

**ELECTRONIC MEETING AGENDA
CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING**

6:30 P.M.

June 9, 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, June 9, 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 June 9, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission June 9, 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. ACCESSORY LIVING UNIT - GUESTHOUSE

Location: 969 W. Louise Meadow DR.

File No: PLALU202000120

Applicant: Thomas and Linda Monty

B. QUAIL RUN AT SOUTHPOINTE NO. 2-1st AMENDMENT

Location: 9634 South 3065 West

File No: PLPLA201900724

Applicant: Mike Barney

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 5th day of June 2020.

Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
May 26, 2020**

Present: Commissioner Trevor Darby, Commissioner Michele Hollist, , Commissioner Nathan Gedge, Commissioner Steve Catmull, Commissioner Sean Morrissey, City Attorney Ryan Loose, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, City Recorder Anna Crookston, Deputy Recorder Cindy Valdez

Absent: Commissioner Michael Peirce

Others: Stephanie Archibald, Jason Runyan, Ambree

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 Peirce and he is excused from tonight's meeting.

II. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the May 26, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the May 12, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

IV. **STAFF BUSINESS**

City Attorney Ryan Loose said I would like to like to let you know that we are in the yellow stage with the covid-19 now, so our ability to only have electronic meetings is going to expire on June 30, 2020. The Mayor, Council and City Staff will be discussing the next few weeks how we will proceed with our Planning Commission Meetings in July. There is a possibility of allowing some of the Commissioners be at City Hall for the meeting, and some Commissioner's to be on zoom. We will also have to wait and see if we stay in the yellow stage, or if that will change in July, but I will keep you informed.

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

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

Chair Hollist said is something being done to accommodate the run-off?

Planner Schindler said I am not sure. I think the storm drain is coming from someplace else, but I am not sure where.

Deputy City Engineer Jeremy Neilson said they are re-locating the storm drain to a different location, I am not sure where, but it has been reviewed by staff and it seems to be an easy re-location.

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

Commissioner Gedge motioned to recommend approval of File No, PLPLA20202000060 to amend lot C-121 of the Daybreak Commerce Park 5 subdivision, located at 6351 SW Crimson Park Drive, to create four commercial lots, as presented to the Planning Commission with the following requirement:

- **The applicant seek City Council approval to vacate the storm drain located on the north-east quadrant of the property with the emphasis that it be adequately addressed in the adjustment.**

Commissioner Hollist seconded the motion, Roll Call Vote was 5-0 Unanimous in favor; Commissioner Peirce was absent from the vote.

B. RUNYAN ACCESSORY LIVING UNIT

Location: 2266 West Country Bend Dr.
File No: PLALU202000136
Applicant: Archibald Remodeling LLC

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

Chair Hollist said are they many accessory living units in this neighborhood, and is there a cap on how many can exist in a certain area.

City Planner Schindler said there is no cap on how many accessory living units can be in a neighborhood, and I don't know how many are in this area.

Chair Hollist said does the parking spot that they are providing need to be covered.

City Planner Schindler said it does not.

Chair Hollist said so they are meeting the parking requirement because they have the detached garage in the back for the main home, and then they need to provide a spot in the driveway for the accessory living unit, is that correct?

City Planner Schindler said that is correct.

Chair Hollist said is there an access from the home, or will that be closed.

City Planner Schindler said on the floor plan it appears that there is an access to the home, and then you enter into the accessory living unit.

Taylor Archibald (Builder) – said Planner Schindler was correct, there is a mud room that they access from the main home. The owners of the home Jason and Jared both own this property, and Jared is married, but Jason is not and he is planning on living in this accessory living unit. I am sure it is hard to live with a family and kids, so he just wants his own privacy, so that is the main reason they are doing this. There are about 10 parking spots on this property, because there is a very large driveway. The original home is stucco, so we will be matching this unit with the same stucco to match. We have looked this over, and it meets all of the requirements.

Chair Hollist opened the Public Hearing to comments.

Jason Runyan- South Jordan said Jared and I bought the house together as a family deal, and our intention when we bought the house was to build the apartment east of the shop. The apartment is huge and we still would have room for plenty of parking, but since we are south of 9800, we were told that we couldn't build an accessory living unit/guest house because the zoning is R-2.5, and on the other side they don't have the same regulations. In the regulations it is because the lot sizes needed to be more than 35,000, or 38,000sq.ft. Since we were on the other side we weren't allowed to build out there, but we were given the option to pay \$1,600 dollars and have it go to the City Council to have it reconsidered, but that wouldn't have guaranteed that we could build out there. We decided to build it this way, so we didn't have to try and convert the shop into an apartment, and this will be simpler. We have an entrance as you come in, there will be a mud room and you can either go straight into the house, or you can go the other direction into my apartment. The lot is quite large so there will be plenty of parking, so this should work quite well.

Chairman Hollist closed the Public Hearing,

Chair Hollist said it looks like in the packet that is before us because they need to change the exterior of the building, otherwise it meets all of the other ordinances and requirements. It looks like it will blend with the other homes in the neighborhood and will look the way the original home looks.

Commissioner Catmull said it is on the table to approve the accessory building, and I assume that there is a building permit taken out as part of the application and that is how we verify that they are meeting all of the other City criteria like the finish and architecture, or is that handled in the design phase.

City Planner Schindler said they have to have a building permit for what they are doing and will need to show the materials that they will be using, so it is covered in the process.

Commissioner Catmull motioned to 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. .Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Michael Peirce was absent from the vote.

IX. LEGISLATIVE PUBLIC HEARINGS – *None*

X. OTHER BUSINESS – *None*

ADJOURNMENT

Commissioner Gedge motioned to adjourn the May 26, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.

The May 26, 2020 Planning Commission Meeting adjourned at 7:00 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 6/9/20

Application: ACCESSORY LIVING UNIT - GUESTHOUSE

Address: 969 W Louise Meadow Drive

File No.: PLALU202000120

Applicant: Thomas and Linda Monty

Submitted By: David Mann, Planner II

Staff Recommendation (Motion Ready): Based on the staff report and other information presented to the Planning Commission during the public hearing, and the Planning Commission's discussion, I move that the Planning Commission **approve** File No. **PLALU202000120**, an accessory living unit permit to construct a detached garage with living space behind.

ACREAGE: 1.28 acres

CURRENT ZONE: R-1.8 (Single Family Residential)

CURRENT USE: Single Family Residential

FUTURE LAND USE PLAN: Stable Neighborhood

NEIGHBORING

LU DESIGNATIONS/

(ZONING)/USES

North- Stable Neighborhood, (R-1.8) / Single Family Residential

South- Stable Neighborhood, (R-1.8) / Single Family Residential

East- Stable Neighborhood, (R-1.8) / Single Family Residential

West- Stable Neighborhood, (R-1.8) / Single Family Residential

STANDARDS OF APPROVAL:

Accessory Building Standards:

Accessory Living Unit Standards:

A guesthouse is "[a] life safety compliant 'accessory living unit' . . . which may include a kitchen, bathroom, and sleeping areas. It is typically detached from the primary dwelling 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." (City Code § 17.08.010.)

The Planning Commission may only approve guesthouses that are "designed so that the appearance of the lot, building structure, and landscaping [] retain the character of a single-family neighborhood," and that are "designed and 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:

The Applicant has applied to construct a guesthouse as part of a proposed detached garage. The garage would be located on the southwest corner of the property. The exterior of the garage/guesthouse is going to match the existing main house as close as possible. The structure will be 12 feet away from the west property line and 10 feet away from the south property line that is adjacent to 11400 South. The proposed height of the structure will be 14 feet tall. Final architectural drawings will be completed once the guesthouse is approved. As required by the Accessory Living Unit floating zone, the property owner (the Applicant’s daughter and husband) will live in the main house, while renting out the guesthouse to the Applicant.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed garage/guesthouse is an accessory structure to a permitted use in the R-1.8 zone.
- The Planning Commission must approve guesthouse ALUs.
- The living space of the primary dwelling is approximately 4600 sq. ft. The area for the proposed guesthouse is 650 sq. ft. (14% of the primary dwelling living space) with an attached 450 sq. ft. garage.
- One off-street parking space is required for an ALU. The plans show a two-car garage that will be attached to the ALU on the west side.
- Staff found nothing that would negatively impact the public health, safety, and welfare and thus does not recommend any additional requirements.

Conclusion:

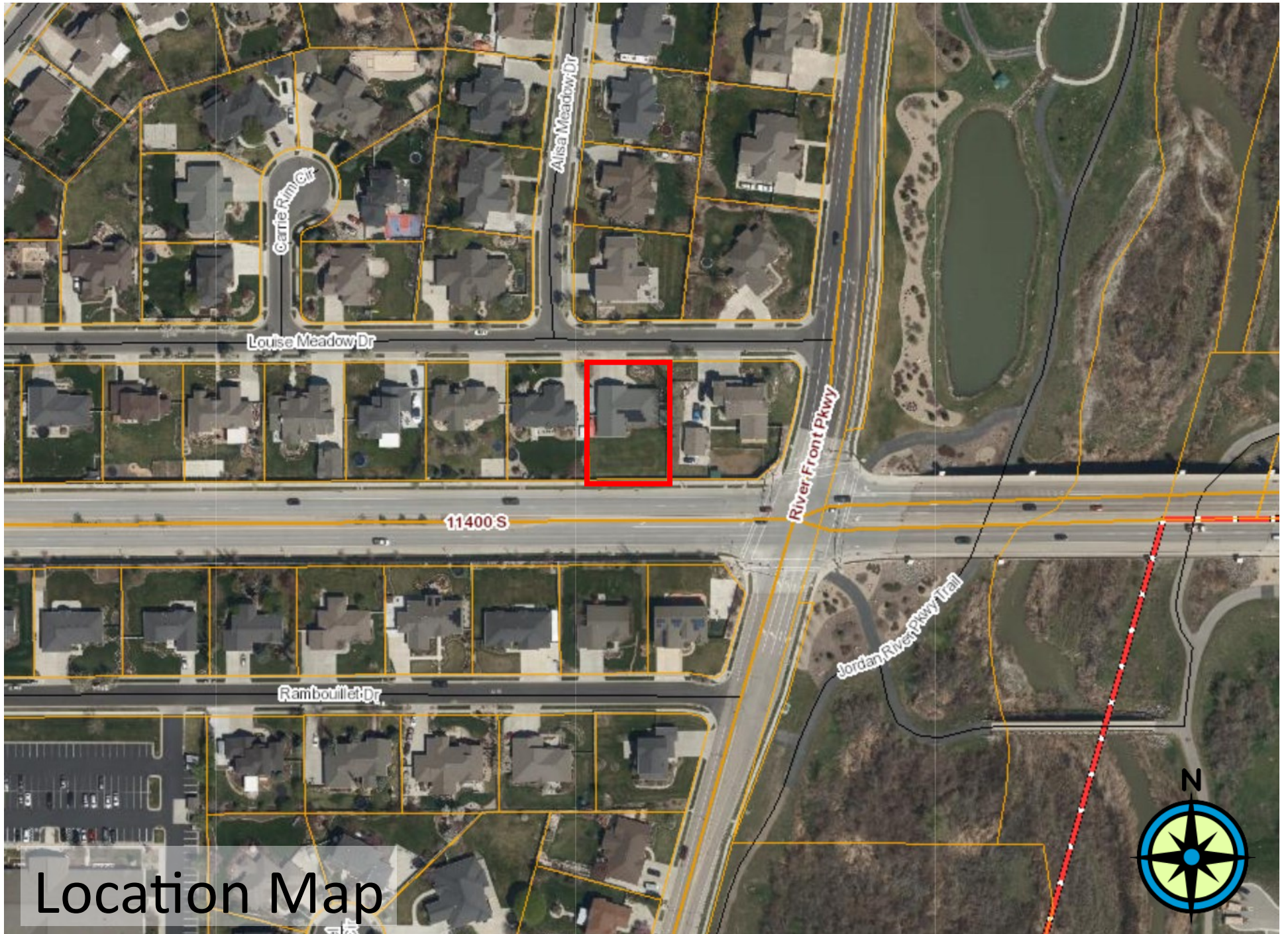
- Based on the application materials and the findings listed above, the proposal is consistent with the City’s General Plan and with the purposes and objectives of the pertinent sections of the City Code.

ALTERNATIVES:

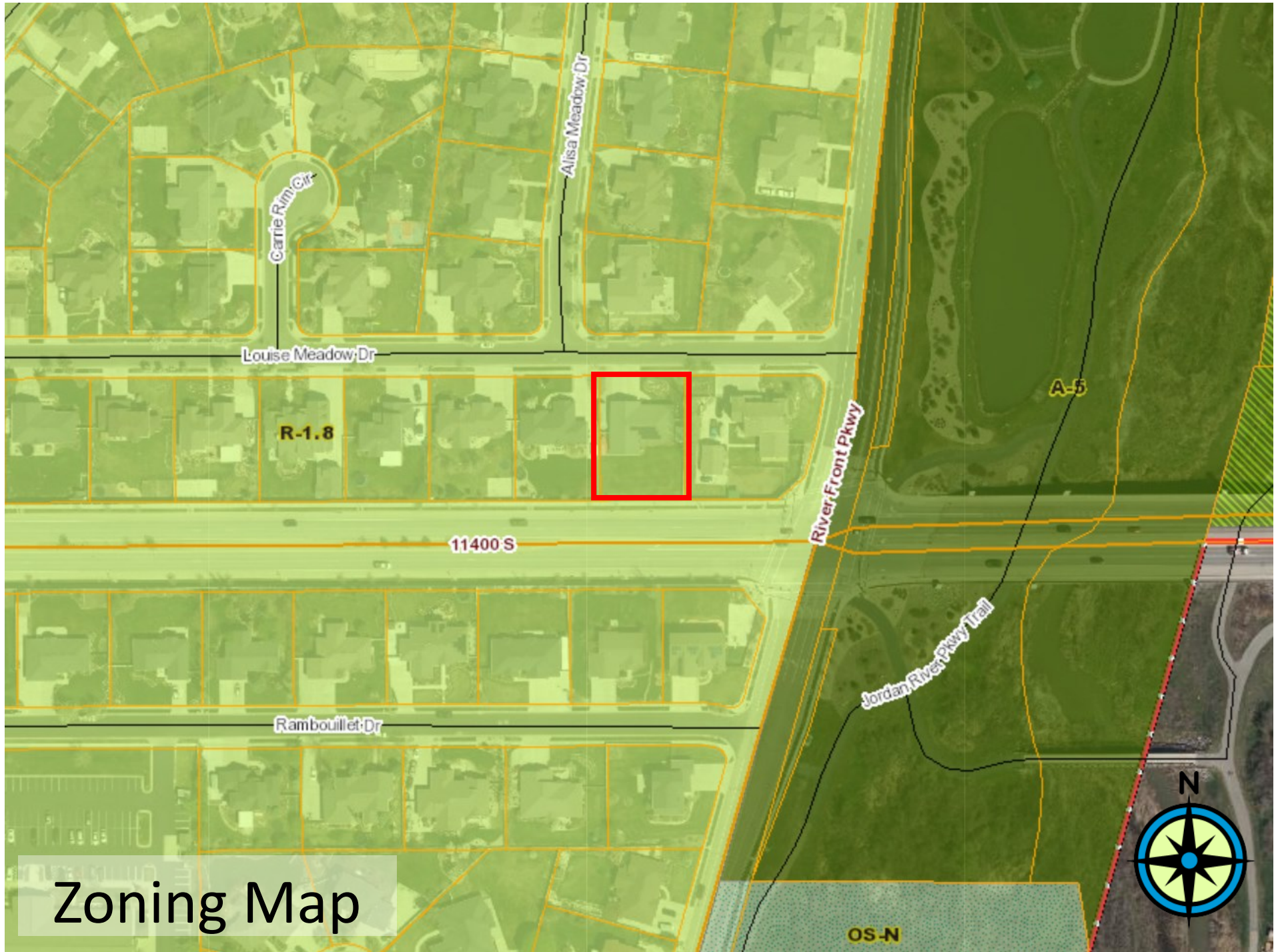
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

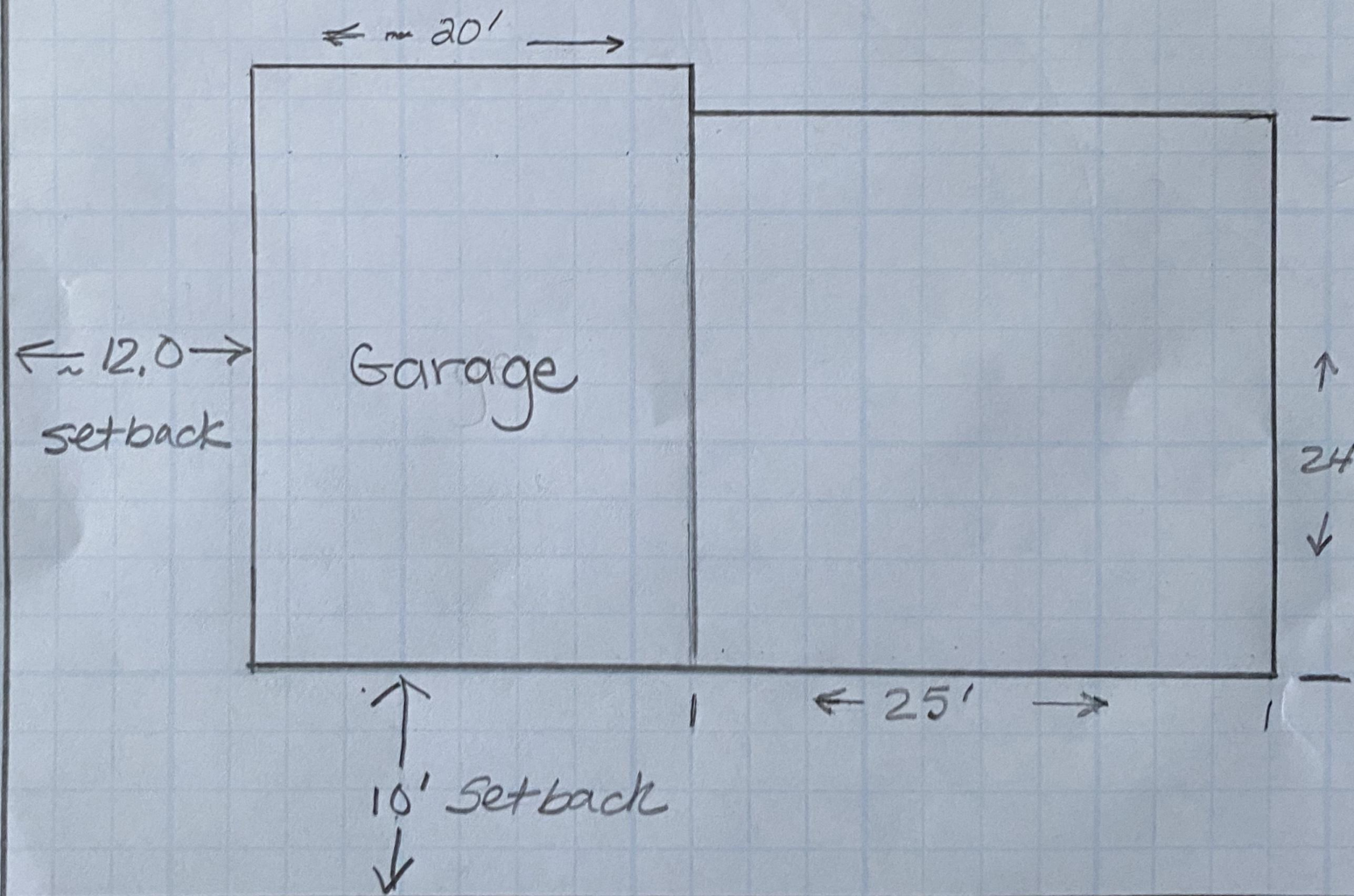
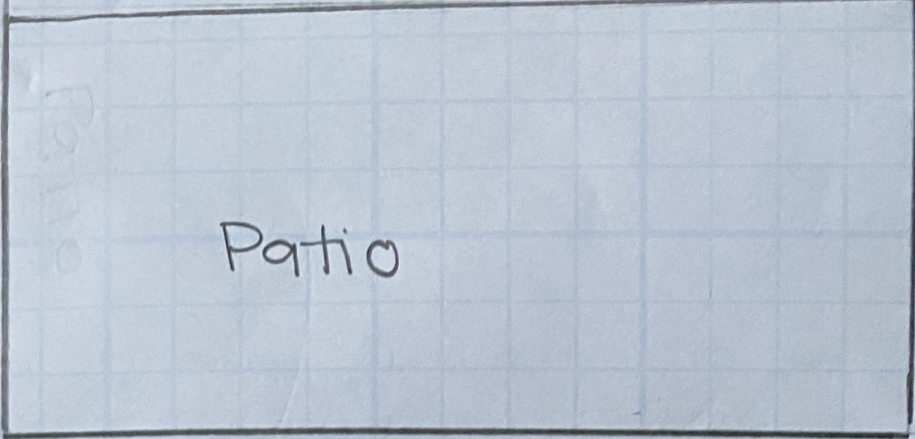
- Location Map
- Zoning Map
- Site Plan
- Floorplan



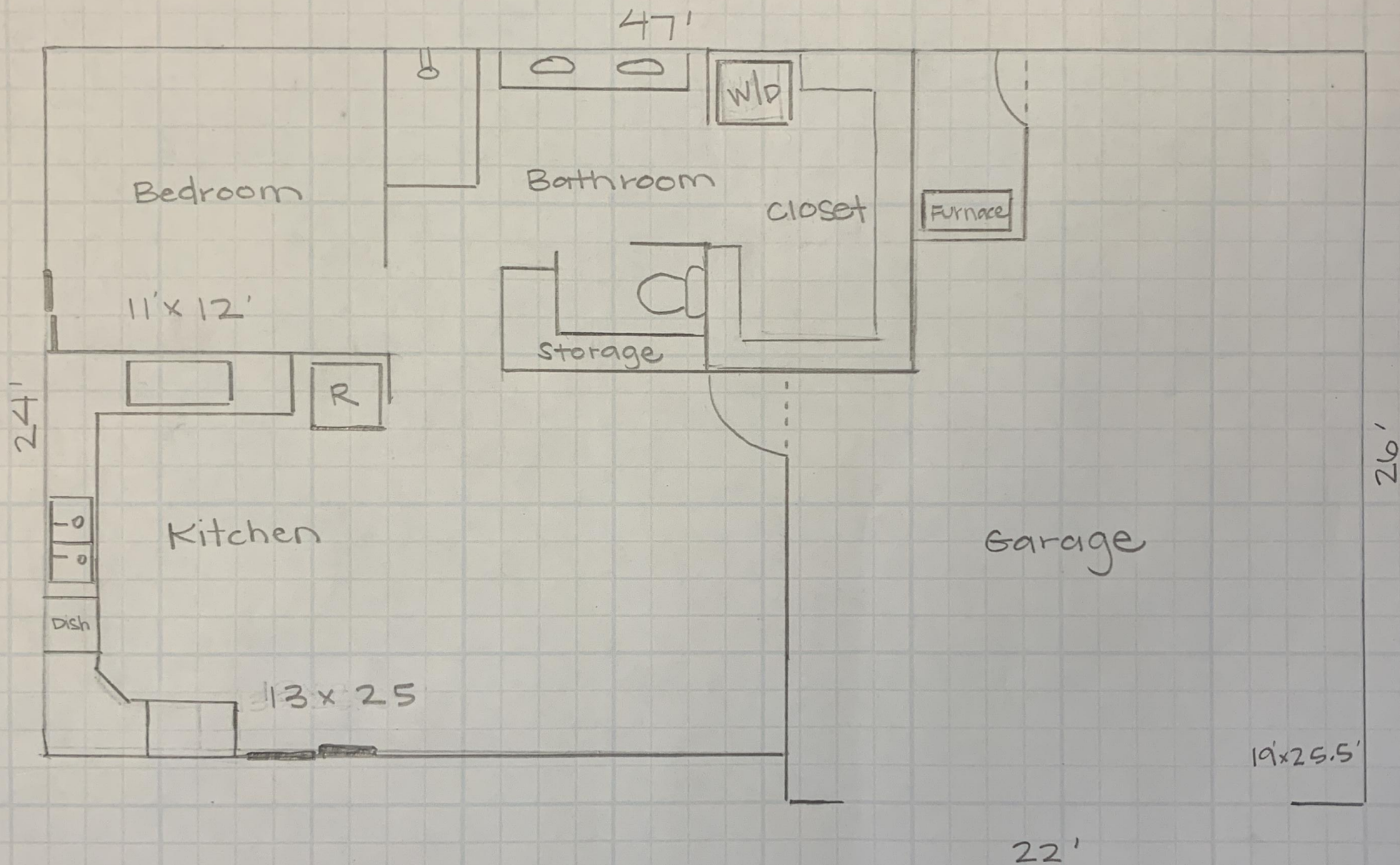
Location Map



Zoning Map



114th South



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 6/9/2020

Application: QUAIL RUN AT SOUTHPOINTE NO. 2 – 1st AMENDMENT

Address: 9634 South 3065 West

File No: PLPLA201900724

Applicant: Mike Barney

Submitted By: David Mann, Planner II
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

Approve file no. PLPLA20190724 to amend lot 224 of the subject subdivision, located at 9634 South 3065 West, and create two residential lots, as presented to the Planning Commission.

ACREAGE: 0.70 acres

CURRENT ZONE: R-2.5

CURRENT USE: Residential

FUTURE LAND USE PLAN: Stable Neighborhood

NEIGHBORING

LU DESIGNATIONS,

(ZONING)/USES

North	-	Stable Neighborhood, (R-2.5) / Single Family Residential
South	-	Stable Neighborhood, (R-2.5) / Single Family Residential
East	-	Stable Neighborhood, (R-2.5) / Single Family Residential
West	-	Stable Neighborhood, (R-2.5) / Single Family Residential

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:

Mike Barney has filed an application for a two lot residential subdivision that would amend lot 224 of the Quail Run at Southpointe No. 2 Subdivision that was recorded in 1994. The property owner plans to sell the additional lot for the purpose of building a single family house. The proposed amendment meets all city codes and standards.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- The proposed plat meets the maximum density, lot size, and frontage requirements for the R-2.5 Zone.
- Staff finds the proposal has good cause because a buildable lot can be created with the excess side yard of lot 224 that has gone unused.
- All other City requirements can be met, including sewer and culinary water.

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 17.40).

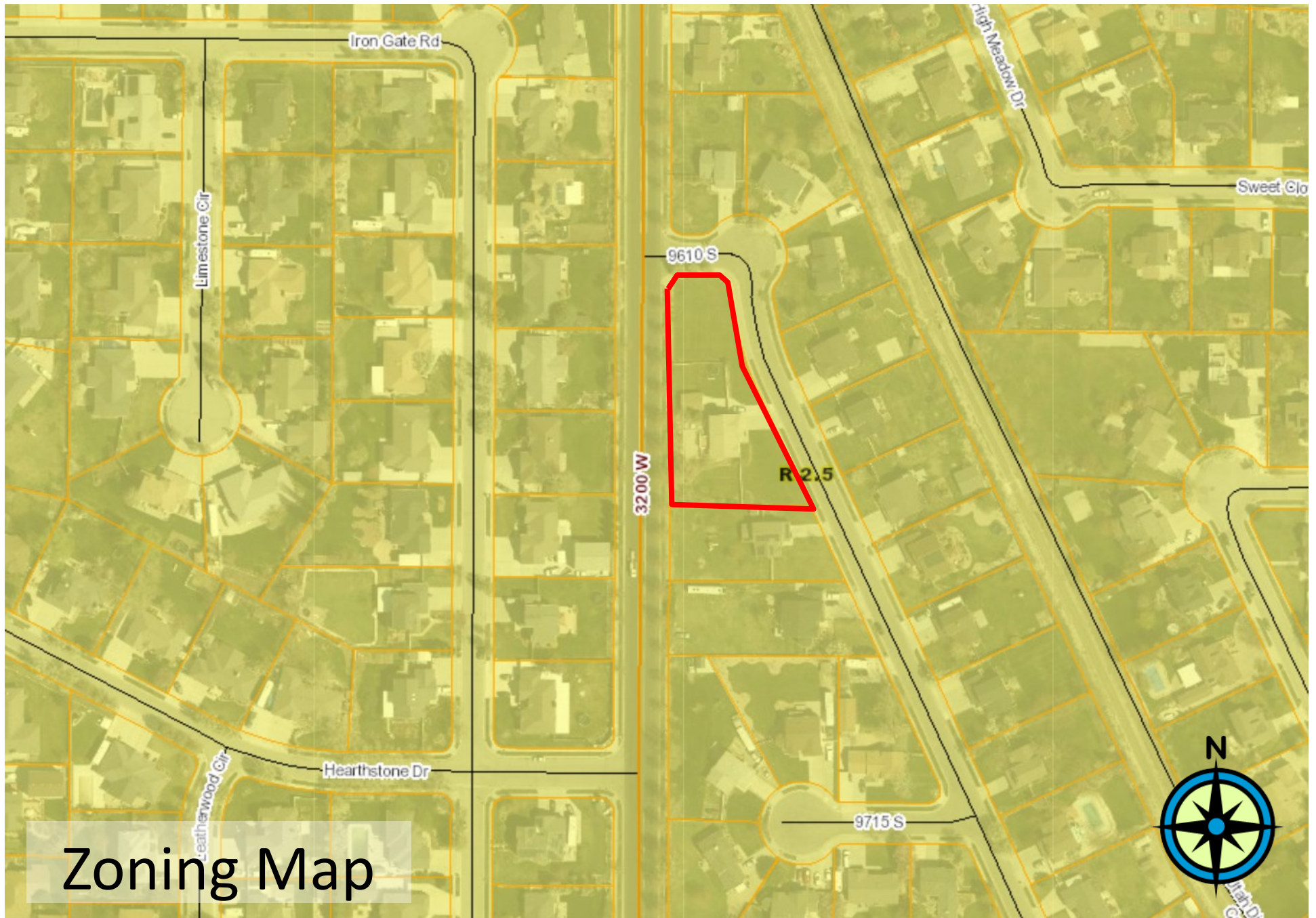
ALTERNATIVES:

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

SUPPORT MATERIALS:

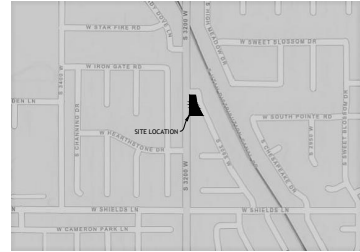
- Location Map
- Zoning Map
- Subdivision Plat





Zoning Map

PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, COUNTY OF SALT LAKE, STATE OF UTAH
MAY 2020



VICINITY MAP
NOT TO SCALE

THIS SUBDIVISION PLAT WAS PREPARED AT THE REQUEST OF ROB FREEMAN FOR THE PURPOSE OF SUBDIVIDING THE PARCEL OF LAND KNOWN BY THE SALT LAKE COUNTY ASSESSOR AS PARCEL NUMBER 27-09-155-012 INTO LOTS AS SHOWN HEREON.
EXISTING MONUMENTS SHOWN ON THIS PLAT WERE OBSERVED IN THEIR RECORD LOCATIONS.

NORTH 89°53'12" WEST 2641.50 FEET MEASURED, BEING THE SECTION LINE BETWEEN THE WEST QUARTER AND CENTER OF SECTION 9 TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN.

A. OWNERS AND POTENTIAL PURCHASERS OF PROPERTY LEGALLY DESCRIBED BY THIS PLAT (THE "PROPERTY") SHOULD FAMILIARIZE THEMSELVES WITH ALL NOTES, LOT INFORMATION, EASEMENTS, AND OTHER PERTINENT INFORMATION RELATING TO THIS TRACT OF LAND, INCLUDING BUT NOT LIMITED TO THE NOTES, LOT INFORMATION, EASEMENTS, AND OTHER INFORMATION 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 WELL AS WITH ANY EXISTING OR FUTURE RELEVANT NOTES, LOT INFORMATION, EASEMENTS, CC&Rs, OR OTHER DOCUMENTS RECORDED AGAINST THE PROPERTY COLLECTED IN FINANCIAL LOSS OR CHANGES IN EXPECTED PROPERTY USE.

B. THE OWNER CERTIFIES THAT THE TITLE REPORT DATED 01/20/2023 FOR THIS PROJECT, WHICH WAS PREPARED BY FINISH FLOOR ELEVATIONS LTD., WAS PROVIDED TO OWNERS SURVEYOR AND THAT THE PLAT SHOWS ALL EASEMENTS AND ENCUMBRANCES LISTED IN THE TITLE REPORT.

C. FINISH FLOOR ELEVATIONS MUST NOT EXCEED FOUR FEET ABOVE TOP BACK OF CURB.

LEGEND

	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	CENTERLINE / MONUMENT LINE
	ADJACENT PROPERTY LINE
	SURVEY TIE LINE
	RIGHT OF WAY LINE
	EASEMENT LINE
	SECTION CORNER (FOUND)
	SECTION CORNER (NOT FOUND)
	ROAD MONUMENT
	PROPERTY MARKER (SET OR FOUND AS NOTED)

OWNER / DEVELOPER

SYMPHONY HOMES
526 NORTH 400 WEST
NORTH SALT LAKE, UT 84054

EDM Partners LLC

3980 S. 700 E., #22 Salt Lake City, UT 84143
(801) 305-4670 www.edmpartners.com



3980 S. 700 E., #22 Salt Lake City, UT 84107
(801) 305-4670 www.edmpartners.com

**QUAIL RUN AT SOUTHPOINTE NO. 2 – 1ST AMENDMENT
AMENDING LOT 224 OF QUAIL RUN AT SOUTHPOINTE NO. 2
AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND.**



THAT PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, CITY OF SOUTH JORDAN, SALT LAKE COUNTY, UTAH AND DESCRIBED AS FOLLOWS:

CONTAINS 0.70 ACRES OR 30,527.15 SQFT IN AREA

KNOWN ALL BY THESE PRESENT THAT WE/I THE UNDERSIGNED OWNER(S) OF THE DESCRIBED TRACT OF LAND ABOVE, HAVING CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, AND STREETS TO HEREAFTER BE KNOWN AS:

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

ON THE _____ DAY OF _____, A.D., 2020, _____ PERSONALLY
APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE
IN THE STATE OF UTAH, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE
_____, AND THAT HE SIGNED THE OWNER'S DEDICATION
FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID _____ FOR THE
PURPOSES THEREIN MENTIONED.

A NOTARY PUBLIC COMMISSIONED IN THE STATE OF UTAH. COMMISSION EXPIRES _____

QUAIL RUN AT SOUTHPONTE NO. 2 - 1ST AMENDMENT
AMENDING LOT 224 OF QUAIL RUN AT SOUTHPONTE NO. 2
PART OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9,
TOWNSHIP 3 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN
SOUTH JORDAN CITY, COUNTY OF SALT LAKE, STATE OF 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

C:\Users\jldmon\Dropbox\EDM (1)\Projects\Boundary Surveys\Quail Run 2 Lot 224 Split\FREEMAN MINOR SUBDIVISION.dwg