

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

6:30 P.M.

July 28, 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, JULY 28, 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.

Notice of Meeting Without an Anchor Location due to Substantial Risk to Health and Safety.

I, Michelle Hollist, Chair of the South Jordan City Planning Commission, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The President of the United States, The Governor of Utah, the Salt Lake County Health Department, Salt Lake County Mayor, the South Jordan City Mayor and City Council, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in the State of UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.

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 July 28, 2020.

Instructions on how to join the meeting electronically are below.

Join South Jordan Planning Commission July 28, 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. ICHIBAN RESTAURANT, SITE PLAN

Location: 10662 S. Redwood Road
File No: PLSPR202000069
Applicant: Patrick Wong

B. SOJO CENTRAL, PRELIMINARY SUBDIVISION

Location: 10719 S. Redwood Rd.
File No: PLPP202000203
Applicant: Boyd Brown, KW Real Estate

IX. LEGISLATIVE PUBLIC HEARINGS –

A. SKYE DRIVE REZONE, REZONING FROM RESIDENTIAL (R-1.8) TO RESIDENTIAL (R-2.5)

Location: 9811 Dunsinane Drive
File No: PLZBA202000183
Applicant: Dale Hull

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 23rd day of July 2020.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
July 14, 2020**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Sean Morrissey, City Attorney Ryan Loose, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, Planner David Mann, Planning Intern Meadow Wedekind, Deputy Recorder Cindy Valdez

Absent: Commissioner Catmull, Commissioner Michael Peirce

Others: John Kirby, G. Simonson, Heather Riding, Joseph Lewis, Josh Johnson, Spencer Llewelyn, Natalie Marquez Dan Millar

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 Peirce, and they are excused from tonight's meeting. We have been holding our meeting in an electronic format since the Governor gave an Executive Order and declared a State of Emergency, which has allowed us to do so. That order expired at the end of June 2020 however, we were allowed to apply for a 30 day extension if we felt that it merited that, so I have a statement to read:

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.

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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 July 14, 2020.

I, Michelle Hollist, Chair of the South Jordan City Planning Commission, hereby determine that conducting the Planning Commission meeting at an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. The President of the United States, The Governor of Utah, the County Health Department and Mayor, the Mayor of South Jordan City, and the World Health Organization have all recognized a global pandemic exists related to the new strain of the coronavirus, SARS- CoV-2 and outbreaks of the coronavirus disease COVID-19 that has now spread globally including in UTAH. Due to the State of emergency caused by the global pandemic, the current situation in Utah and specifically in Salt Lake County, and the manner in which the COVID-19 virus spreads in groups, I find that conducting a meeting at an anchor location under the current state of public health emergency constitutes a substantial risk to the health and safety of those who may be present at the anchor location. According to information from State Epidemiology, the State is currently in an acceleration phase, which has the potential to threaten the State's healthcare system. This determination not to meet in an anchor location shall be valid for thirty days.

II. Motion to Approve Agenda

Commissioner Gedge made a motion to approve the July 14, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Catmull, and Commissioner Peirce were absent from the vote.

III. Approval of the Minutes

Commissioner Gedge made a motion to approve the June 23, 2020 Planning Commission Meeting Minutes with correction. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Catmull and Commissioner Peirce were absent from the vote.

IV. STAFF BUSINESS

City Attorney Ryan Loose said our new staff Attorney Greg Simonson is on our meeting tonight. He joins our City with lots of years of experience in land use, construction law and litigation, and we are grateful to have him. He has already been extremely helpful, and he will be someone you can count on.

Staff Attorney Greg Simonson said I really do appreciate everybody's service on this Planning Commission. I served on the West Jordan Planning Commission 5 years ago, and I know it is a lot of work with very little pay, so I am here to help in any way that I can. If you need to call or talk to me, I will be available. I am hoping that joining the Legal Team will help relieve City Attorney Loose of some of his duties, because he has been doing double duty for quite some time.

V. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Hollist said I would like to cover some business real quickly. It is Commissioner Catmull's anniversary and so he was excused from tonight's meeting, but when I realized that he would not be present I reached out to Commissioner Peirce to let him know. I don't know if everyone is aware that he is called a Floating Member, and was appointed by Mayor Ramsey. He is always welcome to participate in our meetings and can comment in the discussions, but if all (5) Commissioners are present that evening he does not have a vote. On the evenings that one of us is missing he would have a vote, and so in

discussing that with him we would like to request that in the future if you are not able to attend a meeting that you would reach out to him, and I, and let us know so that he will attend in your place. I will send you his contact information privately so you will have it for the future.

VI. SUMMARY ACTION – None

VII. ACTION – None

VIII. ADMINISTRATIVE PUBLIC HEARINGS –

A. JOHNSON DETACHED GARAGE CONDITIONAL USE PERMIT

Location: 2988 W. 10755 S.
File No: PLCUP202000042
Applicant: Kemm Construction LLC

Planner Damir Drozdek reviewed background information on this item from the staff report. (Attachment A-D)

Chair Hollist said in the staff findings it indicated that in a R.1-8 Zone, the maximum for accessory building is equal to the footprint of the main home, is that correct?

Planner Drozdek said yes, that is correct.

Chair Hollist said would it be correct to say that allowing this to go through would be an acceptance to an ordinance?

Planner Drozdek said the way we have done conditional uses in the past is, this use is permitted unless there is a detrimental effect that the City or the applicant cannot mitigate, and it would need to be identified to the City.

Josh Johnson, South Jordan – said I don't live at the residence, I bought it because my sister-in-law needed a place to live. She is going to live there and be part owner of the property and take care of it. I thought it would be a win, win, for me and I could park some of my trailers in the back. I thought it would be a good idea to build a shop in the back, because my wife and I own a construction company. I run my business out of my other home that is in South Jordan, I don't run my business out of this address. I do park a few trailer there, I think there is about (4) trailers there now, but it is a 3/4 acre lot. The garage will be for some antique cars that I have, and I work on them periodically. I also plan to put a batting cage out there for my son for the winter time. There won't be a lot of traffic, the traffic that has been there now is because we have been working on the property. We have done things to level the property, so I had an excavator back there, and I still need to haul off some dirt. As you can see from the aerial view, it used to be just like a forest of trees. We removed about (50) trees, and we have also done a lot of work to the house, so the traffic that has been there the last 6 months has been because we have been working on the home and yard, it has not been because we were running my company from there. My father in law was parking his dump truck there, but I did not know that was against the code, so I have told him he needs to move it out of there. I would like this garage to be larger, and I don't see a detriment in doing that, the neighboring property is about (50ft.) higher than my property, so I don't see a problem.

Chair Hollist said why did you file this under your business?

Mr. Johnson said that is how we closed the property, but if you would like me to transfer it into my name, I can do that, I don't think it really matters.

City Attorney Loose said legally it doesn't matter whether it is owned, or rented, we don't regulate rentals under (4) units.

Chair Hollist said you mentioned that the traffic has been because of you working on the property, but have you done any business there?

Mr. Johnson said I have parked a few trailers there, so it has been just pulling a few trailers in, and out.

City Attorney Loose said you do not need to make it part of the condition, because the requirement are already in the code and we can work that out with Mr. Johnson.

Commissioner Gedge said I live just a few doors away from Mr. Johnson, but I would like to know that if you moved the trailers to your other residence, is that going to create traffic there?

Mr. Johnson said I don't have anywhere to park my trailers there, so they would be in a different location.

Chair Hollist opened the Public Hearing to comments.

Dan Millar, South Jordan – said I am also in construction, and I am a builder, so I would like to give some clarity. The out by the road to the top of the house is 19ft., and there is 17ft. of climb where Josh said it flattened out up there. The peak of the property is actually 32ft. up, or 13ft. above the house, but Planner Drozdek said the code is relative to the grade around the thing, so we are looking at about 7ft. higher than the peak of an out building that is on the neighboring property to the west, so the ridge line runs the entire east to west length of it. It is our opinion as a builder to put a hip roof would cost the same as doing the other kind of roof with gables. My concern is that the other kind of roof would block views, this is just a way to mitigate the detriment, so if he could do a hip roof that would minimize the blocking views for the neighbors, so that would be my request.

Mr. Johnson said I have no problem doing a hip roof; I would be willing to do that, if it helps your view let's do it.

Heather Riding, South Jordan – said I live just east of Dan Millar, so most of his yard is adjacent to my yard. I really don't want something that is going to block or change the atmosphere to the collection of homes, and I really don't want to see him put this in and then business would start to occur. I would like to know the total dimensions of this building. I think the Dan Millar has a good solution to this situation, and putting a hip roof would be a good option. My concern is not really the building itself, but all of the equipment that I can see in the back, and the dogs that are barking all of the time. I would also like to know what materials would need to be used on the garage to meet the covenants. I really don't want to see this being used for his business, because there is already a decent amount of traffic for one person living there. Our bedroom window is where his dog kennel is right now, so we open our window and we hear dogs and traffic, so I would like to know what the setbacks are from the fence to this building.

John Kirby, South Jordan – said is this going to be the only building put back there, because there is already another structure being built behind the house?

Kim and Carol Christensen, South Jordan – said my concern is if this is going to become a multi-family residence. I want to make sure this garage is not going to be used for another residence with people

living in it. If he is building batting cages, are there going to be baseball teams there with cars parked and creating traffic? Would there be a bathroom in this garage for the baseball team to use? As well as the fact that our irrigation, and secondary water runs back there and if he is going to be working on cars will he have a place for hazardous waste? I am also concerned if he will have other people working on his antique cars that will be causing a lot of noise.

Chair Hollist said I should have stated earlier that I did receive the emails that were forwarded earlier from the residents. Did the Deputy Recorder Cindy Valdez receive them for the record?

Deputy Recorder Cindy Valdez said I did not receive them in my email.

Chair Hollist asked Planner Drozdek to email them to her so they can be included in the record.

Planner Drozdek said I will email them to her after the meeting.

Gail Evans, South Jordan – said my biggest concern is that this is going to turn into a commercial business, and that appears like it is already happening with all of the welding going on at very late hours. After the renters moved in they have been welding and there are multiple cars on the street, so it appears that another business is going on. How can we be assured that his company equipment is not going to be used for this garage, and how can we be assured that this baseball-batting cage is not going to be used commercially?

Dan Millar, South Jordan – said I would also like to echo the concern about the dogs barking and the noise.

Chair Hollist closed the Public Hearing.

Chair Hollist I would like to address the suggestion for a hip roof. Can we make a condition on the Conditional Use permit for a hip roof?

Planner Drozdek said you would have to find a detriment, then you could, but he has already agreed to put in a hip roof as a good neighbor, so it can be added as a condition

Chair Hollist said Ms. Riding wanted to know the dimensions of the building and it is 50 X 74ft. and it will be 24ft. tall. It sounds like the equipment has been removed from the property, but I would like to verify that with Planner Drozdek.

Planner Drozdek said I haven't been to the site, so I don't know that for sure, but when I spoke with Mr. Johnson I informed him of the zoning code. The zoning code inhibits any commercial vehicles over 8,000 pound in curb weight, and he said all that he had was a dump truck that exceeded that, and he stated he was having that removed from the property.

Commissioner Gedge said I would like to clarify that he can have any equipment on the property that is less than 8,000 pounds, and not be in violation of the City Code, is that correct?

Planner Drozdek said that is correct.

Chair Hollist said I know on accessory building units we can require them to use the same materials as the primary structure so that it blends, are we allowed to put any material requirements on a garage?

Planner Drozdek said there is nothing in the code for requirements, it just says that it needs to be durable in quality.

Chair Hollist said so we don't have the ability at this time to address specific materials that it will be made of, and what it will look like?

City Attorney Loose said only if you find that due to the increased size and the non-coordination will cause a detrimental effect.

Chair Hollist said there was a concern that this may turn into a business, and also a concern that the batting cages may be turned into a business, could you address that concern.

City Attorney Loose said if anyone calls the City we will go out and handle it, but from a code enforcement prospective, we can't prospectively go out on behavior they haven't started yet. If it becomes a violation, we will enforce it.

Chair Hollist said we had a question about the setbacks, and looking at the drawings in our packet the offset from the west wall 11ft., the back wall, which is the north, is 20ft, and the east wall is 20ft., and I believe all of those setbacks meet our City Code.

Chair Hollist said Mr. Kirby asked if this was the only building on this property. Is there something else being constructed right now, is that the case Mr. Johnson?

Mr. Johnson said I have started framing a shed. I called City Hall and received the minimum square footage that I could build without a permit; I have started framing a shed to put some things in it until this garage it built. It has two walls up, but once Damir sent me an email stating that people were concerned about it, so I stopped until we had this meeting,

Chair Hollist said what is the size of the shed?

Mr. Johnson said it is 200sq.ft. That is what is allowed without a permit.

Commissioner Gedge said I personally have (2) separate sheds on my property, is there a limit for the neighbors to be aware of that you can have that are detached?

City Planner Schindler said in that zone, 40% of the property can be covered by detached structures.

Chair Hollist said can you re-educate us on multi- family dwellings.

City Attorney Loose said if it is an accessory dwelling unit the owner has to live on the property. If you rent out the property, you can't have more than (4) unrelated people in the same home. They don't want a rental to turn into a college dorm with a bunch of people. These requirements are for anyone is South Jordan City, so if they rented out their home, the same rules would apply.

Chair Hollist said there has been some concern that this could be turned into a dwelling of some sort, do you know if it will have water hookups to make that a possibility?

Mr. Johnson said I haven't thought that far ahead, I was waiting to see if this was approved first. I would like to have a sink and a toilet, so if I am out there and I have to go to the bathroom it would be nice to have it out there, but I haven't really thought that far ahead.

Chair Hollist said there were some environmental concerns; does the City have any enforcement or requirements?

City Attorney Loose said if it is a business, there are a lot of things that apply, and if it is a hobby all of us are subject to something called UPDS, which is for water protection.

Chair Hollist said there was concern about noise, and dogs barking. This will be education for us too, because I don't know what the rules are for noise and dogs.

City Planner Schindler said the noise would be reported to Code Enforcement for noise, and the barking would be reported to animal control.

Mr. Johnson said the dogs, are my sister in laws dogs, and she put them in the corner thinking that would keep them away from the neighbors, so I will have them move the kennel closer to their home to keep the barking away from the back neighbors. The welding that my brother in law was doing was to build a rack for his truck, it was not for business.

Commissioner Gedge said there was a concern about the covenants, but I want to confirm that this is not an HOA situation, so they would be following the City and Planning Codes.

City Attorney Loose said even if this was an HOA, we would not be the ones to govern those covenants. That is a private contract and it would be enforced by the parties, we would not get involved.

Mr. Johnson said I would like to clarify that this is not a commercial business; most of the stuff that has been done there is cleaning up this house that was a disaster. We have taken loads, and loads of stuff out of there in the clean-up process. I will be parking some trailers in the back and that should not be a problem on this large property. If the neighbors have a problem, I would like them to come and talk to me and work something out. I will work with them; I am not trying to make anyone mad. I will try to make it as easy as possible.

Commissioner Gedge said to clarify, if the trailers that are in the back are screened that meets the City requirement, and that would apply to the other homes on the street with large vehicles.

Commissioner Gedge said it looks like the neighbors are concerned about the size of the building, but I think Mr. Johnson is willing to work with them. He is willing to change they type of roof to a hip roof, and is open to changes to be a good neighbor, so I don't think we need to add any conditions to the motion. That is how I feel about this.

Commissioner Morrissey said I share the same sentiments as Commissioner Gedge. I don't think that a view is a detriment, I think if a tree was planted and it was obstructing the view in the same way we wouldn't be here. My only concern would be, someone brought up him working on cars, baseball team activity and noise levels. The applicant has made some concessions already that has satisfied my concerns, and the resident's concerns, so I would move to approve this "as is" right now.

Commissioner Darby said I am in agreement with the other Commissioner's. I think most of the concerns were related to potential violations to the City Code, or future violations of City Code and don't really affect what we are addressing here, so I would be inclined to approve this tonight.

Chair Hollist said I am concerned about the size of the building, because we make ordinance and codes for a reason. I understand that it make sense not to have structures bigger than the primary dwellings, but you inferred in the beginning that as a Commission we don't have a lot of latitude to deny a conditional use permit like this, except to identify issues and try to mitigate them.

City Attorney Loose said that is correct. If you can identify the detrimental effect that cannot be mitigated, that is the only circumstance under which you can deny.

Commissioner Gedge said I have disclosed that I live a few doors down from this property, would I be allowed to vote on this item.

City Attorney Loose said it is been disclosed so you can make a motion and are allowed to vote

Commissioner Gedge motioned to approve application PLCUP202000042 to allow for construction of a detached garage on property located at 2988 W. 10755 S has an added condition:

- **The attached Garage is required to have a Hip Style roof**

Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor;

Commissioner Catnull and Commissioner Peirce were absent from the vote.

**B. PARKWAY OFFICE CONDOS 3RD AMENDMENT CONDOMINIUM PLAT
AMENDMENT**

Location: 922 W. Baxter Dr.

File No: PLPLA201900260

Applicant: Ravath Pok

Planner Damir Drozdek reviewed background information on this item from the staff report.

Commissioner Gedge said by going from (8) units to (2) units, will that change what kind of businesses are allowed on this property?

Planner Drozdek said it will not change.

Ravath Pok (Applicant) – said I am here as well as the architect that we have had working on this building. I just want to add that when we went to purchase this building there were quite a bit of problem relating to the condominium floor plan as it was originally recorded, versus how it was actually built out. I want to add that this change is extremely beneficial for everybody involved, including the City. The layout of the plans were quite a disaster, so having us take the (7) suites and consolidating it to (1) suite, I think is a benefit for everyone involved. We also have full support from the other tenant that is in there, so I don't think this will be a detriment at all, unless you have some concerns.

Chair Hollist said does that mean that all the floors will be occupied by (1) business.

Mr. Pok said how the business sits now, it has several HVCA units, and multiple entry doors to the suites. Our plan is to keep it the way it is and not modify the existing floor plan. We have short term and long term tenants in there right now, and the shortest term is (1) year, and the longest term is (5) years. We do not have a lot of high turnover, so our plan is to keep it the way that it is.

Commissioner Gedge my property is on the other side of the field, so I just want to make sure that there will not be any change with noise, lighting, and etc. because that would personally impact me.

Mr. Pok said there will not be any additional impact to you, because we want to keep it as Class (A-B) Office space.

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

Commissioner Gedge motioned to approve a condominium plat amendment, File No. PLPLA201900260 which purpose is to consolidate certain condominium units. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Darby and Commissioner Peirce were absent from the vote.

IX. LEGISLATIVE PUBLIC HEARINGS – None

A. GENERAL PLAN AMENDMENT – REVISING THE FUTURE LAND USE MAP

Location:

File No: R2020-50

Applicant: City of South Jordan

Intern Meadow Wedekind reviewed background information from Planning Commission presentation (Attachment E)

Commissioner Gedge I have a question regarding Public Noticing, are the current owner's and adjoining properties noticed for this type of change to the Future Land Use Map either at this stage, or the City Council stage.

Intern Wedekind said for this kind of change we did the noticing the way we did the General Plan, and was noticed in the newspaper, but individual notices were not sent out, and as I understand it, it wasn't noticed to the individuals because there wasn't a change to the use, or the zone, it is just the land use designation.

Commissioner Gedge said so unless someone subscribes to the newspaper to get the Public Notice, they probably are not going to be aware of this.

City Attorney Loose said or, if they do what I do and subscribe to the Utah Public Notice website they would get an email like I do.

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

Chair Hollist looking at the map that Meadow Wedekind showed us, the obvious changes make sense, so is there any other issues?

Commissioner Gedge motioned to send a positive recommendation to the City Council to approve [Resolution R2020-50](#) amending the Future Land Use Map of the 2020 General Plan as indicated in the staff report. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Catmull and Commissioner Peirce were absent from the vote.

X. OTHER BUSINESS

City Attorney Loose said with there being so many changes with Covid -19 and going to electronic meetings, so kudos to our Recorder's Office and Planning Department they have done an incredible job. I think that even at the City Council Meetings there has not been as much interaction as there has been

tonight. The Public discourse tonight was about as much as we have had on any item, and the Commission handled it incredibly well. I don't think that anyone can complain that they didn't get a chance to be heard and have their ideas addressed. Thanks for letting me be a part of your meetings.

ADJOURNMENT

Commissioner Gedge motioned to adjourn the July 14, 2020 Planning Commission meeting. Commissioner Morrissey seconded the motion. Vote was unanimous in favor.

The July 14, 2020 Planning Commission Meeting adjourned at 8:30 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

UNAPPROVED

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 7/28/2020

Application: ICHIBAN RESTAURANT- SITE PLAN

Address: 10662 South Redwood Road

File No: PLSPR202000069

Applicant: Patrick Wong

Submitted By: Brad Sanderson, Planner III
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready):

I move that the Planning Commission **approve** file no. PLSPR202000069 for the proposed Ichiban restaurant site plan located at 10662 South Redwood Road, as presented to the Planning Commission, subject to the following:

- The applicant shall obtain UDOT approval for the proposed storm drain connection.
- The applicant shall sign a storm water facility maintenance agreement with the City.
- The land owner shall disclose in writing to all future tenants the hours of operation as prescribed within the development agreement.

STANDARD OF REVIEW:

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in chapter 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 .83 acre subject property is part of a two-lot commercial subdivision and a development agreement with the City which was entered at the time the property was rezoned to the Redwood Road Mixed Use Community (MU-COMM) zone (see agreement summary in the findings below).

Proposal:

The applicant has recently acquired the property and is now proposing to construct a 6,250 square foot, two-story commercial/office building. A portion of the main level is intended for the Ichiban Sushi Bar and Grill restaurant. Other tenants have not yet been determined. Even though the MU-COMM zone does allow for most office and retail uses, the development agreement prohibits or limits some of the uses otherwise allowed in the zone.

The proposed site plan includes 53 parking stalls and a new six-foot tall decorative masonry fence along most of the southern property line, which will tie into the existing masonry wall along the west property line. Landscaping will also be provided throughout the development, including a 15-foot wide buffer area abutting the residential zones along the south and west property lines. The site also includes a 12-foot wide

park strip along Redwood Road. All landscape areas will be landscaped according to the development agreement. All exterior lighting will be directed downward and/or shielded to alleviate outward ambient light or glare onto surrounding properties.

The City's Architectural Review Committee unanimously recommended approval of the proposed materials, colors, and overall building design.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- There is an existing access easement which allows for shared access to Redwood Road between the Natural Grocers building and the subject property.
- The original zoning approval included a development agreement that placed certain criteria and other restrictions on the property such as allowed uses, lighting, landscaping, dumpster location, building architecture, and hours of operation. A summary of most of these items is as follows:
 - “The Property shall not be used for or include a carwash, drive-through, fuel station, auto repair service, second-hand dealer/retailer. . . .”
 - The development shall include “a minimum twelve-foot-wide park strip and eight-foot-wide sidewalk” along Redwood Road.
 - “All proposed tree species shall be approved by the City's Planning Commission as recommended by the City's planning staff.”
 - “In addition to the MU-COMM Zone landscape requirements, the Developer shall install along the west boundary of the Property one minimum seven-foot-tall evergreen every fifteen linear feet and one minimum three-inch-caliper shade tree every thirty linear feet; and install in park strip areas minimum two-inch-caliper shade trees that are spaced on average no more than thirty feet between trees.”
 - “All buildings shall be oriented towards Redwood Road with parking areas located to the side or rear of buildings. All parking shall be screened from street view by a minimum three-foot-tall brick or stone wall or a minimum three-foot-tall landscape berm. The total area of each building façade that faces a public right-of-way shall consist of at least 30% windows, spandrel glass, or other faux glass that simulates the appearance of display windows, and 30% of all remaining exterior building facades shall be treated with a brick and/or stone material, unless otherwise approved by the City's Planning Commission after receiving a positive recommendation from the City's Architecture Review Committee. Buildings shall not be higher than 35 feet as measured from the existing top back of curb within the Redwood Road right-of-way.”
 - “All dumpster and trash receptacle enclosures shall be located at least 50 feet from the property lines of neighboring residential zones and screened from view from public rights-of-way as directed by the City's planning staff.”
 - “All exterior lighting shall be shielded and directed downward to minimize excess ambient light or glare onto neighboring residential properties.”
 - “The hours of operation for all uses, including deliveries and waste collection, are restricted to hours between 7:00 a.m. and 10:00 p.m.”

Conclusion:

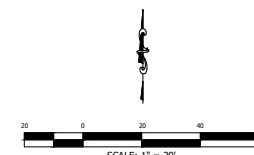
- Based on the application materials submitted by Applicant, Staff's review of the application, and the findings listed above, Staff concludes that the proposal is consistent with the applicable development agreement, the City's General Plan and the pertinent sections of Titles 16 and 17 of the City Code (including Section 17.70).

ALTERNATIVES:

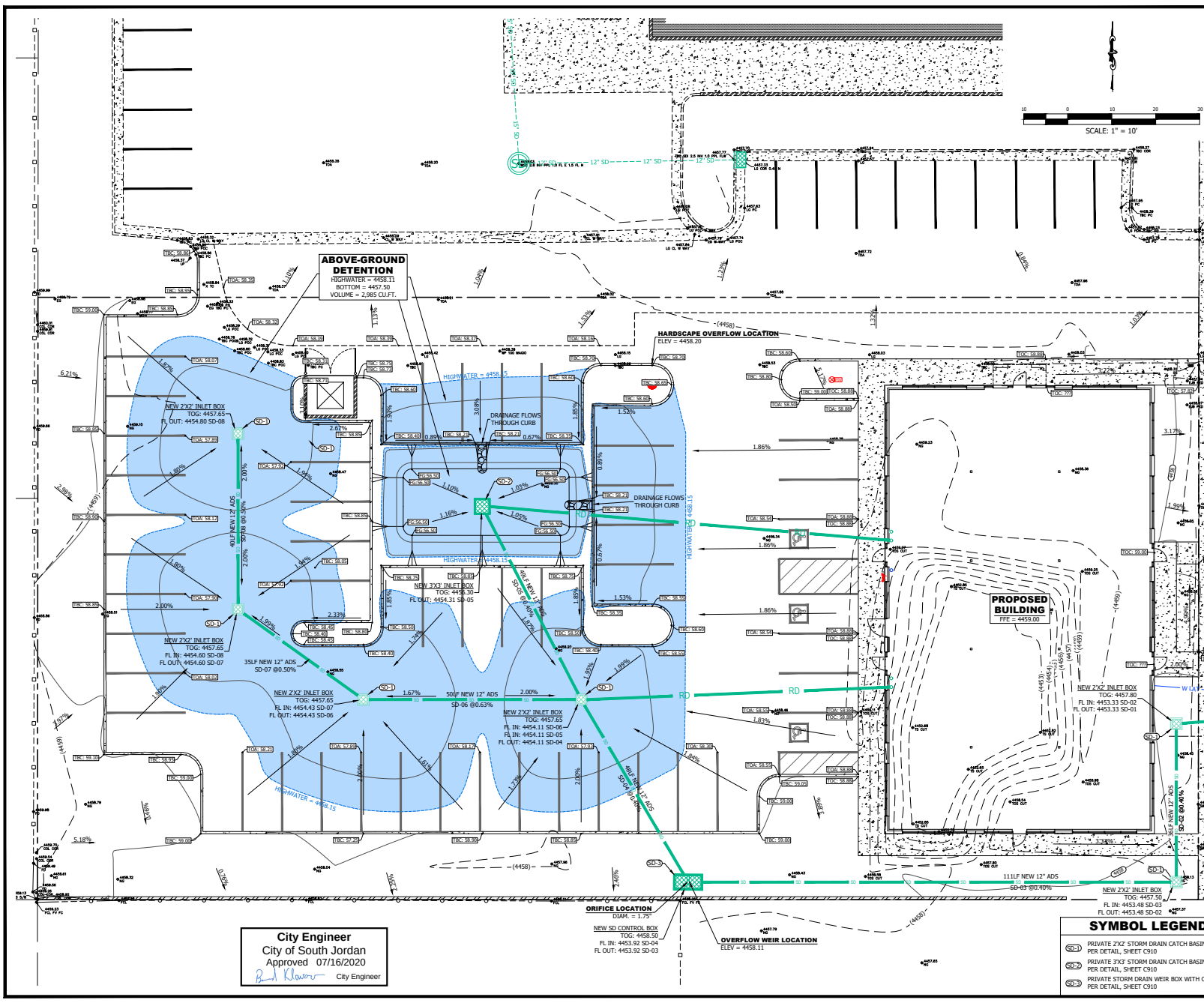
- Deny the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Site Plan
- Landscape Plan
- Lighting Plan
- Elevations



1470 South 600 West Woods Cross, UT 84010 Phone 801 298 2236 www.Entellus.com 			
ICHBAN SOUTH JORDAN		10662 SOUTH REDWOOD ROAD LOT 12, SOUTH REDWOOD SUBDIVISION LOCATED IN THE EAST 1/2 SECTION 36, T4N, 36.1 S. & R.M. SOUTH JORDAN CITY, SALT LAKE COUNTY, UT 84091	
DESIGN APPROVAL DATE:	DESIGN DATE:	DRAWN:	TEAM:
DESIGN COMMENT:	DESIGN COMMENT:	APPROVED:	TEAM:
DESIGN 1:	DESIGN 1:	PROJECT RE:	1794001
DESIGN 2:	DESIGN 2:	SHEETS 1794001.dwg	
DESIGN 3:	DESIGN 3:	C400 SITE PLAN	
DESIGN 4:	DESIGN 4:		
DESIGN 5:	DESIGN 5:		
DESIGN 6:	DESIGN 6:		
DESIGN 7:	DESIGN 7:		
DESIGN 8:	DESIGN 8:		



DRAINAGE CALCULATIONS

27-May-20

Area Analysis

Area	sq.ft.	Acres	C
Building	6,236	0.14	0.85
Improvements	20,926	0.48	0.90
Landscape	9,969	0.21	0.15
Total	36,131	0.83	0.71

100 Year Detention Calculations

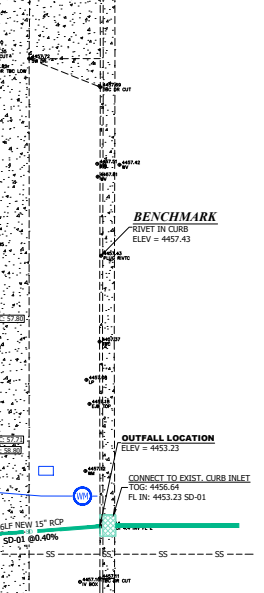
NOAA Precipitation Frequency Data Server
Latitude: 40.5574° Longitude: -111.9394°
Allowable Runoff: 0.20 cfs/acre

Time (mins.)	1	Runoff (cfs)	Storage (cu ft)
5	6,490	1,140	1,090
10	4,940	1,735	1,635
15	4,080	2,149	2,000
30	2,750	2,897	2,599
60	1,700	3,582	2,985
120	0.924	3,894	2,699
180	0.624	3,945	2,152
360	0.336	4,248	3,585
720	0.185	4,931	7,170
1440	0.101	5,108	14,341

Required Detention: **2,985**

Office Sizing

Highwater Elevation	4,458.11 ft
Office Elevation	4,453.92 ft
Flow	0.17 cfs
Channel Size	0.62 square-edge
	1.73 ft



ACCESSIBLE AREA CONSTRAINTS

ALL ACCESSIBLE AREAS ARE TO MAINTAIN THE FOLLOWING MAXIMUM SLOPES AND TOLERANCES:

ACCESSIBLE PARKING:
MAXIMUM SLOPE OF 1:48 (2%) THROUGHOUT.

ACCESSIBLE ROUTE:
MINIMUM WIDTH OF 48". MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESS ROUTE TURNAROUNDS:
A CLEAR 60" TURNING DIAMETER. MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

LEVEL LANDING / EXTERIOR DOOR LANDING:
MINIMUM SIZE OF 60"x60". MAXIMUM SLOPE OF 1:48 (2%) IN ANY DIRECTION.

ACCESSIBLE EGRESS TO PUBLIC WAY:
MAXIMUM SLOPE OF 1:20 (5%) ALONG THE ROUTE, MAXIMUM CROSS-SLOPE OF 1:48 (2%).

ADA ACCESS RAMP:
MAXIMUM SLOPE OF 1:12 (8.33%), WITH A MAXIMUM CROSS-SLOPE OF 2%. THE TRANSITION BETWEEN ASPHALT AND CONCRETE IS NOT TO EXCEED 1/2" VERTICAL (1/4" IF BEVELED).

SYMBOL LEGEND

- PRIVATE 2X2' STORM DRAIN CATCH BASIN PER DETAIL, SHEET C010
- PRIVATE 3X3' STORM DRAIN CATCH BASIN PER DETAIL, SHEET C010
- PRIVATE STORM DRAIN BOX WITH ORIFICE PER DETAIL, SHEET C010

City Engineer
City of South Jordan
Approved 07/16/2020
R. J. [Signature] City Engineer

1470 South 600 West
Woodcross, UT 84010
Phone 801.298.2236
www.entellus.com

Entellus

ICIBAN SOUTH JORDAN
10663 SOUTH REDWOOD ROAD
LOT 1, SOUTH REDWOOD SUBDIVISION
LOCATED IN THE SW 1/4 OF SECTION 15, T.5S., R.1W., S.L.R.M.
SOUTH JORDAN CITY, SALT LAKE COUNTY, UTAH

DATE	REVISION	DATE
7/16/20	1	7/16/20
7/16/20	2	7/16/20
7/16/20	3	7/16/20
7/16/20	4	7/16/20
7/16/20	5	7/16/20
7/16/20	6	7/16/20
7/16/20	7	7/16/20
7/16/20	8	7/16/20
7/16/20	9	7/16/20
7/16/20	10	7/16/20

DR-4W: LKM
APPROVED: LKM
PROJECT NO: 1794881
SHEETS 1794881.dwg

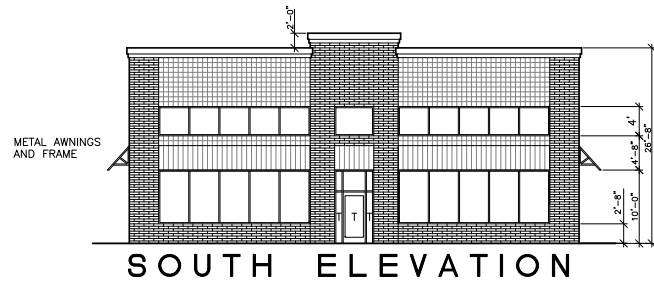
C500
GRADING PLAN

C
B

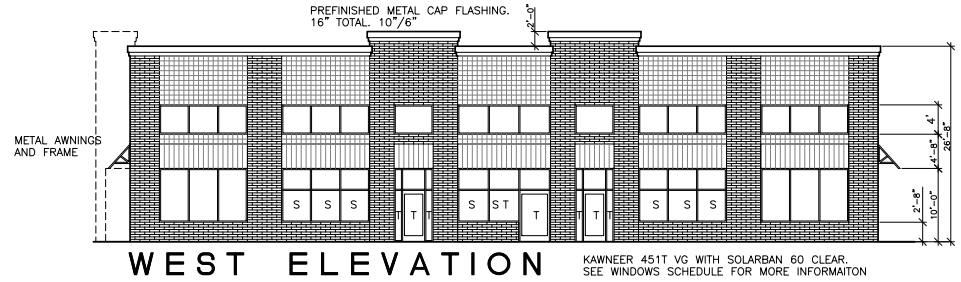
**E101**



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

16X4 ATLAS BRICK WITH SCORED AREAS AS SHOWN.



EAST ELEVATION

2770 x 0.30 = 831 SF MIN
837 SF WINDOWS, PROVIDED

AND STRUCTURAL ENGINEER DRAWINGS
PROVIDE A MIN. 30" FROST DEPTH

Consultant

No.	Revisions	Date

Project Title
ICHIBAN SUSHI RESTAURANT
10662 SOUTH REDWOOD ROAD
SOUTH JORDAN, UTAH
Sheet Title
ELEVATIONS

File No.
10662-A301-D016
Drawn by:
Reviewed by:
Date Issued:
APRIL 16, 2020



Sheet No.
A301

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 07/28/2020

Issue: SOJO CENTRAL
PRELIMINARY SUBDIVISION

Address: 10719 S. Redwood Rd.

File No: PLPP202000203

Applicant: Boyd Brown, KW Real Estate

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

Staff Recommendation (Motion Ready):

- **Approve** a preliminary subdivision plat, File No. PLPP202000203, creating three commercial building lots on property generally located at 10719 S. Redwood Rd.

ACREAGE:	Approximately 2.86 acre
CURRENT ZONE:	MU-COMM (Redwood Road Mixed Use – Community Center)
CURRENT USE:	Vacant Land
FUTURE LAND USE PLAN:	EO (Office Use)
NEIGHBORING ZONES/USES:	North – MU - COMM and MU - TC / Retail and civic buildings South – A-5 and MU - COMM / America First Credit Union and Rocky Mountain Power substation West – A-5 and R-2.5 / Redwood Rd. East – MU - COMM / Beckstead Ln.

STANDARDS FOR PRELIMINARY SUBDIVISION PLAT REVIEW

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

(City Code § 16.10.060.)

BACKGROUND:

The applicant is seeking to subdivide and create three commercial building lots on property generally located at 10719 S. Redwood Rd. A proposal for development includes construction of two office and one retail building with supporting facilities (i.e. parking, driveways). The two office buildings will front Beckstead Ln. while the retail building will be facing Redwood Rd. Majority of the parking area will be located between the buildings. No improvements will be installed with the subdivision. Both public and private improvements for said development will be reviewed during the site plan review process. Planning Commission will review site plan drawings for compliance with City Codes once the civil plans are signed and approved by the City Engineer.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The subject property is located in the MU-COMM (Redwood Road Mixed Use – Community Center) zone.
- There is no minimum lot area, density or lot width requirement in the Redwood Road Mixed Use Zones except for single-family lots.
- The preliminary subdivision plat is for commercial building lots only.

Conclusion:

- The proposed preliminary subdivision plat application meets all of the Municipal Code requirements and should be approved.

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.

ALTERNATIVES:

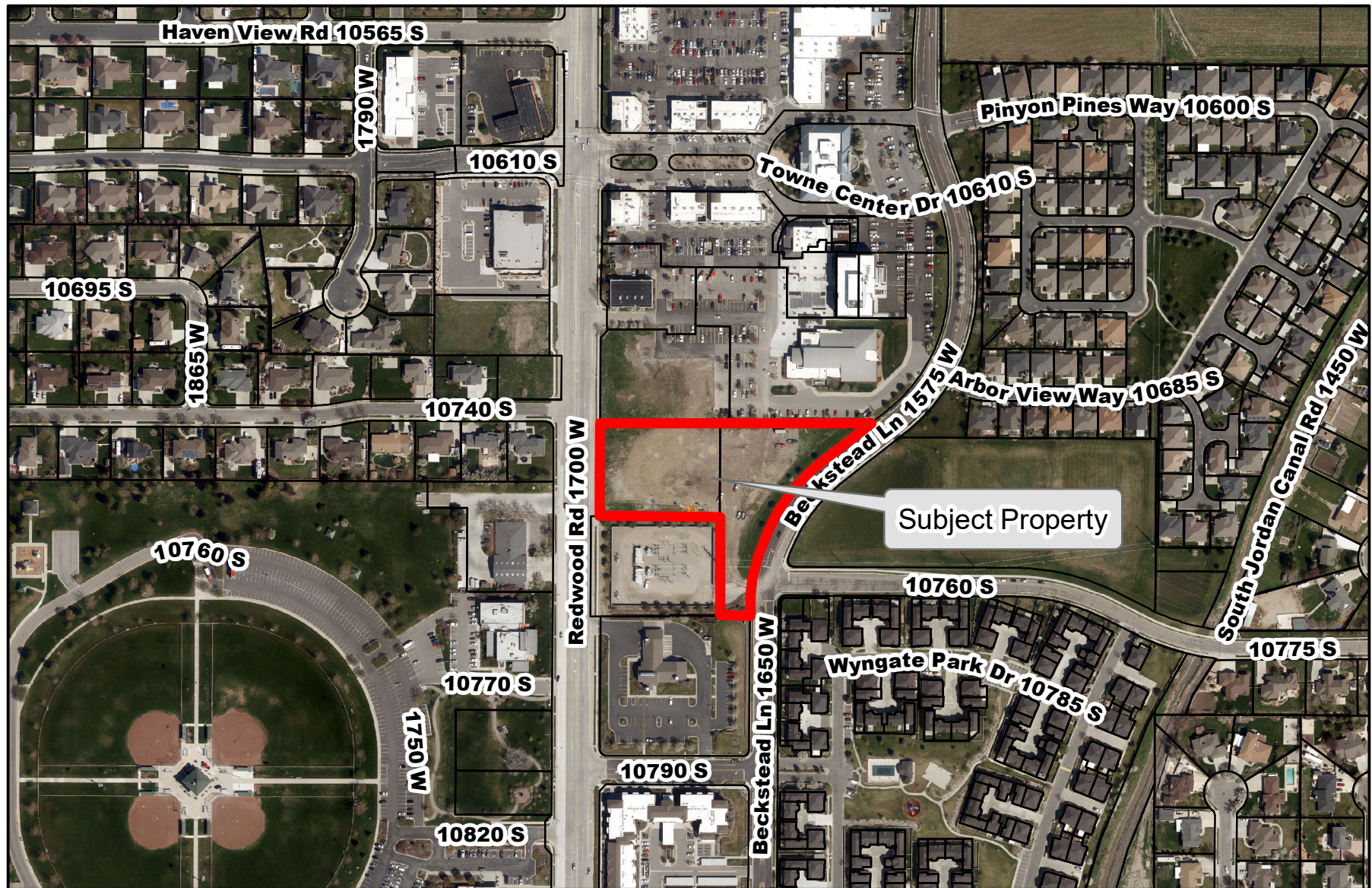
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

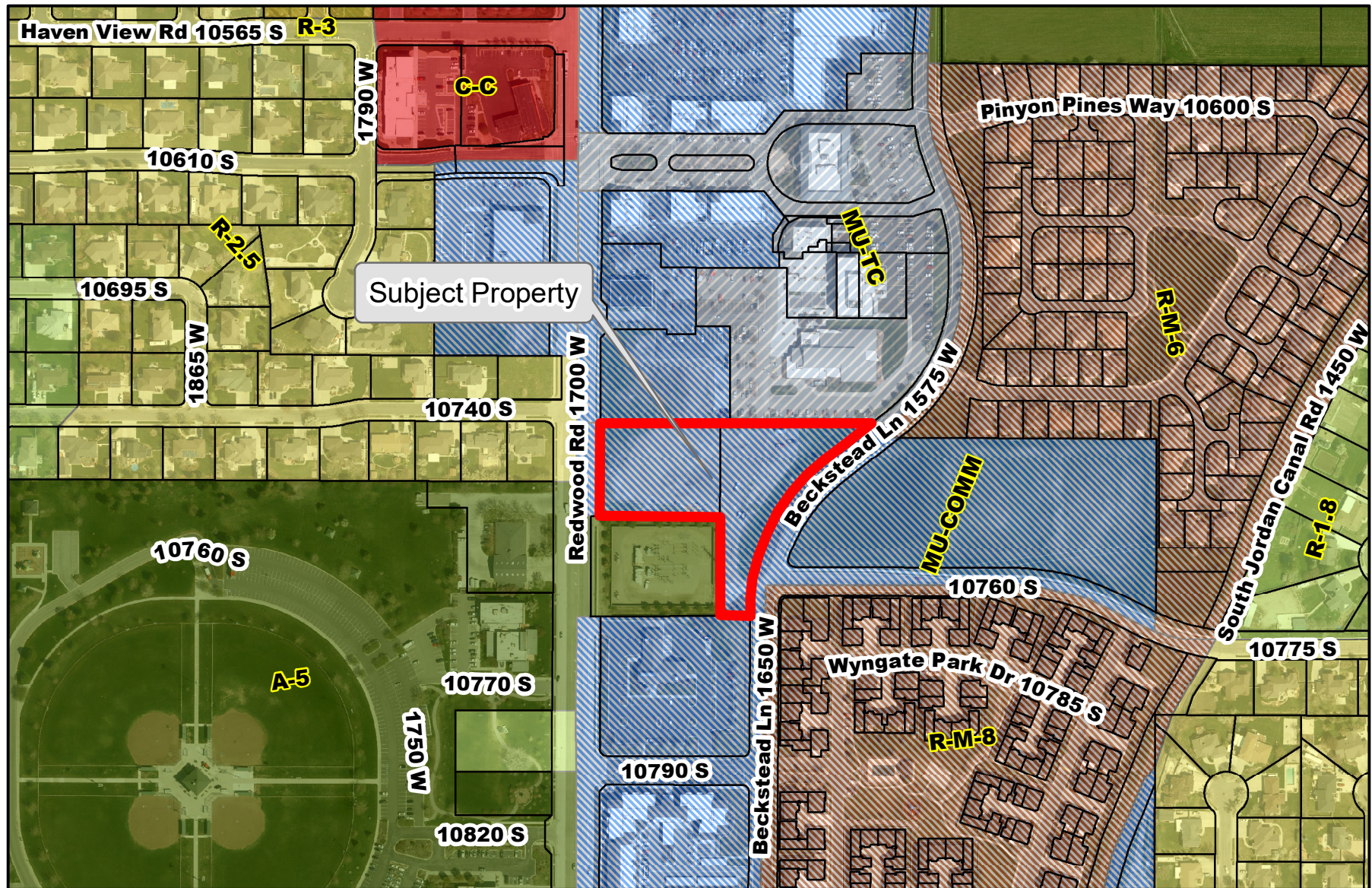
- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat
- Proposed concept site plan
- Proposed Phasing Plan



Damir Drozdek, AICP
Planner III, Planning Department

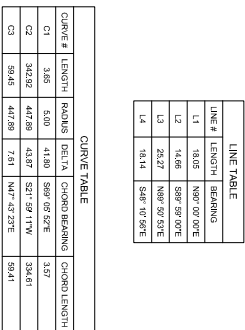


Legend STREETS PARCELS	Aerial Map City of South Jordan	0 105 210 420 630 840 Feet Aerial Imagery 2019 
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Legend STREETS PARCELS	Zoning Map City of South Jordan	0 105 210 420 630 840 Feet Aerial Imagery 2019 
--	---	--

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15

[illegible]

LINE TABLE		
LINE #	LENGTH	BEARING
L1	18.05	N90° 00' 00"E
L2	14.66	S89° 59' 00"E
L3	25.27	N89° 50' 53"E
L4	18.14	S48° 10' 58"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	3.65	5.00	41.80	S69° 08' 52"E	3.57
C2	342.92	447.89	43.87	S21° 59' 11"W	336.67
C3	59.45	447.89	7.61	N47° 43' 23"E	59.41

APPROVED BY: CITY ENGINEER APPROVED THIS _____ DAY OF _____ A.D. 20__		SHEET 1 OF 1		PREPARED BY: CIR C&A ENGINEERS 30425 ROAD 100 NORTH, SUITE 100, BOZEMAN, MT 59717-1000 406.592.4444 • 406.592.4444	
APPROVED THIS _____ DAY OF _____ A.D. 20__		APPROVAL BY THE CITY ENGINEER ON THIS _____ DAY OF _____ A.D. 20__		APPROVAL BY SATELITADOL SPRINGGARDEN ON THIS _____ DAY OF _____ A.D. 20__	
CITY TREASURER		CITY ATTORNEY		CITY ATTORNEY	
APPROVED THIS _____ DAY OF _____ A.D. 20__		APPROVED THIS _____ DAY OF _____ A.D. 20__		APPROVED BY PLANNING DIRECTOR ON THIS _____ DAY OF _____ A.D. 20__	
SOUTH VALLEY SEWER DISTRICT		SOUTH VALLEY SEWER DISTRICT		PLANNING DIRECTOR	
ROCKY MOUNTAIN POWER		ROCKY MOUNTAIN POWER		ROCKY MOUNTAIN POWER	
DOMINION ENERGY OUESTAR CORPORATION		DOMINION ENERGY OUESTAR CORPORATION		DOMINION ENERGY OUESTAR CORPORATION	
APPROVED THIS _____ DAY OF _____ A.D. 20__		APPROVED THIS _____ DAY OF _____ A.D. 20__		APPROVED THIS _____ DAY OF _____ A.D. 20__	
CENTURY LINK		CENTURY LINK		CENTURY LINK	
APPROVED THIS _____ DAY OF _____ A.D. 20__		APPROVED THIS _____ DAY OF _____ A.D. 20__		APPROVED THIS _____ DAY OF _____ A.D. 20__	
COMCAST CABLE TELEVISION		COMCAST CABLE TELEVISION		COMCAST CABLE TELEVISION	

1. GARY CHRISTENSEN, too briefly called I am a Professional Land Surveyor in the State of Utah and that I hold License No. 5102617 in accordance with The 68, Chapter 22, of the Professional Engineers and Land Surveyors Act, I further certify by the activity of the owners I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as DELO CENTRAL SUBDIVISION and the same has been correctly surveyed and monumented on the ground as shown on this plat.

[illegible]

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY TO BE HEREAFTER KNOWN AS:

[illegible]

IN WITNESS WHEREOF I HAVE SET FORTH MY HAND THIS _____ DAY OF _____, A.D. 20__

SIGNATURE _____ PRINT NAME & TITLE _____

SIGNATURE

PRINT NAME & TITLE

STATE OF UTAH }
COUNTY OF UTAH } S.S.
S.S.

STATE OF UTAH }
COUNTY OF UTAH } S.S.
S.S.

ON THE DAY OF _____ A.D. 20____ PERSONALLY APPEARED BEFORE ME _____, A Notary Public in and for the State of Utah, _____, who being by the duly sworn _____ on the basis of satisfactory evidence to the effect that _____, whose name appears subscribed to the within instrument, and who is the person or one of the persons whose name or names are subscribed to the foregoing instrument, acknowledged to me that he is the person or one of the persons who executed the foregoing instrument, and that he executed the same for the purposes and consideration therein expressed. I, the Notary Public, certify that this acknowledgment of the execution of the foregoing instrument is true and correct.

THE CITY COUNCIL OF THE CITY OF SAKATOGA, SAKATOGA COUNTY OF UTAH APPROVES THIS RESOLUTION AND THE CITY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS
 THE DESIGNATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR THE
 PUBLIC PURPOSE OF THE PERPETUAL USE OF THE PUBLIC.

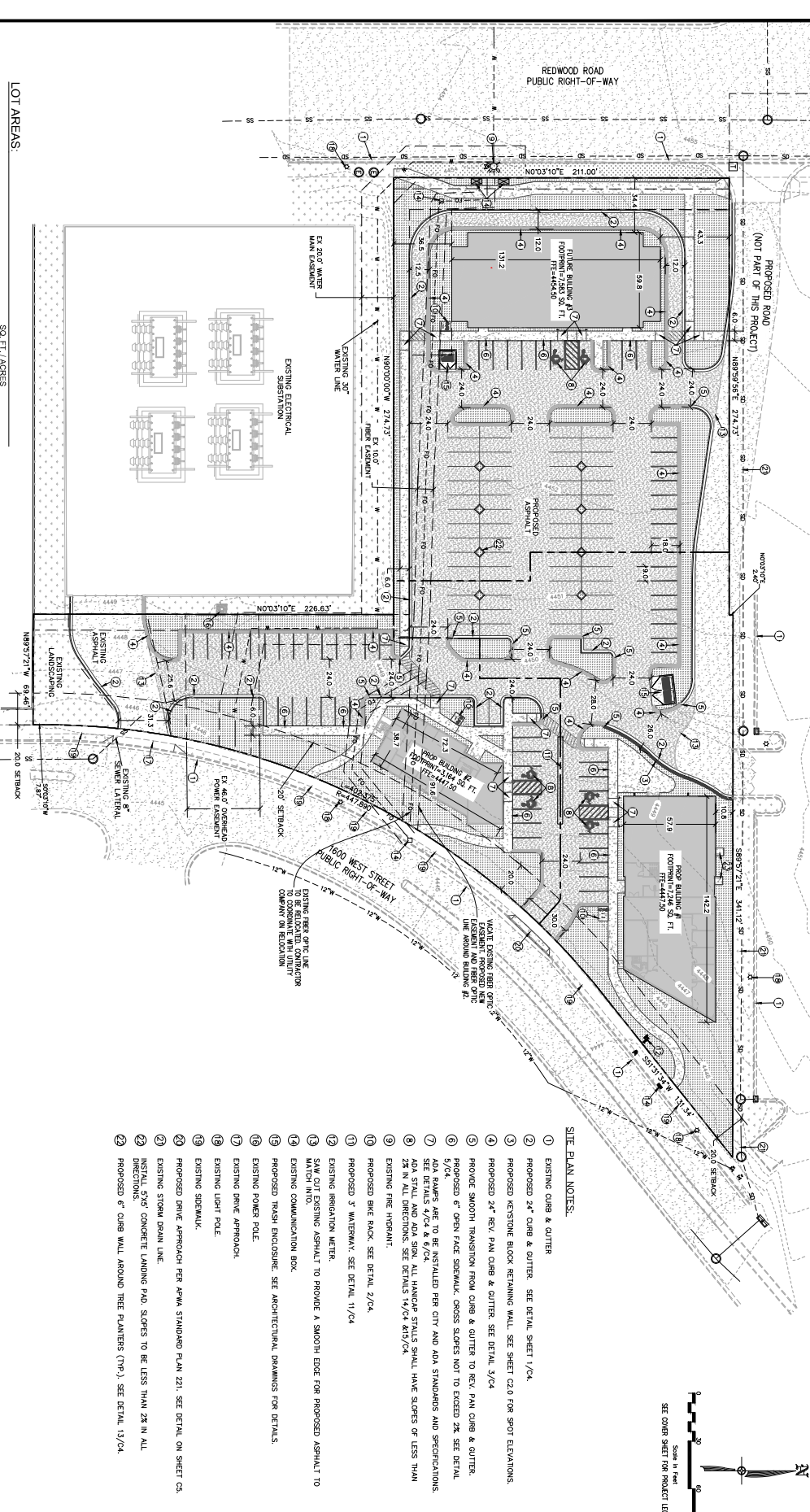
THIS _____ DAY OF _____, A.D. 20____

ATTEST _____

CITY RECORDER (SEE SEAL BELOW)

SOJO CENTRAL SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15 TOWNSHIP 3 SOUTH,





SITE PLAN NOTES:

- EXISTING CURB & GUTTER.
- PROPOSED 24" CURB & GUTTER. SEE DETAIL SHEET 1/1/4.
- PROPOSED KEYSTONE BLOCK RETAINING WALL. SEE SHEET 12.0 FOR SPOT ELEVATIONS.
- PROPOSED 24" REV. PAV. CURB & GUTTER. SEE DETAIL 3/1/4.
- PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAV. CURB & GUTTER.
- PROVIDE 6" OPEN FACE SIDEWALK. CROSS SLOPES NOT TO EXCEED 2% SEE DETAIL 3/1/4.
- 24" RAUPES ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAILS 3/1/4 & 6/1/4.
- ADA STALL AND ADA SIGN. ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAILS 14/1/4 & 15/1/4.
- EXISTING FIRE HYDRANT.
- PROPOSED BUREAU. SEE DETAIL 2/1/4.
- PROPOSED 3" WATERWAY. SEE DETAIL 11/1/4.
- EXISTING IRRIGATION METER.
- SHUT OFF EXISTING ASPHALT TO PROVIDE A SMOOTH EDGE FOR PROPOSED ASPHALT TO MATCH INTO.
- EXISTING COMMUNICATION BOX.
- PROPOSED TRASH ENCLOSURE. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- EXISTING POWER POLE.
- EXISTING DRIVE APPROACH.
- EXISTING LIGHT POLE.
- EXISTING SIDEWALK.
- PROPOSED DRIVE APPROACH PER APWA STANDARD PLAN 221. SEE DETAIL ON SHEET 15.
- EXISTING STORM DRAIN LINE.
- INSTALL 55x5' CONCRETE LANDING PAD. SLOPES TO BE LESS THAN 2% IN ALL DIRECTIONS.
- PROPOSED 6" CURB WALL AROUND TREE PLANTERS (TYP.). SEE DETAIL 13/1/4.

LOT AREAS:	
LOT	90.47 ACRES
BUILDING FOOTPRINT	124,468 SQ. FT. (2.82 ACRES)
ASPHALT	17,864 SQ. FT. (0.41 ACRES)
CONCRETE	52,333 SQ. FT. (1.20 ACRES)
EXISTING SUPERVISORS	28,161 SQ. FT. (0.65 ACRES)
EXISTING SUPERVISORS	28,161 SQ. FT. (0.65 ACRES)
EXISTING SUPERVISORS	28,161 SQ. FT. (0.65 ACRES)

LOT LANDSCAPING AREAS:	
SO. FT.	CITY REQ'D
TOTAL LANDSCAPING	28,161 SQ. FT. (0.65 ACRES)

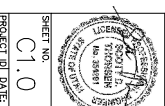
NOTE: 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:	
SO. FT.	CITY REQ'D
OFFICE	3,800 SQ. FT.
RESTAURANT	3,800 SQ. FT.
FITNESS	3,800 SQ. FT.
TOTAL REQUIRED	131
ACCESSIBLE SPACES	131
BICYCLE SPACES	8 (6 IS REQ'D 5% OF 132)

NOTE: 1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

CITY ENGINEER

SIGNATURE: _____ DATE: _____



SOJO CENTRAL
10719 SOUTH REDWOOD ROAD, SOUTH JORDAN CITY, UTAH

SITE PLAN

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

NO.	REVISIONS	BY	DATE
DESIGNER: SDT	PROJECT ENGINEER: SDT		

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 7/28/20

Application: SKYE DRIVE REZONE
Rezoning from Residential (R-1.8) to Residential (R-2.5).

Address: 9811 S Dunsinane Drive
File No: PLZBA202000183
Applicant: Dale Hull

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 forward a recommendation to the City Council to **approve** the proposed rezone from **R-1.8** to **R-2.5**.

STANDARD OF APPROVAL

Rezoning Application:

The rezoning of property may not be considered if the proposed zoning does not conform to the [G]eneral [P]lan. The following guidelines shall be considered in the rezoning of parcels:

- A. The parcel to be rezoned meets the minimum area requirements of the proposed zone or if the parcel, when rezoned, will contribute to a zone area which meets the minimum area requirements of the zone.
- B. The parcel to be rezoned can accommodate the requirements of the proposed zone.
- C. The rezoning will not impair the development potential of the parcel or neighboring properties.

(City Code § 17.22.020)

BACKGROUND

On June 8, 2020, the Applicant submitted a complete application seeking approval to rezone the Property to the R-2.5 (Residential) zone. The Applicant proposes to create a 3-lot subdivision from the existing two parcels. A description of the Property is as follows:

ACREAGE:	1.46 acres
CURRENT ZONE:	R-1.8
CURRENT USE:	Residential/Vacant
FUTURE LAND USE PLAN:	Stable Neighborhood

NEIGHBORING**LU DESIGNATIONS,****(ZONING)/USES**

North - Stable Neighborhood, (R-1.8/R-2.5) / Single Family Residential
South - Stable Neighborhood, (A-5) / LDS Church
East - Stable Neighborhood, (R-1.8) / ERMS Seminary
West - Stable Neighborhood, (R-1.8) / Single Family Residential

ANALYSIS

The Applicant is seeking to rezone the Property to allow him to develop a 3-lot residential subdivision. The existing house on the southeast corner of 9800 South and Dunsinane Drive would remain and two new houses would be built to the east of the existing house. Since the properties would no longer have farm animal rights, the developer of the subdivision would be required to install a masonry wall along the south property line adjacent to the LDS church property.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**Findings:**

- Staff finds that the proposal will improve a vacant parcel and not create any negative impacts to the surrounding neighborhoods or businesses.

Conclusions:

Based on the findings listed above, Staff concludes that:

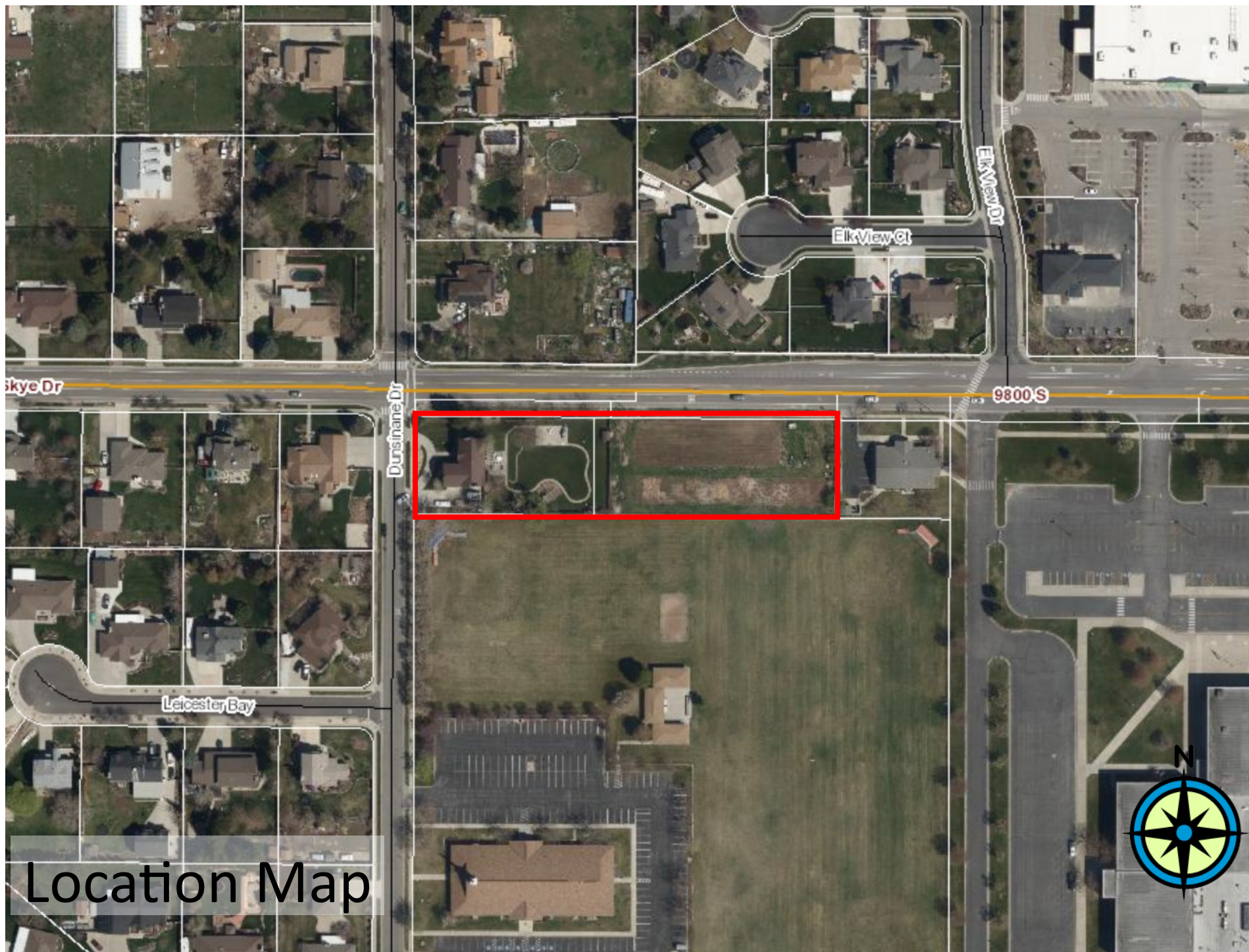
- The proposed rezone meets the standard of approval for rezoning property as outlined in Section 17.22.020 of the City Code.

ALTERNATIVES:

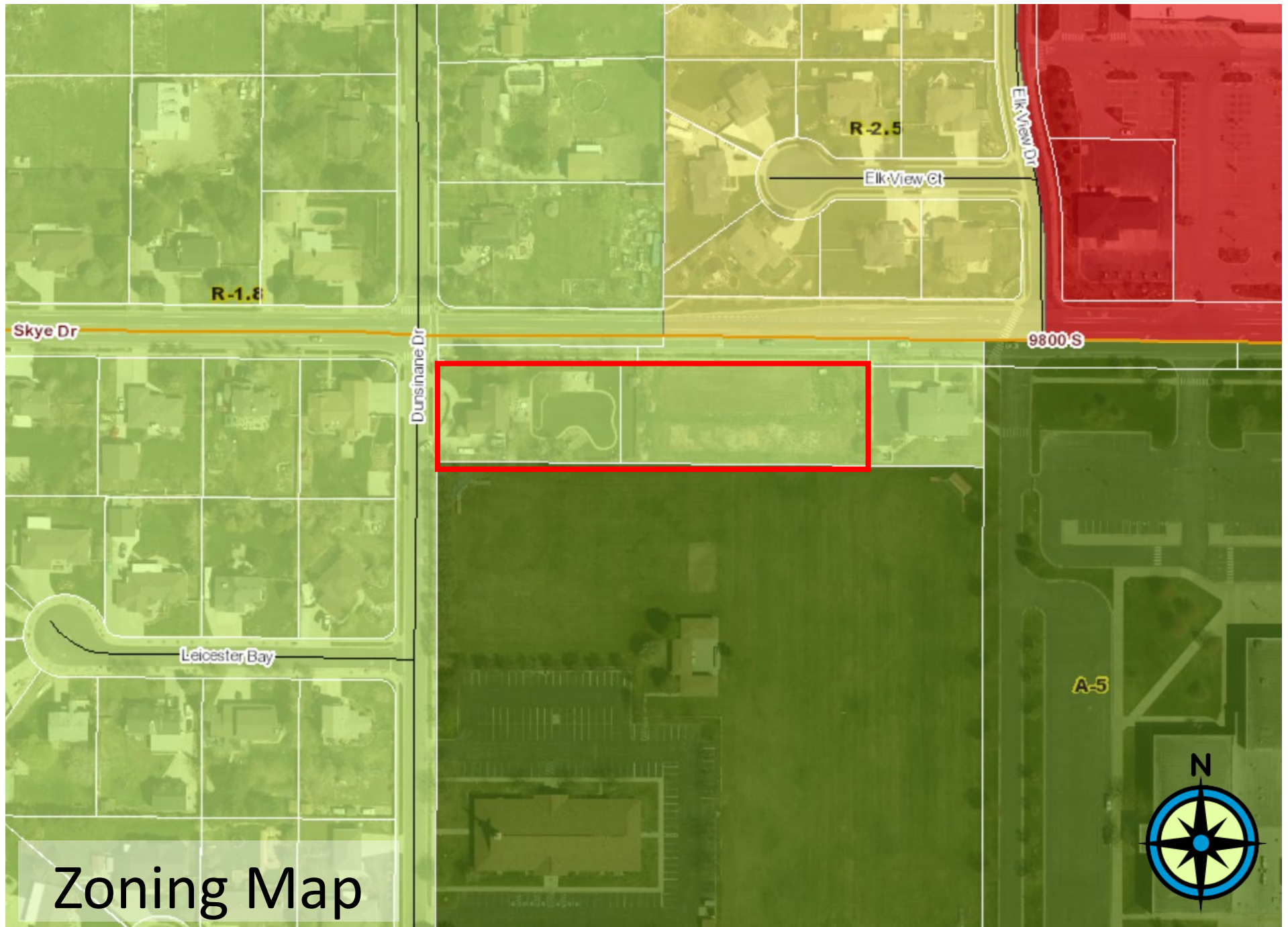
- Recommend denial of the application.
- Propose modification(s) to the application.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

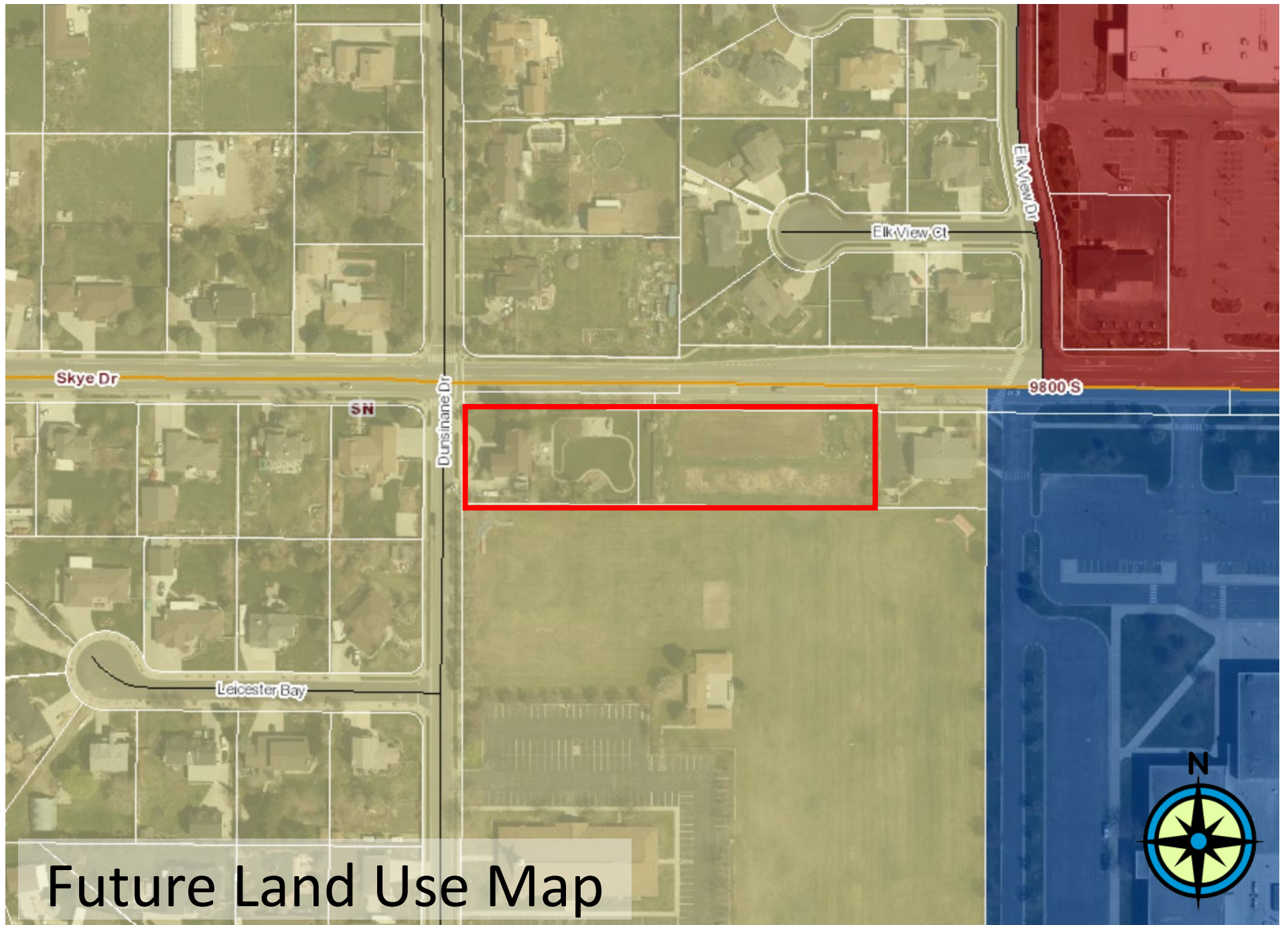
- Location Map
- Zoning Map
- Land Use Map
- Concept Plan



Location Map



Zoning Map



Future Land Use Map

