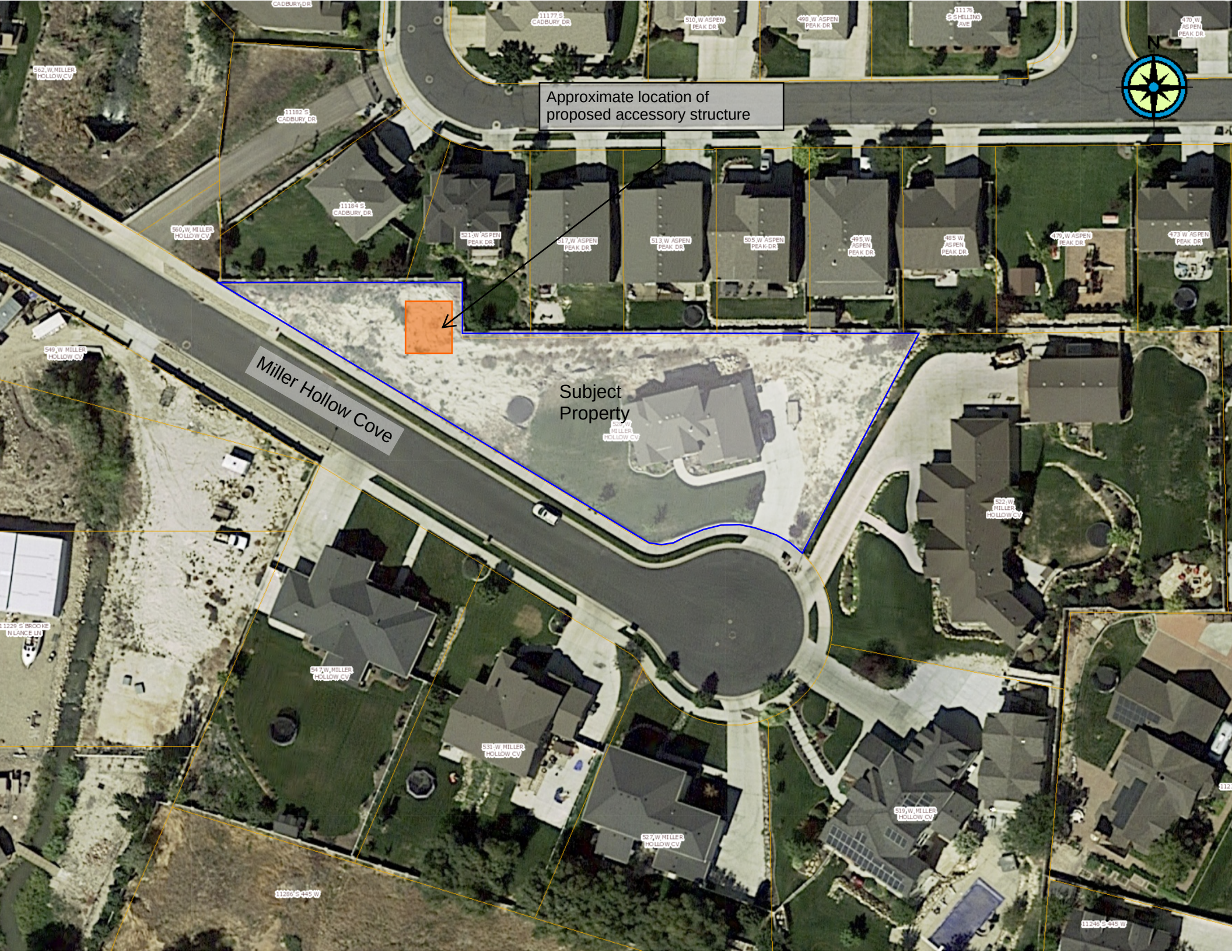
Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit Application, File No. PLCUP201900265, allowing the north wall of the accessory structure to exceed an average wall height of 16 feet as proposed and a second floor window on the east side of the structure, subject to the conditions listed, unless during the hearing facts are presented which contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

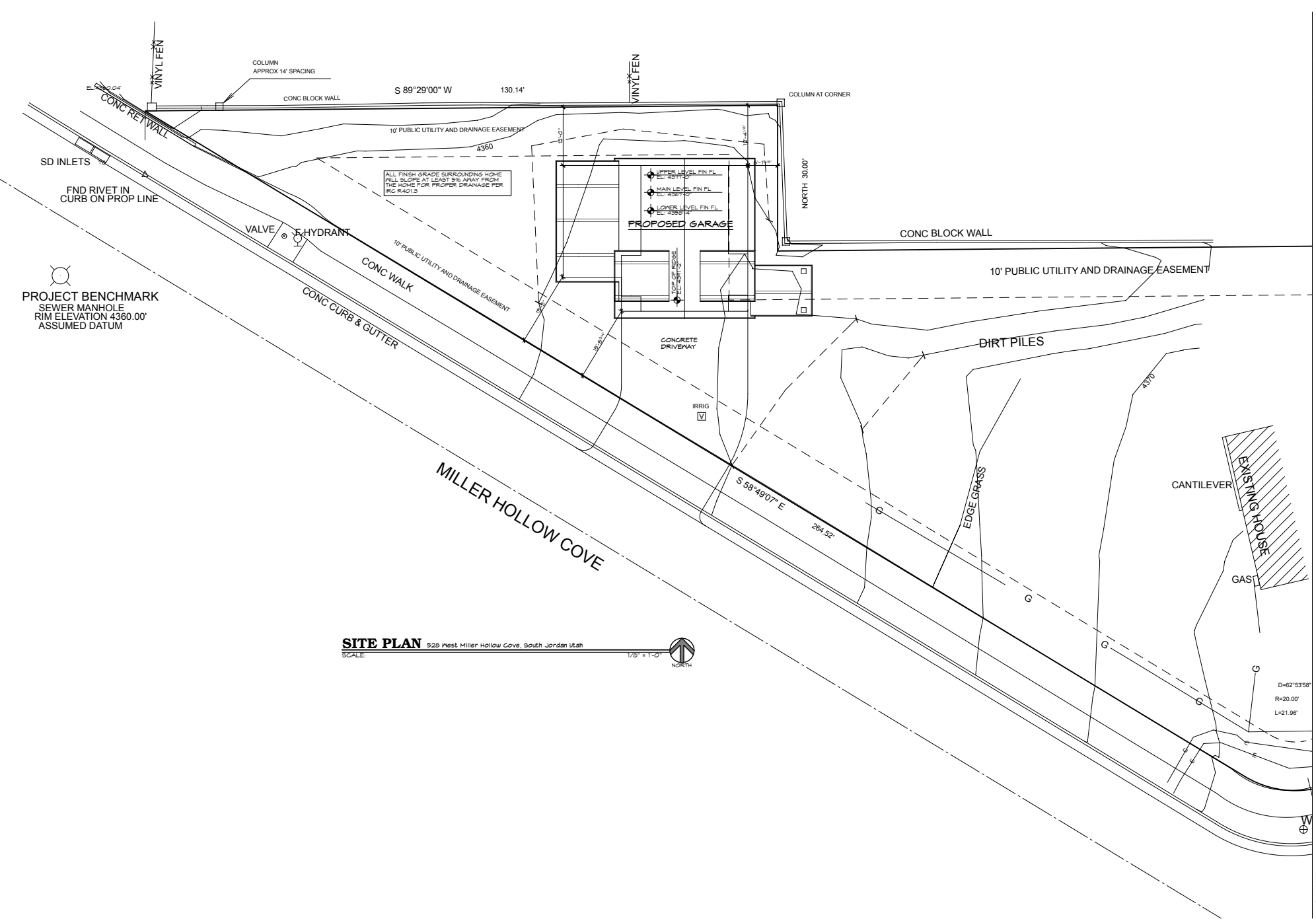
ALTERNATIVES:

- Deny the Conditional Use Permit
- Make or modify the conditions for approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

- Location Map
- Site Plan & Elevations


Approximate location of proposed accessory structure
Miller Hollow Cove
Subject Property
N



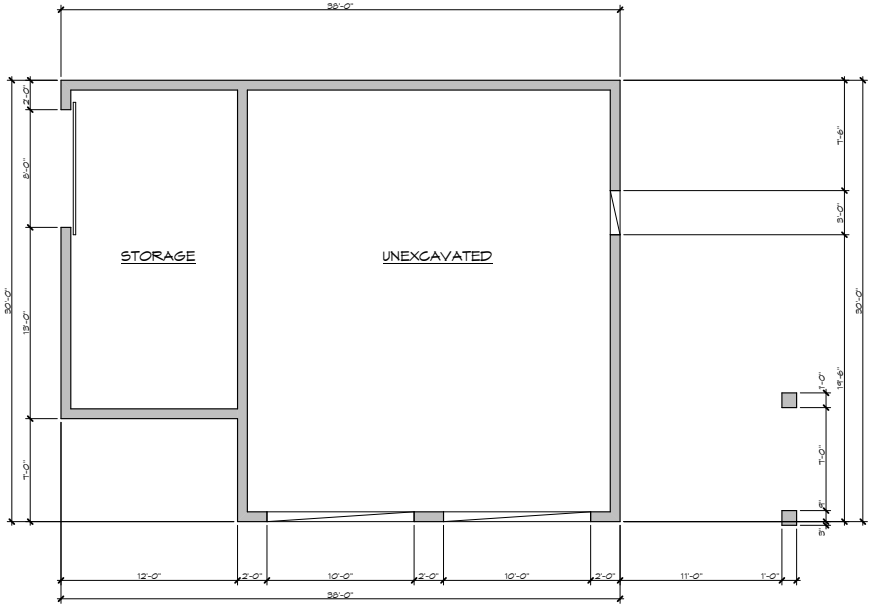
DRAWN BY: R/W
PROJECT ENG: D.L.W
DATE: 08-16-18
REV:

HIGHLAND GROUP

Passey Garage

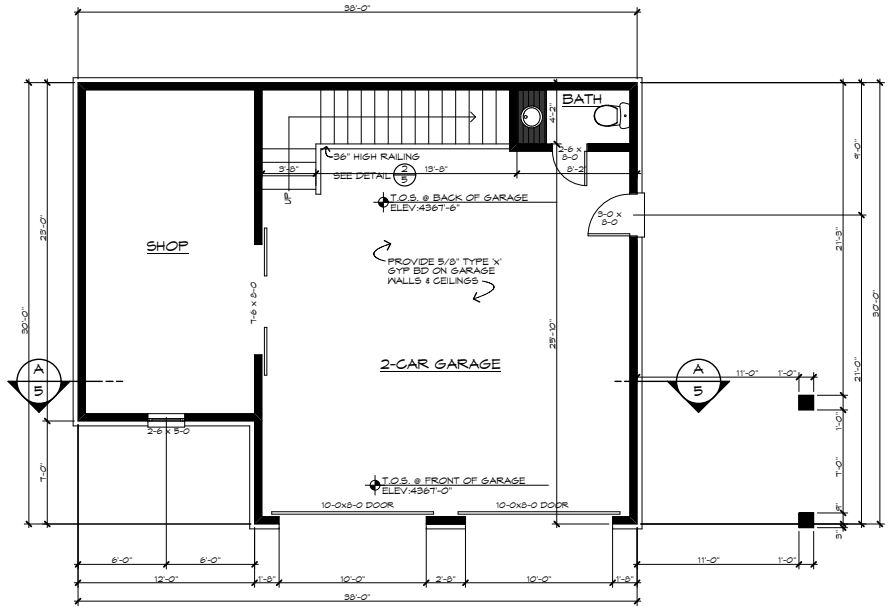
1471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84121 (801) 277-4433

SHEET 1 SITE PLAN



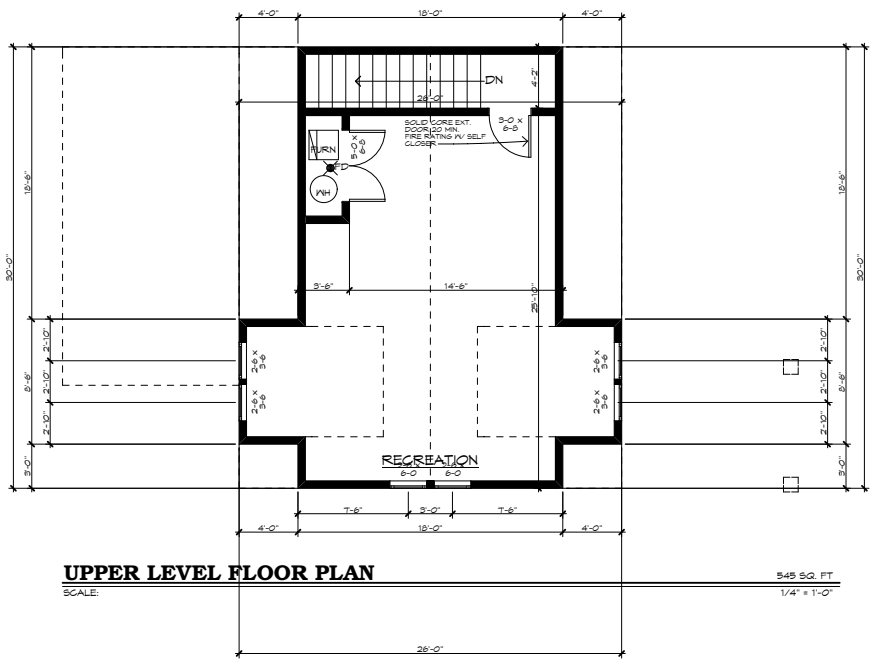
LOWER LEVEL FLOOR PLAN — 245 SQ. FT

SCALE: 1/4" = 1'-0"



GARAGE FLOOR PLAN — 1,056 SQ. FT

SCALE: 1/4" = 1'-0"



UPPER LEVEL FLOOR PLAN — 545 SQ. FT

SCALE: 1/4" = 1'-0"

SHEET 3

Passey Garage

HIGHLAND GROUP

FLOOR PLANS

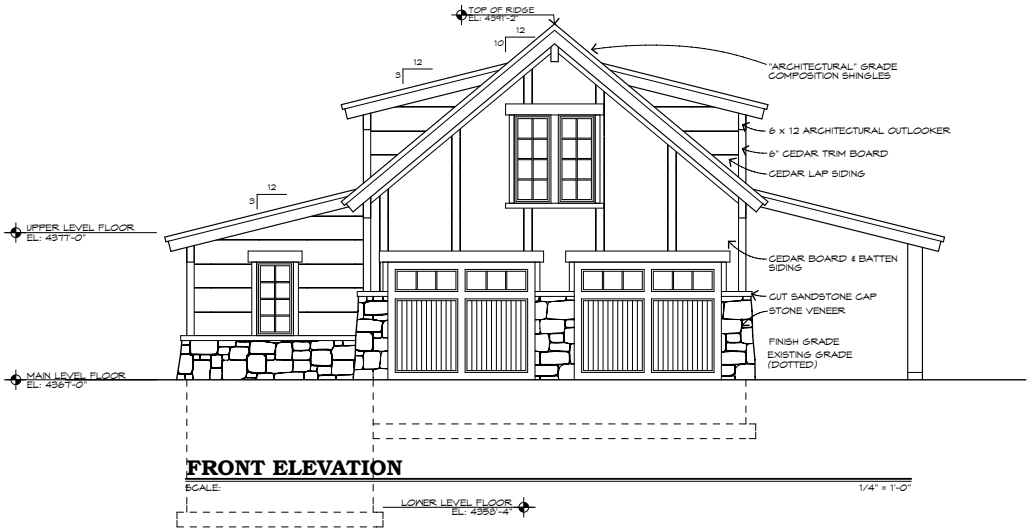
1471 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84121 (801) 277-4433

DRAWN BY: RW

PROJECT ENG: DLW

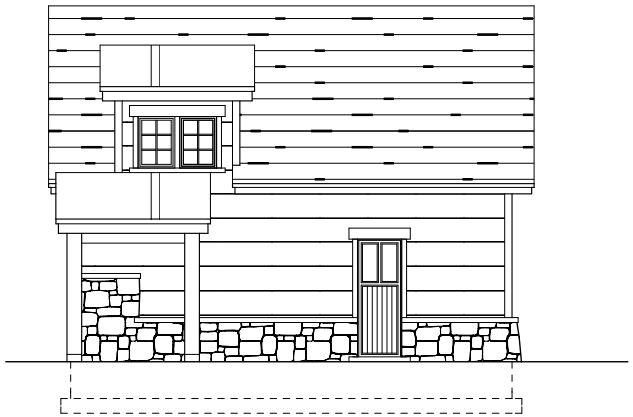
DATE: 08-16-18

REV:



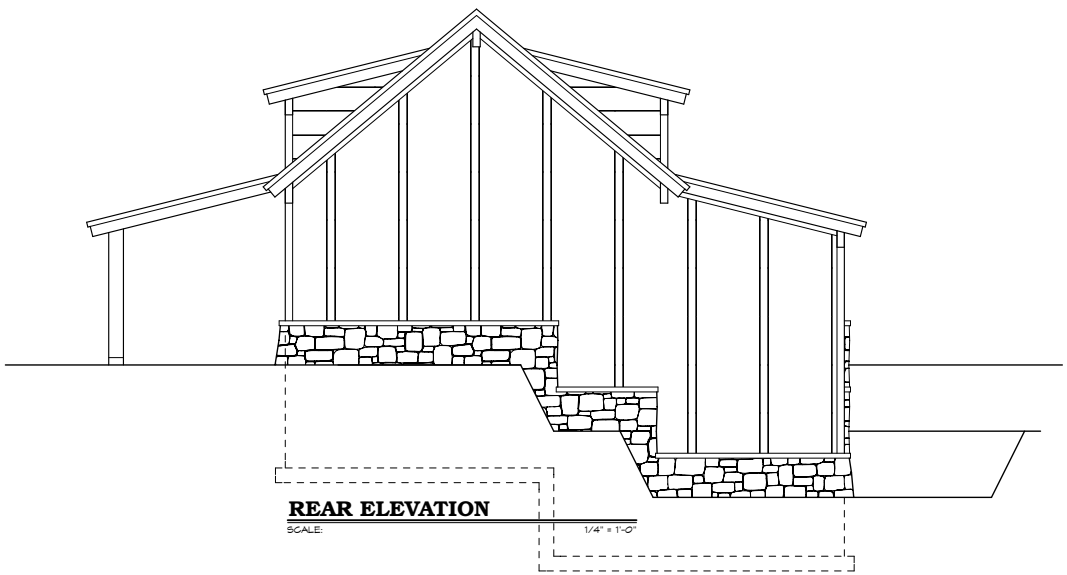
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



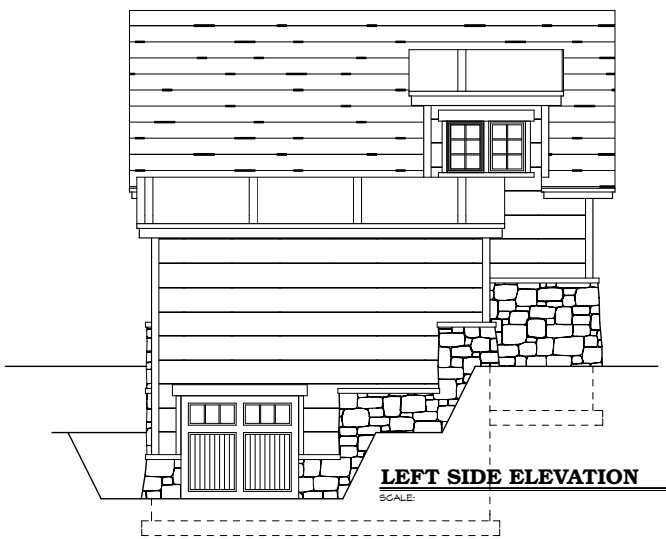
RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

DRAWN BY: RW
PROJECT ENG: DLW
DATE: 08-16-18
REV:

HIGHLAND GROUP

1171 SOUTH HIGHLAND DRIVE SALT LAKE CITY, UTAH 84121 (801) 277-4433

Passey Garage

ELEVATIONS

SHEET 4

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/9/2019

Application: **ACCESSORY LIVING UNIT**

Address: **3919 W. Leicester Bay**
File No: **PLALU201900241**
Applicant: **Joshua Cobabe**

Submitted By: **Drew McDonald, Planning Intern**

Staff Recommendation (Motion Ready):

Approve file no. **PLALU201900241** for an accessory living unit within a proposed addition to the main home, located at 3919 W. Leicester Bay

STANDARDS OF APPROVAL:

The Planning Commission may approve guesthouse ALUs that affect the lot if the proposed structure is "designed so that the appearance of the lot, building structure, and landscaping retain the character of a single-family neighborhood," and is "constructed to be compatible with the exterior of the primary dwelling (i.e., exterior materials, colors, roof pitch, etc.)."
City Code § 17.130.030.020.C.1.a & b.

Additionally, "[t]he planning commission may impose other appropriate requirements, more stringent than those requirements contained [in the ALU Floating Zone] if deemed necessary to ensure the public health, safety, and welfare."
City Code § 17.130.030.020.C.1.c.

BACKGROUND:

Joshua Cobabe owns a .52 acre property at 3919 W. Leicester Bay. The home is 3,937 square feet in size and is situated at the end of 10 lot cul-de-sac. The Applicant is proposing a 1,500 square foot addition and the Accessory Living Unit will be located therein. Although the home currently has full brick on all exterior sides, the exterior finish of the addition will be all stucco. However, the majority of the addition will be located completely behind the rear façade of the home. Furthermore, the addition is proposed at fifteen (15) feet tall, which is lower than the height of the home, which is roughly 15.8'. On-site parking required for the ALU has been provided.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Accessory Living Units are allowed in the R-1.8 Zone.
- Accessory Living Units are required to be taken to Planning Commission when the exterior of the home is being modified. (See Section 17.130.030.020 C.)

- The Applicant has provided a signed and notarized letter indicating their understanding of the City's code pertaining to having an accessory living unit and their agreement to abide by them.
- The square footage is less than 1,500 square feet and has fewer than three (3) bedrooms. (See City Code § 17.130.030.020 A.2.b.)
- The addition to the exterior of the home meets all setback requirements as listed within R-1.8 Zone.
- The proposed addition and ALU use will be located behind the existing home, which is within the least conspicuous location on the property, as viewed from the street.
- An off-street parking space will be available on the property.

Conclusion:
The ALU addition meets all requirements set forth by City Zoning regulations.

Recommendation:
- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the accessory living unit within the proposed addition, File# PLALU201900241 generally located at 3919 W. Leicester Way, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

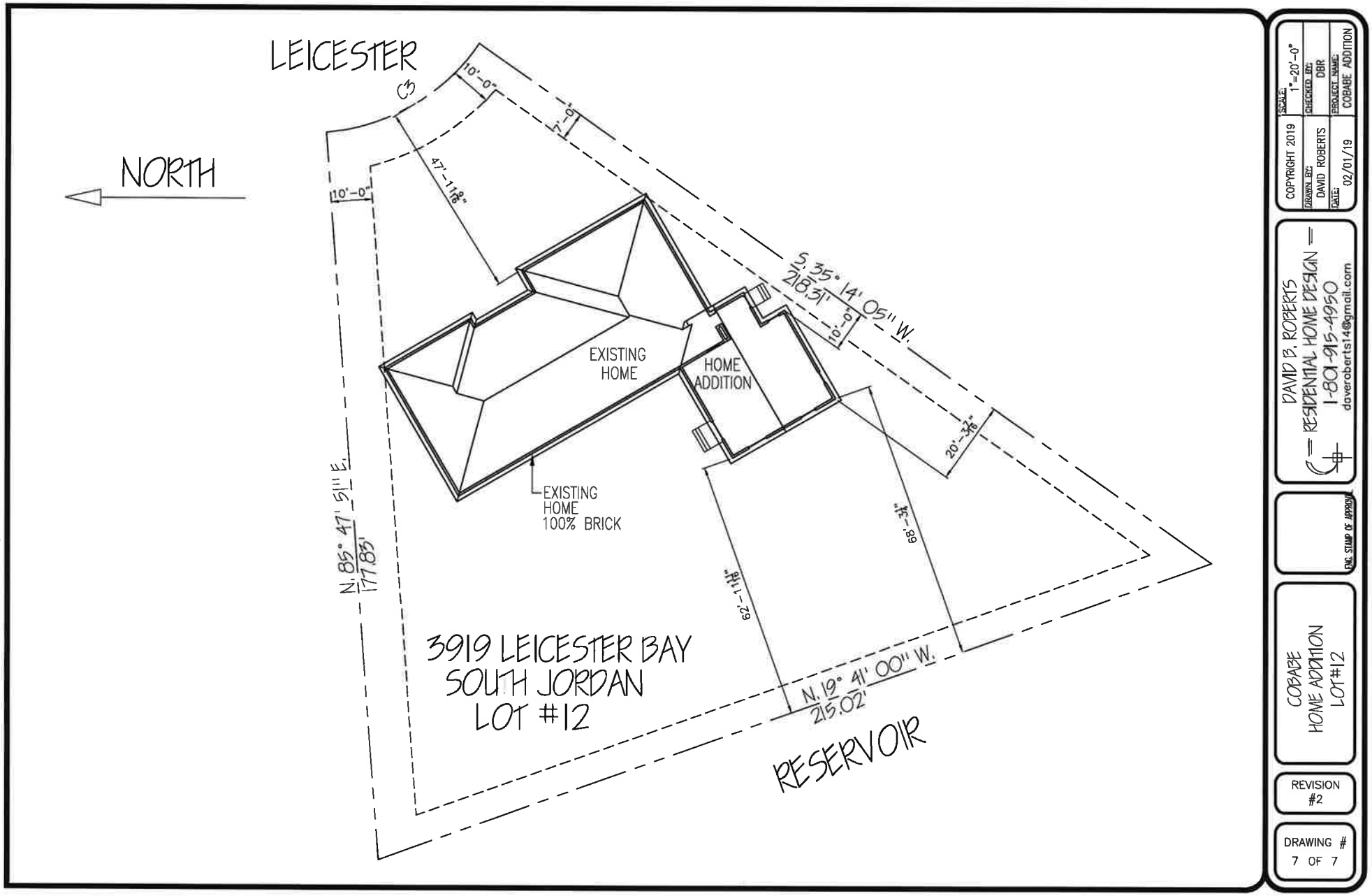
FISCAL IMPACT:
- The proposed facility will have no direct fiscal impact on the City.

ALTERNATIVES:
- Approve the ALU
- Deny the ALU
- Approve the ALU with conditions
- Schedule the decision for a later date.

SUPPORT MATERIALS:
- Aerial Map
- Site Plan
- Elevations

Drew McDonald, Planning Intern


Subject Property
Leicester Way
N
N



DAVID B. ROBERTS
RESIDENTIAL HOME DESIGN
1-801-915-4950
daverobertsl48@gmail.com

COPYRIGHT 2019

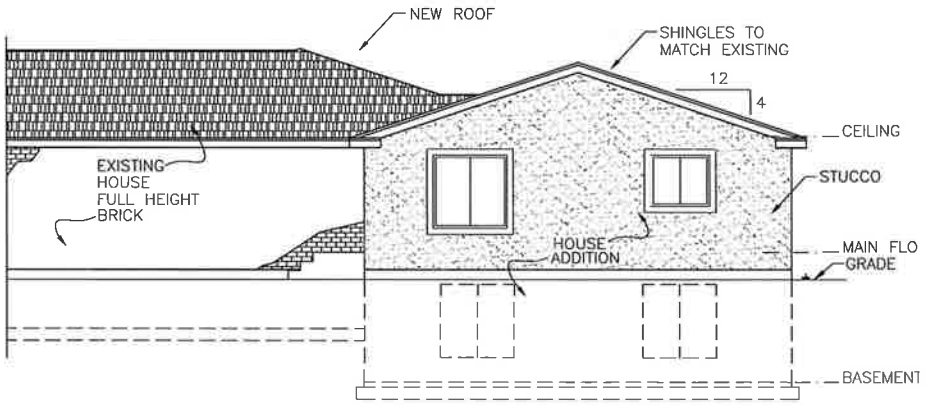
DRAWN BY: DAVID ROBERTS
DATE: 02/01/19
SCALE: 1"=20'-0"
CHECKED BY: DBR
PROJECT NAME: COBABE ADDITION

COBABE HOME ADDITION LOT#12

REVISION #2

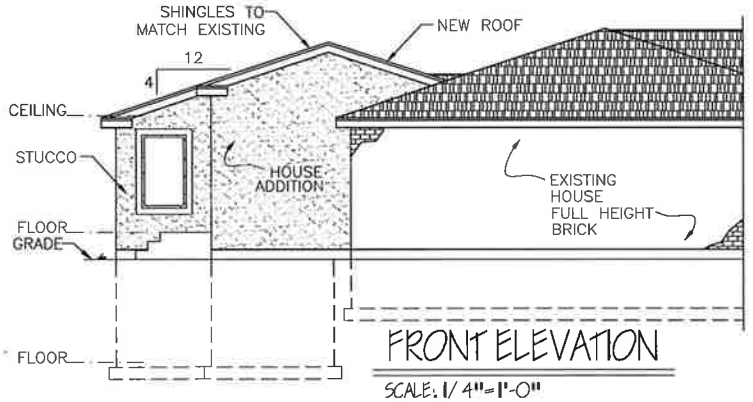
DRAWING # 7 OF 7

PLANNING STAMP OF APPROVAL



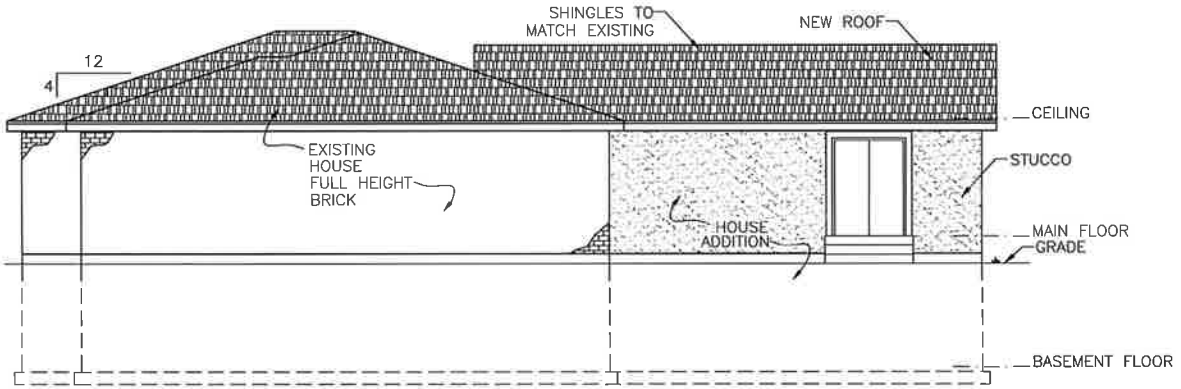
REAR ELEVATION

SCALE: 1/4"=1'-0"



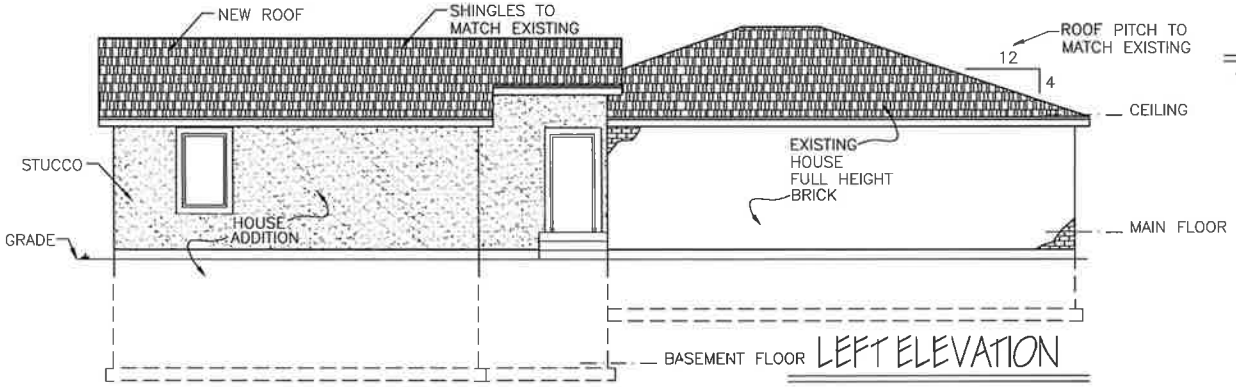
FRONT ELEVATION

SCALE: 1/4"=1'-0"



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

DAVID B. ROBERTS
RESIDENTIAL HOME DESIGN
1-801-915-4950
daveroberts14@gmail.com

ENG. STAMP OF APPROVAL

COBABE HOME ADDITION LOT #12

REVISION #2

DRAWING # 3 OF 7

COPYRIGHT 2019

SCALE: 1/4"=1'-0"
CHECKED BY: DBR
DRAWN BY: DAVID ROBERTS
PROJECT NAME: COBABE ADDITION
DATE: 02/01/19

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 04/09/2019

Issue: **PARKWAY OFFICE CONDOS AMENDED CONSOLIDATION OF A CONDOMINIUM PLAT**
Address: 912 W. Baxter Dr.
File No: PLPLA201900096
Applicant: Brad Christensen

Submitted by: Damir Drozdek, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

- **Approve** consolidation of condominium plat, File No. PLPLA201900096.

ACREAGE:	Approximately 1.7 acres
CURRENT ZONE:	C-C (Commercial - Community)
CURRENT USE:	Office building
FUTURE LAND USE PLAN:	COM (Commercial Use)
NEIGHBORING ZONES/USES:	North – R-2.5 and A-5/ Mix of agricultural and residential properties South – C-C / Baxter Dr. West – C-C / Office building East – C-C / Baxter Dr.

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

BACKGROUND:

The proposed subdivision plat amendment entails consolidation of condominium units and subdivision of land into two (2) lots. The project is located at 912 W. Baxter Dr. It is part of the Parkway Office Condominium development. The development itself consists of two office buildings and the accompanying parking and landscape space. There are 14 condominium units between the two buildings and one underlying parcel. All of the condominium units and the parcel have their own unique

parcel-id numbers. Building #1 (west building) has eight (8) condominium units while building #2 (east building) has six (6) units.

The application before us seeks to subdivide the underlying land into Parcel A and Lot 101. Parcel A is located to the west. It will include Building #1 and the accompanying parking and the landscaping elements. No changes are proposed to be made to Building #1 with this application. Building #2 will be situated on Lot 101. All of the condominium units in Building #2 will be vacated and everything, including Lot 101, will be consolidated into one property, with one identifying parcel-id number.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The proposed consolidation of Building #2 into one (1) tax-id number will allow the property to meet the requirements of the SBA (Small Business Administration) loans and funding.
- Building #1 will not be changing with this application. The intent is to do the similar thing with Building #1 in the near future for the same reasons.
- No public infrastructure will be installed or modified. No site work is proposed to be performed.

Conclusion:

- The proposed subdivision plat amendment application meets the City Code requirements.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

- No anticipated impact.

ALTERNATIVES:

- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Parkway Office Condos Amended

Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

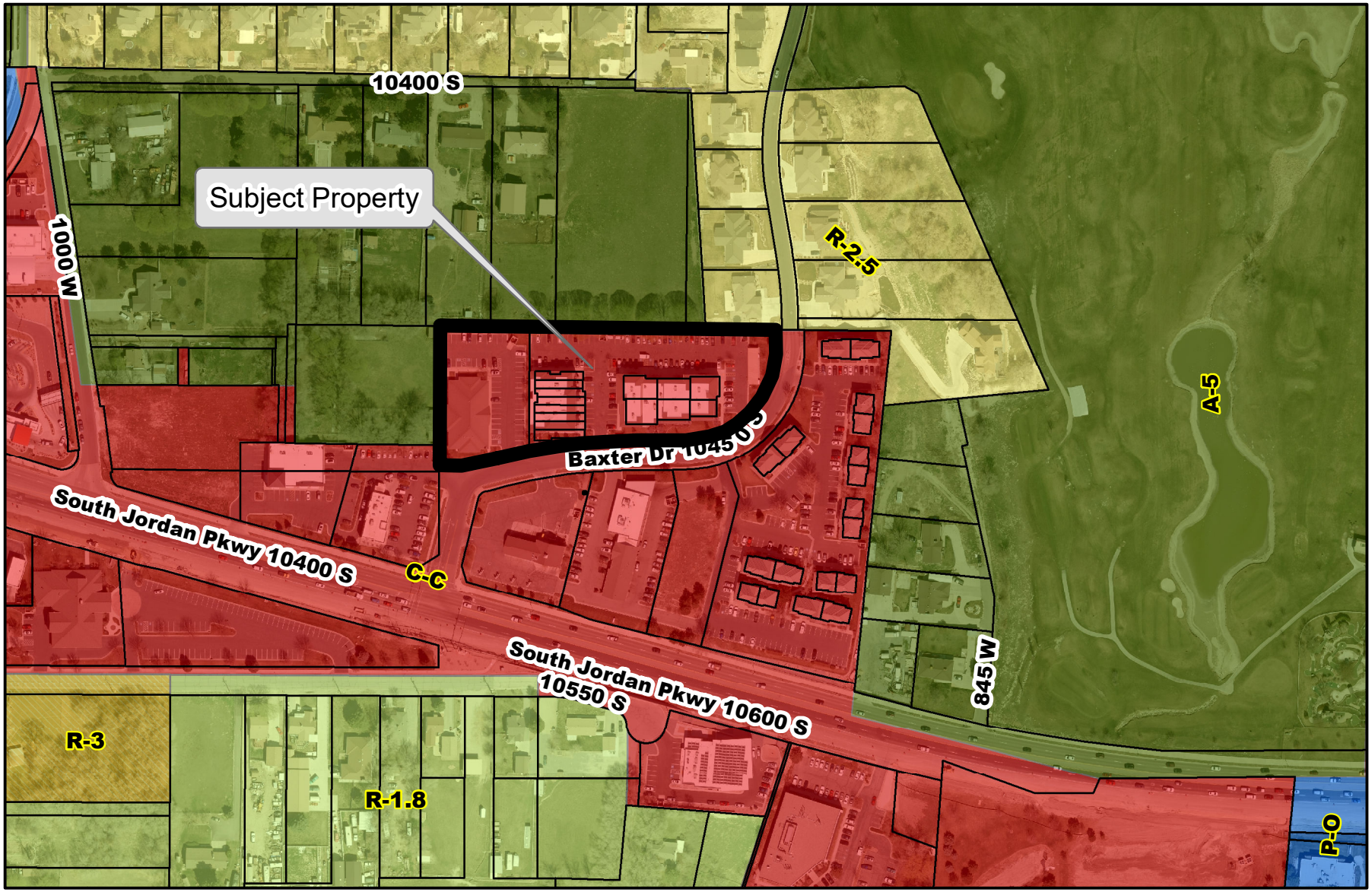
Aerial Map

City of South Jordan

0 80 160 320 480 640 Feet

Aerial Imagery
2018

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 80 160 320 480 640 Feet

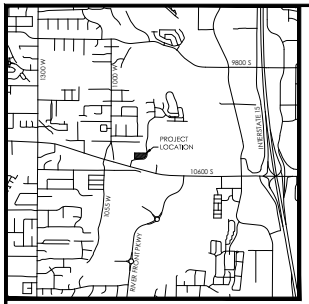
Aerial Imagery
2018

ESRI

PARKWAY OFFICE CONDOS AMENDED

(AMENDING & VACATING PARKWAY OFFICE CONDOS)

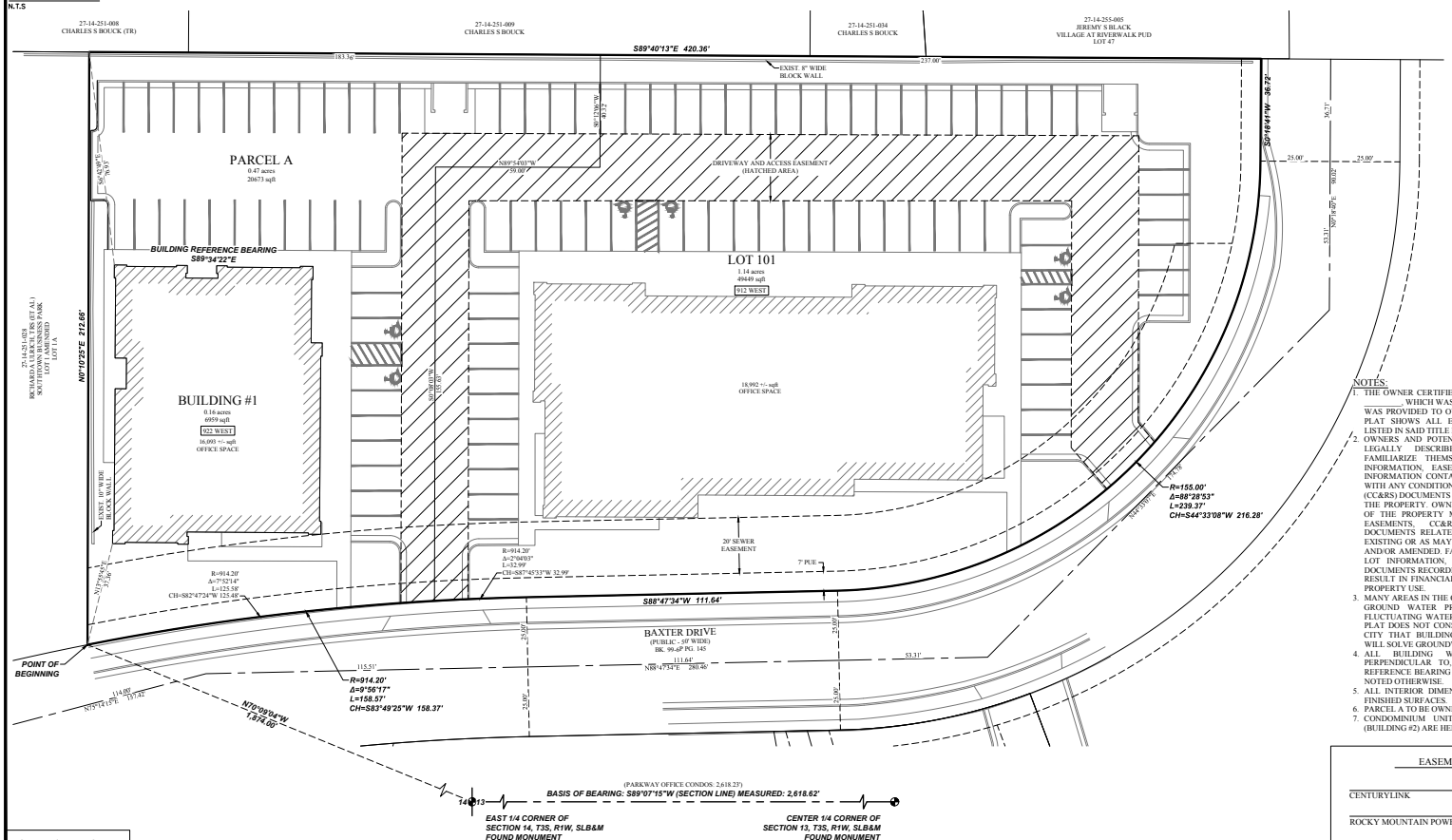
LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH



VICINITY MAP
N.T.S

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.



NOTES:

1. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED _____ WHICH WAS PREPARED BY _____ WAS PROVIDED TO OWNERS SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
2. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS AND OTHER PERTINENT INFORMATION CONTAINED WITH THIS PLAT AND ALSO WITH ANY CONDITIONS, COVENANTS AND RESTRICTIONS (CC&RS) DOCUMENTS THAT MAY BE RECORDED AGAINST THE PROPERTY. OWNERS AND POTENTIAL PURCHASERS OF THE PROPERTY MUST COMPLY WITH ALL NOTES, EASEMENTS, CC&RS, AND OTHER RECORDED DOCUMENTS RELATED TO THIS PLAT, AS CURRENTLY EXISTING OR AS MAY FROM TIME TO TIME BE CHANGED AND/OR AMENDED. FAILURE TO ADHERE TO THE NOTES, LOT INFORMATION, EASEMENTS, CC&R'S, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COULD RESULT IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.
3. MANY AREAS IN THE CITY OF SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO A HIGH OR FLUCTUATING WATER TABLE. CITY APPROVAL OF THIS PLAT DOES NOT CONSTITUTE REPRESENTATION BY THE CITY THAT BUILDING AT ANY SPECIFIED ELEVATION WILL SOLVE GROUNDWATER PROBLEMS, IF ANY.
4. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT A 45° ANGLE TO THE REFERENCE BEARING SHOWN ON THE BUILDING UNLESS NOTED OTHERWISE.
5. ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.
6. PARCEL A TO BE OWNED BY THE OWNER OF BUILDING #1.
7. CONDOMINIUM UNITS WITHIN 912 WEST BUILDING (BUILDING #2) ARE HEREBY VACATED.

EASEMENT APPROVAL

CENTURYLINK	DATE
ROCKY MOUNTAIN POWER	DATE
DOMINION ENERGY	DATE
COMCAST CABLE CO.	DATE

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 10516507, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS ACT OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS MAP AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THE REFERENCE MARKERS SHOWN ON THIS RECORD OF SURVEY MAP ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO READILY RETRACE OR RE-ESTABLISH THIS SURVEY, THAT THE INFORMATION SHOWN HEREON IS SUFFICIENT TO ESTABLISH ACCURATELY THE HORIZONTAL AND VERTICAL BOUNDARIES OF THE BUILDING AND UNITS LOCATED WITHIN SAID BUILDING ON THE TRACT OF LAND HEREON DESCRIBED, AND THAT THIS SURVEY IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF TITLE 57, CHAPTER 8, SECTION 13(1), CONDOMINIUM OWNERSHIP ACT OF UTAH.

_____ _____
SPENCER W. LLEWELYN DATE
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

BOUNDARY DESCRIPTION

All of PARKWAY OFFICE CONDOS, according to the Official Plat thereof on file in the Office of the Salt Lake County Recorder as Entry No. 10597295 in Book No. 2009P on Page No. 7, more particularly described as follows:

Beginning at a point on the northerly right-of-way line of Baxter Drive, said point being North 70°09'04" West 1874.00 feet from the East Quarter Corner of Section 14, Township 3 South, Range 1 West, Salt Lake Base and Meridian, and running thence North 0°10'25" East 212.66 feet; thence South 89°40'13" East 420.36 feet to the west line of said Baxter Drive; thence South 0°18'41" West 36.72 feet along the west line of Baxter Drive; thence Southwesterly 239.37 feet along the arc of a 155.00 foot radius curve to right, (center bears North 89°41'19" West and the long chord bears South 44°33'08" West 216.28 feet with a central angle of 88°28'53") along the west line to the north line of said Baxter Drive; thence South 88°47'34" West 111.64 feet along the north line of said Baxter Drive; thence Southwesterly 158.57 feet along the arc of a 914.20 foot radius curve to left, (center bears South 1°12'26" East and the long chord bears South 83°49'25" West 158.37 feet with a central angle of 9°56'17"), along the north line of said Baxter Drive to the point of beginning.

Contains: 77,082 square feet or 1.77 acres and 9 units.

OWNER'S CERTIFICATE, CONSENT TO RECORD, CONVEYANCE OF UTILITY EASEMENTS AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, DO HEREBY:

1. CERTIFY THAT WE ARE THE SOLE OWNERS OF FEE SIMPLE TITLE TO THE LAND SHOWN ON THIS RECORD OF SURVEY MAP, AND THAT WE HAVE CAUSED A SURVEY OF THIS LAND DESCRIBED HEREON TO BE MADE AND THIS RECORD OF SURVEY MAP TO BE PREPARED.
2. CONSENT TO THE RECORDATION HEREOF WITH THE INTENTION THAT UPON SUCH RECORDATION, AND THE CONCURRENT RECORDATION OF THAT CERTAIN CONDOMINIUM DECLARATION FOR

PARKWAY OFFICE CONDOS AMENDED
(AMENDING & VACATING PARKWAY OFFICE CONDOS)

THE PROVISIONS OF THE UTAH CONDOMINIUM OWNERSHIP ACT SHALL APPLY TO THE PROPERTY DESCRIBED HEREON;

3. CONVEY UNTO THE RESPECTIVE PRIVATE UTILITY COMPANIES AND PUBLIC UTILITY AGENCIES PROVIDING THE UTILITY SERVICES IN QUESTION, THEIR SUCCESSORS AND ASSIGNS A PERPETUAL NON-EXCLUSIVE EASEMENT IN, THROUGH, ALONG AND UNDER ALL COMMON AREAS SHOWN HEREON WHICH ARE NOT COVERED BY BUILDINGS, FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN ELECTRICAL, TELEPHONE, NATURAL GAS, CABLE TELEVISION, SEWER AND WATER LINES AND APPURTENANCES THERETO SERVING THE PROJECT, TOGETHER WITH THE RIGHT TO ACCESS THERETO ALL IN ACCORDANCE WITH, AND AS MORE SPECIFICALLY SET FORTH IN THE DECLARATION OF CONDOMINIUM.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____ A.D. 20____.

_____ _____
_____ _____

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF _____

ON THE ____ DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF _____ IN SAID STATE OF UTAH, _____ WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: _____ A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN _____

COUNTY

MY COMMISSION No._____

_____
PRINTED FULL NAME OF NOTARY

SHEET 1 OF 2

PARKWAY OFFICE CONDOS AMENDED
(AMENDING & VACATING PARKWAY OFFICE CONDOS)
LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED #_____
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____

DATE:_____ TIME:_____ BOOK:_____ PAGE:_____

$_____ _____
FEE SALT LAKE COUNTY RECORDER

OWNER/DEVELOPER

PARKWAY OFFICE CONDOS LLC
10421 S JORDAN GATEWAY #630
SOUTH JORDAN, UT 84095

PLAT PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

SALT LAKE VALLEY HEALTH DEPARTMENT	SOUTH VALLEY SEWER DISTRICT	SOUTH JORDAN CITY PLANNER	SOUTH JORDAN CITY ENGINEER	OFFICE OF THE CITY ATTORNEY	SOUTH JORDAN CITY MAYOR
APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 2019.	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.	APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 20____ BY THE SOUTH JORDAN CITY PLANNER.	I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE.	APPROVED AS TO FORM THIS ____ DAY OF _____, A.D., 20__.	APPROVED AS TO FORM THIS ____ DAY OF _____ A.D., 2019.
SALT LAKE VALLEY HEALTH DEPARTMENT	GENERAL MANAGER	CITY PLANNER	DATE / SOUTH JORDAN CITY ENGINEER	ATTORNEY FOR SOUTH JORDAN CITY	ATTEST: CITY CLERK / MAYOR

21_2019\19-001 PARKWAY OFFICE CONDOMINIUMS\DESIGN 19-001\DWG\SHEETS\PARKWAY OFFICE CONDOS AMENDED FINAL PLAT.DWG

PARKWAY OFFICE CONDOS AMENDED

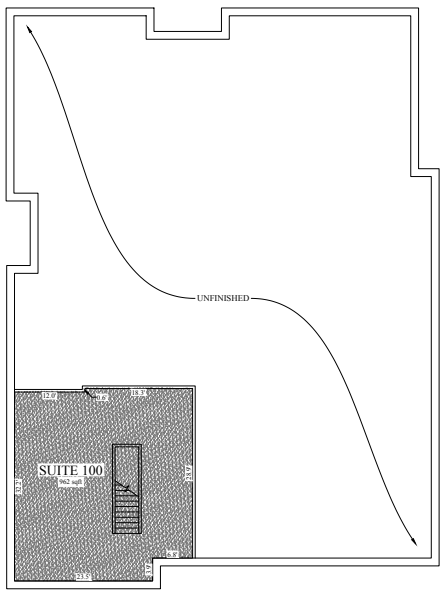
(AMENDING PARKWAY OFFICE CONDOS)

LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

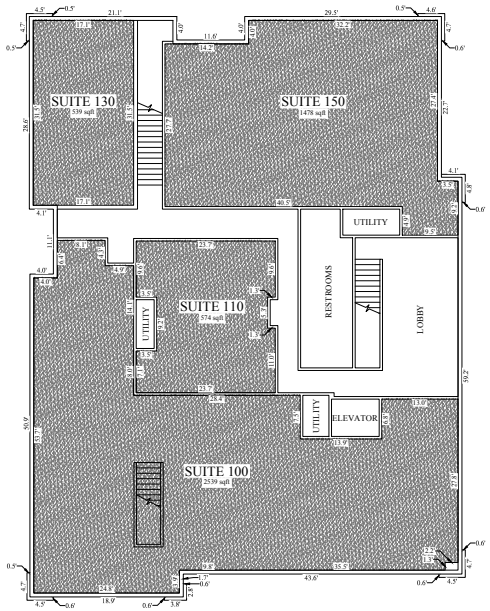
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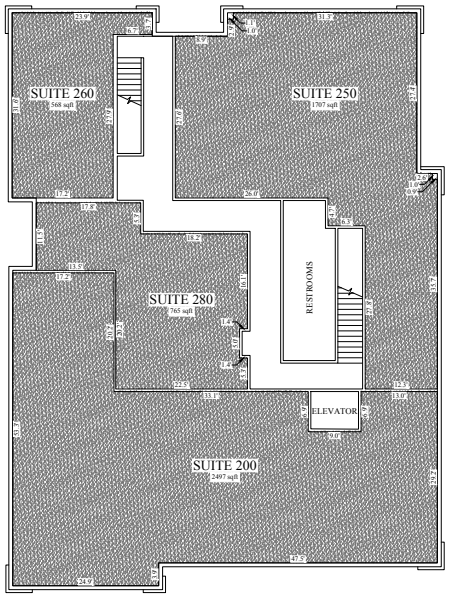
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1 inch = 10 ft.



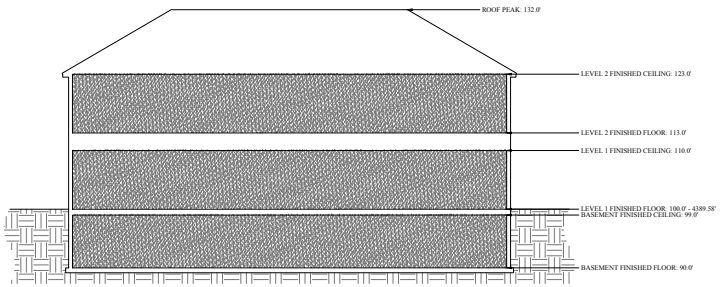
BUILDING #1 BASEMENT DETAIL



BUILDING #1 LEVEL 1 DETAIL



BUILDING #1 LEVEL 2 DETAIL



BUILDING #1 SECTION DETAIL

NOTES

1. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT A 45° ANGLE TO THE REFERENCE BEARING SHOWN ON THE BUILDING UNLESS NOTED OTHERWISE.
2. ALL INTERIOR DIMENSIONS AND ELEVATIONS ARE TO FINISHED SURFACES.

LEGEND

PRIVATE AREA

COMMON AREA

PLAT PREPARED BY

FOCUS ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

PARKWAY OFFICE CONDOS AMENDED
(AMENDING & VACATING PARKWAY OFFICE CONDOS)
LOCATED IN THE NE1/4 OF SECTION 14, T3S, R1W,
SALT LAKE BASE & MERIDIAN
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

RECORDED #
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: TIME: BOOK: PAGE:

$ FEE

SALT LAKE COUNTY RECORDER

Z:_2019\19-001 PARKWAY OFFICE CONDOMINIUMS\DESIGN 19-001\DWG\SHEETS\PARKWAY OFFICE CONDOS AMENDED FINAL PLAT.DWG

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 04/09/2019

Issue: **ACCESSORY LIVING UNIT**
Address: 10843 S. Jacks Pride Ct.
File No: PLALU201900264
Applicant: Zachary Williams

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready):

- **Deny** the application for an accessory living unit, File No. PLALU201900264, which seeks approval for a larger basement apartment.

ACREAGE:	Approximately 0.33 acres
CURRENT ZONE:	R-2.5 (Single-Family Residential, 2.5 lots per acre)
CURRENT USE:	Single-family residence
FUTURE LAND USE PLAN:	RURAL (Rural Residential, up to 1.8 lots per acre)
NEIGHBORING ZONES/USES:	North – R-2.5 / Jacks Legacy Dr. South – R-2.5 / Single-family residence West – R-2.5 / Jacks Pride Ct. East – R-1.8 / 2700 W.

STANDARD OF APPROVAL:

17.130.030.020: REVIEW PROCESS:

C. Planning Commission Approval: In addition to the requirements of subsections A and B of this section, accessory living units that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet, accessory apartments that propose the alteration of the exterior or expansion of the primary dwelling (including the addition of doors, stairs, walkways, etc.), and all guesthouses shall require review and approval by the Planning Commission.

1. Standards: The Planning Commission may approve accessory living units affecting the exterior of the primary structure or lot based on the following standards:

   a. Exterior Appearance: Any new construction or alteration of the exterior of the existing structure required to add an accessory living unit shall be designed so that the appearance of the lot, building structure, and landscaping shall retain the character of a single-family neighborhood.

   b. Architectural Compatibility: An accessory living unit with proposed construction or remodeling shall be designed and constructed to be compatible with the exterior of the primary dwelling (i.e., exterior materials, colors, roof pitch, etc.).

   c. Additional Requirements: The Planning Commission may impose other appropriate requirements, more stringent than those requirements contained within this section 17.130.030, if deemed necessary to ensure the public health, safety, and welfare. (Ord. 2010-09, 4-17-2012)

BACKGROUND:

The applicant is requesting that the Planning Commission approve a basement accessory living unit (ALU). The property is located at 10843 S. Jacks Pride Ct. in Phase 2 of the McKee Farms subdivision. The basement apartment will have three bedrooms, a family room, dining room, a kitchen and a couple of bathrooms. It will be accessed by a stairway from the garage. The basement ALU will have two off-street parking spaces. One space will be reserved in the three-car garage and the other at the driveway on the side of the home. The ALU is planned to be leased out for supplemental income. Because the ALU, as proposed, will exceed 35% of the living area of the primary dwelling it requires Planning Commission approval.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The property is located in the R-2.5 zone. ALU's are allowed in the single-family residential zones.
- The maximum allowed ALU size for staff approval is 1,500 sq. ft. or 35% of the home size, whichever is less. Anything larger requires a Planning Commission review and approval.
- According to the City Building Department records, the above grade area of the home is 1,842 sq. ft. The basement area is 1,969 sq. ft. The total square footage of the home is 3,811 sq. ft.
- 35% of the home area comes out to approximately 1,333 sq. ft. The ALU application states that the applicant intends to use 1,497 sq. ft. for the basement apartment. This comes out to approximately 40% of the home living area.
- The applicant has not included the two stairways and the utility room in the calculations for the basement apartment size.
- The owners will reside in the home and plan to rent out the basement apartment. A notarized owner occupancy letter is attached to the staff report.
- 17.08.010: DEFINITIONS: ACCESSORY LIVING UNIT: A living unit which is an extension of (being attached or detached), and incidental and subordinate to, a single-family residential unit and shall be one of the following three (3) types: Accessory Apartment: A life safety compliant "accessory living unit", allowed within applicable zones by approval from the community development department and with applicable building permits, which may include a kitchen, bathroom, and sleeping areas. It is contained within the primary dwelling, may be separated with a dedicated access, and may be occupied by no more than four (4) individuals related by blood, marriage, adoption, or approved foster care; or no more than two (2) unrelated individuals in addition to the "family or household" that occupies the primary dwelling.
- Although the City allows and supports the creation of ALUs based on the intent of the Ordinance to provide affordable housing, ALUs should be clearly incidental and subordinate to the main dwelling. This ALU, in terms of size, is almost equal to the main dwelling and contains the same number of bedrooms. If approved, this ALU would make the home more like a duplex than a true single-family home, and the ALU is not clearly incidental or subordinate to the main living area.

Conclusion:

- The proposed accessory living unit does not meet the intent of the Ordinance and should be denied.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **deny** the Application, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

- None anticipated.

ALTERNATIVES:

- Approve an amended Application.
- Approve the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Letter to Planning Commission
- Basement Floor Plan
- Elevation Drawings
- Owner Occupancy Letter

Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

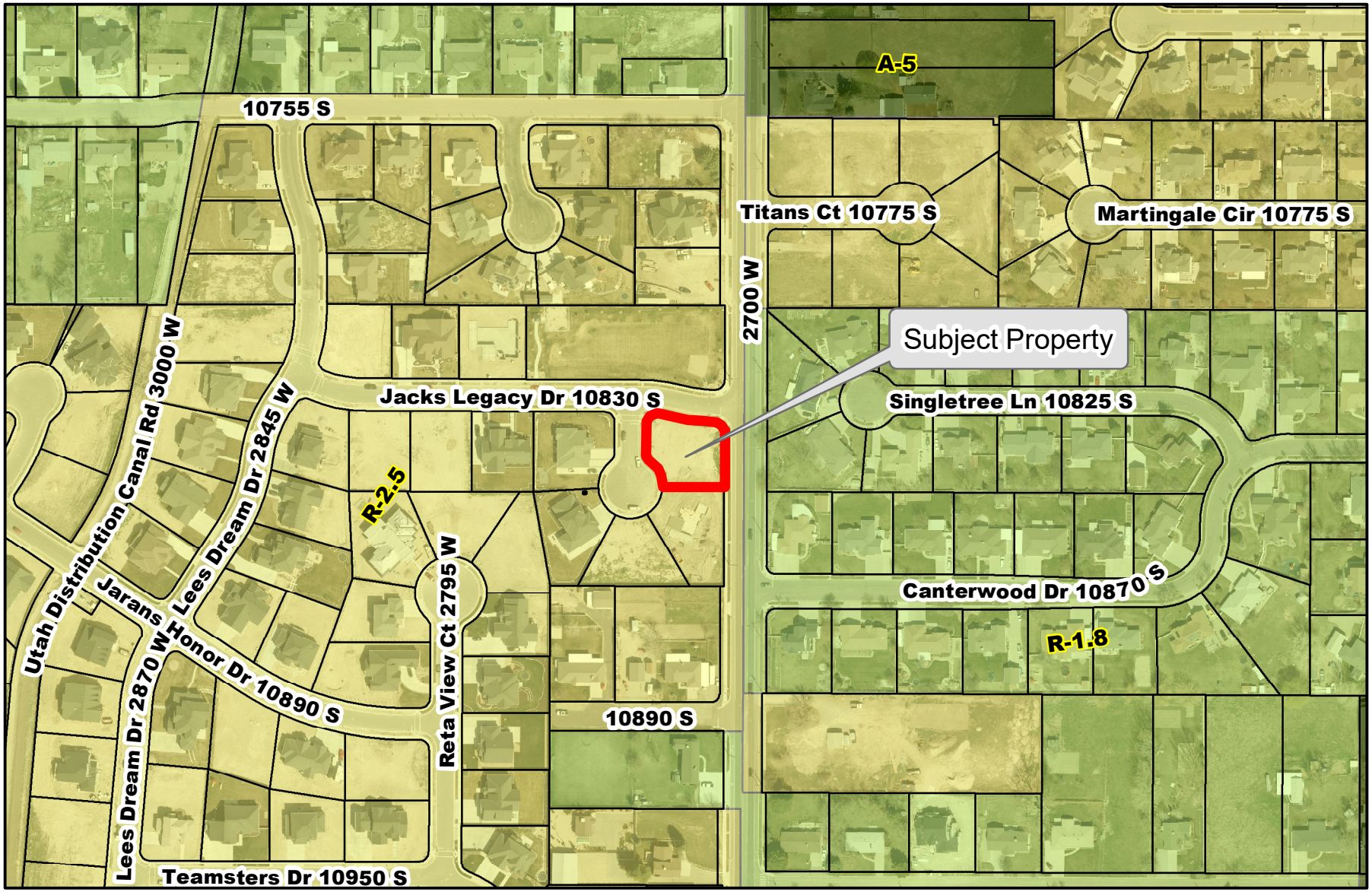
Aerial Map

City of South Jordan

0 80 160 320 480 640 Feet

Aerial Imagery
2018

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 80 160 320 480 640 Feet

Aerial Imagery
2018

ESRI

Dear Planning commission:

I'm writing a letter to ask for approval to increase the allowable size for a basement Accessory living unit. The current size I'm proposing would be just under 1500 sq. feet. However, it's more a little more than 35% of the living space. In planning a potential basement apartment, the layout of the basement doesn't lend itself to smaller dimensions in order to make a functional basement apartment, than what I'm proposing.

I have read through the Accessory Living Units permit requirements document provided by South Jordan City regarding all of the other rules and guidelines outlined in that document, I would be following all of those, including finishing the basement with a building permit and up to code. In ALU PDF document section 17.130.030.010: Purpose: "Accessory living units, as defined in section 17.08.010 of this title, may be approved in order to provide affordable housing units, economic relief to homeowners, and create housing types appropriate for households and individuals at a variety of stages in the life cycle." As a homeowner I will need what is called economic relief in order to maintain and live in this home.

In section B regarding the review process it talks about the Maximum size it also talks about the accessory dwelling being either 35% of the living area of the primary dwelling or not be greater than 1,500 sq. foot. Although it will be more that 35% of the living area of the primary dwelling it will be under 1,500 sq. feet. It mentions that more floor space could be possible, if in the opinion of the planning commission a greater amount of floor area is warranted. In any case the accessory unit shall remain subordinate to the primary dwelling unit and will not have more than 3 bedrooms.

To reiterate, I would like to request for my original plan to be approved based on the fact that creating a different layout would invariably make the basement functionally obsolete and wouldn't make sense with the current layout and flow of the space. Having this type of ALU will assist in a more affordable housing option and economic relief to my family at this stage of our lifes. Understanding that I would be complying with all other rules and guidelines I would seek permission for an exception in the amount of floor space that can be used.

Thank you for your time,

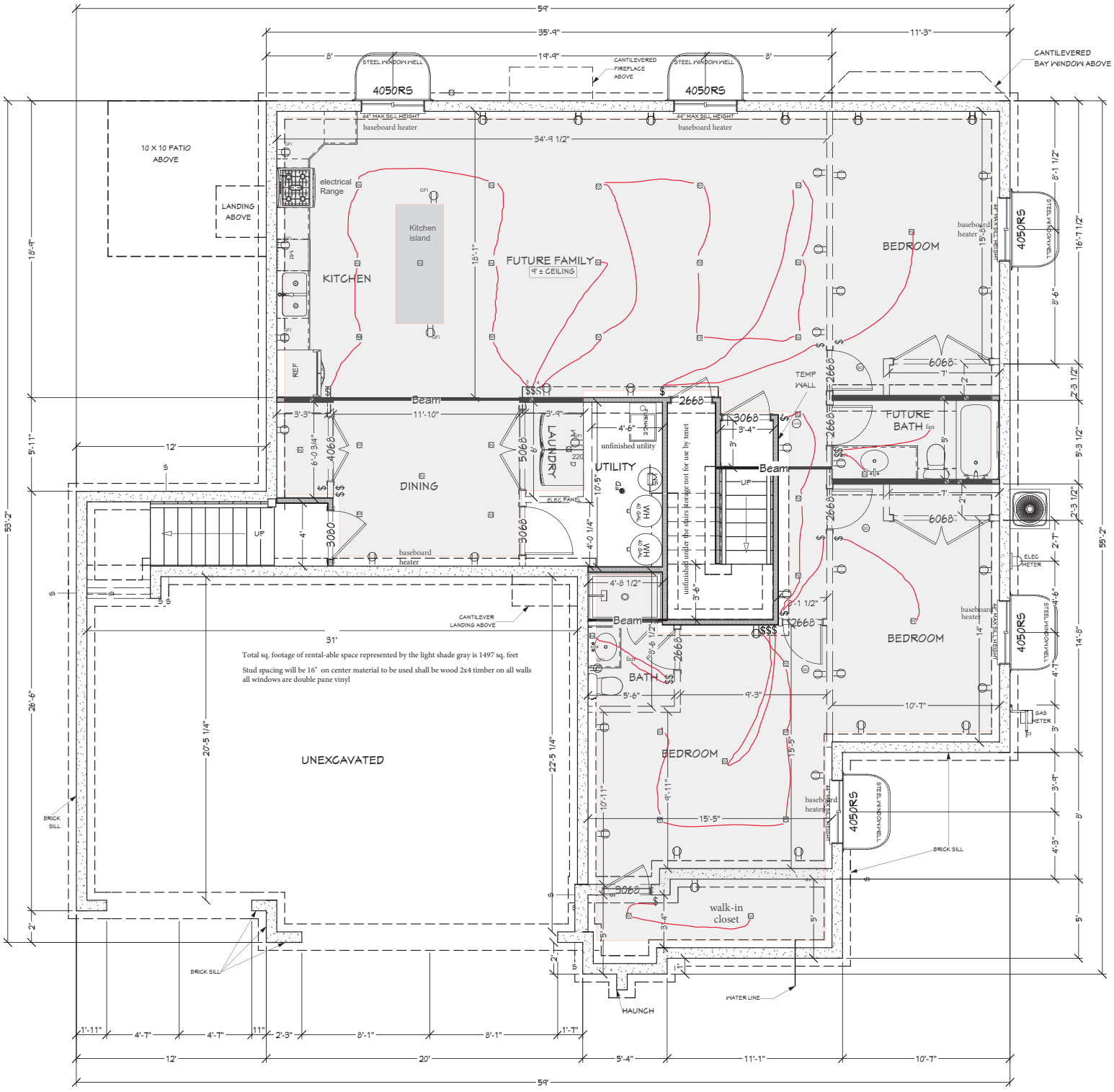


Zachary Williams

10843 S Jacks Pride Ct.

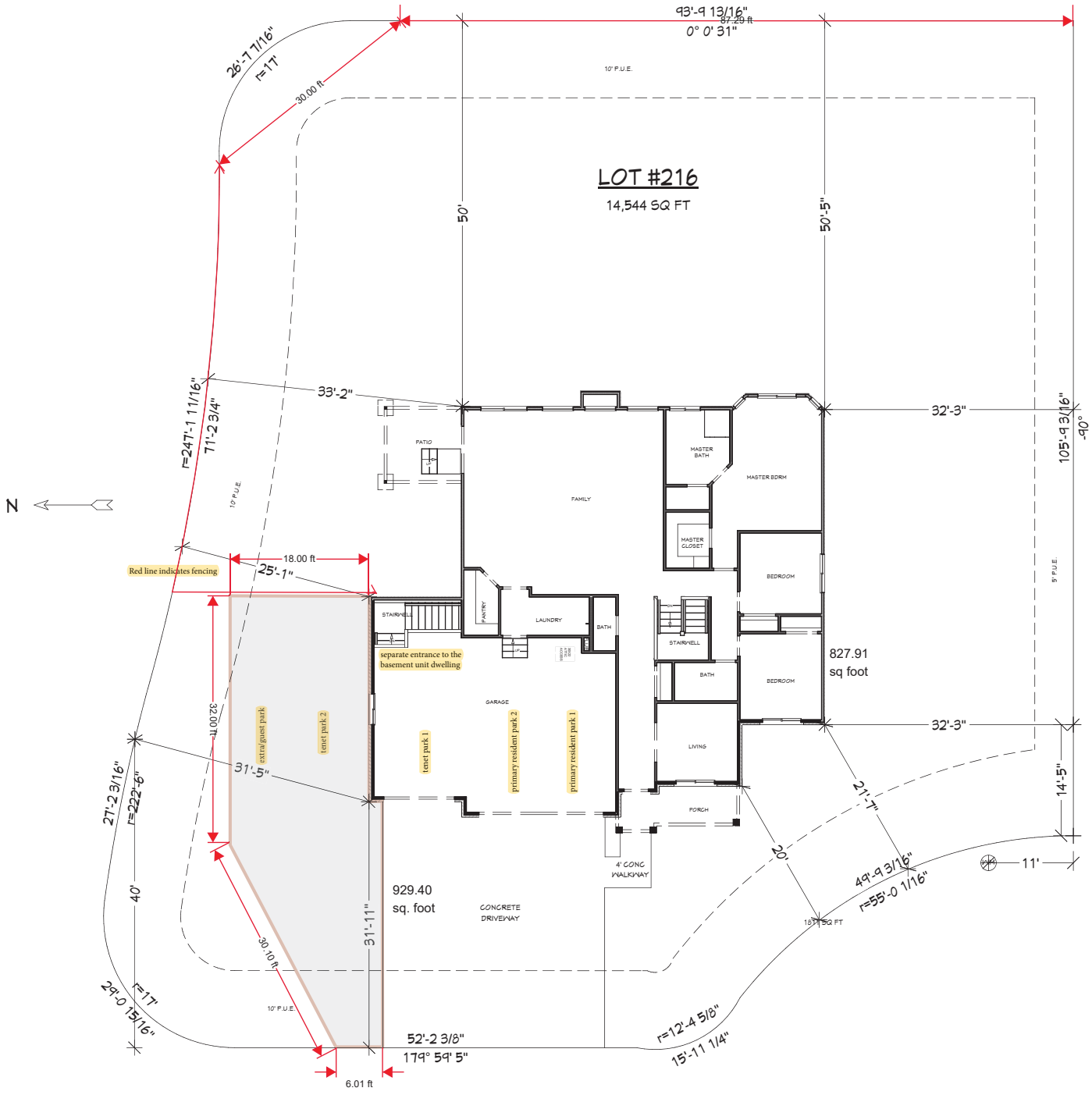
South Jordan UT 84095

801-718-0835 zac@idealutahhomes.com



Footing & Foundation Layout

Scale: 1/4" = 1'



South Jordan City
Planning Division
Reviewed for Code Compliance
Date:* 03/18/2019 *By: DDrozdek

SITE PLAN

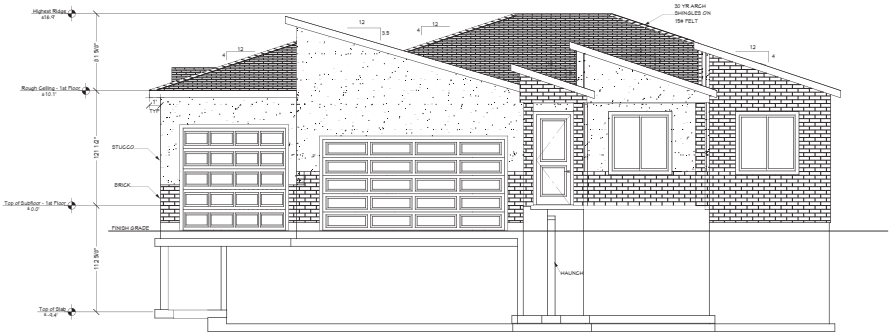
SCALE: 1" = 10'



Right Elevation

SCALE: 1/4" = 1'

PERIMETER OF HOME: 224 SQ FT
2X PERIMETER: 448 SQ FT
STONE ON HOME: 479 SQ FT



Front Elevation

SCALE: 1/4" = 1'

Williams Residence

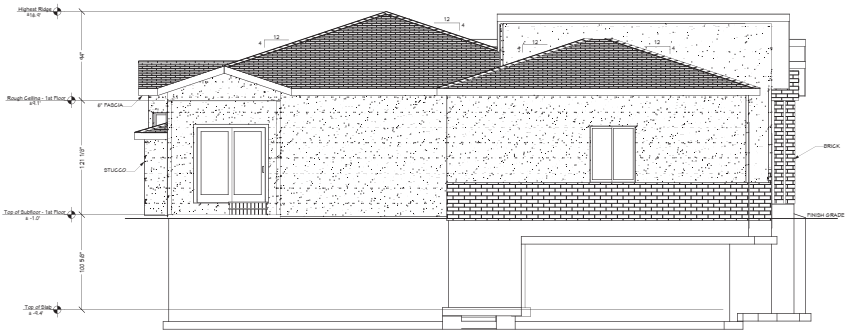
Lot 216 McKee Farms

DRAWINGS PROVIDED BY
GORDON MILAR CONSTRUCTION

DATE:
6/22/2018

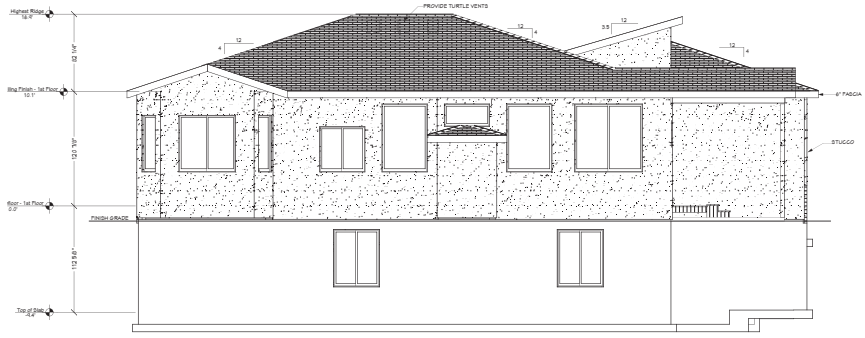
SHEET:
P - 4

South Jordan City
Planning Division
Reviewed for Code Compliance
Date: **03/18/2019** **By:** DDrozdek



Left Elevation

SCALE: 1/4" = 1'



Rear Elevation

SCALE: 1/4" = 1'

Williams Residence

Lot 216 McKee Farms

DRAWINGS PROVIDED BY:
GORDON MILAR CONSTRUCTION

DATE:
6/22/2018

THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE AND SHALL REMAIN THE PROPERTY OF GORDON MILAR CONSTRUCTION AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY WORK BY ANY PERSON OTHER THAN GORDON MILAR CONSTRUCTION WITHOUT THE WRITTEN PERMISSION OF GORDON MILAR CONSTRUCTION.

THESE DRAWINGS ARE AVAILABLE FOR REVIEW BY PROSPECTIVE CLIENTS OF GORDON MILAR CONSTRUCTION. ALL CLIENTS, CONSULTANTS, CONTRACTORS, SUBCONTRACTORS AND SUPPLIERS MUST SIGN AND RETURN PERSONAL USE AGREEMENT BEFORE RECEIVING ANY PLANS.

SHEET:
P - 5

Owner-Occupancy Letter

I, Zachary Williams, am the rightful owner of the property involved in this Accessory Living Unit (ALU) application, located at 10843 S. Jack's Pride Court South Jordan UT 84095. I will comply with all regulations of the accessory living unit floating zone and will occupy the property. I assume responsibility to comply with further restrictions that may be imposed by a homeowners' association and/or codes, covenants, and restrictions (CC&Rs).

Zachary N Williams
(signature of property owner)

Dated this 14 day of February, 2019

State of Utah)
) ss
County of Salt Lake)

On the 14th day of February, 2019, personally appeared before me Brandy L Kramer the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

Brandy L Kramer
NOTARY PUBLIC
Residing in Salt Lake County, Utah
Commission expires: 8/9/2019

BRANDY L. KRAMER
NOTARY PUBLIC • STATE OF UTAH
COMMISSION# 684197
COMM. EXP. 08-09-2019

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 04/02/2019

Issue: **SL08096B SEQUOIA BUILDING – UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY CONDITIONAL USE PERMIT**
Address: 11240 S. River Heights Dr.
File No: PLCUP201801140
Applicant: Matthew Schutjer

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready):

- **Approve** application PLCUP201801140 to allow for construction and operation of a wireless telecommunications facility at 11240 S. River Heights Dr.

ACREAGE:	Approximately 2.3 acres
CURRENT ZONE:	BH-MU (Bangerter Highway – Mixed Use) Zone
CURRENT USE:	Office building
FUTURE LAND USE PLAN:	COR (Corridor)
NEIGHBORING ZONES/USES:	North – BH-MU / Vacant Lot South – BH-MU / Former Gym Building West – R-M-6 / Bangerter Highway East – BH-MU / River Heights Dr.

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Further, City Code § 17.18.050 provides:

I. COMPLIANCE AND REVOCATION:
  1. A conditional use may be commenced and operated only upon:
    a. compliance with all conditions of an applicable conditional use permit;

b. observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and

c. compliance with all applicable local, state, and federal laws.

2. A conditional use permit may be revoked by the City Council at any time due to the permitee's failure to commence or operate the conditional use in accordance with the requirements of subsection A of this section.

BACKGROUND:

The proposed wireless telecommunication equipment is located on a rooftop of an office building at the District at 11240 S. River Heights Dr. The property is north of the Springhill Suites hotel and immediately north of the property where Black Door Gym facility was going to be located. There are vacant lots north of the office building between it and the ICO District apartments on River Heights Drive.

The proposed equipment will consist of antennas for wireless telecommunications and other accompanying equipment that will be housed inside a cabinet. The cabinet will also be placed on the rooftop and will be less than six feet tall. Its location will be more central as opposed to the antennas that will be located closer to the building edges. The antennas will be located 20 feet from the building's edge. The tops of the antennas will be ten feet above the building parapet.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The following two City Code sections govern the use of this particular type of telecommunication facility:

  17.112.030: COMMERCIAL EQUIPMENT:

  B. Commercial communications equipment may be located in any nonresidential or nonagricultural zone with a **conditional use permit** as follows:

  1. Installation may be considered only on property which has been developed for commercial, office or industrial use or in conjunction with a public or quasi-public use such as a school, church, public park or government building.

  17.112.050: ROOF AND WALL MOUNTED COMMERCIAL COMMUNICATION EQUIPMENT:

  A. The minimum setback for roof mounted commercial antennas, dishes, and other related telecommunication equipment shall be ten feet (10') from the roof edge. Commercial antennas, dishes, or related equipment may exceed five feet (5') in height if the setback is increased by two feet (2') for each foot of height, of antennas, dishes or equipment, which is in excess of five feet (5'). Roof mounted commercial antennas, dishes and equipment shall not exceed ten feet (10') in total height above the surface of the roof to which it is mounted, or the top of the lowest parapet wall or other building architectural component(s) on the same roof surface.

- Federal regulations do not permit communities to deny conditional use applications for wireless communication facilities based on health and environmental effects of radio frequency emissions.

Conclusion:

- The proposed use meets all City Code requirements. In addition, staff did not identify any detrimental effects to the adjacent properties or adjoining businesses that would require placing additional conditions on this project.

Recommendation:

- Based on the Findings and Conclusions listed above, Staff recommends that the Planning Commission take comments at the public hearing and **approve** the Application, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

FISCAL IMPACT:

- No significant change.

ALTERNATIVES:

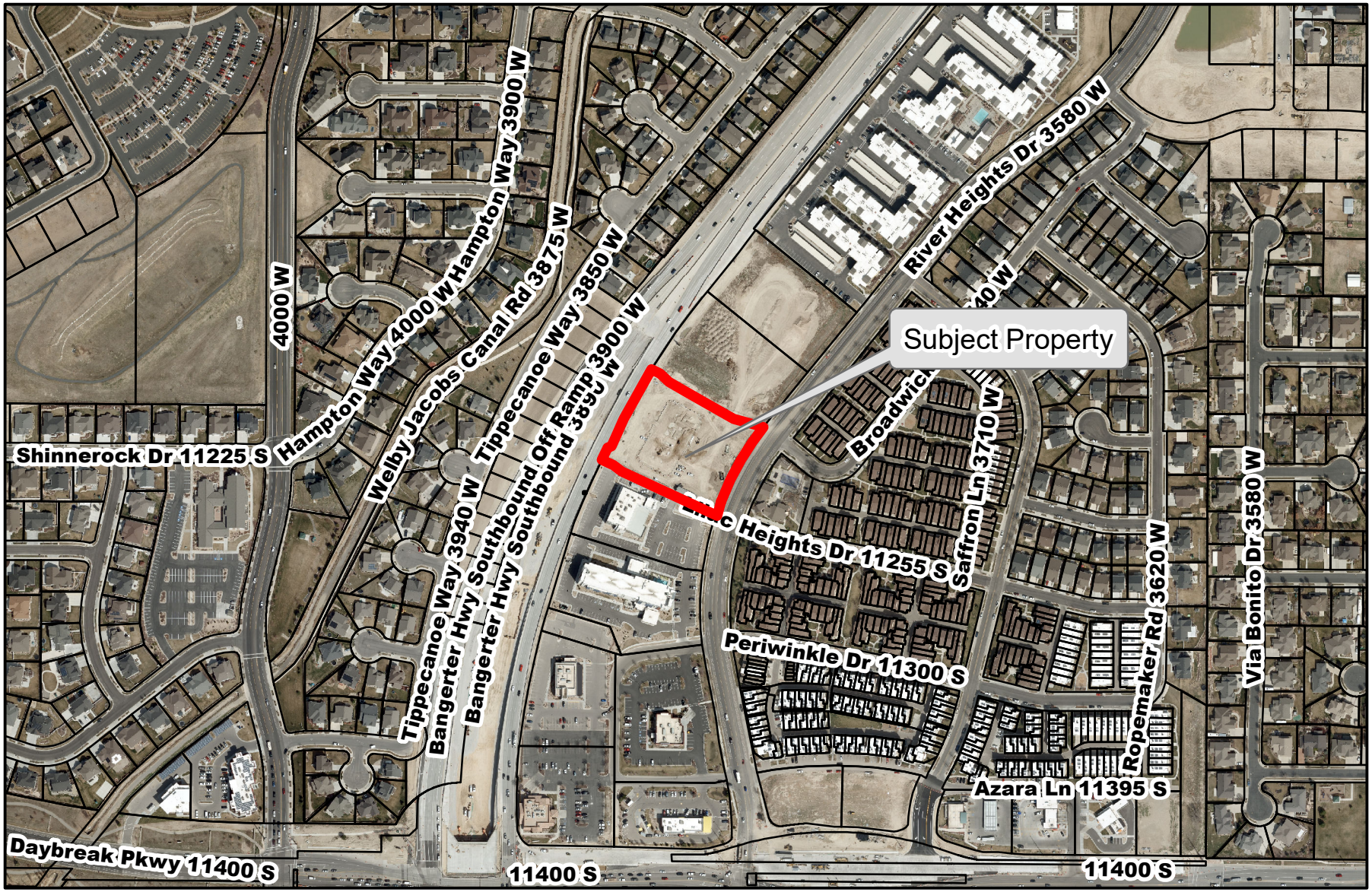
- Approve the Application with conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Construction Plans



Damir Drozdek, AICP
Planner III
Planning Department



Legend

STREETS

PARCELS

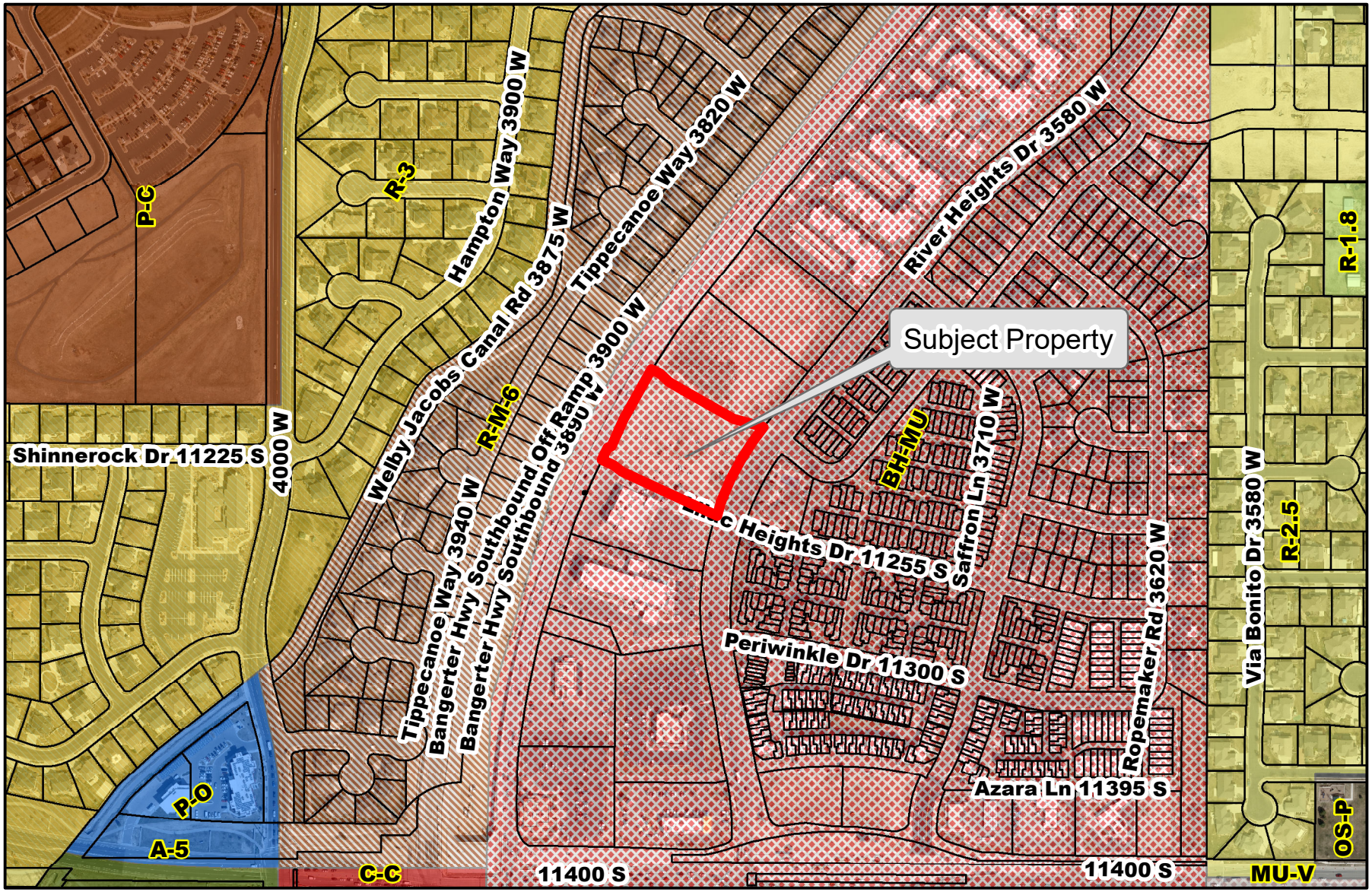
Aerial Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 130 260 520 780 1,040 Feet

Aerial Imagery
2018

ESRI

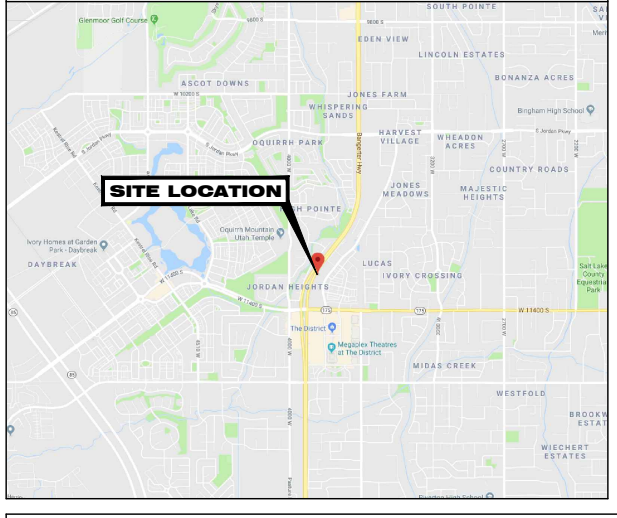
PROPRIETY INFORMATION:
THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO T-MOBILE SERVICES IS STRICTLY PROHIBITED.

SL08096B SEQUOIA BUILDING

11240 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095

LAT/LONG 40.5476333300, -111.9825000000

GENERAL LOCATION MAP



VICINITY MAP



DRAWING INDEX

T1	TITLE SHEET
N1	GENERAL NOTES
A1	SITE LOCATION PLAN
A2	EQUIPMENT SITE PLAN
A3	TOWER ELEVATION
A4	EQUIPMENT DETAILS

PROJECT SUMMARY

PROPERTY INFORMATION:

TOWER OWNER:	DISTRICT LAND HOLDINGS, LLC		
SITE ID:	SL08096B		
ZONING CLASSIFICATION:	COMMERCIAL	JURISDICTION:	SOUTH JORDAN CITY
CONSTRUCTION TYPE:	U	CURRENT USE:	OFFICE BUILDING
OCCUPANCY:	-	NEW USE:	UNMANNED WIRELESS TELECOMMUNICATIONS FACILITY

APPROVALS

APPROVED BY	PRINT NAME	INITIALS	DATE
PROJECT MANAGER			
RF ENGINEER			
OPS MANAGER			
CONSTRUCTION			
LANDLORD			

CONTACT INFORMATION

TOWER OWNER
DISTRICT LAND HOLDINGS, LLC
-
-

SITE ACQUISITION FIRM
RAGE DEVELOPMENT LLC
2181 HUGO AVENUE
SALT LAKE CITY, UT 84117

NETWORK SYSTEMS OWNER
T-MOBILE
121 WEST ELECTION RD. STE. 330
DRAPER, UT 84020

A/E FIRM
SMITH HYATT ARCHITECTS
845 SOUTH MAIN STREET
BOUNTIFUL, UTAH 84010

T-Mobile

RAGE DEVELOPMENT LLC

SMITH HYATT ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 8/29/2018
DRAWN BY: ACH
CHECKED BY: ROCKY SCHUTJER

REVISIONS

DATE	DESCRIPTION	INT.
9/7/18	ZD (Prelim)	ACH
9/10/18	ZD (Prelim-R1)	ACH
10/5/18	ZD (Final)	ACH
11/7/18	ZD (Final-R3)	ACH
11/26/18	ZD (Final-R4)	ACH
3/22/19	ZD (Final-R5)	ACH

SL08096B
SEQUOIA BUILDING
11240 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095

DRAWING TITLE: TITLE SHEET

DRAWING NO.: T-1

GENERAL CONSTRUCTION NOTES

1. DRAWINGS WERE PREPARED FROM STANDARDIZED DETAILS DEVELOPED AND PROVIDED BY T-MOBILE WEST, LLC ("T-MOBILE"). STANDARDIZED DETAILS ARE TO BE CONFIRMED AND CORRELATED AT THE SITE BY THE CONTRACTOR. STANDARDIZED DETAILS THAT REQUIRE MODIFICATIONS DUE TO ACTUAL FIELD CONDITIONS AND REQUIREMENTS MUST BE SUBMITTED TO, AND APPROVED BY, T-MOBILE PRIOR TO START OF WORK.

2. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS TAKE PRECEDENCE. THIS SET OF DOCUMENTS IS INTENDED TO BE USED FOR DIAGRAM PURPOSES ONLY. UNLESS OTHERWISE NOTED. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS.

3. THE GENERAL CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE FURNISHING ALL MATERIALS, EQUIPMENT, LABOR, AND ANY REQUIREMENTS DEEMED NECESSARY TO COMPLETE INSTALLATION AS DESCRIBED IN THE DRAWINGS AND AS DISCUSSED ON THE SITE WALK.

4. PRIOR TO THE SUBMISSION OF BIDS, CONTRACTORS INVOLVED SHALL VISIT THE JOB SITE TO FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED PROJECT. CONTRACTORS SHALL VISIT THE CONSTRUCTION SITE WITH THE CONSTRUCTION DOCUMENTS TO VERIFY FIELD CONDITIONS AND CONFIRM THAT THE PROJECT WILL BE ACCOMPLISHED AS SHOWN. PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF T-MOBILE VERBALLY AND IN WRITING.

5. THE GENERAL CONTRACTOR SHALL RECEIVE WRITTEN AUTHORIZATION TO PROCEED WITH CONSTRUCTION PRIOR TO STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED BY THE CONSTRUCTION DRAWINGS.

6. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE PROJECT DESCRIBED IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT.

7. THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS ACCORDING TO MANUFACTURER'S/VENDOR'S SPECIFICATIONS UNLESS NOTED OTHERWISE OR WHERE LOCAL CODES OR ORDINANCES TAKE PRECEDENCE.

8. ALL WORK PERFORMED ON THE PROJECT AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY, MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS, AND LOCAL AND STATE JURISDICTIONAL CODES BEARING ON THE PERFORMANCE OF THE WORK.

9. GENERAL CONTRACTOR SHALL PROVIDE, AT THE PROJECT SITE, A FULL SET OF CONSTRUCTION DOCUMENTS UPDATED WITH THE LATEST REVISIONS AND ADDENDA OR CLARIFICATIONS FOR USE BY ALL PERSONNEL INVOLVED WITH THE PROJECT.

10. THE STRUCTURAL COMPONENTS OF ADJACENT CONSTRUCTION OR FACILITIES ARE NOT TO BE ALTERED BY THIS CONSTRUCTION PROJECT UNLESS NOTED OTHERWISE.

11. CONTRACTOR TO SEAL ALL PENETRATIONS THROUGH FIRE-RATED AREAS WITH U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS IF APPLICABLE TO THIS FACILITY AND OR PROJECT SITE.

12. CONTRACTOR TO PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF PROJECT AREA DURING CONSTRUCTION.

13. CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.

14. CONTRACTOR TO VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO EXCAVATION.

15. CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS, EASEMENTS, PAVING, CURBING, ETC. DURING CONSTRUCTION, UPON COMPLETION OF WORK, CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY HAVE OCCURRED DUE TO CONSTRUCTION ON OR ABOUT THE PROPERTY.

16. CONTRACTOR SHALL KEEP GENERAL WORK AREA CLEAN AND HAZARD FREE DURING CONSTRUCTION AND DISPOSE OF ALL DIRT, DEBRIS, AND RUBBISH. CONTRACTOR SHALL REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY OR PREMISES. SITE SHALL BE LEFT IN CLEAN CONDITION DAILY AND FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE.

17. THE ARCHITECTS/ENGINEERS HAVE MADE EVERY EFFORT TO SET FORTH IN THE CONSTRUCTION AND CONTRACT DOCUMENTS THE COMPLETE SCOPE OF WORK. CONTRACTORS BIDDING THE JOB ARE NEVERTHELESS CAUTIONED THAT MINOR OMISSIONS OR ERRORS IN THE DRAWINGS AND OR SPECIFICATIONS SHALL NOT EXCUSE SAID CONTRACTOR FROM COMPLETING THE PROJECT AND IMPROVEMENTS IN ACCORDANCE WITH THE INTENT OF THESE DOCUMENTS. THE BIDDER SHALL BEAR THE RESPONSIBILITY OF NOTIFYING (IN WRITING) T-MOBILE OF ANY CONFLICTS, ERRORS, OR OMISSIONS PRIOR TO SUBMISSION OF CONTRACTOR'S PROPOSAL. IN THE EVENT OF DISCREPANCIES THE CONTRACTOR SHALL PRICE THE MORE COSTLY OR EXTENSIVE WORK, UNLESS DIRECTED OTHERWISE.

18. THE CONTRACTOR SHALL PERFORM WORK DURING OWNER'S PREFERRED HOURS TO AVOID DISTURBING NORMAL BUSINESS.

19. THE CONTRACTOR SHALL PROVIDE T-MOBILE CORPORATION PROPER INSURANCE CERTIFICATES NAMING T-MOBILE WEST, LLC AS ADDITIONAL INSURED, AND T-MOBILE WEST, LLC PROOF OF LICENSE(S) AND PL & PD INSURANCE.

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

A. UTAH UNIFORM BUILDING STANDARD ACT RULES
B. 2015 INTERNATIONAL BUILDING CODE (IBC)
C. 2017 NATIONAL ELECTRICAL CODE (NEC)
D. 2015 NATIONAL FIRE PROTECTION ASSOCIATION (NFPA 101)
E. 2015 INTERNATIONAL MECHANICAL CODE (IMC)
F. LOCAL BUILDING CODE
G. CITY OR COUNTY ORDINANCES

IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. A/E FIRM CANNOT GUARANTEE THE CORRECTNESS NOR THE COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT.

T-Mobile
RAGE DEVELOPMENT LLC
SMITH HYATT ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 8/29/2018
DRAWN BY: ACH
CHECKED BY: ROCKY SCHUTJER

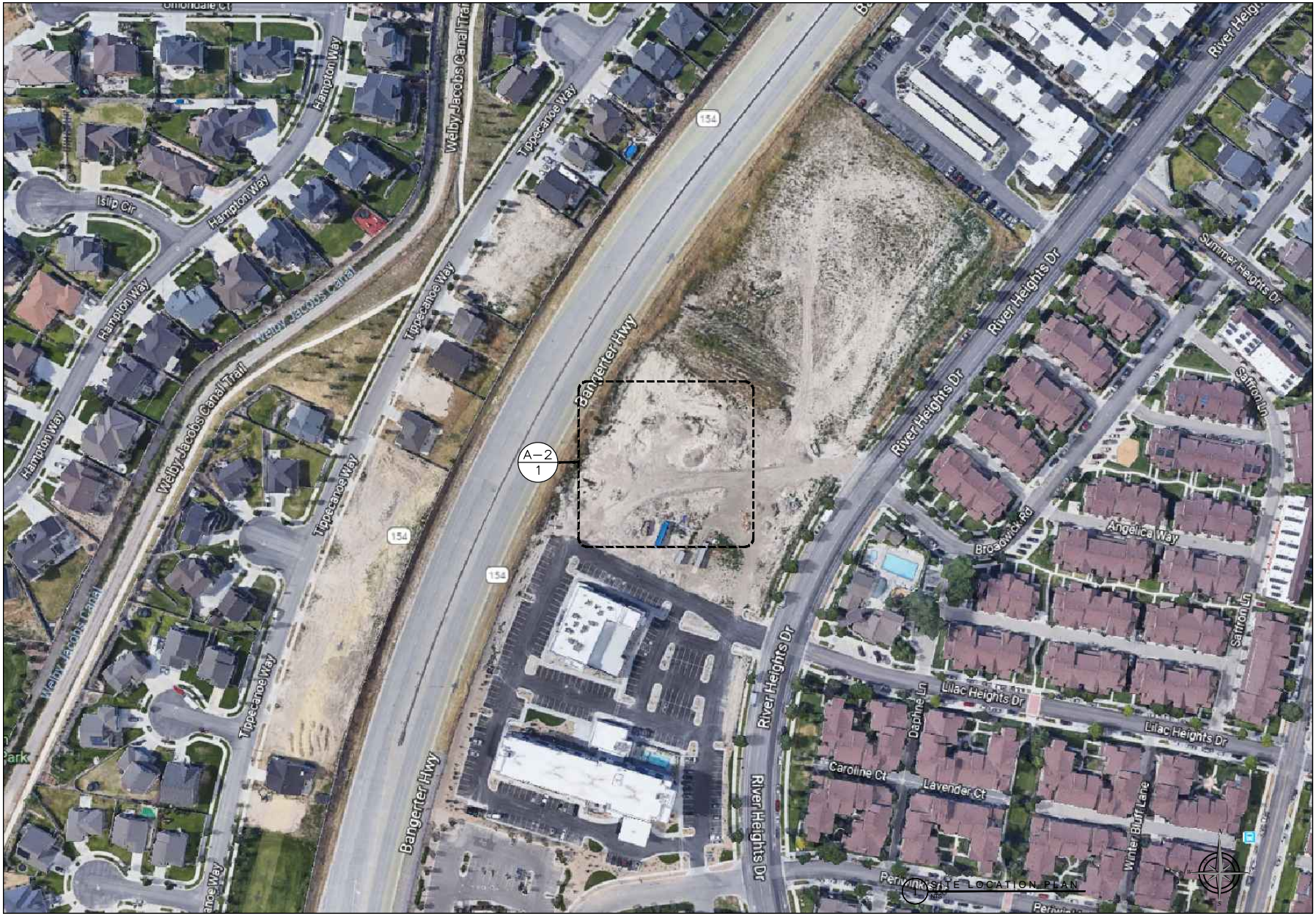
REVISIONS

DATE	DESCRIPTION	INT.
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11/26/18	ZD (Final-R4)	ACH
3/22/19	ZD (Final-R5)	ACH

SL08096B
SEQUOIA BUILDING
11240 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095

DRAWING TITLE: GENERAL NOTES

DRAWING NO.: N-1



1 SITE LOCATION PLAN

T-Mobile

RAGE DEVELOPMENT LLC

SMITH HYATT ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 8/29/2018	
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REVISIONS

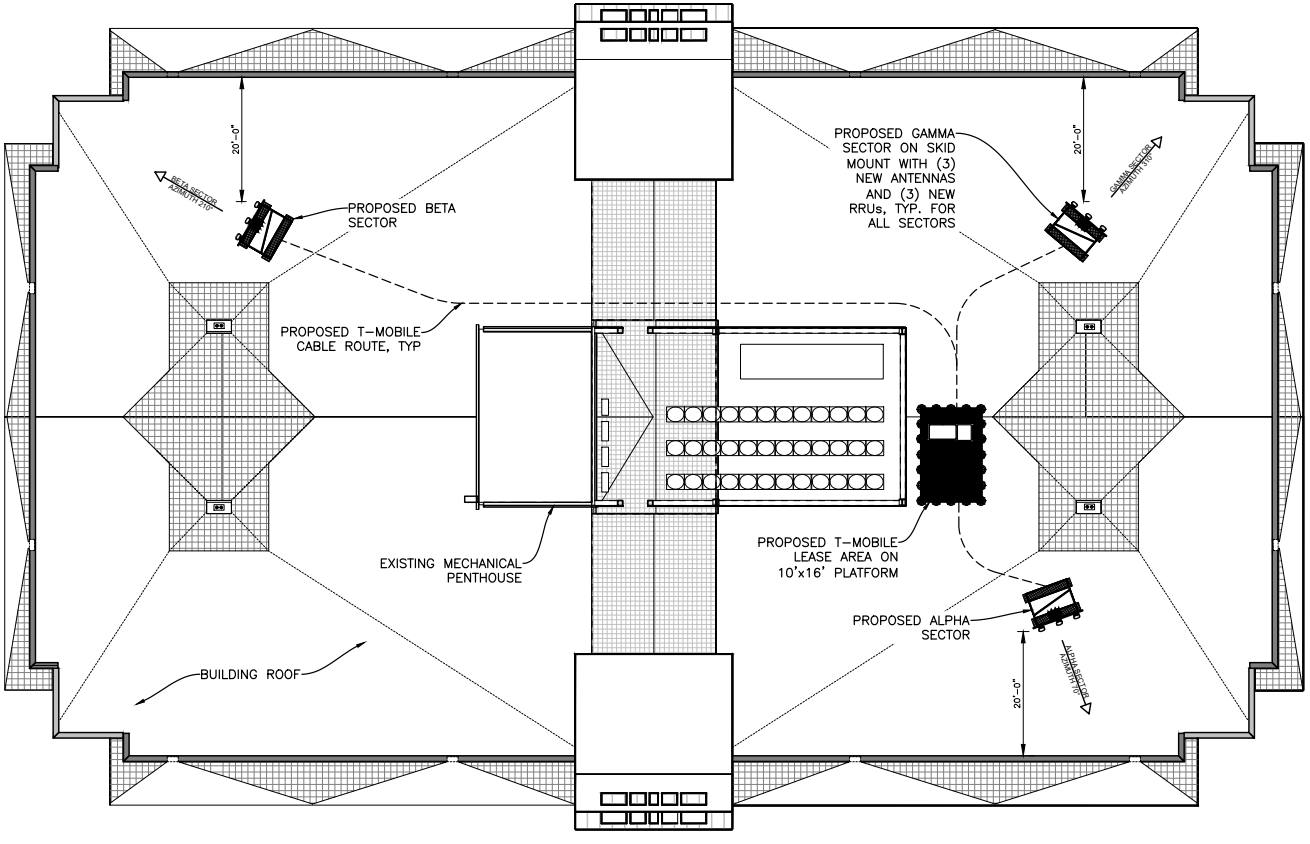
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11/26/18	ZD (Final-R4)	ACH
3/22/19	ZD (Final-R5)	ACH

SL08096B
SEQUOIA BUILDING
11240 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095

DRAWING TITLE: SITE LOCATION PLAN

DRAWING NO.: A-1

NOTE:
PAINT PROPOSED ANTENNAS
TO MATCH EXISTING BUILDING



1 ENLARGED SITE PLAN
N.T.S.

T-Mobile

RAGE DEVELOPMENT LLC

SMITH HYATT ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 8/29/2018	
DRAWN BY: ACH	
CHECKED BY: ROCKY SCHUTJER	

REVISIONS

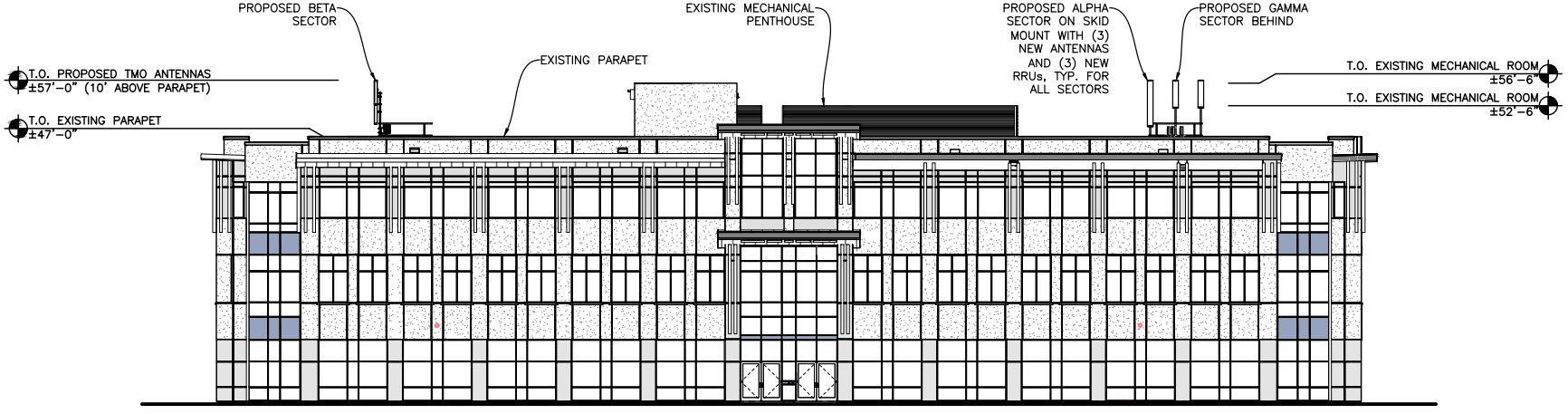
DATE	DESCRIPTION	INT.
9/7/18	ZD (Prelim)	ACH
9/10/18	ZD (Prelim-R1)	ACH
10/5/18	ZD (Final)	ACH
11/7/18	ZD (Final-R3)	ACH
11/26/18	ZD (Final-R4)	ACH
3/22/19	ZD (Final-R5)	ACH

SL08096B
SEQUOIA BUILDING
11240 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095

DRAWING TITLE:
ENLARGED SITE PLAN

DRAWING NO.:
A-2

NOTE:
PAINT PROPOSED ANTENNAS
TO MATCH EXISTING BUILDING



1 EAST ELEVATION
N.T.S.

T-Mobile

RAGE DEVELOPMENT LLC

SMITH HYATT ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 8/29/2018	
DRAWN BY: ACH	
CHECKED BY: ROCKY SCHUTJER	

REVISIONS

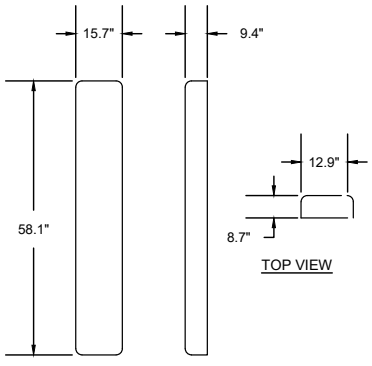
DATE	DESCRIPTION	INT.
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SL08096B
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DRAWING TITLE:
TOWER ELEVATION

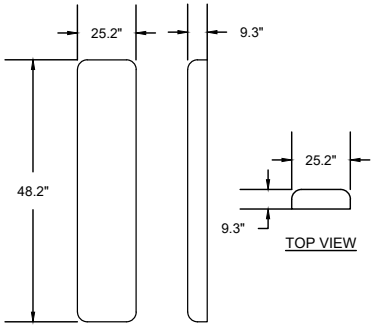
DRAWING NO.:
A-3

ERICSSON AIR3246 B66 (OCTA)



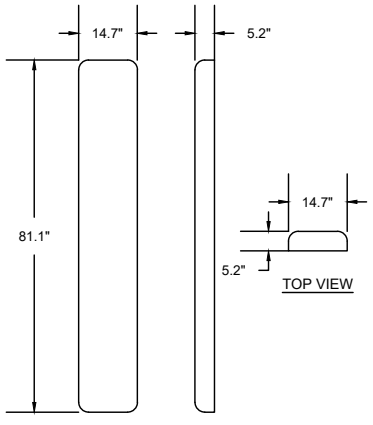
6 ANTENNA DETAIL N.T.S.

COMMSCOPE FFHH-65A-R3 (OCTO)



4 ANTENNA DETAIL N.T.S.

CELLMAX CMA-BDHH-6521-E0-6 (QUAD)



2 ANTENNA DETAIL N.T.S.

NEW EQUIPMENT LIST

SECTOR	TYPE	MODEL	QUANTITY
ALPHA	ANTENNA	AIR3246 B66 (OCTA)	1
ALPHA	ANTENNA	FFHH-65A-R3 (OCTA)	1
ALPHA	ANTENNA	CMA-BDHH/6521/E0-6/RET/TB05 (QUAD)	1
ALPHA	RRU	4449 B71+B12	1
ALPHA	RRU	4415 B66A	1
ALPHA	RRU	4415 B25	1
BETA	ANTENNA	AIR3246 B66 (OCTA)	1
BETA	ANTENNA	FFHH-65A-R3 (OCTA)	1
BETA	ANTENNA	CMA-BDHH/6521/E0-6/RET/TB05 (QUAD)	1
BETA	RRU	4449 B71+B12	1
BETA	RRU	4415 B66A	1
BETA	RRU	4415 B25	1
GAMMA	ANTENNA	AIR3246 B66 (OCTA)	1
GAMMA	ANTENNA	FFHH-65A-R3 (OCTA)	1
GAMMA	ANTENNA	CMA-BDHH/6521/E0-6/RET/TB05 (QUAD)	1
GAMMA	RRU	4449 B71+B12	1
GAMMA	RRU	4415 B66A	1
GAMMA	RRU	4415 B25	1
SITE	HCS	6x12 6AWG 60m	3

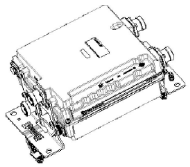
ERICSSON 4449 B71+B12



WEIGHT: 74 ± 4 lbs
DIMENSIONS (H x W x D): 379.7mm x 335mm x 235+mm

7 NOT USED N.T.S.

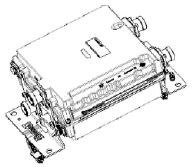
ERICSSON 4415 B66A



WEIGHT: 20 kg
DIMENSIONS (H x W x D): 420mm x 342mm x 149mm

5 RRU DETAIL N.T.S.

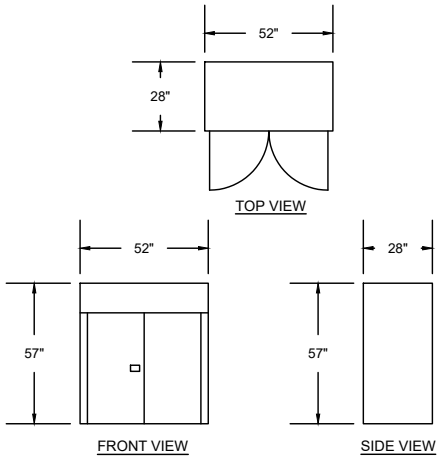
ERICSSON 4415 B25



WEIGHT: 44 lbs
DIMENSIONS (H x W x D): 14.9" x 13.2" x 5.4"

3 RRU DETAIL N.T.S.

ERICSSON RBS 6102



1 CABINET DETAIL N.T.S.

T-Mobile

RAGE DEVELOPMENT LLC

SMITH HYATT ARCHITECTS
845 SOUTH MAIN, BOUNTIFUL, UTAH 84010
801-298-5777 FAX 801-298-1677

DATE: 8/29/2018	
DRAWN BY: ACH	
CHECKED BY: ROCKY SCHUTJER	

REVISIONS

DATE	DESCRIPTION	INT.
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3/22/19	ZD (Final-R5)	ACH

SL08096B
SEQUOIA BUILDING
11240 SOUTH RIVER HEIGHTS DRIVE
SOUTH JORDAN, UT 84095

DRAWING TITLE: EQUIPMENT DETAILS

DRAWING NO.: A-4

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/9/19

Application: **AGILITY CUSTOMS**
CONDITIONAL USE PERMIT

Address: 9875 S Jordan Gateway.
File No.: PLCUP201900191
Applicant: Todd Hansen

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready):

Approve file no. PLCUP201900191 for a vehicle customization shop in the Pheasant Hollow Business Park, located at 9875 S Jordan Gateway, with the following conditions:

- All vehicles that the business will work on shall be stored at all times inside the building.
- There shall be no outside storage related to business, including but not limited to the storage of vehicles and potentially hazardous materials.
- All potentially hazardous materials shall be properly disposed of according to applicable regulations.

ACREAGE:		3.43 acres (total building parcel)
CURRENT ZONE:		I-F (Industrial Freeway)
CURRENT USE:		vacant unit
FUTURE LAND USE PLAN:		Industrial
NEIGHBORING LU DESIGNATIONS/ (ZONING)/USES	North	- Industrial, (I-F) / Pheasant Hollow
	South	- Industrial, (I-F) / Pheasant Hollow
	East	- Sandy City
	West	- Industrial, (I-F) / Pheasant Hollow

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition, the detrimental effect must be identified and be based on substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect. Further, under City Code Section 17.18.050.I:

1. A conditional use may be commenced and operated only upon:

    a. Compliance with all conditions of an applicable conditional use permit;
    b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
    c. Compliance with all applicable local, state, and federal laws.

2. A conditional use permit may be revoked by the city council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I.1 of this section.

3. No conditional use permit shall be revoked until after a public hearing is held before the city council. The permittee shall be notified in writing of such hearing. The notification shall state the grounds for complaint, or reasons for revocation, and the time and location of the hearing. At the hearing, the permittee shall be given an opportunity to be heard and may call witnesses and present evidence on his or her behalf. Upon conclusion of the hearing, the city council shall determine whether or not the permit should be revoked.

BACKGROUND:

The Applicant is seeking approval for a Conditional Use Permit to occupy a suite in the Pheasant Hollow Business Park for the purpose of customizing off-road vehicles. This type of use is classified as “vehicle repair” and is listed as a conditional use in the Industrial Freeway Zone.

ANALYSIS:

The primary concerns that could be considered detrimental to neighboring properties with this type of use, and the reason it is listed as conditional in the I-F Zone, is noise, hazardous materials, outdoor storage and parking. The Applicant has stated that all the work associated with this business will be conducted inside the building. The number of vehicles that are typically worked on range from two to four at a time, which the applicant has room to accommodate inside the building.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- With the work being done inside, there should be limited noise associated with the business that would affect individuals in the area. The nearest residence to this location is approximately a quarter mile away.
- Staff reviewed the application and found the potential detrimental effects. Staff believes that the following potential detrimental effects will be sufficiently mitigated by the conditions listed at the beginning of this report:
    - vehicle repair services oftentimes store cars and other equipment outside, which has a potential negative detrimental effect on the zone including aesthetic concerns of keeping inoperable vehicles in the public view, occupying parking stalls meant for visitors and

employees, and decreasing the desirability for other permitted uses to locate in the zone; and

- potentially hazardous materials, such as gas, oil and paint, if not stored and disposed of properly may contaminate the surrounding area and negatively impact the operation of other approved uses in the zone.

Conclusion:

Based on the application materials, the findings listed above, and the proposed conditions, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent sections of the City's Planning and Land Use Code.

Recommendation:

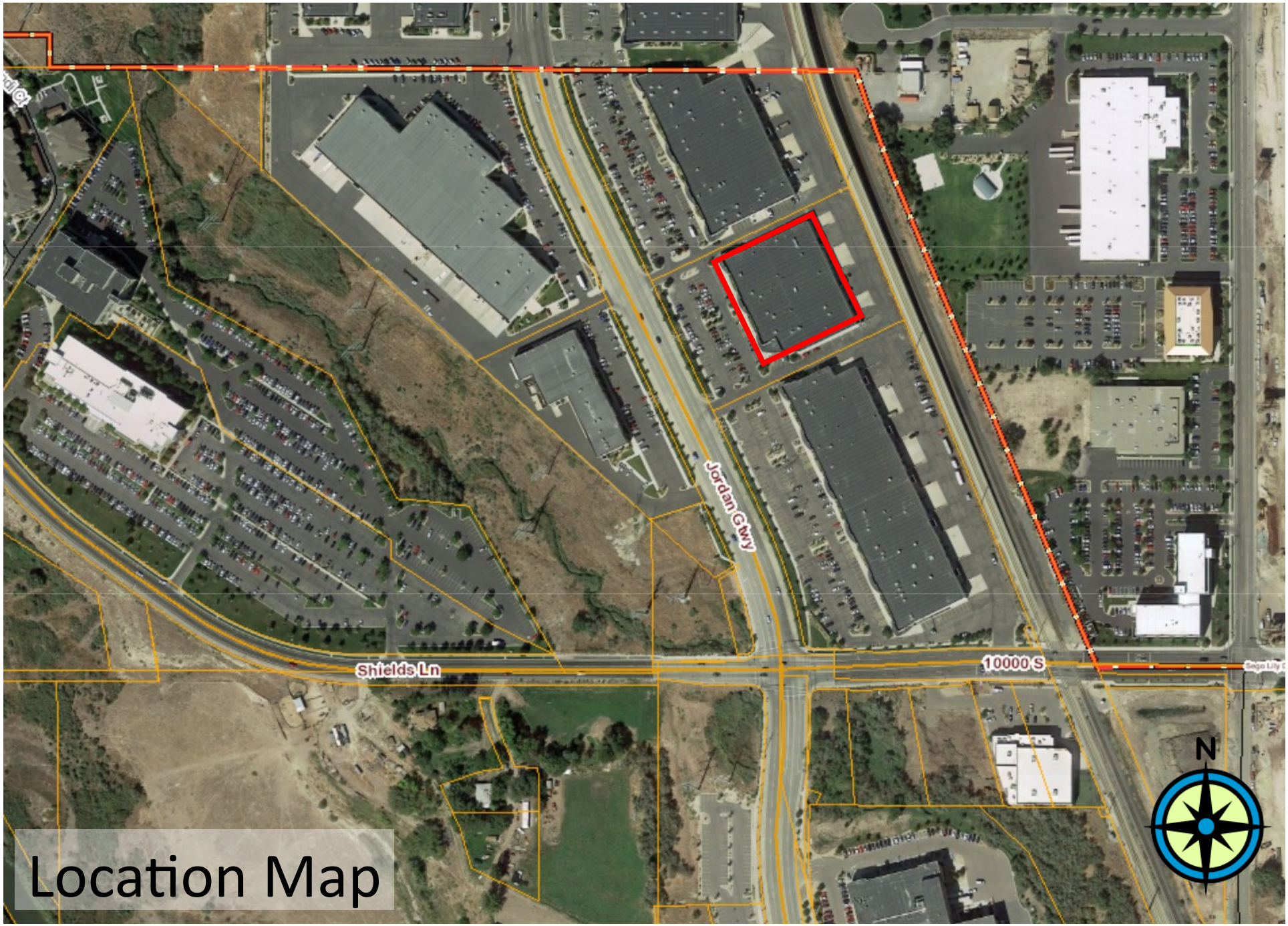
Staff recommends that the Planning Commission take comments at the public hearing and approve the Conditional Use Permit Application File No. PLCUP201900191 for a vehicle customization shop in the Pheasant Hollow Business Park, located at 9875 S Jordan Gateway, with the recommended condition stated above, unless, during the hearing, facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

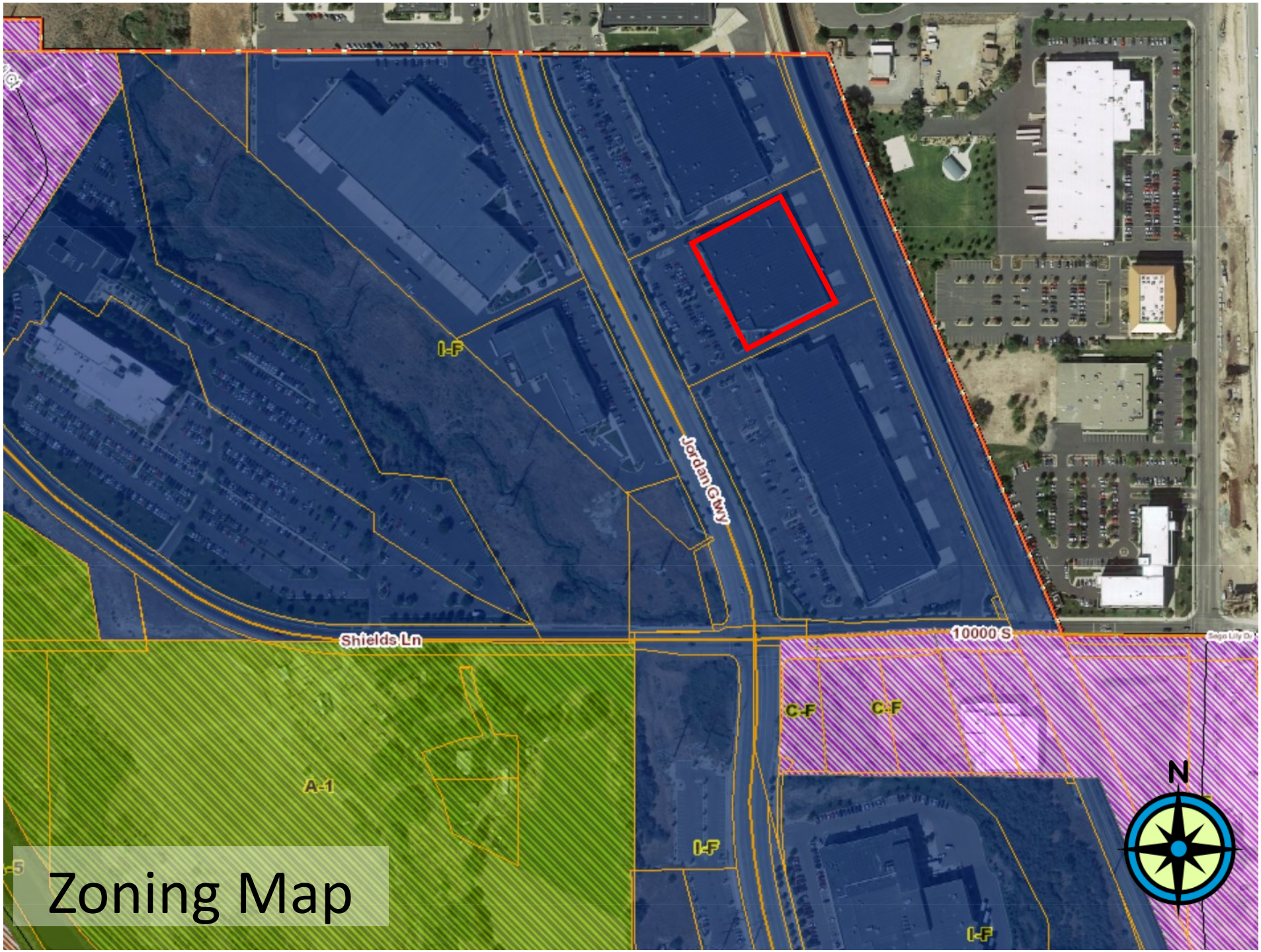
- Deny the Conditional Use Permit
- Modify the conditions for approval.
- Schedule the decision for a later date.

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Site Plan

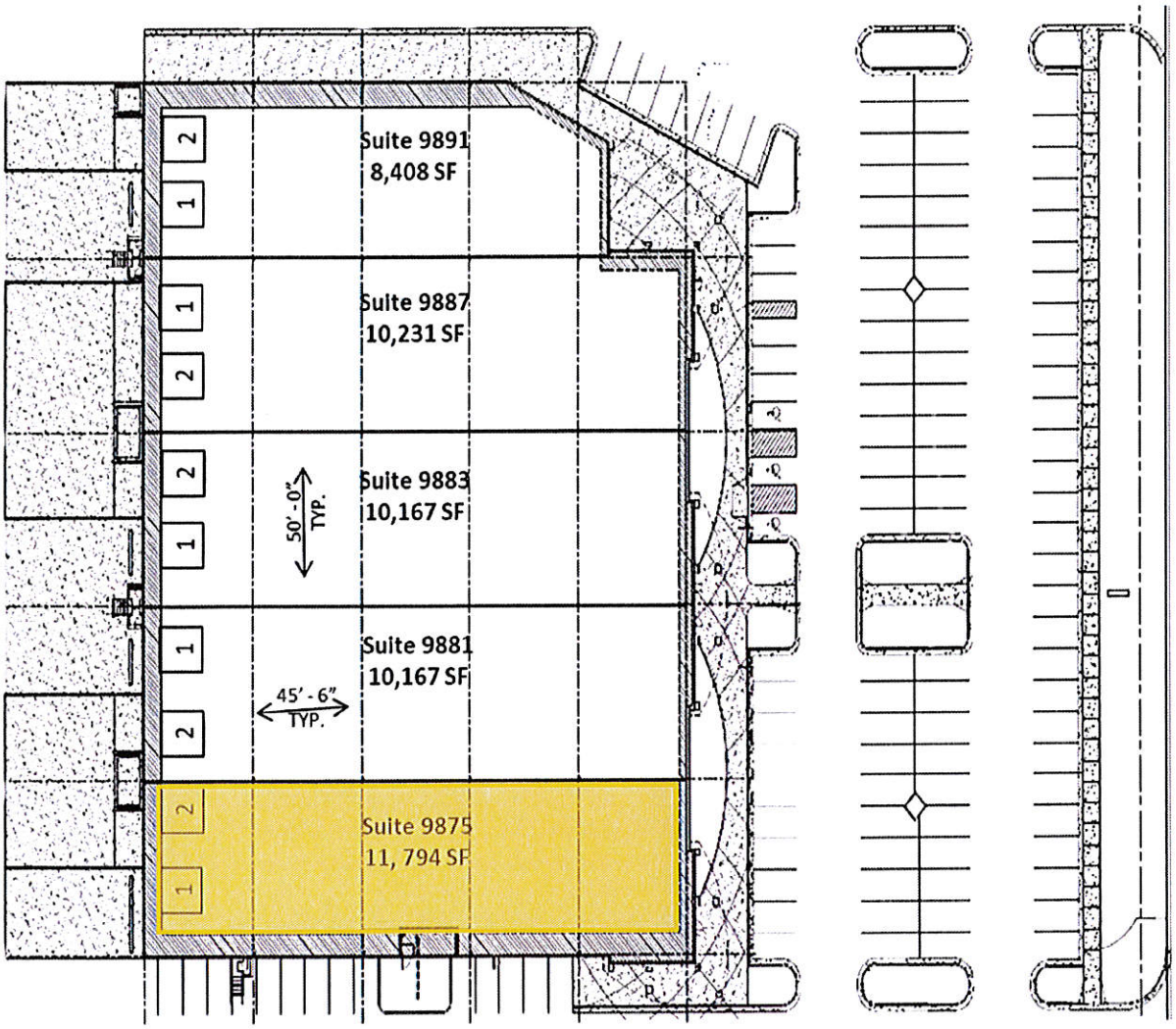


Location Map



Zoning Map

EXHIBIT "A"
SITE PLAN



SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 4/9/2019

Application: TEXT AMENDMENT - AMENDING SUBSECTION 17.112.060 OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO REDUCE THE STREET RIGHT OF WAY SETBACK REQUIREMENT FOR MONOPOLES

File No.: PLZTA201900069
Applicant: Daybreak Communities

Submitted By: David Mann, Planner II

Proposed Motion:

Recommend to the City Council that it approve Ordinance No. 2019-08.

BACKGROUND:

Daybreak Communities has filed an application to reduce the requirements for setback from a street right of way for monopoles. The current minimum setback requirement for monopoles is 150 feet. Adjacent to the west of the Daybreak property, there is currently a monopole located less than 150 feet from Mountain View Corridor. This monopole was installed on PacifiCorp property prior to the construction of Mountain View and is considered a legal non-conforming use because of its proximity to the road.

This ordinance is tentatively scheduled for the April 16, 2019 City Council meeting.

ANALYSIS:

The catalyst for the proposed amendment came from a plan to construct a new monopole for cellular service on a parcel owned by Daybreak Communities. This property is currently being used to store recreational vehicles for property owners in the Daybreak development. The subject property is adjacent to Daybreak Parkway, Mountain View Corridor, and 11800 South. As shown on the map included in the support materials, the 150 foot setback from a street severely reduces the area where a monopole can be located. Reducing the setback by 50 feet will allow more flexibility for this and other potential sites to locate a monopole without compromising safety or aesthetics. The current city regulations for monopoles include height limits, setbacks from residential neighborhoods, and a conditional use process to ensure proposed poles will not impact surrounding properties. Staff reviewed the regulations from other cities in the area and found there was either no setback requirement from the street or the setback requirement was less restrictive than what South Jordan City requires.

STAFF FINDINGS & CONCLUSIONS:

Facts & Findings:

- The Utah Code § 10-9a-102 grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City, including maintaining the aesthetics of the City and protecting the tax base, and the

City Council has the power to amend its land use regulations. (*See* Utah Code § 10-9a-501 *et seq*.)

- A reduction of the current setback for monopoles from a street right of way, in conjunction with other regulations in the municipal code, will not detrimentally impact surrounding property owners.

Conclusions:

- The proposed text amendment will provide more flexibility for potential locations of monopoles.

FISCAL IMPACT:

None.

ALTERNATIVES:

- Recommend approval Ordinance No. 2019-08 with changes.
- Recommend denial of Ordinance No. 2019-08.

SUPPORT MATERIALS:

- Ordinance No. 2019-08
- Map of proposed new monopole

ORDINANCE NO. 2019 - 08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING SUBSECTIONS 17.112.060 (WIRELESS COMMUNICATIONS FACILITIES) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO REDUCE THE SETBACK REQUIREMENTS FOR MONOPOLES.

WHEREAS, Utah Code § 10-9a-102 grants the City Council of the City of South Jordan (the "City Council") authority to enact ordinances that it considers necessary or appropriate for the use and development of land in the City of South Jordan (the "City"), including the City's aesthetics; and

WHEREAS, the City Council has adopted Title 17 of the City of South Jordan Municipal Code ("City Code"); and

WHEREAS, the City Council desires to amend City Code § 17.112.060 of Title 17 to decrease the setback for monopoles from a street right-of-way; and

WHEREAS, the South Jordan Planning Commission held a public hearing, and reviewed and made a recommendation concerning the subject text amendment; and

WHEREAS, the City Council held a public hearing and reviewed the subject text amendment; and

WHEREAS, the City Council finds that the subject text amendment will enhance the public health, safety and welfare, and will promote the goals of the General Plan.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. City Code § 17.112.060 is amended as shown in Exhibit A to this Ordinance.

SECTION 2. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 3. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

DRAFT

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2019 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	____	____	____	____
Bradley Marlor	____	____	____	____
Donald Shelton	____	____	____	____
Tamara Zander	____	____	____	____
Jason McGuire	____	____	____	____

Mayor: _____ Attest: _____
Dawn R. Ramsey City Recorder

Approved as to form:

_____
Office of the City Attorney

DRAFT

EXHIBIT A

(Text Amendment – deletions in ~~strikethrough~~, additions in **bolded underline**)

17.112.060: MONOPOLES

The following standards shall govern the installation and use of monopoles with communications equipment:

A. "Monopoles" shall be defined as any freestanding pole or tower, taller than forty five feet (45'), which is used for the purpose of facilitating communication equipment.

B. Only maximum one hundred foot (100') monopoles may be used for freestanding installations of communications equipment and only after adequate technological justification is provided for said installations. Monopoles shall not exceed the height necessary to meet the technological requirements of the installation. Lattice or guyed structures are not permitted.

C. Monopoles shall be located only in rear yard areas and in areas least intrusive on the public view and neighboring uses.

D. A minimum one mile distance is required between monopoles unless adequate technological justification for a lesser distance can be provided.

E. Monopoles may not be located closer than one hundred ~~fifty~~ feet (1~~5~~**0**0') from any street right of way.

F. Monopole height and distance from a residential property line shall be governed by the following table:

Monopole Height	**Distance From Residential Property Line**
> 45 feet	200 feet
. 60 feet	225 feet
. 70 feet	250 feet
. 80 feet	275 feet
. 90 feet	300 feet
. 100 feet	325 feet

G. Only the initial installation of the monopole or other support structure shall require a conditional use permit; provided that collocators meet all conditions of the original approval and all requirements of this chapter.

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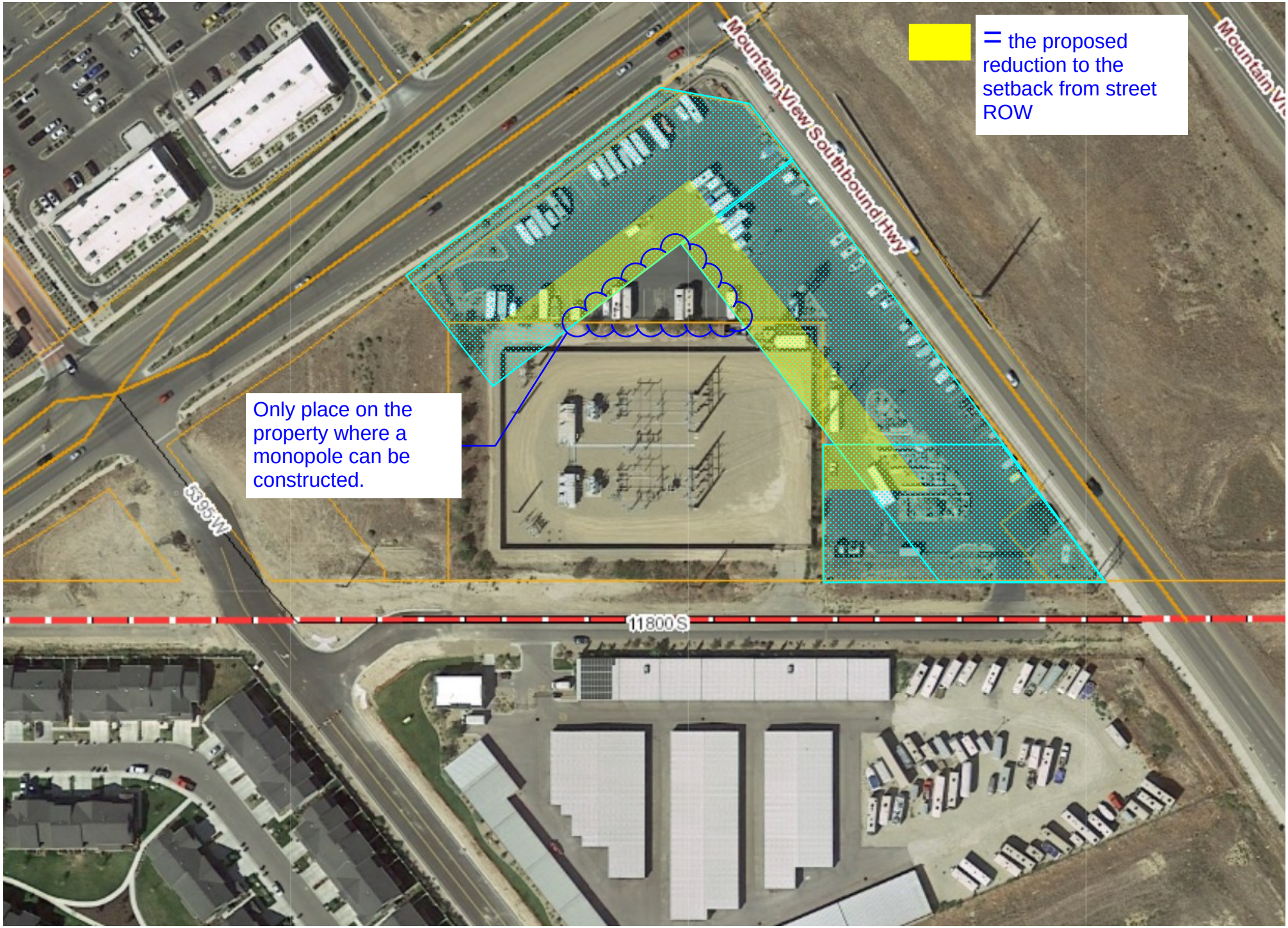
H. Monopoles and related antennas and equipment shall have nonreflective galvanized or powder coated surfaces with unobtrusive colors.

I. External pole mounted antennas shall be flush mounted to the pole, projecting no more than eighteen inches (18") away from the side of the pole to which the antennas are attached.

J. The planning commission may require that the monopole, antennas and other pole mounted equipment be further made stealth based upon proposed location and height (i.e., internal mounted antennas, light poles, flagpoles, windmills, water towers, ball field lights, bell towers, clock towers, etc.).

K. All ground equipment associated with a freestanding monopole shall be placed in a below grade vault or completely enclosed and screened from view within a solid decorative masonry building with trees, landscaped berms, and/or other landscaping materials. A six foot (6') decorative masonry wall or other suitable fence as may be appropriate, may also be required as determined by the planning commission. Ground equipment buildings shall not exceed seven hundred fifty (750) square feet in area nor twelve feet (12') in height and shall be secured with a lock. Expansion of the original ground equipment, site area, or enclosures shall require a conditional use permit. (Ord. 2009-11, 8-4-2009)

DRAFT


= the proposed reduction to the setback from street ROW
Only place on the property where a monopole can be constructed.
Mountain View Southbound Hwy
5395 W
11800 S