ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISION MEETING
6:30 P.M.
May 26, 2020

NOTICE IS HEREBY GIVEN THAT THE SOUTH JORDAN CITY PLANNING COMMISSION WILL HOLD ITS MEETING **ELECTRONICALLY, VIA ZOOM PHONE AND VIDEO CONFERENCING,** ON TUESDAY, MAY 26, 2020. PERSONS WITH DISABILITIES WHO MAY NEED ASSISTANCE SHOULD CONTACT THE PLANNING STAFF AT (801) 254-3742, AT LEAST 24 HOURS PRIOR TO THIS MEETING.

In accordance with Governor Herbert's Utah Executive Order 2020-1, declaring a state of emergency in response to COVID-19, and pursuant to Utah Executive Order 2020-5, modifying the Open and Public Meetings Act requirements allowing electronic meetings without an anchor location and authorizing resolution or ordinance, the City of South Jordan will be holding City Council, Planning Commission, and meetings of other South Jordan Committees and Boards electronically, until further notice is given. Utah Executive Order 2020-5 allows a public body to hold an electronic meeting, to "provide means by which interested persons and the public may remotely hear or observe, live, by audio or video transmission the open portions of the meeting", and "comments from the public will be accepted during the electronic meeting".

In the event an electronic meeting is disrupted in any way that the City in its sole discretion deems inappropriate, including the posting of offensive pictures, remarks, or making offensive statements, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end the electronic meeting with or without a motion and vote. If a meeting is ended prior to all items being addressed, any items not addressed shall be moved to the next regularly scheduled meeting or a special meeting, whichever is first.

Attendees will be allowed to join via phone or video, using Zoom phone and video conferencing. Note, public comment will be accessed through video conferencing, and a participant must have their video on and working to speak. Those who join via phone may listen, but not comment. Ability to connect and comment is dependent on an individual's internet connection, not the City. To ensure your comments are taken regardless of technical issues, please have them submitted in writing to the City Planner, Greg Schindler at GSchindler@sjc.utah.gov, by 5:00 p.m. on May 26, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission May 26, 2020 Zoom Meeting

Join on any device, with mobile and desktop availability.
Visit: www.sjc.utah.gov/planning-commission/
Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
Zoom instructions are posted www.sjc.utah.gov/planning-commission/

THE ELECTRONIC MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

I. WELCOME AND ROLL CALL – *Commission Chair Michele Hollist*

II. MOTION TO APPROVE AGENDA

III. APPROVAL OF THE MINUTES

IV. STAFF BUSINESS – *None*

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

VI. SUMMARY ACTION – *None*

VII. ACTION – *None*

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. DAYBREAK COMMERCE PARK 5 – 1ST AMENDMENT
Location: 6351 W Crimson View Drive
File No: PLPLA202000060
Applicant: Niklaus Bishsel

B. RUNYAN ACCESSORY LIVING UNIT
Location: 2266 West Country Bend Dr.
File No: PLALU202000136
Applicant: Archibald Remodeling LLC

IX. LEGISLATIVE PUBLIC HEARINGS – *None*

X. OTHER BUSINESS - *None*

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)
: §
COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy 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 22th day of May 2020.

Cindy Valdez
South Jordan City Deputy Recorder

CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMISSION MEETING
COUNCIL CHAMBERS
May 12, 2020

Present: Commissioner Trevor Darby, Commissioner Michele Hollist, , Commissioner Nathan Gedge, Commissioner Steve Catmull, Commissioner Michael Peirce, City Attorney Ryan Loose, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner David Mann, Planner Brad Sanderson, City Recorder Anna Crookston, Deputy Recorder Cindy Valdez

Absent: Commissioner Sean Morrissey

Others: Greg Goffin, Pamela Neville, Steven Mccurdy, Jeff Tenney

6:30 P.M.
REGULAR MEETING

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

Chair Hollist welcomed everyone to the Electronic Meeting and noted that all Commissioners have joined the electronic meeting except, Commissioner Catmull, and Commissioner Morrissey.

II. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the May 12, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Catmull and Commissioner Morrissey was absent from the vote.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the April 28, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Catmull, and Commissioner Morrissey was absent from the vote.

Commissioner Catmull arrived at the meeting.

IV. STAFF BUSINESS - None

V. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

I. SUMMARY ACTION – *None*

II. ACTION – *None*

III. ADMINISTRATIVE PUBLIC HEARINGS –

A. ALPHA WARRANTY PARKING LOT EXPANSION, SITE PLAN

UNAPPROVED

Location: 11462 South Temple Drive
File No: PLSPR201900591
Applicant: Chris Poulsen

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

Chair Hollist said when this came through the Planning Commission it was before my time, and I am sure it was before the other Commissioners time, so has the section marked agricultural been rezoned officially.

Planner Mann said it was discussed with the property owner, that it was turned into service parking and it would be rezoned, but for some reason there was a step missed and they just submitted for the site plan. City staff has determined that a part of the recommendation for approval is that they need to work with the county to combine the three parcels into one parcel. At that point it will be part of the larger parcel that will be zoned agricultural, and the parking will be an accessory use to the main use, and that is the office that is in the office zone.

Chair Hollist said so is a parking lot a permitted use in an agricultural zone, and it wouldn't need to be rezoned.

Planner Mann said I spoke with staff about the need to do that, and they came to the conclusion from the ordinance that if the parcels are combined into one with the parking as an accessory-use, then it would meet all of the requirements in the code.

Chair Hollist said would it still have the underlying agricultural zone designation on that piece.

Planner Mann said it would be a portion of that parcel.

Planner Schindler said once the parcels are combined into one most of it will be zoned Professional Office, and the other will be zoned A-5.

Commissioner Catmull said with access to the underground retention has that been approved through UDOT.

Assistant City Engineer Nielsen said it is a UDOT retention pond, and it is my understanding that the property owner's entered into an agreement with UDOT for the maintenance of that, but I am not sure who will be responsible for it.

Chair Hollist opened the Public Hearing to comments.

Steven Mccurdy, South Jordan – said I am interested in this because my property abuts the property that is there. We received a letter written on May 1, 2020 saying that there was an application for a site plan amendment, and to me that means nothing should have been done until that site plan has been amended. They are currently working on this project like it has already been approved. One of the employees working on the project told me that they are in the construction phase as we speak, which is a disappointment. I thought that is what we were here to discuss tonight. The thing that discourages me the most about this, is that there are four of us on this street that are against this. One of them cannot be on the meeting tonight because he does not have a computer, one was supposed to be on the meeting tonight, but I haven't seen them, and the third one is out of town, but I know there are all opposed to this. When this was at the Planning Commission last time there were two things that were asked, do you have enough

UNAPPROVED

parking, and they guaranteed us that that there was enough parking and they would not need any additional parking. The second thing was the Planning Commissioner that I knew at that time said he didn't think that they had gotten permission to destroy the greenspace, because they specifically asked if that would remain, and there was some opposition on the board at that time. Things have changed, and I am disappointed that they are removing the greenspace, and are adding in additional parking spaces that they said they did not need, and now there will be an additional 100 cars parked behind my house. I want to also clarify that the parking is over the retention pond, so it is one in the same.

Chair Hollist closed the Public Hearing.

Chair Hollist said can you tell me how many parking spots are being added, and what the total amount of parking spots will be.

Planner Mann said on the site plan it shows a table, and phase 2 will add 104 standard parking stalls and the combined total will be 399 stalls, which is about a 100 more stalls than what they need to meet the minimum.

Chair Hollist said so they are exceeding the parking for this use?

Planner Mann said yes. That is correct.

Chair Hollist said can staff address the construction that is already taking place.

Planner Mann said when I spoke with Mr. Mccurdy he expressed concern that they were performing construction on the area that has not been approved. I have not driven by the site, so I cannot confirm that, so maybe Assistant City Engineer Nielson could address that situation.

Assistant City Engineer Nielson said I learned today that they had started some grading, and an inspector questioned them on it and they realized they hadn't received all of their approvals yet, so I believe they have stopped the grading.

Chair Hollist said were there any portions in the original approvals that pointed to maintaining the greenspace.

Planner Mann said at the time it was owned by UDOT, but I don't ever remember hearing anything about open space for the City. It was always used for detention ponds, which there are detention ponds all over the City that are not open for public use. In the initial concept stage this has always been in the plan to convert this to parking.

Commissioner Gedge said I would like to follow up on what Mr. Mccurdy said about the previous Commissioner saying they wouldn't have voted on it if it wasn't going to be greenspace. Is there anything noted by staff in the minutes from the previous discussion that stated that.

Planner Schindler said since we just received the email from Mr. Mccurdy we haven't had time to check the minutes, or anything else. I would like to check with Mr. Mccurdy and see if he would like for me to read his email for the record.

Mr. Mccurdy said yes, I would like that read for the record.

Planner Schindler read Mr. Mccurdy's email from 5-12-20– (Attachment A)

UNAPPROVED

On May 1, 2020 a letter was drafted by the South Jordan Planning Commission, to all residents within 300 feet of the Alpha Warranty Building at 11462 South Temple Drive, for a site plan amendment for additional parking -- above the water collection basin and green area that was on the site. I am dismayed that construction has already begun on the parking site/retention pond for a plan that has not yet been approved and the destruction of the green area. The fact that construction has already started gives the impression that the builder is confident that approval, from the South Jordan Planning Commission, is only a formality, despite any objections from citizens. I question whether or not an agreement has already been made? And if we really have no input, as one neighbor has stated, why a letter was sent to the parties? Now that the building is well under construction one can see that the building itself is not what the developers made it out to be: I would ask that in the future the South Jordan Planning Commission reduce the number of site amendments and hold developers, who manipulate the system to get their plans incrementally approved, more accountable. No one in the neighborhood is happy that the building is:

- Larger, and bigger than the building across the street with which it was most often compared. (especially height) —It is more than two stories which is what I believe is what was initially approved.

- It has fewer parking spaces than needed (which necessitates the amended site plan) which was originally confirmed as adequate when approval was initially granted.

This new amended plan is going to destroy the little green space in the area. This was also of concern to the original planning commission and I believe would have faced some opposition had that initially been the plan, none of this is acceptable. All except for this final public notice, the changes have been made without my being aware. I have an information request pending, that should in fact demonstrate when and where Notices of Public Hearings on the changes were made. I hope that in fact they were done lawfully and that I failed to do my duty as a citizen and take notice and not a failure on the cities part. I have a hearsay notice from one of the employees on the property that they are putting in a multi-level parking garage, I hope that is not the case. If it is I strongly voice my disapproval. Even if it is only surface parking I would ask that the SJ planning commission approval be denied. That the green space be restored. Short of that, I would ask that if any laws/ agreements were made in advance that "that agreement" be made public, that construction on the water retention pond and parking be halted and that any irregularities be adequately dealt before continuation. I ask that these issues be addressed at tonight's planning commission meeting, that these comments be read into the minutes, and that they be responded to in a formal letter

Chair Hollist said it sounds like this the parking has been addressed and this project is not over parked. The original parking plan meets the requirement for the current use as proposed. I cannot comment on what was originally approved and been changed, but the notices were sent out within 300ft every time there was a revision, or an amendment was made.

City Planner Schindler said every time there is a Public Notice it is required to send a notice out within 300ft. of the project, and it will be sent at least 10 days before the Public Hearing.

Chair Hollist said if there was a change in the height, would that have triggered a Public Notice.

Planner Schindler said there would have to be a change in the stories, and that would be a minor site plan amendment, but I don't think anything changed on this. The original approval if I remember right, was 2 stories on one side, and 3 stories on the other, and they had met all the requirements.

UNAPPROVED

Chair Hollist said can you also address the concern that there may be a multi-level garage, and would that be allowed.

Planner Mann said there has never been a discussion about a parking garage there. They have sufficient surface parking, and the bottom level of the building there is a large gym, and a full size basketball court. There is no plans for that area to be parking, which is typically where it would be with a property like this, where the grade changes from one site to the next. That comment was total news to me. It could be allowed, but it would have to go through a site plan review and they would have to meet all of the requirements.

Commissioner Gedge said does this applicant have any other developments in the City, and has there been any history of them performing work prior to approval being granted.

Planner Mann said I can't speak to the specific development group, or construction companies, but there have been reports, and instances where construction companies have jumped the gun and started working before they have had the necessary approvals. It is part of our job to make sure they go through the necessary processes.

Commissioner Catmull said if there was a problem with the Public Noticing, what is the remedy?

City Planner Schindler said if there was a notice that was missed or someone did not get it on time, it has been so long now that the appeal process has passed, and there is no remedy at that point. I am pretty sure we can show copies of the mailing lists, and we have all of the notices that were sent out for all of the Public Hearings. There were two rezoning applications that were noticed for both Planning Commission and City Council. There was a site plan application, and now there is a site plan amendment. There were four times that we would have noticed things, and I believe that was everything, because there was no changes to the original approval that would warrant another notice.

City Attorney Loose said there is a remedy if someone appeals it in the time that is allowed, which then it would go to a hearing officer, or they can legally challenge a notice because they didn't feel that it was done right. Planner Schindler is correct that if they do not do anything within the time allowed, then the time is expired. We have had an issue where it was noticed a day late due to a holiday or something like that, so we tabled it, re-noticed it, and we would be done with it.

Chair Hollist said is there a way to look up the motion and see what was voted on?

City Attorney Loose said I have not looked at the request, but regardless of what that motion was it was on that application, and that application did not include this being a parking lot. I think it is good to know what the motion was, but the question is, is this allowed under the current application or not.

Planner Mann said for the five previous hearings that were held there was not development agreement that was required, and on all the motions there were no conditions, and it was never tabled. It pretty much went straight through without any major concerns. There was some questions on the site plan for the original building regarding the shared access on 11400 S between the school and the building, but that was only major topic of discussion, as I went through the minutes while the Commissioners were talking.

Chair Hollist said "thank you" Mr. Mann that was very helpful.

UNAPPROVED

Commissioner Gedge motioned to approve File No. PLSPR201900591 for the construction of a parking lot located at 11462 S. Temple Drive as presented to the Planning Commission, with the following provision:

- **That the Applicant records a document with the Salt Lake County Recorder's Office to consolidate the three parcels associated with the subject development before further commencement of development on that parcel and the City Issues a certificate of occupancy.**

Commissioner Catmull seconded the motion. Roll Call vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

B. TENNEY SUBDIVISION, PRELIMINARY SUBDIVISION

Location: 10505 South Temple Drive (1300 West)
File No: PLPP202000080
Applicant: Abraham Lopez

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

Commissioner Catmull said does it need a 90ft. frontage?

Planner Sanderson said it does.

Commissioner Gedge said I have a question about the recommended requirement in the motion. Could you speak to the geotechnical aspect that you are recommending in the motion?

Planner Sanderson said normally we do conduct the geotechnical report prior to getting to this point of the Public Hearing, but being that this is adjacent to the canal, and being that we aware of these adjacent lots, and that there is some ground water issues with some of them, we felt it was imperative to hold off on the geotechnical study until the water had been turned into the canal for a period of time. The water has been in the canal since April 15, 2020, so what were are doing is making this subject to whatever recommendations and requirements that may come from that geotechnical study.

Chair Hollist said would those recommendations only apply to only Lot 2, since it is the only lot that doesn't have a home on it.

Planner Sanderson said normally yes. It would apply to (1) and (2), and if (1) was to ever go in and tear down the house then maybe, but it wouldn't be the intent to go in and metro the house that is existing, but if that was to happen something would have to be considered.

Chair Hollist opened the Public Hearing. There was none. She closed the Public Hearing.

Jeff Tenney (Applicant) – said I have been trying for a couple of years to develop this entire lot for my retirement. I would like to put it up for sale, or put another house on the lot, that is my desire.

Commissioner Gedge said I would like to make note that we receive an email from Mr. Ursenbach earlier today, and make sure that it is reflected in the minutes, and that he is in favor of this application.

Chair Hollist said I did not see the email, is this a neighbor? Could you elaborate on this?

UNAPPROVED

Commissioner Gedge said it looks like he is a neighbor that is in full support, and he has some professional experience as well.

Commissioner Catmull motioned to approve the Tenney preliminary subdivision plat, file number PLPP202000080, subject to the following requirements:

- Prior to plat recordation, the applicant shall obtain a geotechnical study and make necessary improvements recommended by the soils engineer and as determined by City Engineer.

Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

C. 106 EXCHANGE II OFFICE CONDOMINIUMS, PRELIMINARY SUBDIVISION

Location: 489 West South Jordan Parkway
File No: PLPP202000067
Applicant: Greg Goffin

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

Chair Hollist opened the Public Hearing to comments. There was none. She closed the Public Hearing.

Commissioner Catmull motioned to approve the 106 Exchange II Office Condominium preliminary subdivision, File No. PLPP202000067, as proposed. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Morrissey was absent from the vote.

IV. LEGISLATIVE PUBLIC HEARINGS – *None*

V. OTHER BUSINESS – *None*

ADJORNMENT

Commissioner Gedge motioned to adjourn the May 12, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

The May 12, 2020 Planning Commission Meeting adjourned at 7:30 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPPROVED

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 5/26/2020

Application: DAYBREAK COMMERCE PARK 5 – 1ST AMENDMENT

Address: 6351 W Crimson View Drive
File No: PLPLA202000060
Applicant: Niklaus Bichsel

Submitted By: David Mann, Planner II
Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. PLPLA202000060 to amend lot C-121 of the Daybreak Commerce Park 5 subdivision, located at 6351 W Crimson Park Drive, to create four commercial lots, as presented to the Planning Commission.

ACREAGE:		16.81 acres
CURRENT ZONE:		P-C
CURRENT USE:		Vacant
FUTURE LAND USE PLAN:		Industrial
NEIGHBORING LU DESIGNATIONS, (ZONING)/USES	North -	Industrial, (P-C) / Vacant
	South -	Industrial, (P-C) / Vacant
	East -	Natural Area, (P-C) / Vacant
	West -	Industrial, (P-C) / Vacant

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 & ANALYSIS:

Niklaus Bichsel filed an application for a four lot commercial subdivision that would amend lot C-121 of the Daybreak Commerce Park 5 Subdivision that was recorded in 2018. This amendment will allow the phasing of multiple industrial buildings to develop on the subject property. The proposed amendment meets all city codes and standards.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed plat meets the required lot size and frontage requirements for the P-C Zone.

Conclusion:

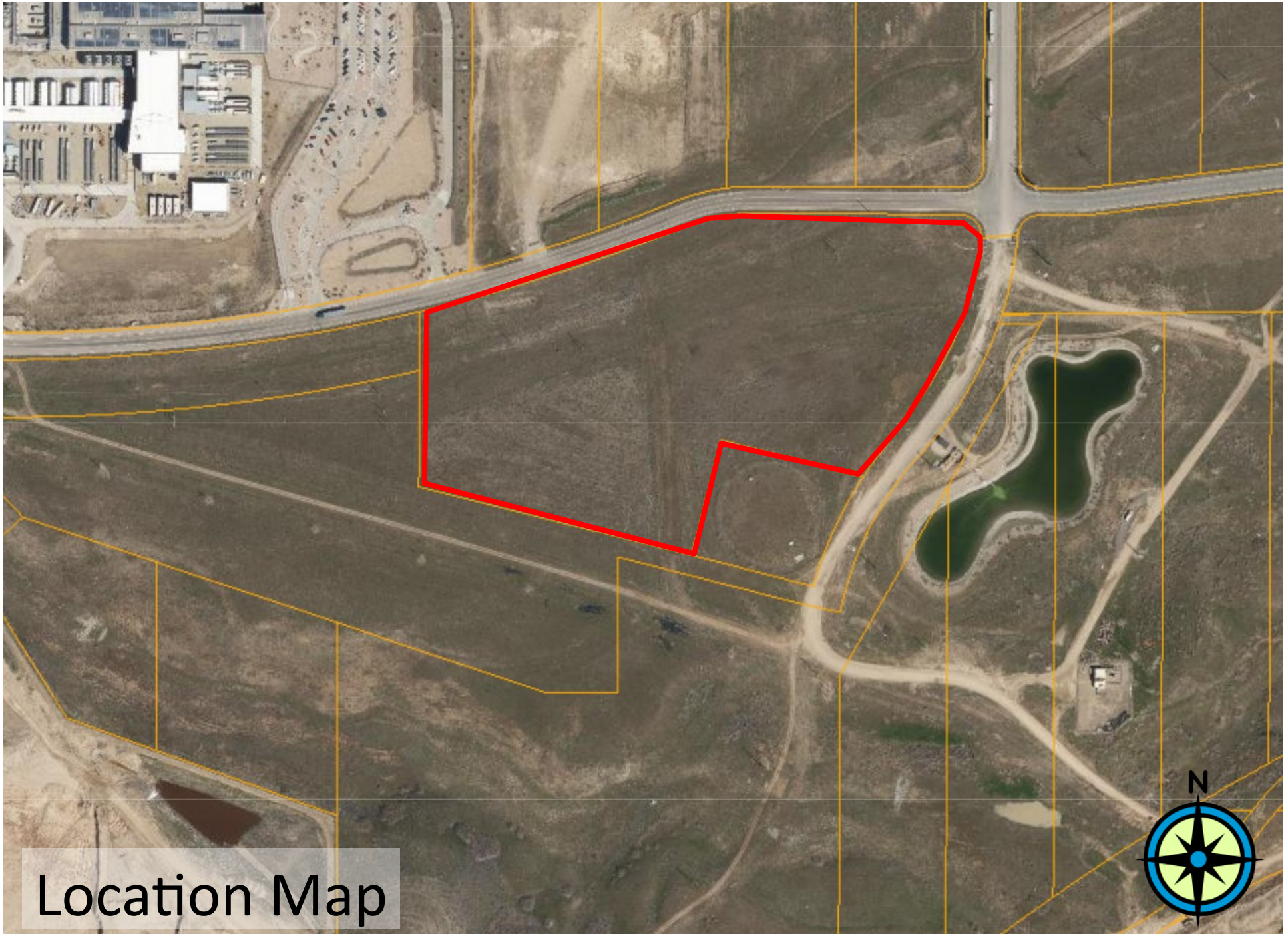
- Based on the application materials and the findings listed above, the proposal is consistent with the City's General Plan and with the purposes and objectives of the pertinent requirements of the City's Planning and Zoning Code (specifically Chapter 17.72).

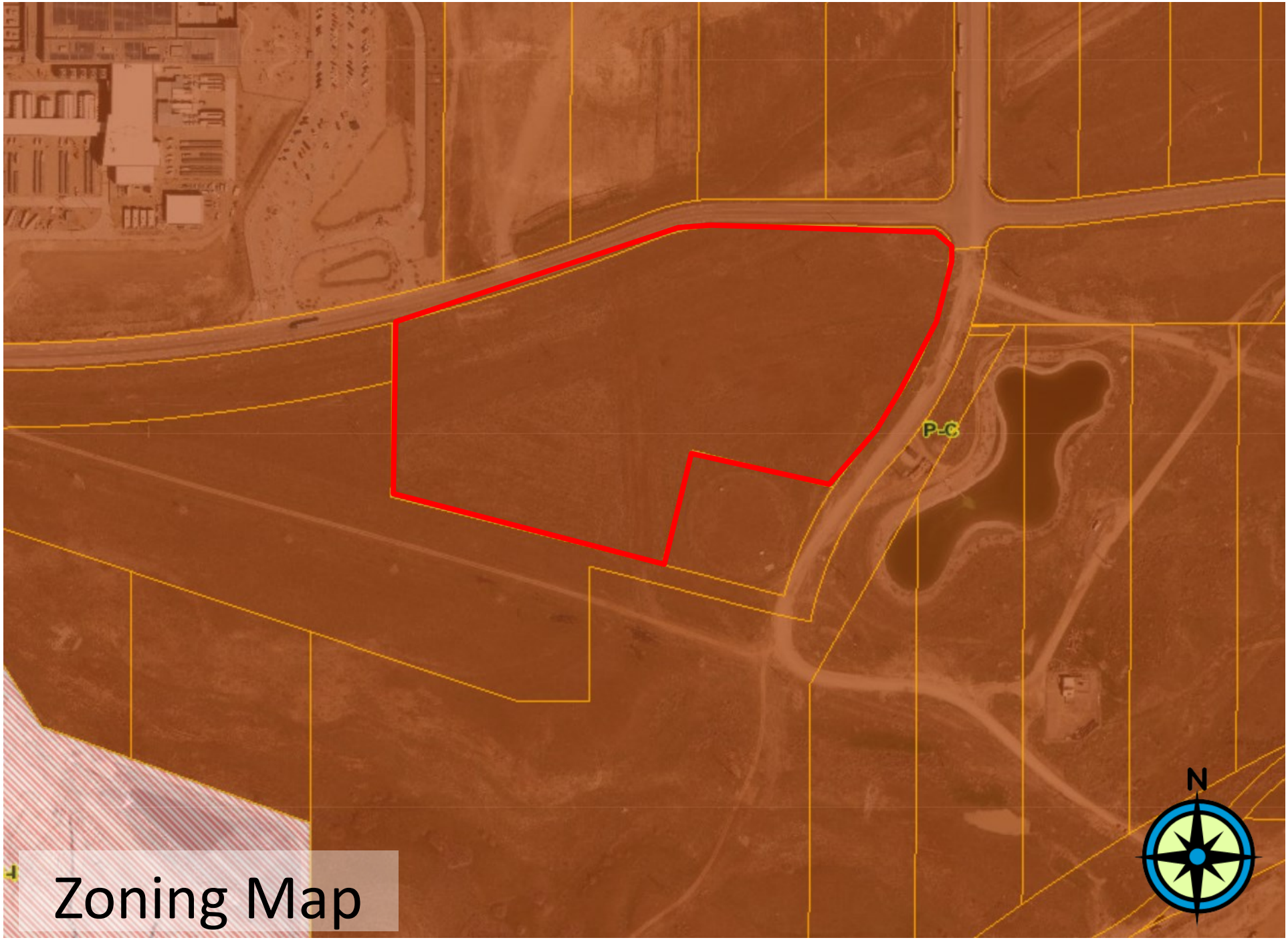
ALTERNATIVES:

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

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Subdivision Plat


N
Location Map

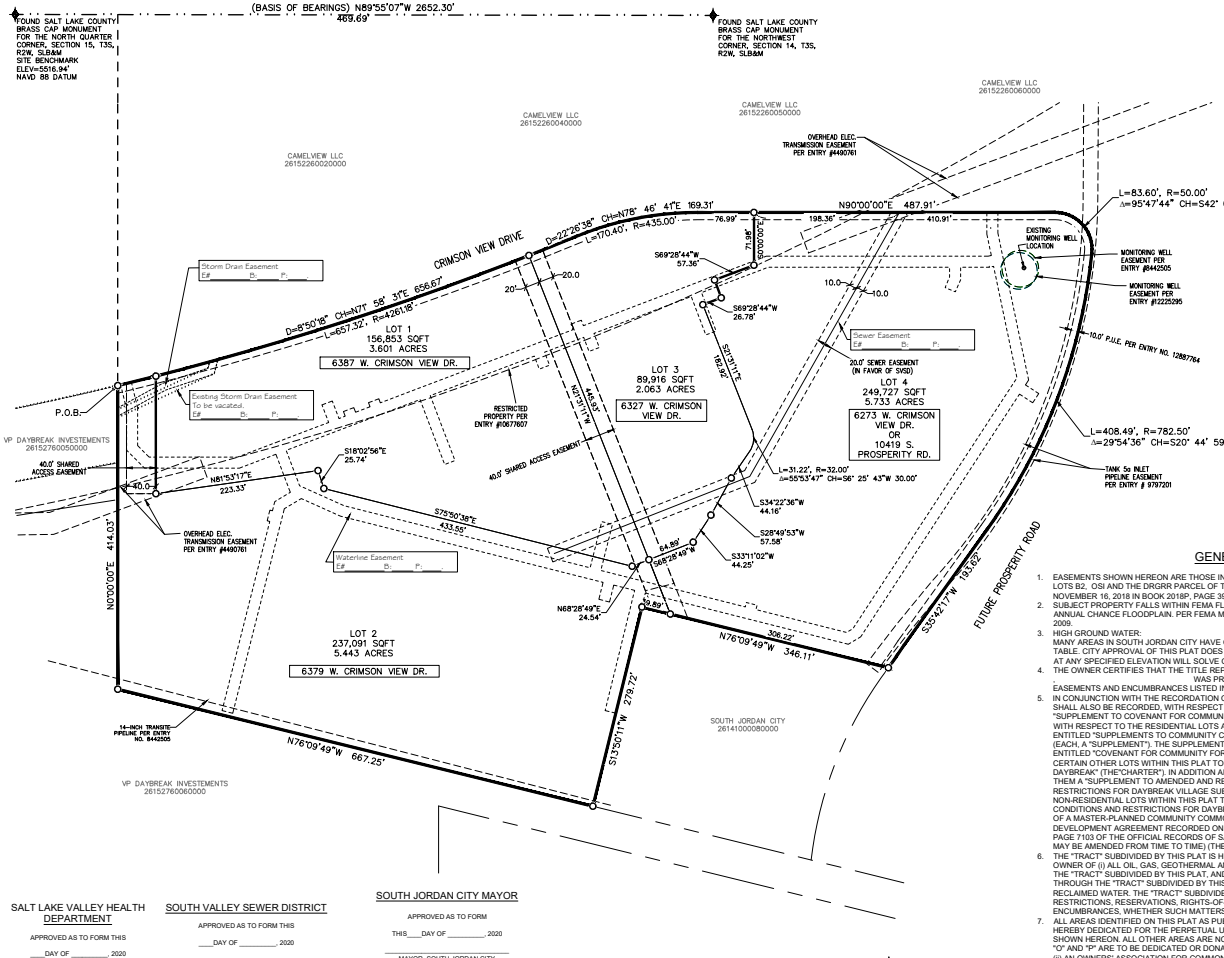


Zoning Map

DAYBREAK COMMERCE PARK PLAT 5A

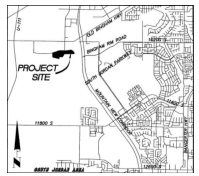
AMENDING LOT C-121 OF DAYBREAK COMMERCE PARK PLAT 5

LOCATED IN THE NORTHEAST QUARTER OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN,
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH
MARCH 2020



VICINITY MAP

NOT TO SCALE



LEGEND

- SALT LAKE COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED OR ENGINEERING
- SUBDIVISION BOUNDARY
- LOT LINE
- ADJACENT PARCEL
- SECTION LINE
- EASEMENT
- EXISTING EASEMENT TO BE VACATED
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING IRRIGATION LINE
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING OVERHEAD POWER
- EXISTING GAS LINE
- EXISTING WATER METER
- EXISTING WATER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SEWER MANHOLE

GENERAL PLAT NOTES

1. EASEMENTS SHOWN HEREON ARE THOSE INCLUDED IN THE DAYBREAK COMMERCE PARK PLAT 5, AMENDING LOTS B2, OSI AND THE DRGRR PARCEL OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED, RECORDED NOVEMBER 16, 2018 IN BOOK 2018P, PAGE 395 AS ENTRY NO. 12887764.
2. SUBJECT PROPERTY FALLS WITHIN FEMA FLOOD ZONE "X" - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLCOOPLAIN. PER FEMA MAP NO. 49035C0416G WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
3. HIGH GROUND WATER: MANY AREAS IN SOUTH JORDAN CITY HAVE GROUND WATER PROBLEMS DUE TO 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 GROUND WATER PROBLEMS, IF ANY.
4. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED ,WHICH WAS PREPARED BY WAS PROVIDED TO OWNER'S SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN SAID TITLE REPORT.
5. IN CONJUNCTION WITH THE RECORDATION OF THIS PLAT FOR "DAYBREAK COMMERCE PARK PLAT 5", THERE SHALL ALSO BE RECORDED, WITH RESPECT TO THE "TRACT" DESCRIBED HEREON, A DOCUMENT TITLED "SUPPLEMENT TO COVENANT FOR COMMUNITY FOR DAYBREAK SUBMITTING ADDITIONAL PROPERTY", AND, WITH RESPECT TO THE RESIDENTIAL LOTS AND CERTAIN OTHER LOTS WITHIN THIS PLAT, A DOCUMENT ENTITLED "SUPPLEMENTS TO COMMUNITY CHARTER FOR DAYBREAK SUBMITTING ADDITIONAL PROPERTY" (EACH, A "SUPPLEMENT"). THE SUPPLEMENTS SUBJECT THE "TRACT" DESCRIBED HEREON TO A DOCUMENT ENTITLED "COVENANT FOR COMMUNITY FOR DAYBREAK" (THE "COVENANT"), AND THE RESIDENTIAL LOTS AND CERTAIN OTHER LOTS WITHIN THIS PLAT TO A SECOND DOCUMENT ENTITLED "COMMUNITY CHARTER FOR DAYBREAK" (THE"CHARTER"). IN ADDITION ANY NON-RESIDENTIAL LOT(S) MAY ALSO HAVE RECORDED AGAINST THEM A "SUPPLEMENT TO AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAYBREAK VILLAGE SUBMITTING ADDITIONAL PROPERTY", WHICH SUBJECTS SUCH NON-RESIDENTIAL LOTS WITHIN THIS PLAT TO TO THE "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DAYBREAK VILLAGE" (THE "VILLAGE DECLARATION"). THIS PLAT IS PART OF A MASTER-PLANNED COMMUNITY COMMONLY KNOWN AS "DAYBREAK" AND IS SUBJECT TO THE MASTER DEVELOPMENT AGREEMENT RECORDED ON MARCH 26, 2003 AS ENTRY NO. 8581557, IN BOOK 8762 BEGINNING PAGE 7103 OF THE OFFICIAL RECORDS OF SALT LAKE COUNTY (WHICH MASTER DEVELOPMENT AGREEMENT MAY BE AMENDED FROM TIME TO TIME) (THE "MASTER DEVELOPMENT AGREEMENT")
6. THE "TRACT" SUBDIVIDED BY THIS PLAT IS HEREBY SPECIFICALLY SUBJECTED TO A RESERVATION BY THE OWNER OF (i) ALL OIL, GAS, GEOTHERMAL AND MINERAL RIGHTS AND INTERESTS UNDER OR APPURTENANT TO THE "TRACT" SUBDIVIDED BY THIS PLAT, AND (ii) ALL WATER FLOWING OR LOCATED UNDER, WITHIN, OVER, OR THROUGH THE "TRACT" SUBDIVIDED BY THIS PLAT, INCLUDING, WITHOUT LIMITATION, ALL STORM WATER AND RECLAIMED WATER. THE "TRACT" SUBDIVIDED BY THIS PLAT IS FURTHER SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, SHORTAGES IN AREA, ENCROACHMENTS, OR OTHER ENCUMBRANCES, WHETHER SUCH MATTERS ARE OF RECORD OR OTHERWISE ENFORCEABLE AT LAW IN EQUITY
7. ALL AREAS IDENTIFIED ON THIS PLAT AS PUBLIC RIGHTS-OF-WAY ARE INTENDED FOR PUBLIC USE AND ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC PURSUANT TO THE OWNER'S DEDICATION SHOWN HEREON, ALL OTHER AREAS ARE NOT DEDICATED FOR PUBLIC USE BY THIS PLAT. LOTS DESIGNATED AS "O" AND "P" ARE TO BE DEDICATED OR DONATED TO EITHER: (i) THE CITY OR OTHER GOVERNMENTAL ENTITY, OR (ii) AN OWNERS' ASSOCIATION FOR COMMON AREA USE, IN A SUBSEQUENTLY RECORDED INSTRUMENT OR AN AMENDMENT TO THIS PLAT. ANY EASEMENT SHOWN ON THIS PLAT THAT IS NOT SPECIFICALLY REFERRED TO AS "PUBLIC" IS RESERVED TO OWNER OR OWNER'S DESIGNEE.
8. THE OWNER RESERVES, IN FAVOR OF DAYBREAK WATER COMPANY, A UTAH NON-PROFIT CORPORATION, EASEMENTS OVER, ACROSS AND UNDER ALL STREETS, PUBLIC RIGHTS-OF-WAY, ALLEYS, "P" LOTS AND "O" LOTS, AND OTHER PUBLIC USE AREAS, AND ALL PUBLIC UTILITY AND DRAINAGE EASEMENT AREAS TO INSTALL, MAINTAIN, REPAIR, AND OTHERWISE OPERATE AND ACCOMPLISH ALL THINGS ASSOCIATED WITH, A SECONDARY WATER SYSTEM PROVIDING SECONDARY WATER TO PORTIONS OF DAYBREAK.
9. CERTAIN LOTS IN THIS PLAT MAY BE SERVED BY SEWER LATERAL THAT ARE LESS THAN 11 FEET BELOW GROUND LEVEL. IN SUCH EVENT THE RESIDENCES ON SUCH LOTS WITH BASEMENTS MAY NOT HAVE SEWER SERVICE AVAILABLE TO THE BASEMENTS. THE OWNER OF ANY LOT IN THIS PLAT SHALL BE RESPONSIBLE FOR VERIFYING THE SEWER LATERAL DEPTH SERVING SAID LOT AND SHALL BE RESPONSIBLE FOR SETTING THE FOUNDATION ELEVATION OF THE RESIDENCE CONSTRUCTED THEREON TO A DEPTH SUFFICIENT FOR ADEQUATE FALL INTO THE RESPECTIVE SEWER LATERAL.
10. THE SIGNATURE OF SOUTH VALLEY SEWER DISTRICT ON THIS PLAT DOES NOT CONSTITUTE APPROVAL OF THE OWNER(S) SEWER LINES OR FACILITIES. THE OWNER(S) OF THE PROPERTY MUST PROVIDE SATISFACTORY PLANS TO THE SEWER DISTRICT FOR REVIEW AND APPROVAL BEFORE CONNECTING TO THE DISTRICT'S SEWER SYSTEM AND WILL BE REQUIRED TO COMPLY WITH THE DISTRICT'S RULES AND REGULATIONS.
11. SHALLOW SEWER DEPTHS! CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT."
12. A CROSS DRAINAGE EASEMENT IS HEREBY DEDICATED ACROSS ALL LOTS FOR THE PURPOSE OF SURFACE DRAINAGE.

SALT LAKE VALLEY HEALTH DEPARTMENT

APPROVED AS TO FORM THIS

___DAY OF _____, 2020

SALT LAKE VALLEY HEALTH DEPARTMENT

SOUTH VALLEY SEWER DISTRICT

APPROVED AS TO FORM THIS

___DAY OF _____, 2020

GENERAL MANAGER

SOUTH JORDAN CITY MAYOR

APPROVED AS TO FORM

THIS___DAY OF _____, 2020

MAYOR, SOUTH JORDAN CITY

CITY RECORDER

OFFICE OF THE CITY ATTORNEY

"APPROVED AS TO FORM"

SIGNED THIS___DAY OF _____, 2020.

CITY ATTORNEY

SOUTH JORDAN CITY ENGINEER

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND IT TO BE CORRECT AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

SIGNED THIS___DAY OF _____, 2020.

CITY ENGINEER

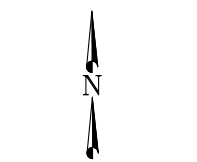
SOUTH JORDAN CITY PLANNING DEPARTMENT

THIS IS TO CERTIFY THAT THIS SUBDIVISION WAS DULY APPROVED BY THE SOUTH JORDAN CITY PLANNING DEPARTMENT.

SIGNED THIS___DAY OF _____, 2020.

CITY PLANNER

DEVELOPER:
ALEX SHORT
9901 S. PROSPERITY DR.
WEST JORDAN, UTAH 84081



BOUNDARY DESCRIPTION

BEING ALL OF LOT C-121 OF DAYBREAK COMMERCE PARK PLAT 5 AMENDING LOTS B2, OSI AND THE DGRR PARCEL OF THE KENNECOTT MASTER SUBDIVISION #1 AMENDED RECORDED AS ENTRY #12887764 IN BOOK 2018P PAGE 395 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER. BEING FURTHER DESCRIBED AS FOLLOWS; BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF CRIMSON VIEW DRIVE, SAID POINT ALSO BEING A POINT ON A 4261.183 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (RADIUS BEARS NORTH 13°36'20" WEST), SAID POINT LIES NORTH 89°55'07" WEST 469.69 FEET ALONG THE SECTION LINE AND SOUTH 1490.075 FEET FROM THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE ALONG SAID CRIMSON VIEW DRIVE THE FOLLOWING THREE (3) COURSES: (1) ALONG THE ARC OF SAID CURVE 657.324 FEET THROUGH A CENTRAL ANGLE OF 08°50'18" TO A POINT OF REVERSE CURVATURE WITH A 435.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH 22°26'38" EAST); (2) ALONG THE ARC OF SAID CURVE 170.399 FEET THROUGH A CENTRAL ANGLE OF 22°26'38", (3) EAST 487.905 FEET TO A SOUTHWESTERLY CORNER OF THE KENNECOTT DAYBREAK COMMERCE PARK PLAT 1 AND A POINT ON A 50.000 FOOT RADIUS TANGENT CURVE TO THE RIGHT, (RADIUS BEARS SOUTH); THENCE ALONG SAID KENNECOTT DAYBREAK COMMERCE PARK PLAT 1 AND ALONG THE ARC OF SAID CURVE 83.597 FEET THROUGH A CENTRAL ANGLE OF 95°47'41" TO A POINT OF COMPOUND CURVATURE WITH A 782.500 FOOT RADIUS TANGENT CURVE TO THE RIGHT (RADIUS BEARS NORTH 84°12'19" WEST); THENCE ALONG THE ARC OF SAID CURVE 408.486 FEET THROUGH A CENTRAL ANGLE OF 29°54'36"; THENCE SOUTH 35°42'17" WEST 193.623 FEET TO A POINT ON A 855.000 FOOT RADIUS TANGENT CURVE TO THE LEFT, (RADIUS BEARS SOUTH 54°17'43" EAST); THENCE ALONG THE ARC OF SAID CURVE 37.554 FEET THOUGH A CENTRAL ANGLE OF 02°31'00" TO THE NORTHEASTERLY CORNER OF THE PARCEL KNOWN AS THE TANK 5A PROPERTY AS DESCRIBED IN ENTRY NO. 9797197 AND RECORDED IN BOOK 9329 AT PAGE 2527 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID TANK 5A PROPERTY THE FOLLOWING TWO (2) COURSES: (1) NORTH 76°09'49" 346.107 FEET; (2) SOUTH 13°50'11" WEST 279.721 FEET; THENCE NORTH 76°09'49" WEST 667.247 FEET; THENCE NORTH 414.026 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE AND TO THE POINT OF BEGINNING.

CONTAINS 16.841 ACRES.
CONTAINS 4 LOTS.

SURVEYOR'S CERTIFICATE

I, GARY G. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH AND THAT I HOLD CERTIFICATE NO. 5152617 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS RECORD OF SURVEY PLAT IN ACCORDANCE WITH SECTION 17-23-20 AND HAVE VERIFIED ALL MEASUREMENTS; THAT THE REFERENCE MONUMENTS SHOWN ON THIS RECORD OF SURVEY PLAT ARE LOCATED AS INDICATED AND ARE SUFFICIENT TO RETRACE OR REESTABLISH THIS SURVEY; AND THAT THE INFORMATION SHOWN HEREIN IS SUFFICIENT TO ACCURATELY ESTABLISH THE LATERAL BOUNDARIES OF THE HEREIN DESCRIBED TRACT OF REAL PROPERTY.

SIGNED THIS _____ DAY OF _____, 2020.

PROFESSIONAL LAND SURVEYOR
GARY CHRISTENSEN
No. 5152617
STATE OF UTAH

GARY CHRISTENSEN
PLS 5152617

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO CREATE A FOUR LOT SUBDIVISION ON THE PROPERTY AS SHOWN AND DESCRIBED HEREON. THE SURVEY WAS ORDERED BY ALEX SHORT OF AK MASONRY. THE CONTROL USED TO ESTABLISH THE BOUNDARY WAS THE EXISTING SALT LAKE COUNTY SURVEY MONUMENTATION AS SHOWN AND NOTED HEREON.THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 SOUTH, RANGE 2 WEST, OF THE SALT LAKE BASE AND MERIDIAN WHICH BEARS NORTH 89°55'07" WEST SALT LAKE COUNTY, UTAH NORTH, NAD 83 STATE PLANE GRID BEARING.

OWNER'S DEDICATION

I THE UNDERSIGNED OWNER OF THE HEREON DESCRIBED TRACT OF LAND, HEREBY SET APART AND SUBDIVIDE THE SAME INTO LOTS, PARCELS AND STREETS AS SHOWN ON THIS PLAT AND NAME SAID TRACT:

DAYBREAK COMMERCE PARK PLAT 5A AMENDING LOT C-121 OF DAYBREAK COMMERCE PARK PLAT 5

AND HEREBY DEDICATE, GRANT AND CONVEY TO SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND ALSO GRANT AND DEDICATE A PERPETUAL EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED ON THE PLAT AS PUBLIC UTILITY, THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES, STORM DRAINAGE FACILITIES OR FOR THE PERPETUAL PRESERVATION OF WATER DRAINAGE CHANNELS IN THEIR NATURAL STATE WHICHEVER IS APPLICABLE AS MAY BE AUTHORIZED BY SOUTH JORDAN CITY, UTAH, WITH NO BUILDINGS OR STRUCTURES BEING ERECTED WITHIN SUCH EASEMENTS.

SIGNED THIS _____DAY OF _____, 2020.

BY: _____

TITLE: _____

ACKNOWLEDGEMENT

STATE OF UTAH)
§
COUNTY OF SALT LAKE)

On this_____day of_____2020, personally appeared before me _____, whose identity is personally known to me (or proven on the basis of satisfactory evidence) and who by me duly sworn/affirmed, did say that he/she is the _____ of SHORT DAYBREAK HOLDINGS 1, L.L.C., and that said document was signed by him/her in behalf of said *Corporation by Authority of its Bylaws, or (Resolution of its Board of Directors), and said _____ acknowledged to me that said *Corporation executed the same.

STAMP

_____
NOTARY PUBLIC

CIR ENGINEERING, L.L.C.
3032 SOUTH 1030 WEST, SUITE 202
SLC, Utah 84119 – 801-949-6296

S1
1

SALT LAKE COUNTY RECORDER

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

DATE _____ TIME _____ BOOK _____ PAGE _____

$_____ _____
FEES SALT LAKE COUNTY RECORDER

© DROPBOX (CIR) PROJECTS\DAYBREAK\COMMERCE PARK 5\PLAT\PRJ-DSK-PLAT_01202020.DWG

SOUTH JORDAN CITY
PLANNING COMMISSION REPORT

Meeting Date: 05/26/2020

Issue: **RUNYAN ACCESSORY LIVING UNIT**
Address: 2266 West Country Bend Dr.
File No: PLALU202000136
Applicant: Archibald Remodeling LLC

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready): I move the Planning Commission **approve** the Application for an accessory living unit, File No. PLALU202000136, which seeks approval to remove a garage door and replace it with a solid wall and two windows.

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:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Shield Ln. (9800 South) South – R-2.5 / Country Bend Dr. West – R-2.5 / Single-family residence East – R-2.5 / Single-family residence

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. (Emphasis added.)

BACKGROUND:

The applicant is requesting that the Planning Commission approve an accessory living unit (ALU) in a single-family residence located at 2266 W. Country Bend Dr. The home includes an attached garage that is proposed to be fully converted into an ALU. The existing garage door will be replaced by a wall and a couple windows. The wall's exterior finish will be stucco that will match the existing finish in both materials and color.

The proposed ALU will consist of one bedroom, kitchen, living room and bathroom. The home will be owner occupied as required by the City Code. The required ALU parking will be located at the northwest corner of the home. A large existing detached garage is located at the northwest corner of the property. The garage is roughly 30 feet by 40 feet and easily meets the City Code minimum garage size requirements. A driveway leading to the detached garage is more than 20-feet-wide, which is large enough to accommodate both additional parking and a driving lane.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The property is located in the R-2.5 zone. ALUs 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. The proposed ALU will have 576 sq. ft. of space, or 15.9% of the total home area.
- The owners will reside at the home. A notarized owner-occupancy letter is attached to the staff report.
- The Application is being presented to the Planning Commission because although an ALU is allowed, because the home's exterior will be altered (garage door replaced with new wall and windows) City Code requires the Planning Commission to review and approve the Application.
- The existing detached garage appears to have been issued a building permit in 1989 (see attached documents) and exceeds the City Code minimum garage size requirements.
- The proposed ALU is classified as an "accessory apartment," which is defined by City Code 17.08.010 as: "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. . . ."

Conclusion:

- Based on the Application, the proposed accessory living unit does not violate any City Code standards and requirements and as such should be approved.

Recommendation:

- Based on the Findings and Conclusion 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.

ALTERNATIVES:

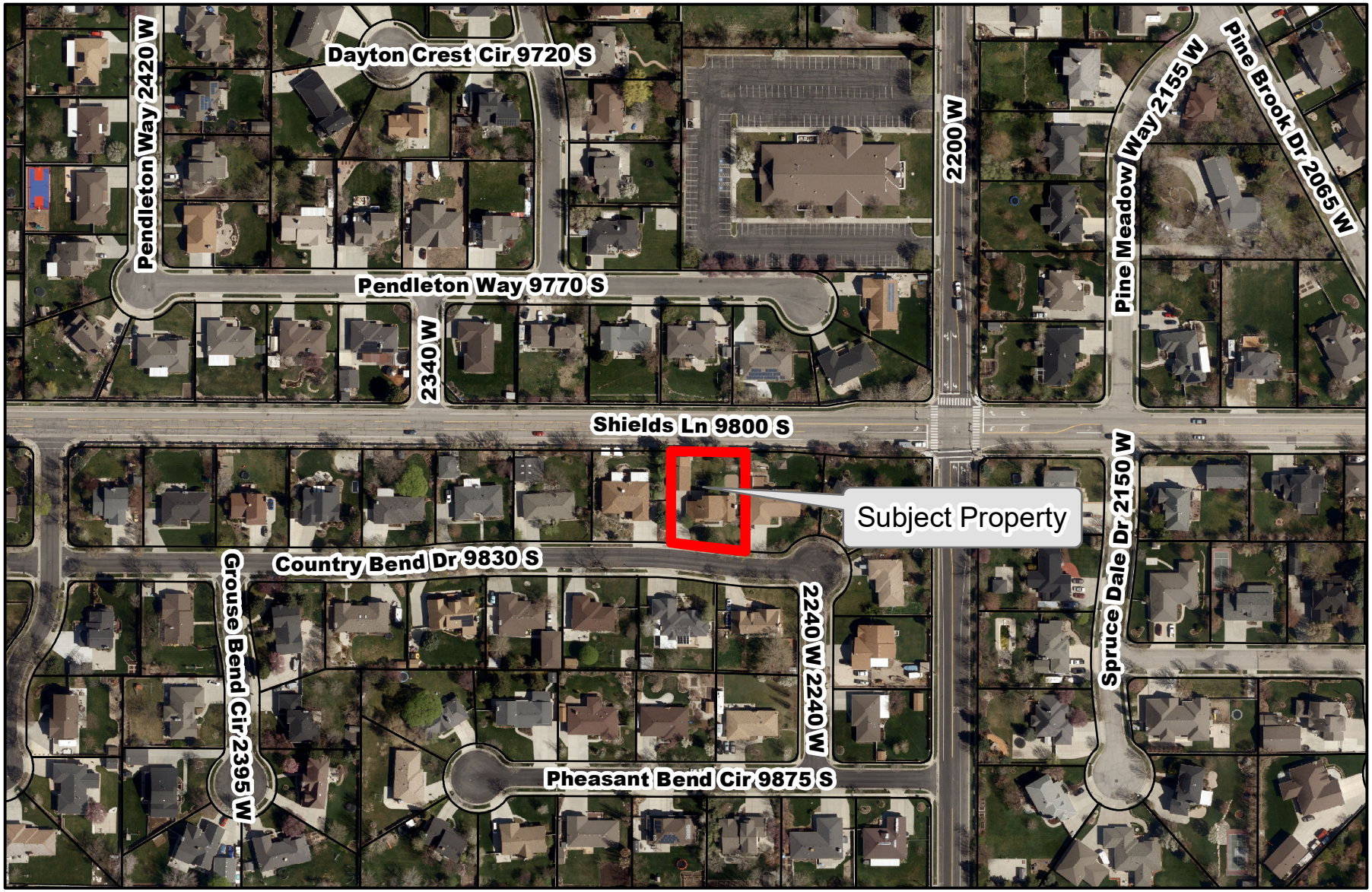
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan
- Site Plan Detail
- Floor Plan
- Elevation Drawings
- Owner Occupancy Letter
- Project Description
- Detached Garage Detail
- Detached Garage Permit



Damir Drozdek, AICP
Planner III, Planning Department



Legend

STREETS

PARCELS

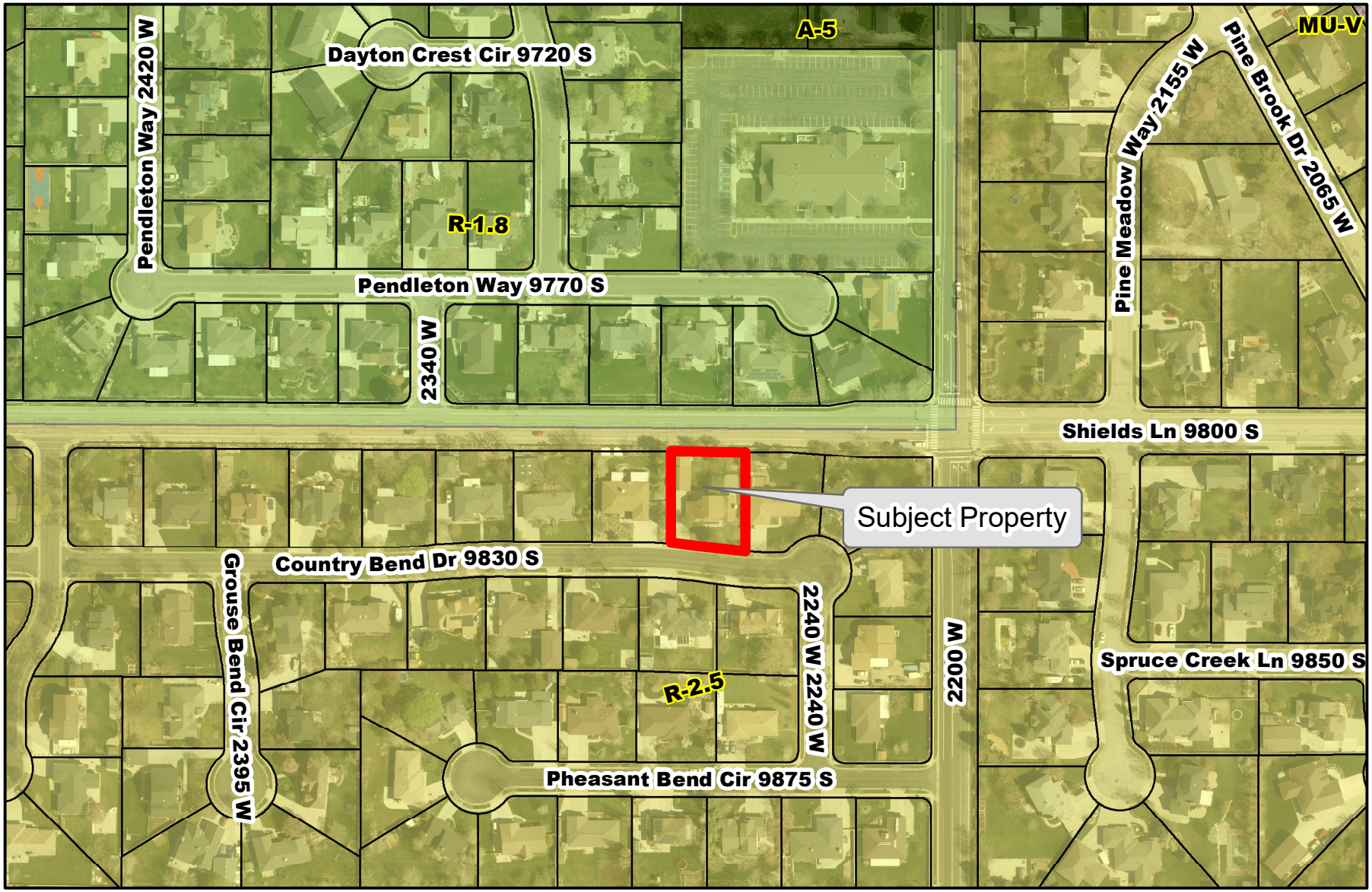
Aerial Map

City of South Jordan

0 65 130 260 390 520 Feet

Aerial Imagery
2019

ESRI



Legend

STREETS

PARCELS

Zoning Map

City of South Jordan

0 65 130 260 390 520 Feet

Aerial Imagery
2019

ESRI

2266 Country Bend Dr - Google M

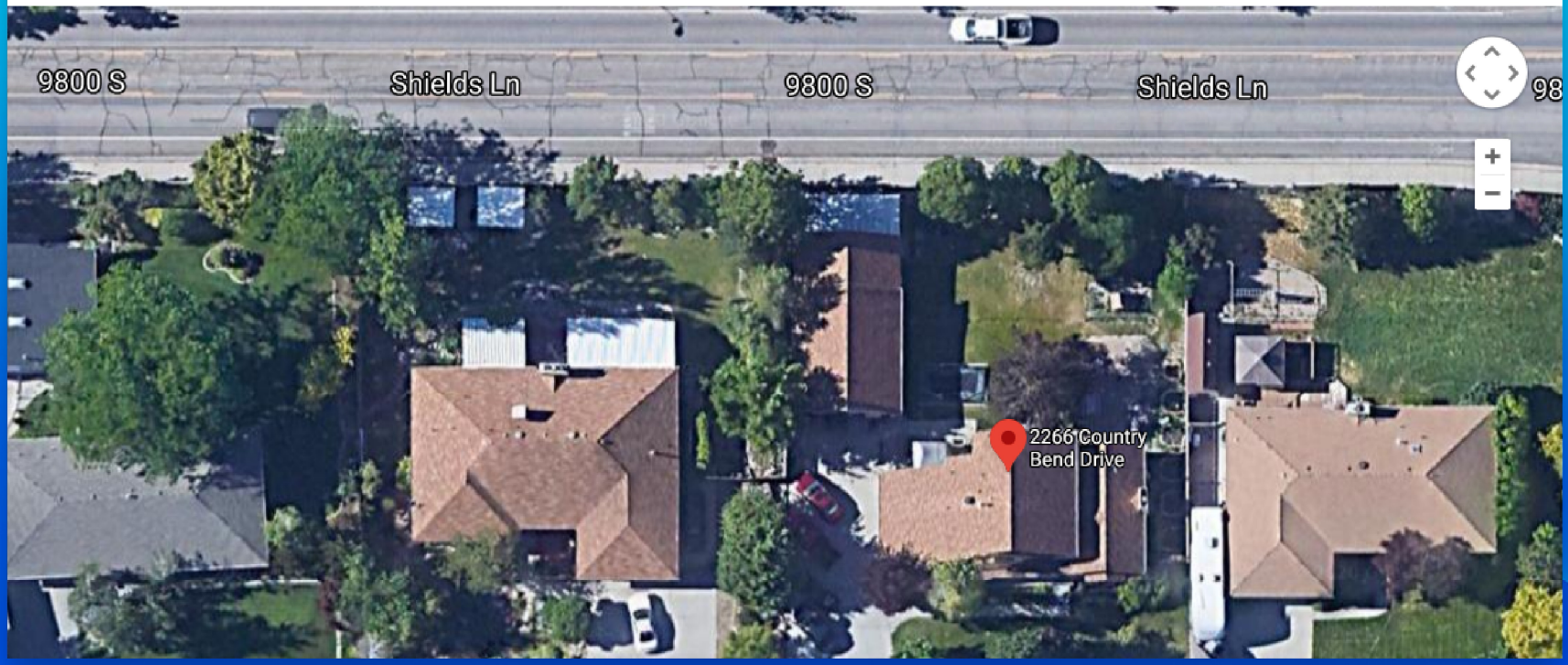
google.com/maps/place/2266+Country+Bend+Dr,+South+Jordan,+UT+84095/@40.5729388,-111.9496897,72m/data=!3m1!1e3!4m...

Google Maps

2266 Country Bend Dr

Cancel Print

garage where mother in law is going is 576 sq.ft and the house is 3,615 sq. ft. the mother in law will be getting r21 in walls and ceiling will be getting blown in insulation. There won't be anything that runs off gas everything will run on electricity. There is 2 parking spots on the north end of the home between the detached garage and main garage on home. The main driveway fits like 6 cars in driveway also. contractors : jettron electric license # 146144-5502 cell :801-870-4455 , arnoldson plumbing license #1363164-5501,8019105082, alta air hvac , license # 54306665501 , 8014049506



9:03

/2020 Permit Application Portal

Google Maps

Please select a link below to access the CityView Portal.

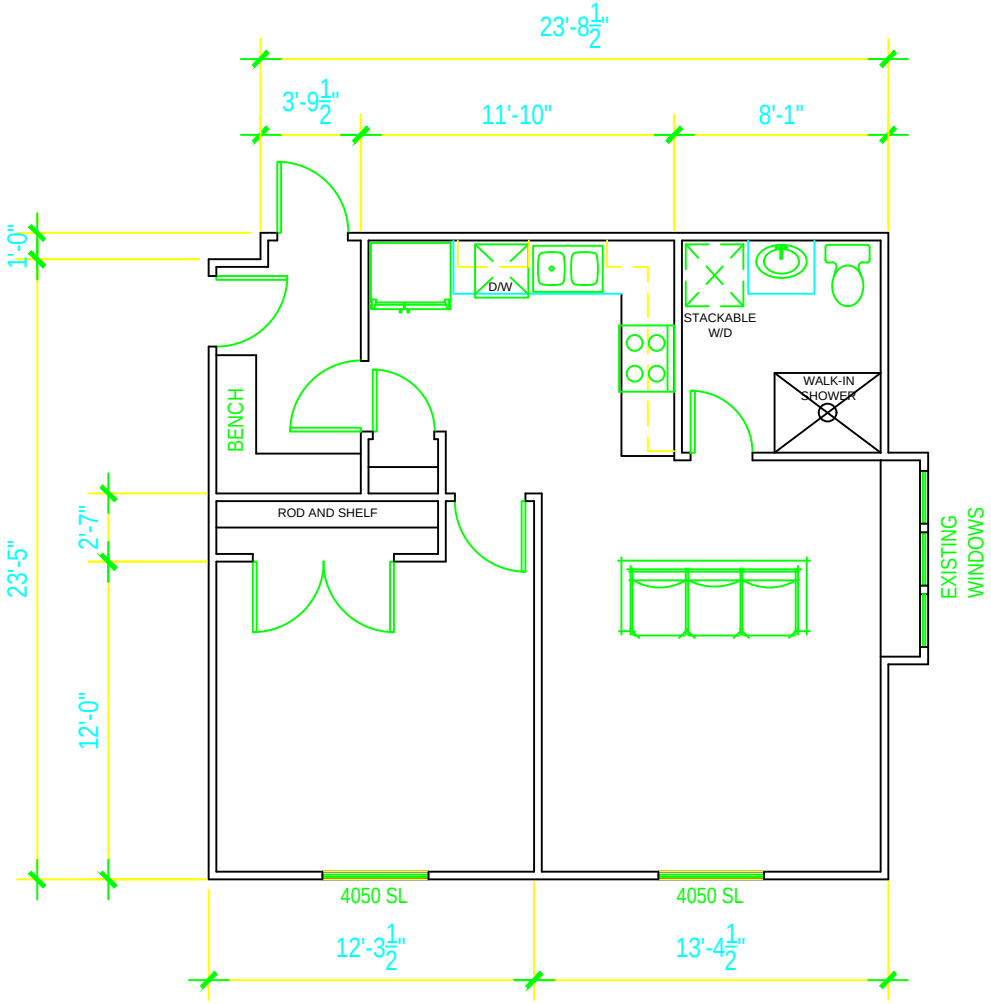
Start a new application (/CityViewPortal/Permit/Application)
View the status of my application (/CityViewPortal/Permit/Status?permitId=26442)
Portal Home (/CityViewPortal/)

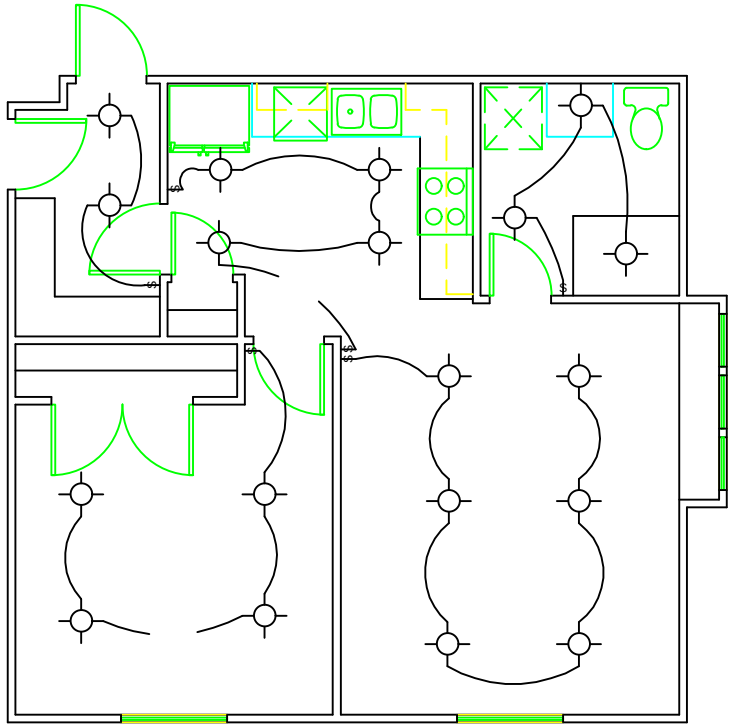
2266 Country Bend Dr

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146144-5502 cell :801-870-4455 , arnoldson plumbing license #1363164-
5501,8019105082, alta air hvac , license # 54306665501 , 8014049506



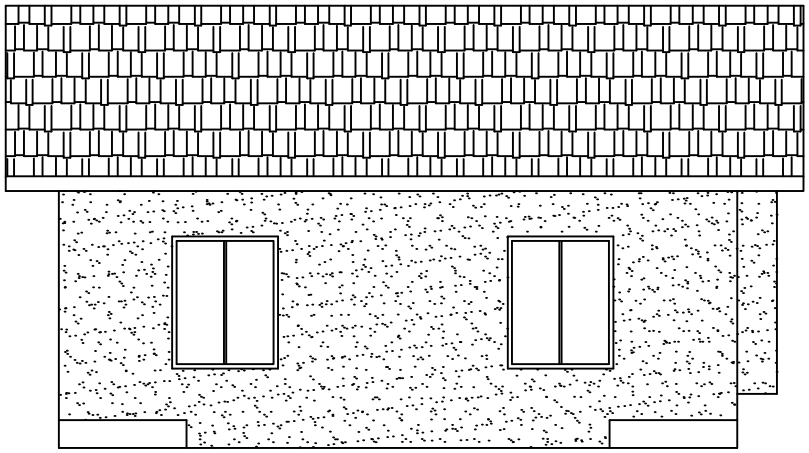
Imagery ©2020 State of Utah, Map data ©2020 20



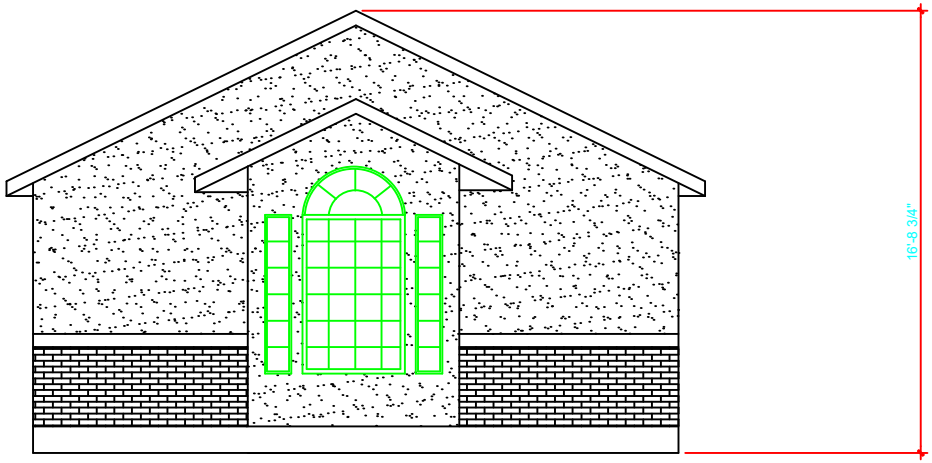


South Jordan City
Planning Division
Reviewed for Code Compliance
Date:* 04/30/2020 *By: DDrozdek

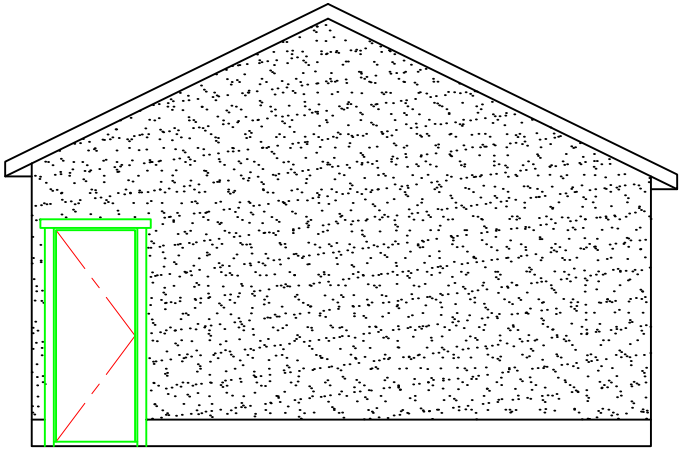
Rev	Note	Drawn on: 3/20/20	Project
		Checked By: KW	Drawing KW
		Client: Runyan Garage	
Revisions			1/2" = 1'



Side Elevation



Front Elevation



Rear Elevation

Rev	Note

Revisions

Drawn on: 5/7/20

Checked By: KW

Client: Runyan Garage

Project

Drawing KW

$\frac{1}{2}$" = 1'

Owner-Occupancy Letter

I, Jared Runyan, am the rightful owner of the property involved in this Accessory Living Unit (ALU) application, located at 2266 Country Bend Dr. 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).

(signature of property owner)

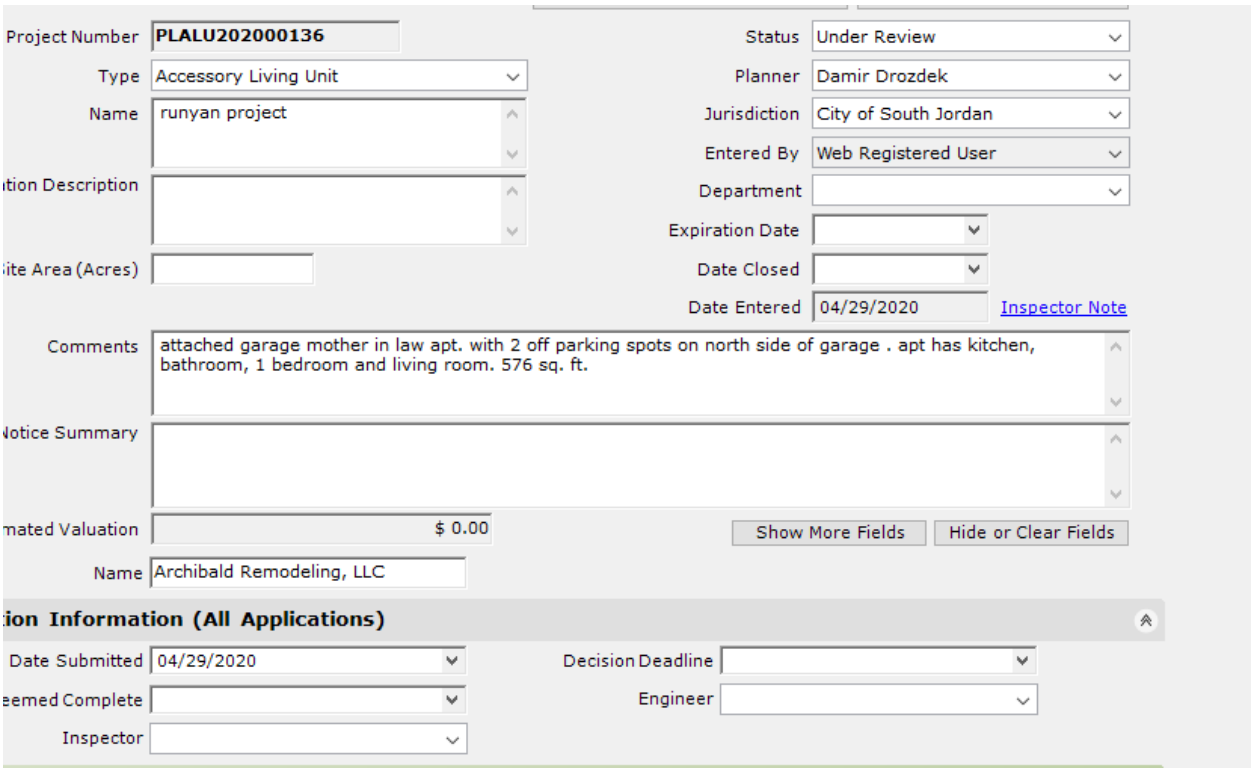
Dated this 28th day of April, 2020

State of Utah)
) ss
County of Salt Lake)

On the 28th day of April, 2020, personally appeared before me Jared Runyan the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC
Residing in Salt Lake County, Utah
Commission expires: _____

DEAN C ANDREASEN
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/09/2021
Commission # 697317


Project Number
PLALU202000136
Status
Under Review
Type
Accessory Living Unit
Planner
Damir Drozdek
Name
runyan project
Jurisdiction
City of South Jordan
Entered By
Web Registered User
tion Description
Department
Expiration Date
ite Area (Acres)
Date Closed
Date Entered
04/29/2020
Inspector Note
Comments
attached garage mother in law apt. with 2 off parking spots on north side of garage . apt has kitchen, bathroom, 1 bedroom and living room. 576 sq. ft.
Notice Summary
mated Valuation
$ 0.00
Show More Fields
Hide or Clear Fields
Name
Archibald Remodeling, LLC
ion Information (All Applications)
Date Submitted
04/29/2020
Decision Deadline
eemed Complete
Engineer
Inspector

Damir Drozdek

From: Taylor Archibald <archibaldremodeling@gmail.com>
Sent: Wednesday, May 13, 2020 4:40 PM
To: Damir Drozdek
Subject: Re: Runyan permit

The detached garage has been there since house was built which I believe is 1991.

On Wed, May 13, 2020, 4:39 PM Taylor Archibald <archibaldremodeling@gmail.com> wrote:

> The detached garage is like 30 by 40 and it's a double garage. The mother in law apt is going in the attached garage though.also the one brother who owns the house is gonna move into the mother in law apt. There doing this mother in law for family reasons
>
> On Wed, May 13, 2020, 3:43 PM Damir Drozdek <DDrozdek@sjc.utah.gov> wrote:
>
> > Sounds good!
> >
> > Let me confirm with you on the detached garage size. The City Code requires a minimum two car garage (22'X22' min. or equivalent). How big is the detached garage and do you know if there is a permit issued for this garage? These types of questions will be brought up at Planning Commission so we need to have answers for them.
> >
> > Thanks,
> >
> > **Damir Drozdek, AICP | Planner III | City of South Jordan**
> >
> > 1600 W. Towne Center Drive | South Jordan, UT 84095
> >
> > O: 801.253.5203 Ext. 1290 |C: 801.946.4377
>
> **From:** Taylor Archibald <archibaldremodeling@gmail.com>
> **Sent:** Wednesday, May 13, 2020 2:54 PM
> **To:** Damir Drozdek <DDrozdek@sjc.utah.gov>
> **Subject:** Re: Runyan permit
>
> Thanks Damir ! I'll add more drawings tonight . I feel like it would help.

BECOMES PERMIT WHEN SIGNED — SOUTH JORDAN CITY

*Date of Application	Date Work Starts	Receipt No.	Date Issued	Permit Number
6-12-89			6.22.89	89-BP-11624

*Proposed Use of Structure: Private Garage

*Bldg. Address: 2266 W. Country Bend Drive

*Address Certificate No. | Assessors Parcel No.

*Lot # 24 | *Block | * Subd. Name & Number: Homestead at 22nd Street #1

*Property Location | ☐ *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft. | Total Bldg. Site Area Used

*Owner of Property: Boyd C. Johnson | Phone: 254-7525

*Mailing Address: P O Box 862 | City: Riverton, Utah 84065

*Business Name Address | Business Lic. No.

*Architect or Engineer | Phone

*General Contractor: Owner | Phone

*Business Address | * State Lic. No. | * City/Co. Lic. No.

*Electrical Contractor: Owner | Phone

*Business Address | * State Lic. No. | * City/Co. Lic. No.

*Plumbing Contractor | Phone

*Business Address | * State Lic. No. | * City/Co. Lic. No.

*Mechanical Contractor | Phone

*Business Address | * State Lic. No. | * City/Co. Lic. No.

*Previous Usage of Land or Structure (Past 3 yrs.): Residential

*Dwell. Units Now on Lot: 1 | * Assessory Bldgs. Now on Lot: 0

*Type of Improvement/Kind of Const.

☐ Sign ☒ Build ☐ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces: Covered | Uncovered

BUILDING FEE SCHEDULE

Square Ft. of Building: 832 | Valuation: 10,000

☐ Rough Basement		Building Fees	65 00
☐ Finish Basement		Plan Check Fees	10 88
Carport sq. ft.		Electrical Fees	7 50
Garage sq. ft.		Plumbing Fees	
Type of Bldg. VN	Occ. Group M Div 1	Mechanical Fees	
No. of Bldgs. 1	R. Value Walls / Roof	Water	
No. of Stories 1	R / R	Sewer	
No. of Bedrooms 0		Storm Sewer	
No. of Dwellings 0		Moving or Demo.	
Type of Construction: ☒ Frame ☐ Brick Var. ☐ Brick ☐ Block ☐ Concrete ☐ Steel		Temporary Conn.	
Max. Occ. Load		Reinspection	
Fire Sprinkler ☐ Yes ☒ No		**Total**	83 38

Special Approvals	Required	Received	Not Req.
Board of Adjustment			X
Health Dept.			X
Fire Dept.			X
Soil Report			X
Water or Well Permit			X
Traffic Engineer			X
Flood Control			X
Sewer or Septic Tank			X
City Engineer (off site)			X
Gas			X

Comments:

Land Use Cert.
Electrical Dept.
HiBack C.G. & S.
Other
Bond Required ☐ Yes ☒ No Amount

This application does not become a permit until signed below.

Plan Chk. OK by

Signature of Approval | Date: 6-12-89

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

*Gina Johnson — Signature of Contractor or Authorized Agent | Date: 6/22/89

*Gina Johnson — Signature of Owner (If owner) | (Date): 6/22/89

SUB-CHECK

Zone: R-2.5 | Zone Approved By: SOUTH JORDAN CITY

Disapproved

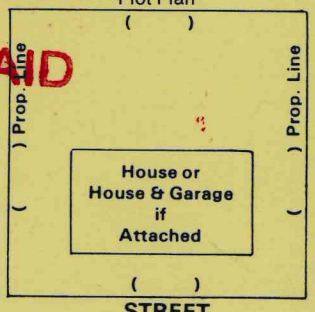
Approved _____ Date | Sub-Ck. By: JUN 22 1989

Minimum Setbacks in Feet

Front	Side	Side	Rear

PAID

Plot Plan



Indicate Street If Corner Lot

Indicate North

NOTE: 24 hours notice is required for all inspections.

PLANNING DEPT. USE

Census Tract. | Traffic Zone | Coordinate Ident. No.

New S.L.U. Code No. | Old S.L.U. Code No.

Certificate of Occupancy

SOUTH JORDAN CITY COMPLIANCE INSPECTION REPORT

Property Address 2266 W. Country Bend Dr., Garage Date 6-6-90

Builder or Owner (name & address) _____ Time _____

Permit No. 11624

TYPE OF INSPECTION Frame, Rough elect. and Final

☐ Unable to make inspection ☐ Cannot locate property ☐ House locked ☐ Admittance refused ☐ Approved plans not available

BASIC REFERRAL CHECK LIST

☑ BUILDING
☐ A. FORMS
☐ 1. Zoning
☐ 2. Footings
☐ 3. Steel
☐ 4. Exiting
☑ B. FRAMING
☐ 1. Structural
☐ 2. Fire Req
☐ 3. Weather protection
☑ 4. Light & ventilation

☐ ELECTRICAL
☐ 1. Service
☐ 2. Grounding
☐ 3. Boxes and Fill
☐ 4. Wiring Size

☐ PLUMBING
☐ 1. Venting
☐ 2. Drainage and Grading
☐ 3. Indirect Waste
☐ 4. Traps

☐ HEATING
☐ 1. Venting
☐ 2. Spacing & Service
☐ 3. Duct - Sizing
☐ 4. Combustion Air

☐ 1. Correction required by previous inspection acceptably completed.
☐ 2. Off-Site Improvements
- ☐ A. Acceptably complete
- ☐ B. Completion assured by bond
- ☐ C. Not complete

☐ 3. On-Site improvements acceptably completed
☐ 4. On-Site improvements acceptably completed except items listed below, completion of which is delayed by conditions beyond control
☐ 5. ☐ Individual Water supply system ☐ Individual Sewage disposal system
- ☐ A. No noncompliance
- ☐ B. Needs health department approval for acceptance
- ☐ C. Correction essential as explained below

☑ 6. ☐ No noncompliance observed ☐ Building habitable, but completion of certain improvements will be delayed by conditions beyond control

☐ 7. Inspection by Chief Electrical inspector required
☐ 8. Inspection by Chief Plumbing inspector required
☐ 9. Inspection by Chief Building inspector required
☐ 10. Inspection by Chief Mechanical inspector required
☐ 11. Conditional Use
- ☐ A. No noncompliance
- ☐ B. Variance from approved plans
- ☐ C. Noncompliance

☐ 12. Correction essential as explained below
- ☐ A. Variations from approved plans
- ☐ B. Noncompliance, builder will comply without delay
- ☐ C. Noncompliance, correction improbable

EXPLANATION OF STATEMENTS CHECKED:

☐ Above items will be inspected at next regular inspection.
☐ Reinspection required
☐ Reinspection fee required.

CERTIFICATION: I certify that I have carefully inspected this property on this date, and that I have reported all noncompliance, work requiring correction and unacceptable work.

Signed _____
South Jordan City Building Inspector

SOUTH JORDAN CITY COMPLIANCE INSPECTION REPORT

(801) 254-3742

Property Address 2266 W. Country Bend Dr, ~~lot~~ garage Date 6-23-89

Builder or Owner (name & address) Johnson Time

Permit No.

TYPE OF INSPECTION Footings

☐ Unable to make inspection ☐ Cannot locate property ☐ House locked ☐ Admittance refused ☐ Approved plans not available

BASIC REFERRAL CHECK LIST

☐ BUILDING
- ☐ A FORMS
  - ☑ 1 Zoning
  - ☐ 2 Footings
  - ☐ 3 Steel
  - ☐ 4 Existing
- ☐ B FRAMING
  - ☐ 1 Structural
  - ☐ 2 Fire Req
  - ☐ 3 Weather protection
  - ☐ 4 Light & ventilation

☐ ELECTRICAL
- ☐ 1 Service
- ☐ 2 Grounding
- ☐ 3 Boxes and Fill
- ☐ 4 Wiring Size

☐ PLUMBING
- ☐ 1 Venting
- ☐ 2 Drainage and Grading
- ☐ 3 Indirect Waste
- ☐ 4 Traps

☐ HEATING
- ☐ 1 Venting
- ☐ 2 Spacing & Service
- ☐ 3 Duct Sizing
- ☐ 4 Combustion Air

☐ 1 Correction required by previous inspection acceptably completed.
☐ 2 Off-Site Improvements
- ☐ A Acceptably complete
- ☐ B Completion assured by bond
- ☐ C Not complete

☐ 3 On Site improvements acceptably completed
☐ 4 On Site improvements acceptably completed except items listed below, completion of which is delayed by conditions beyond control
☐ 5 ☐ Individual Water supply system ☐ Individual Sewage disposal system
- ☐ A No noncompliance
- ☐ B Needs health department approval for acceptance
- ☑ C Correction essential as explained below

☐ 6. ☑ No noncompliance observed ☐ Building habitable, but completion of certain improvements will be delayed by conditions beyond control

☐ 7 Inspection by Chief Electrical inspector required
☐ 8 Inspection by Chief Plumbing inspector required
☐ 9 Inspection by Chief Building inspector required
☐ 10 Inspection by Chief Mechanical inspector required
☐ 11 Conditional Use
- ☐ A No noncompliance
- ☐ B Variance from approved plans
- ☐ C Noncompliance

☐ 12 Correction essential as explained below
- ☐ A Variations from approved plans
- ☐ B Noncompliance, builder will comply without delay
- ☐ C Noncompliance, correction improbable

EXPLANATION OF STATEMENTS CHECKED:

☐ Above items will be inspected at next regular inspection
☐ Reinspection required
☐ Reinspection fee required

CERTIFICATION: I certify that I have carefully inspected this property on this date, and that I have reported all noncompliance, work requiring correction and unacceptable work.

Signed

South Jordan City Building Inspector