



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

White City Planning Commission

Public Meeting Agenda

Thursday, February 23, 2023 6:00 P.M.

Location

SANDY LIBRARY
SMALL MEETING ROOM
10100 SOUTH PETUNIA WAY
(385) 468-6700

*UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707.
TTY USERS SHOULD CALL 711.*

The Planning Commission Public Meeting is a public forum where, depending on the agenda item, the Planning Commission may receive comment and recommendations from applicants, the public, applicable agencies and County staff regarding land use applications and other items on the Commission's agenda. In addition, it is where the Planning Commission takes action on these items, which may include: approval, approval with conditions, denial, continuance or recommendation to other bodies as applicable.

LAND USE APPLICATION(S)

EXP2022-000765 – Quentin Rollins (Rollins Landscaping, Inc.) is requesting a special exception for nonconforming use, for an existing business. **Acreage:** 1.37 acres. **Location:** 1270 East 10600 South. **Zone:** A-2 (Low-Density Residential/Agriculture Zone). **Planner:** Jeff Miller (Motion/Voting)

EXP2022-000774 – Milan Swilor (J & L Contracting) is requesting a special exception for nonconforming use, for an existing business. **Acreage:** 1.35 acres. **Location:** 1272 East 10600 South. **Zone:** A-2 (Low-Density Residential/Agriculture Zone). **Planner:** Jeff Miller (Motion/Voting)

BUSINESS MEETING

- 1) Election of Chair and Vice Chair 2023. (Motion/Voting)
- 2) Review 2023 Planning Commission Meeting Schedule.
- 3) Approval of the July 28, 2022 Planning Commission Meeting Minutes. (Motion/Voting)
- 4) **White City Comprehensive Code Update for Titles 18 & 19** - The White City Comprehensive Code Update Project will update Title 18 Subdivisions and Title 19 Zoning

of the White City Municipal Code in order to ensure compliance with state requirements, promote compatibility with White City's new General Plan, and provide reasonable opportunity to development of lots while promoting community aesthetics and desired amenities. At this work meeting, the Planning Commission will review all the proposed changes made to the Titles 18 and 19 of the White City code. A public hearing is not scheduled for February but will be scheduled for the public per state requirements for land use ordinance amendments. **Planner:** Erin O'Kelley (Discussion only)

- 5) Other Business Items. (As Needed)

ADJOURN

Rules of Conduct for Planning Commission Meetings

PROCEDURE FOR PUBLIC COMMENT

1. Any person or entity may appear in person or be represented by an authorized agent at any meeting of the Commission.
2. Unless altered by the Chair, the order of the procedure on an application shall be:
 - a. The supporting agency staff will introduce the application, including staff's recommendations and a summary of pertinent written comments and reports concerning the application
 - b. The applicant will be allowed up to 15 minutes to make their presentation.
 - c. The Community Council representative can present their comments as applicable.
 - d. Where applicable, persons in favor of, or not opposed to, the application will be invited to speak.
 - e. Where applicable, persons opposing the application, in whole or in part will be invited to speak.
 - f. Where applicable, the applicant will be allowed 5 minutes to provide concluding statements.
 - g. Surrebuttals may be allowed at the discretion of the Chair.

CONDUCT FOR APPLICANTS AND THE PUBLIC

1. Speakers will be called to the podium by the Chair.
2. Each speaker, before talking, shall give his or her name and address.
3. All comments should be directed to the Commissioners, not to the staff or to members of the audience.
4. For items where there are several people wishing to speak, the Chair may impose a time limit, usually 3 minutes per person, or 5 minutes for a group spokesperson. If a time limit is imposed on any member or spokesperson of the public, then the same time limit is imposed on other members or spokespersons of the public, respectively.
5. Unless otherwise allowed by the Chair, no questions shall be asked by the speaker or Commission Members.
6. Only one speaker is permitted before the Commission at a time.
7. The discussion must be confined to essential points stated in the application bearing on the desirability or undesirability of the application.
8. The Chair may cease any presentation or information that has already been presented and acknowledge that it has been noted in the public record.
9. No personal attacks shall be indulged in by either side, and such action shall be sufficient cause for stopping the speaker from proceeding.
10. No applause or public outbursts shall be permitted.
11. The Chair or supporting agency staff may request police support to remove offending individuals who refuse to abide by these rules.
12. After the public comment portion of a meeting or hearing has concluded, the discussion will be limited to the Planning Commission and Staff.

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G R E A T E R S A L T L A K E

Municipal Services District

Greater Salt Lake Municipal Services District - Planning & Development Services
2001 S. State Street #N3-600 • Salt Lake City, UT 84190 • (385) 468-6700

File # EXP2022-000765

PLANNING COMMISSION SPECIAL EXCEPTION SUMMARY AND RECOMMENDATION

Public Body: White City Planning Commission

Meeting Date: January 23, 2023

Parcel ID: 28-17-427-027-0000

Acreage: 1.37 Acres

Current Zone: A-2 (Low-Density Residential/Agriculture Zone)

Property Address: 1270 East 10600 South

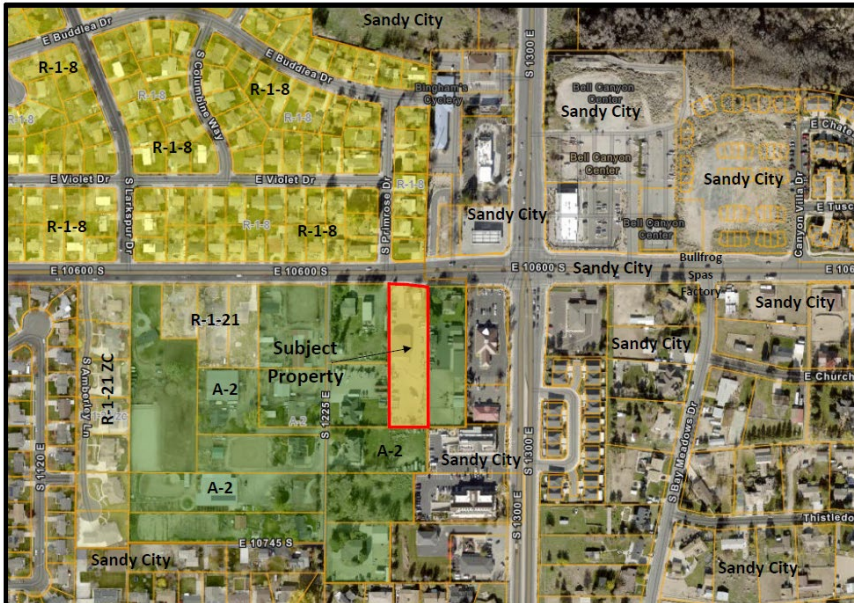
Request: Planning Commission Special Exception for an Existing Business

Planner: Jeff Miller

Planning Staff Recommendation: Approval

Applicant Name: Quentin Rollins (Rollins Landscaping, Inc.)

PROJECT DESCRIPTION



Quentin Rollins (Rollins Landscaping, Inc.) is requesting a planning commission special exception for an existing landscaping business, which has been in operation on the property since 2008.

Section **19.88.140** allows for an applicant to make a request to have a use violation declared legal through a special exception by the planning commission.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located on the south side of 10600 South, three parcels west of the intersection of 10600 South and 1300 East. There are existing commercial businesses located to the east along 1300 East, including the property to the immediate east (J & L Contracting), which is also requesting a special exception from the planning commission at this time.

The property is located within an area of larger parcels zoned A-2 (Low-Density Residential/Agriculture). To the west, are some parcels in the R-1-21 (Single Family Residential, 21,000 SF Minimum) Zone. To the north, there is a large area of parcels zoned R-1-8 (Single-Family Residential, 8,000 SF Minimum), which is also located in White City. Sandy City surrounds the area of A-2 parcels, to northeast, east, south, and west.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the existing business, or the anticipated continued use of the property for commercial uses.

STAFF ANALYSIS

19.88.140 Application To Have A Use Violation Declared Legal Through Special Exception.

A. Whenever land or a structure is used in violation of this title, the owner may file an application with the planning commission to have the use declared legal through special exception. The planning commission may approve such an application only when the evidence establishes all of the following:

- 1. The use exists on the property at the time of the application and has been in continuous violation of the zoning ordinance for a period exceeding ten years;***

Findings of Fact: Rollins Landscaping, Inc. has been in continuous operation on the property since 2008, with the property being zoned A-2 during this entire time.

- 2. No complaint has been made to the development services division concerning the violation for a period exceeding ten consecutive years during which the violation existed;***

Findings of Fact: There have been no complaints made to planning and development services regarding the use violation during the period of time (exceeding ten years).

- 3. Continuation of the use will not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.***

Findings of Fact: The subject property is located immediately adjacent to existing commercial uses in the immediate vicinity. Additionally, the residential uses in the A-2 zone are located on larger lots, which wouldn't be as impacted as smaller residential lots, by the continued use of the property for commercial purposes. The continued use of this property for commercial uses, does not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.

B. The planning commission may consider as evidence:

- 1. Documents that are part of the public record, such as tax appraisals, utility records, aerial photographs, building permits, etc.***

Request: Planning Commission Special Exception for an Existing Business

Findings of Fact: The applicant has provided their current business license for Rollins Landscaping, Inc. at the property address.

2. Documentation from third parties, such as affidavits, photographs, etc.

Findings of Fact: The applicant has provided some invoices from 2011, which shows the business in operation at the property address. In addition, the applicant has provided a Google Streetview photo showing the business in operation in 2011.

3. Documentation from current or past property owners, such as tax records, rental/lease agreements, appraisal records, etc.

Findings of Fact: The applicant has provided a letter of support from J & L Contracting, indicating that they have worked with Rollins Landscaping on some of their projects over the past 15 years.

In approving an application hereunder, the planning commission may set any conditions it deems necessary for protection of adjacent properties or the public welfare including provisions limiting the period of time the use may continue. This section shall in no way be interpreted to permit the continuation of any violation which exists on the effective date of the ordinance codified in this section. Any person shall have the right to appeal to the land use hearing officer a decision rendered by the planning commission pursuant to this section. Appellants shall follow the appeal procedures set forth in Section 19.92.050 of this title.

Planning Staff has found that the proposed use is compatible with existing uses in the general vicinity, and the land use ordinance.

NEIGHBORHOOD RESPONSE

Planning Staff has received a letter of support from the existing business to the east (J & L Contracting). Any additional comments that are received from the general public or surrounding neighbors will be forwarded to the planning commission for review and will be summarized on January 23rd.

PLANNING COMMISSION MOTION

The Planning Commission has three options with respect to this application for the requested Special Exception:

- Option 1: Approve the Special Exception as proposed with the condition as proposed; or
- Option 2: Approve the Special Exception with the conditions as amended; or
- Option 3: Deny the Special Exception.

CONCLUSION AND RECOMMENDATION

Based on the findings of fact and evidence provided in this report, the applicant has met the criteria to allow for a planning commission special exception to declare the existing land use violation as legal. Staff recommends that the White City Planning Commission approves the requested exception, subject to the following condition of approval:

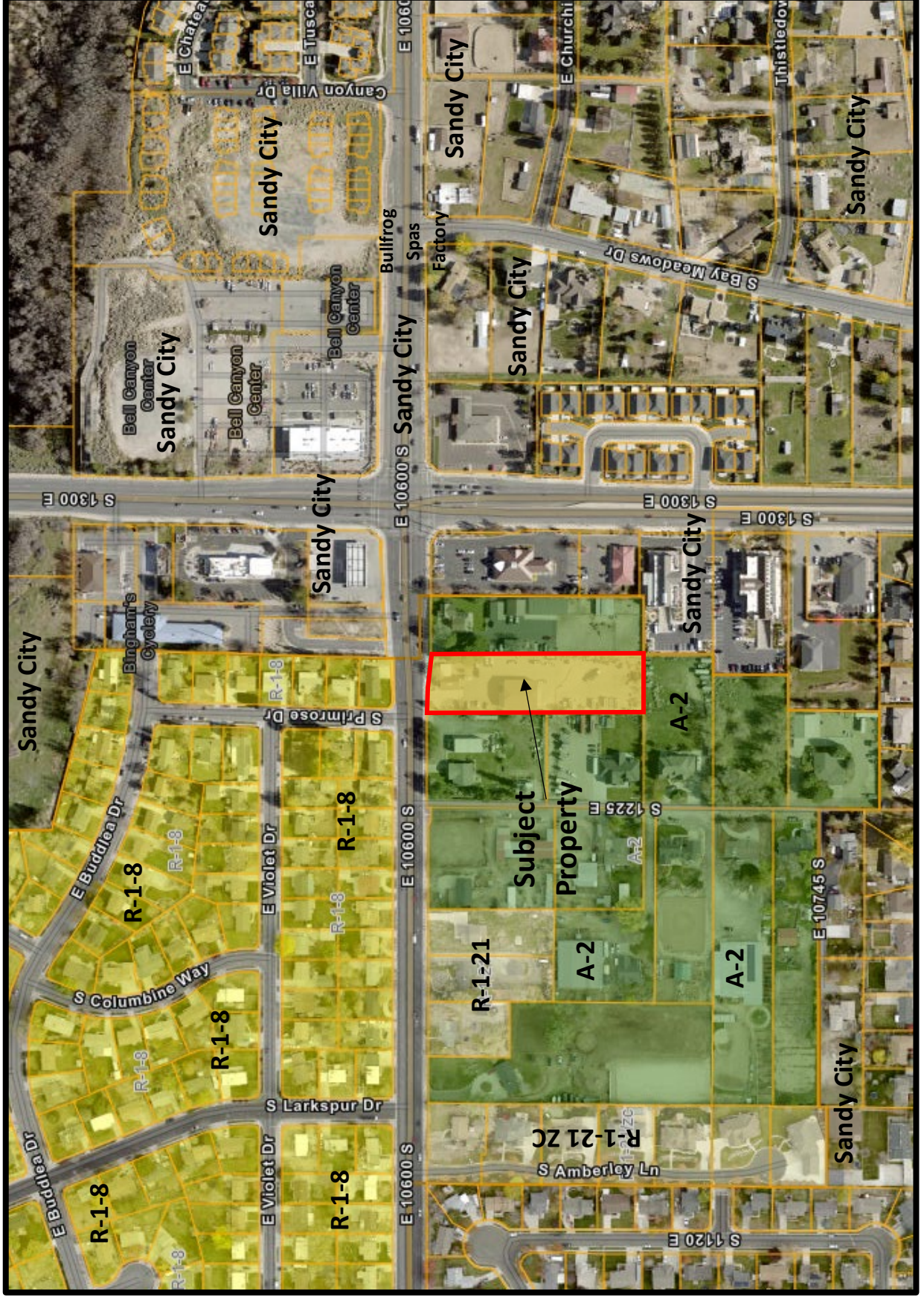
- The applicant must notify planning and development services, if the commercial use of the property changes in the future to another commercial or residential use, so that it may be determined if the use is appropriate and can be approved for the subject property.

EXHIBITS

- A. Aerial Map.
- B. Current Business License.
- C. Invoices from Sprinkler Supply (3)
- D. Google Streetview Image.
- E. Letter of Support.
- F. Site Plan

EXP2022-000765: Planning Commission Special Exception for an Existing Business.

Parcel: 1270 East 10600 South (28-17-427-027-0000)



Greater Salt Lake Municipal Services District
Planning and Development Services
2001 S. State Street #N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 Fax: (385) 468-6674

Business License # HOM21-0195
Building Occupancy: R-3
NAICS: 561730 - Landscaping Services
Zone: A-2



Business License

Issued: 10/05/2021

Expired: 12/31/2023

ROLLINS LANDSCAPING INC
1270 E 10600 S
Sandy, UT 84094

Owner / Agent:
QUENTIN ROLLINS

This license is only valid for the following business activity:

Home Business License

HOME OFFICE: LANDSCAPING



This license is non-transferable and only valid for the address shown.

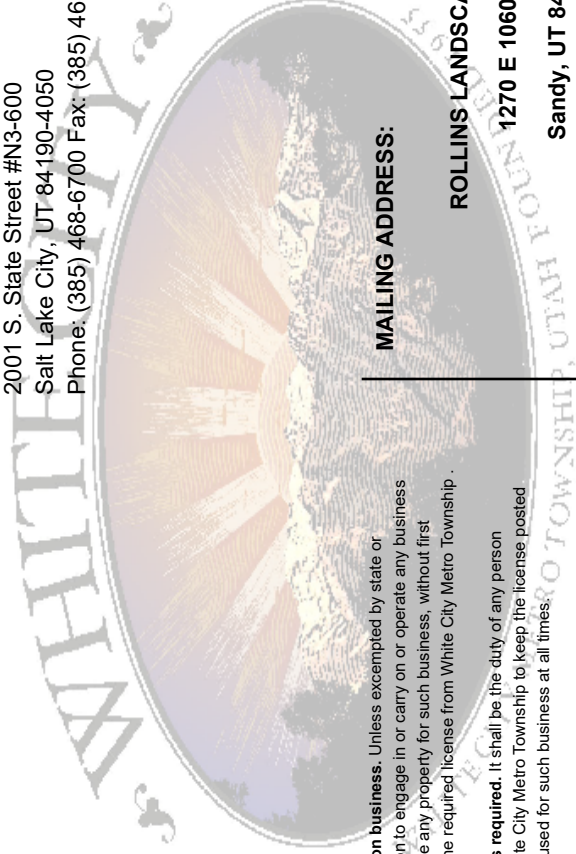
This license is granted to the Named Company to do the specified business in White City Metro Township at the above address. This Company has complied with the provisions of the Ordinances of White City Metro Township governing this type of business and has paid the White City Metro Township Treasurer the necessary amount to operate such business for the period stated. It shall be unlawful for any person to engage in business within White City Metro Township without first procuring a business license.

--- This License Must be Post in a Conspicuous Place at the Business Location ---

Paulina Flint
White City Metro Township Mayor

**Greater Salt Lake Municipal Services District
Planning and Development Services**

2001 S. State Street #N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 Fax: (385) 468-6674



5.04.010 License--Required to carry on business. Unless exempted by state or federal law, it is unlawful for any person to engage in or carry on or operate any business in White City Metro Township, or to use any property for such business, without first making application for and obtaining the required license from White City Metro Township .

5.10.020 Posting license on premises required. It shall be the duty of any person conducting a licensed business in White City Metro Township to keep the license posted in a prominent place on the premises used for such business at all times.

License # HOM21-0195

MAILING ADDRESS:

ROLLINS LANDSCAPING INC

1270 E 10600 S

Sandy, UT 84094



SPRINKLER SUPPLY-WEST JORDAN

7878 SOUTH 1410 WEST
 WEST JORDAN, UT 84088
 Phone: (801) 566-8102

QUOTE

E-Mail: ssc@sprinklersupplyco.com

Customer Copy

Number	096208
Date	05/11/11
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Ship To: TEMP	ROLLINS SPRINKLER DAYBREAK LANDSCAPE LIGHTING OPTION	Bill To: ROLSPRDAY	ROLLINS SPRINKLER DAYBREAK 1270 E 10600 S SANDY, UT 84094
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REFERENCE #	EXPIRES	SLSP	TERMS	WH	FREIGHT	SHIP VIA
LIGHTING	06/10/11	RJD	NET 10TH	01	PREPAID	WILL CALL

QUOTED BY: RJD	QUOTED TO: RICK 801-502-2204
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ITEM	DESCRIPTION	ORDERED	UM	PRICE	UM	EXTENSION
KI-15PL200AZT	200 WATT TRANS. PLUS SERIES	1	EA	153.750	EA	153.75
KI-15565BK	PHOTO CELL	1	EA	25.830	EA	25.83
KI-15552WH	PLUG-IN TIMER	1	EA	18.450	EA	18.45
KI-15733AZT	ACCENT LED 4.5W 60 DEG SPREAD TEXTURED ARCH. BRONZE	1	EA	72.570	EA	72.57
KI-15743AZT	ACCENT LED 8.5W 60 DEG SPREAD TEXTURED ARCH. BRONZE	1	EA	86.100	EA	86.10
KI-15753AZT	ACCENT LED 12.4W 60 DEG SPREAD TEXTURED ARCH. BRONZE	1	EA	111.930	EA	111.93
KI-15810AZT	LED DOME PATH LIGHT (LED 15310)	1	EA	72.570	EA	72.57
KI-15815AZT	PATH LIGHT (LED 15315)	1	EA	92.250	EA	92.25
KI-15826AZT	PATH LIGHT (LED 15326)	1	EA	98.400	EA	98.40
WI-122	12 GAUGE LIGHTING WIRE 500' WIRE	1	FT	.298	FT	.30
TK-LV9500	SNAPLOC BLACK LARGE SIZE	1	EA	.580	EA	.58

MERCHANDISE	MISC	TAX	FREIGHT	TOTAL
732.73	.00	50.19		782.92

THANKS FOR THE OPPORTUNITY TO QUOTE YOU!



SPRINKLER SUPPLY-WEST JORDAN

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 WEST JORDAN, UT 84088
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Number	096206
Date	05/11/11
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E-Mail: ssc@sprinklersupplyco.com

Ship To: TEMP	ROLLINS SPRINKLER DAYBREAK FIRE PIT OPTIONS	Bill To: ROLSPRDAY	ROLLINS SPRINKLER DAYBREAK 1270 E 10600 S SANDY, UT 84094
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REFERENCE #	EXPIRES	SLSP	TERMS	WH	FREIGHT	SHIP VIA
FIRE PITS	06/10/11	RJD	NET 10TH	01	PREPAID	WILL CALL

QUOTED BY: RJD	QUOTED TO: RICK 801-502-2204
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ITEM	DESCRIPTION	ORDERED	UM	PRICE	UM	EXTENSION
PV-FIREPITSIERRA	** FIRE PIT BLOCK ** FIRE PIT BLOCK, SIERRA BLEND	45	ST	2.957	ST	133.07
PV-CAPFIREPITSIERRA	FIRE PIT DIAMOND CAP, SIERRA BLEND	12	ST	5.371	ST	64.45
PV-VALVE BLOCK SIERRA	PRE-CUT BLOCK FOR GAS VALVE	1	EA	22.690	EA	22.69
QU-CONST. ADHESIVE	CONSTRUCTION ADHESIVE	2	EA	4.543	EA	9.09
		60				229.30
HPC-IC25GALV	** NATURAL GAS ** GALVANIZED INSTALLATION COLLAR 25"	1	EA	127.500	EA	127.50
HPC-570-25	STAINLESS STEEL FIR PIT BOWL PAN	1	EA	494.700	EA	494.70
HPC-FRS18	18" SINGLE STAINLESS STEEL FIRE RING W/ 1/2" HUB	1	EA	91.800	EA	91.80
HPC-MSFB	FLAT BLACK STRAIGHT KEY VALVE KEY, FLANGE, & VALVE 1/2"	1	EA	36.125	EA	36.13
HPC-SSC-HC24	24" HIGH CAPACITY FLEX GAS LINE	2	EA	19.210	EA	38.42
HPC-1/2X6	1/2" X 6" SS NIPPLE	2	EA	5.508	EA	11.02
HPC-1/2STR	1/2" STAINLESS STEEL STREET ELBOW	2	EA	3.400	EA	6.80
HPC-FPL17W4	WOODLAND 4PC. 17" LOG SET	1	EA	200.600	EA	200.60
		11				1006.97
PV-ASHBASH	** WOOD OPTIONS ** 24" ASHBASH W/ CHARCOAL GRATE CHROME TOP GRILL AND COVER	1	EA	361.842	EA	361.84
PV-FIREPITGRILL	FIRE PIT GRILL	1	EA	189.084	EA	189.08
PV-FIREPOT	FIRE PIT POT SLEEVE NO BOTTOM	1	EA	189.084	EA	189.08

MERCHANDISE	MISC	TAX	FREIGHT	TOTAL
				CONTINUED



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REFERENCE #	EXPIRES	SLSP	TERMS	WH	FREIGHT	SHIP VIA
FIRE PITS	06/10/11	RJD	NET 10TH	01	PREPAID	WILL CALL

QUOTED BY: RJD	QUOTED TO: RICK 801-502-2204
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ITEM	DESCRIPTION	ORDERED	UM	PRICE	UM	EXTENSION
		3				740.00
PV-PLAZA4SIERRA	** OPTIONAL CIRCLE PACK ** PLAZA 4 CIRCLE PACK SIERRA 1 PALLET DOES A DIAMETER OF 9.5 SQ. FT.	1	PL	209.715	PL	209.72
PV-PLAZA2 SIERRA	PLAZA 2 SIERRA BLEND MEDIUM REC. AND SMALL REC. ADDING HALF OF ANOTHER PALLET WILL INCREASE THE DIAMETER OF OF THE CIRCLE TO APRX. 12 FT. ADDING THE WHOLE PALLET WILL MAKE A DIAMETER OF APRX. 14 FT	1.000	PL	240.667	PL	240.67
		2				450.39
PV-PLAZA4TUMSIERRA	- TUMBLED CIRCLE PACK OPTION TUMBLED PLAZA 4 CIRCLE PACK SIERRA BLEND	1	PL	294.282	PL	294.28
PV-PLAZA2TUM SIERRA	PLAZA 2 TUMBLED SIERRA BLEND MEDIUM REC. AND SMALL REC.	1.000	PL	341.607	PL	341.61

MERCHANDISE	MISC	TAX	FREIGHT	TOTAL
3062.55	.00	209.78		3272.33

THANKS FOR THE OPPORTUNITY TO QUOTE YOU!



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Date	05/11/11
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Ship To: TEMP	ROLLINS SPRINKLER DAYBREAK WATER FEATURE OPTIONS	Bill To: ROLSPRDAY	ROLLINS SPRINKLER DAYBREAK 1270 E 10600 S SANDY, UT 84094
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REFERENCE #	EXPIRES	SLSP	TERMS	WH	FREIGHT	SHIP VIA
WATER FEATURES	06/10/11	RJD	NET 10TH	01	PREPAID	WILL CALL

QUOTED BY: RJD	QUOTED TO: RICK 801-502-2204
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ITEM	DESCRIPTION	ORDERED	UM	PRICE	UM	EXTENSION
AQU-29564	** BASALT ROCK OPTION **	14	LF	9.508	LF	133.11
FA-SIC8618OZ.	POND LINER, 20 X 100	20	LF	2.373	LF	47.46
AT-TW1200	8OZ. 15X300' NON WOV GEOTEX	1	EA	74.748	EA	74.75
VB-1220	ASYNCHRONOUS MAG DRIVE PUMP	1	EA	32.981	EA	32.98
FI-410010	1200 GPH @ 0' HEAD	1	EA	.550	EA	.55
FI-2622010	JUMBO VALVE BOX 12"	1	EA	3.873	EA	3.87
FI-457010	1" TS STREET ELL	1	EA	1.937	EA	1.94
PS-1FLEXPVC	1" SOCKET UTILITY BALL VALVE	10	FT	37.180	RL	7.44
NI-3/4T	1" SS UNION	1	EA	.162	EA	.16
FI-437131	1" PVC FLEX HOSE	1	EA	.244	EA	.24
FI-429010	3/4" X 4" TOE NIPPLE	1	EA	.204	EA	.20
CE-7211/4PT	1" X 3/4" SS REDUCER BUSHING	1	EA	2.629	EA	2.63
AQU-22010	1/4 PINT 721 BLUE CEMENT	1	EA	4.485	EA	4.49
SN-4	SILICONE - BLACK 4.7 OZ	1	EA	369.200	EA	369.20
		55				679.02
AQU-29349	** SMALL POND OPTION **	1	EA	359.993	EA	359.99
	SKIMMER SIGNATURE 8.0 (1 EA, 29685,29003,29005,29663 MAKE SURE TO INCLUDE 1 EA. OF THE FOLLOWING TO COMPLETE THIS ITEM: 29685= MOLD SKIMMER SIGNATURE 29003= RIGID DEBRIS BASKET 29005= STONE LID 29224= COMPONENT BAG					
AQU-09020	BIOFALLS SIGNATURE 2500 (1 EA, 29283,29218,29683) MAKE SURE TO INCLUDE 1 EA. OF THE FOLLOWING TO COMPLETE THIS ITEM:	1	EA	344.993	EA	344.99

MERCHANDISE	MISC	TAX	FREIGHT	TOTAL
				CONTINUED

SPRINKLER SUPPLY-WEST JORDAN

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WEST JORDAN, UT 84088
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REFERENCE #	EXPIRES	SLSP	TERMS	WH	FREIGHT	SHIP VIA
WATER FEATURES	06/10/11	RJD	NET 10TH	01	PREPAID	WILL CALL

QUOTED BY: RJD	QUOTED TO: RICK 801-502-2204
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ITEM	DESCRIPTION	ORDERED	UM	PRICE	UM	EXTENSION
AT-PAF25	29283= ROCK TRAY					
AQU-29501	29218= COMPONENT BAG					
PS-2FLEXPVC	29683= MOLD BIOFALLS					
AQU-29564	TIDAL WAVE PUMP 1/3 HP	1	EA	242.651	EA	242.65
	2" CHECK VALVE FOR SIG.SKIMMER	1	EA	59.993	EA	59.99
	2" PVC FLEX HOSE	20	FT	89.505	RL	35.80
	POND LINER, 20 X 100	16	LF	9.508	LF	152.13
	16 X 20 LINER FOR POND					
FA-SIC8618OZ.	8OZ. 15X300' NON WOV GEOTEX	20	LF	591.100	RL	39.41
	15 X 20 FABRIC FOR POND					
AQU-29564	POND LINER, 20 X 100	10	LF	9.508	LF	95.08
	10 X 20 LINER FOR STREAM					
FA-SIC8618OZ.	8OZ. 15X300' NON WOV GEOTEX	20	LF	591.100	RL	39.41
	15 X 20 FABRIC FOR STREAM					
FI-450020	2" T PLUG	1	EA	.887	EA	.89
AQU-21053	FOAM - DIY WATERFALL - BLACK	2	EA	14.985	EA	29.97
AQU-22010	SILICONE - BLACK 4.7 OZ	1	EA	4.485	EA	4.49
AQU-29272	FILL VALVE WATER FILL VALVE200	1	EA	29.985	EA	29.99
FI-436074	1/2" X 3/4" TS MALE ADAPTER	1	EA	.228	EA	.23
FI-2622007	3/4" SOCKET UTILITY BALL VALVE	1	EA	2.641	EA	2.64
VB-708	6" ROUND VALVE BOX	1	EA	2.926	EA	2.93
CE-7211/2PT	1/2 PINT 721 BLUE CEMENT	1	EA	4.326	EA	4.33
		99				1444.92
	** SMALL PONDLESS OPTION **					
AQU-49000	PONDLESS WATERFALL VAULT	1	EA	179.993	EA	179.99
AQU-77000	POND WATERFALL SPILLWAY (DIFFUSER)	1	EA	89.993	EA	89.99
AT-PAF25	TIDAL WAVE PUMP 1/3 HP	1	EA	242.651	EA	242.65
AQU-29564	POND LINER, 20 X 100	14	LF	9.508	LF	133.11
	- LINER FOR PONDLESS BASIN					
AQU-29492	WATER MATRIX LARGE (26.5" X 16" X 17.5")	4	EA	37.493	EA	149.97

	MERCHANDISE	MISC	TAX	FREIGHT	TOTAL
					CONTINUED



SPRINKLER SUPPLY-WEST JORDAN

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 WEST JORDAN, UT 84088
 Phone: (801) 566-8102

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E-Mail: ssc@sprinklersupplyco.com

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Ship To: TEMP	ROLLINS SPRINKLER DAYBREAK WATER FEATURE OPTIONS	Bill To: ROLSPRDAY	ROLLINS SPRINKLER DAYBREAK 1270 E 10600 S SANDY, UT 84094
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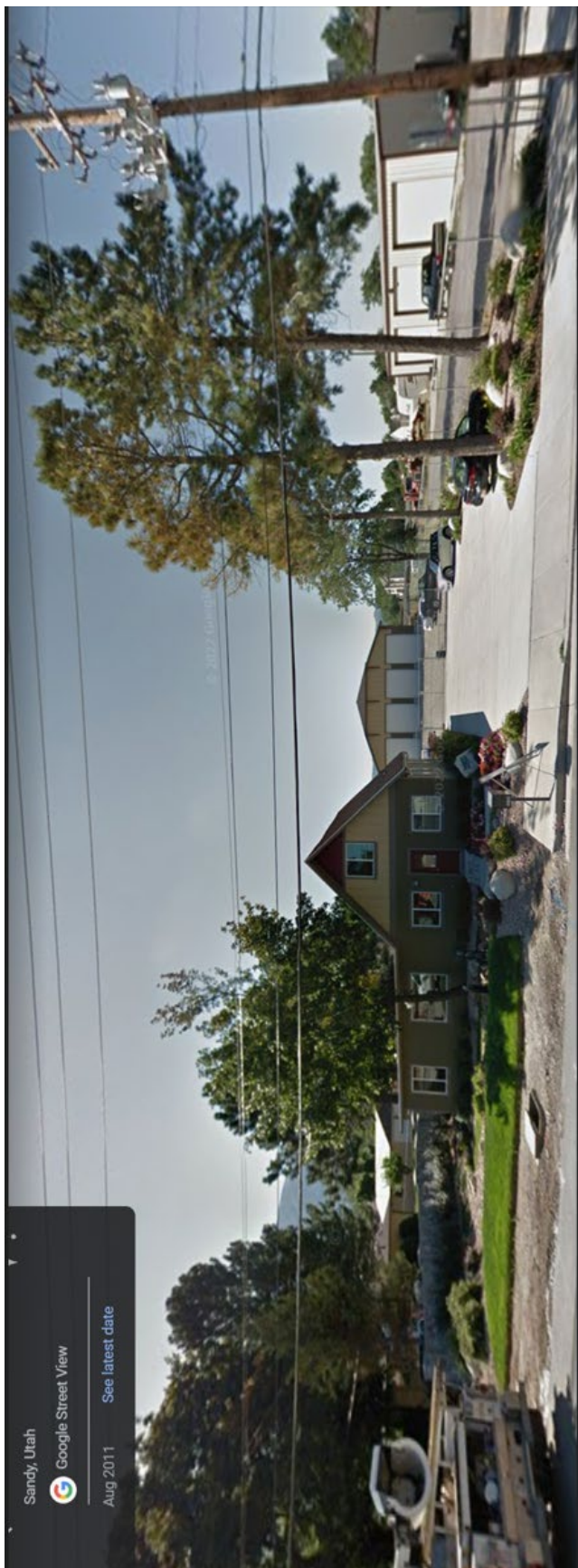
REFERENCE #	EXPIRES	SLSP	TERMS	WH	FREIGHT	SHIP VIA
WATER FEATURES	06/10/11	RJD	NET 10TH	01	PREPAID	WILL CALL

QUOTED BY: RJD	QUOTED TO: RICK 801-502-2204
----------------	------------------------------

ITEM	DESCRIPTION	ORDERED	UM	PRICE	UM	EXTENSION
PS-2FLEXPVC	2" PVC FLEX HOSE	20	FT	89.505	RL	35.80
AQU-29501	2" CHECK VALVE FOR SIG.SKIMMER	1	EA	59.993	EA	59.99
AQU-29272	FILL VALVE WATER FILL VALVE200	1	EA	29.985	EA	29.99
FI-2622007	3/4" SOCKET UTILITY BALL VALVE	1	EA	2.641	EA	2.64
FI-436074	1/2" X 3/4" TS MALE ADAPTER	1	EA	.228	EA	.23
VB-708	6" ROUND VALVE BOX	1	EA	2.926	EA	2.93
FA-SIC8618OZ.	8OZ. 15X300' NON WOV GEOTEX	14	LF	591.100	RL	27.59
CE-721PT	PINT 721 BLUE CEMENT	1	EA	7.411	EA	7.41
AQU-21053	FOAM - DIY WATERFALL - BLACK	1	EA	14.985	EA	14.99
AQU-29556	POND LINER, 10 X 100 - LINER FOR STREAM	5	LF	4.754	LF	23.77
		67				1001.05

MERCHANDISE	MISC	TAX	FREIGHT	TOTAL
3124.99	.00	214.06		3339.05

THANKS FOR THE OPPORTUNITY TO QUOTE YOU!



Sandy, Utah



Aug 2011

See latest date

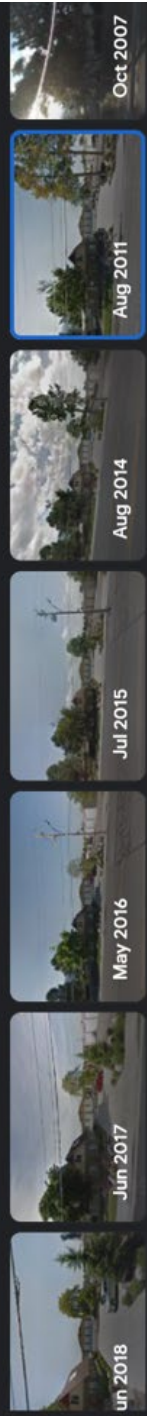
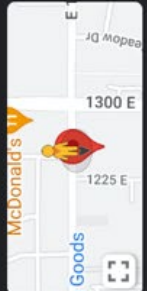


Image capture: Aug 2011 © 2022 Google United States Terms Privacy



J & L Contracting Inc.

Drywall Partition Systems
Acoustical Ceiling Systems
Floor Coverings

12/2/2022

To Whom it May Concern,

Seldom have I been moved to write regarding a neighbor. However, sharing a boundary with Rollins landscaping has been very special to us. For nearly 15 years it has been our pleasure to work with Rollins on a number of projects that we couldn't handle in house. With a "can do" attitude they have never declined my request for assistance when it came to heavy snow removal, light excavating and various landscaping endeavors. We feel very fortunate to have had their expertise literally across the fence. Rollins Landscaping is truly a benefit to the White City community and the Valley as a whole.

Respectfully and Sincerely,

MJ SWILOR
VP of Operations
J&L Contracting, Inc.



G R E A T E R S A L T L A K E

Municipal Services District

Greater Salt Lake Municipal Services District - Planning & Development Services
2001 S. State Street #N3-600 • Salt Lake City, UT 84190 • (385) 468-6700

File # EXP2022-000774

PLANNING COMMISSION SPECIAL EXCEPTION SUMMARY AND RECOMMENDATION

Public Body: White City Planning Commission

Meeting Date: January 23, 2023

Parcel ID: 28-17-427-026-0000

Acreage: 1.35 Acres

Current Zone: A-2 (Low-Density Residential/Agriculture Zone)

Property Address: 1272 East 10600 South

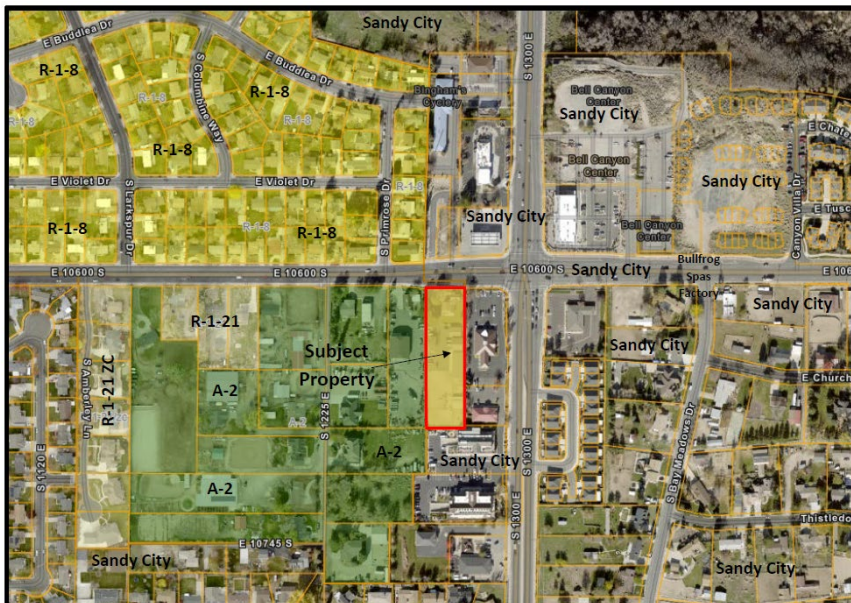
Request: Planning Commission Special Exception for an Existing Business

Planner: Jeff Miller

Planning Staff Recommendation: Approval

Applicant Name: Milan Swilor (J & L Contracting)

PROJECT DESCRIPTION



Milan Swilor (J & L Contracting) is requesting a planning commission special exception for an existing landscaping business, which has been in operation on the property since 1988.

Section **19.88.140** allows for an applicant to make a request to have a use violation declared legal through a special exception by the planning commission.

SITE & VICINITY DESCRIPTION (see attached map)

The subject property is located on the south side of 10600 South, two parcels west of the intersection of 10600 South and 1300 East. There are existing commercial businesses located to the east along 1300 East, including the property to the immediate west (Rollins Landscaping, Inc.), which is also requesting a special exception from the planning commission at this time.

The property is located within an area of larger parcels zoned A-2 (Low-Density Residential/Agriculture). To the west, are some parcels in the R-1-21 (Single Family Residential, 21,000 SF Minimum) Zone. To the north, there is a large area of parcels zoned R-1-8 (Single-Family Residential, 8,000 SF Minimum), which is also located in White City. Sandy City surrounds the area of A-2 parcels, to northeast, east, south, and west.

ISSUES OF CONCERN/PROPOSED MITIGATION

Planning Staff has not identified any issues of concern with the existing business, or the anticipated continued use of the property for commercial uses.

STAFF ANALYSIS

19.88.140 Application To Have A Use Violation Declared Legal Through Special Exception.

A. Whenever land or a structure is used in violation of this title, the owner may file an application with the planning commission to have the use declared legal through special exception. The planning commission may approve such an application only when the evidence establishes all of the following:

- 1. The use exists on the property at the time of the application and has been in continuous violation of the zoning ordinance for a period exceeding ten years;***

Findings of Fact: J & L Contracting has been in continuous operation on the property since 1988, with the property being zoned A-2 during this entire time.

- 2. No complaint has been made to the development services division concerning the violation for a period exceeding ten consecutive years during which the violation existed;***

Findings of Fact: There have been no complaints made to planning and development services regarding the use violation during the period of time (nearly 35 years).

- 3. Continuation of the use will not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.***

Findings of Fact: The subject property is located immediately adjacent to existing commercial uses in the immediate vicinity. Additionally, the residential uses in the A-2 zone are located on larger lots, which wouldn't be as impacted as smaller residential lots, by the continued use of the property for commercial purposes. The continued use of this property for commercial uses, does not have a detrimental effect on the health, safety or welfare of persons or property in the vicinity.

B. The planning commission may consider as evidence:

- 1. Documents that are part of the public record, such as tax appraisals, utility records, aerial photographs, building permits, etc.***

Request: Planning Commission Special Exception for an Existing Business

Findings of Fact: The applicant has provided their current business license for J & L Contracting at the property address.

2. Documentation from third parties, such as affidavits, photographs, etc.

Findings of Fact: The applicant has provided some an employee W-9 from 2007, and a couple of invoices from 2008, which shows the business in operation at the property address. In addition, the applicant has provided aerial photos showing the business in operation, as far back as 2006.

3. Documentation from current or past property owners, such as tax records, rental/lease agreements, appraisal records, etc.

Findings of Fact: The applicant has provided a letter of support from Rollins Landscaping, Inc., indicating that they have worked with J & L Contracting for some minor renovation work over the past 15 years.

In approving an application hereunder, the planning commission may set any conditions it deems necessary for protection of adjacent properties or the public welfare including provisions limiting the period of time the use may continue. This section shall in no way be interpreted to permit the continuation of any violation which exists on the effective date of the ordinance codified in this section. Any person shall have the right to appeal to the land use hearing officer a decision rendered by the planning commission pursuant to this section. Appellants shall follow the appeal procedures set forth in Section 19.92.050 of this title.

Planning Staff has found that the proposed use is compatible with existing uses in the general vicinity, and the land use ordinance.

NEIGHBORHOOD RESPONSE

Planning Staff has received a letter of support from the existing business to the east (Rollins Landscaping, Inc). Any additional comments that are received from the general public or surrounding neighbors will be forwarded to the planning commission for review and will be summarized on January 23rd.

PLANNING COMMISSION MOTION

The Planning Commission has three options with respect to this application for the requested Special Exception:

- Option 1: Approve the Special Exception as proposed with the condition as proposed; or
- Option 2: Approve the Special Exception with the conditions as amended; or
- Option 3: Deny the Special Exception.

CONCLUSION AND RECOMMENDATION

Based on the findings of fact and evidence provided in this report, the applicant has met the criteria to allow for a planning commission special exception to declare the existing land use violation as legal. Staff recommends that the White City Planning Commission approves the requested exception, subject to the following condition of approval:

- The applicant must notify planning and development services, if the commercial use of the property changes in the future to another commercial or residential use, so that it may be determined if the use is appropriate and can be approved for the subject property.

EXHIBITS

- A. Aerial Map.
- B. Current Business License.
- C. Employee W-9.
- D. Invoices.
- E. Aerial Images.
- F. Letter of Support.

EXP2022-000774: Planning Commission Special Exception for an Existing Business.

Parcel: 1272 East 10600 South (28-17-427-026-0000)



**Greater Salt Lake Municipal Services District
Planning and Development Services**

2001 S. State Street #N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 Fax: (385) 468-6674

Business License # HOM21-0480
Building Occupancy: R-3
NAICS: 238310 - Drywall and Insulation Contractors

Zone: A-2



Business License

Issued: 10/19/2021

Expired: 09/30/2023

J & L CONTRACTING
1272 E 10600 S
Sandy, UT 84094

Owner / Agent:
SWILOR, MILAN

This license is only valid for the following business activity:

Home Business License

S270 & S272 CONTRACTOR

This license is non-transferable and only valid for the address shown.

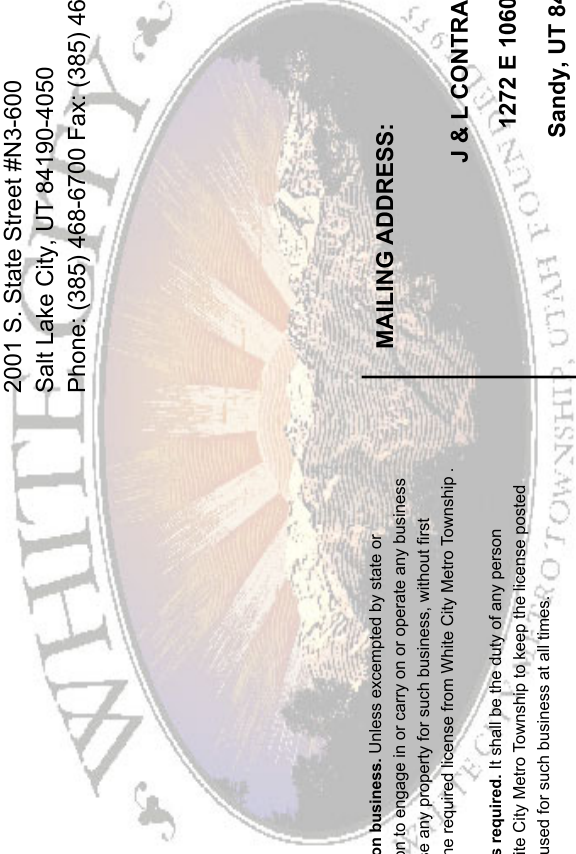
This license is granted to the Named Company to do the specified business in White City Metro Township at the above address. This Company has complied with the provisions of the Ordinances of White City Metro Township governing this type of business and has paid the White City Metro Township Treasurer the necessary amount to operate such business for the period stated. It shall be unlawful for any person to engage in business within White City Metro Township without first procuring a business license.

--- This License Must be Post in a Conspicuous Place at the Business Location ---

Paulina Flint
White City Metro Township Mayor

**Greater Salt Lake Municipal Services District
Planning and Development Services**

2001 S. State Street #N3-600
Salt Lake City, UT 84190-4050
Phone: (385) 468-6700 Fax: (385) 468-6674



5.04.010 License--Required to carry on business. Unless exempted by state or federal law, it is unlawful for any person to engage in or carry on or operate any business in White City Metro Township, or to use any property for such business, without first making application for and obtaining the required license from White City Metro Township .

5.10.020 Posting license on premises required. It shall be the duty of any person conducting a licensed business in White City Metro Township to keep the license posted in a prominent place on the premises used for such business at all times.

License # HOM21-0480

MAILING ADDRESS:

J & L CONTRACTING

1272 E 10600 S

Sandy, UT 84094

Request for Taxpayer Identification Number and Certification

Give this form
to the requester. Do
NOT send to IRS.

Please print or type	Name (If joint names, list first and circle the name of the person or entity whose number you enter in Part I below. See instructions under "Name" if your name has changed.)	
	J & L CONTRACTING INC.	
	Address (number and street)	List account number(s) here (optional)
	1272 East 10600 South	
	City, state, and ZIP code	
	Sandy, UT, 84094	

Part I Taxpayer Identification Number

Enter your taxpayer identification number in the appropriate box. For individuals and sole proprietors, this is your social security number. For other entities, it is your employer identification number. If you do not have a number, see *How To Obtain a TIN*, below.

Social security number

--	--	--	--	--	--	--	--

OR

Employer identification number

8	7	0	4	8	7	6	1	6
---	---	---	---	---	---	---	---	---

Note: If the account is in more than one name, see the chart on page 2 for guidelines on whose number to enter.

Part II For Payees Exempt From Backup Withholding (See Instructions)

CORPORATION YES NO

Requester's name and address (optional)

Certification.—Under penalties of perjury, I certify that:

(1) The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and

(2) I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding (does not apply to real estate transactions, mortgage interest paid, the acquisition or abandonment of secured property, contributions to an individual retirement arrangement (IRA), and payments other than interest and dividends).

Certification Instructions.—You must cross out item (2) above if you have been notified by IRS that you are currently subject to backup withholding because of underreporting interest or dividends on your tax return. (Also see *Signing the Certification under Specific Instructions*, on page 2.)

Please Sign Here	Signature <i>Jessica Webster</i>	Date	2-1-07
------------------	----------------------------------	------	--------

Instructions
(Section references are to the Internal Revenue Code.)

Purpose of Form.—A person who is required to file an information return with IRS must obtain your correct taxpayer identification number (TIN) to report income paid to you, real estate transactions, mortgage interest you paid, the acquisition or abandonment of secured property, or contributions you made to an individual retirement arrangement (IRA). Use Form W-9 to furnish your correct TIN to the requester (the person asking you to furnish your TIN), and, when applicable, (1) to certify that the TIN you are furnishing is correct (or that you are waiting for a number to be issued), (2) to certify that you are not subject to backup withholding, and (3) to claim exemption from backup withholding if you are an exempt payee. Furnishing your correct TIN and making the appropriate certifications will prevent certain payments from being subject to the 20% backup withholding.

Note: If a requester gives you a form other than a W-9 to request your TIN, you must use the requester's form.

How To Obtain a TIN.—If you do not have a TIN, apply for one immediately. To apply, get Form SS-5, Application for a Social Security Number Card (for individuals) from your local office of the Social Security Administration, or Form SS-4, Application for Employer Identification Number (for businesses and all other entities), from your local Internal Revenue Service office.

To complete Form W-9 if you do not have a TIN, write "Applied For" in the space for the TIN in Part I, sign and date the form, and give it to the requester. Generally, you will then have 60 days to obtain a TIN and furnish it to the requester. If the requester does not receive your TIN within 60 days, backup withholding, if applicable, will begin

and continue until you furnish your TIN to the requester. For reportable interest or dividend payments, the payer must exercise one of the following options concerning backup withholding during this 60-day period. Under option (1), a payer must backup withhold on any withdrawals you make from your account after 7 business days after the requester receives this form back from you. Under option (2), the payer must backup withhold on any reportable interest or dividend payments made to your account, regardless of whether you make any withdrawals. The backup withholding under option (2) must begin no later than 7 business days after the requester receives this form back. Under option (2) the payer is required to refund the amounts withheld if your certified TIN is received within the 60-day period and you were not subject to backup withholding during that period.

Note: Writing "Applied For" on the form means that you have already applied for a TIN OR that you intend to apply for one in the near future.

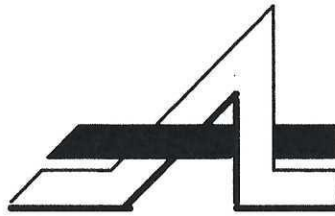
As soon as you receive your TIN, complete another Form W-9, include your TIN, sign and date the form, and give it to the requester.

What is Backup Withholding?—Persons making certain payments to you are required to withhold and pay to IRS 20% of such payments under certain conditions. This is called "backup withholding." Payments that could be subject to backup withholding include interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee compensation, and certain payments from fishing boat operators, but do not include real estate transactions.

If you give the requester your correct TIN, make the appropriate certifications, and report all your taxable interest and dividends on your tax return, your payments will not be subject to backup withholding. Payments you receive will be subject to backup withholding if:

- (1) You do not furnish your TIN to the requester, or
 - (2) IRS notifies the requester that you furnished an incorrect TIN, or
 - (3) You are notified by IRS that you are subject to backup withholding because you failed to report all your interest and dividends on your tax return (for interest and dividend accounts only), or
 - (4) You fail to certify to the requester that you are not subject to backup withholding under (3) above (for interest and dividend accounts opened after 1983 only), or
 - (5) You fail to certify your TIN. This applies only to interest, dividend, broker, or barter exchange accounts opened after 1983, or broker accounts considered inactive in 1983.
- For other payments, you are subject to backup withholding only if (1) or (2) above applies.
- Certain payees and payments are exempt from backup withholding and information reporting. See *Payees and Payments Exempt From Backup Withholding*, below, and *Exempt Payees and Payments under Specific Instructions*, on page 2, if you are an exempt payee.
- Payees and Payments Exempt From Backup Withholding.**—The following is a list of payees exempt from backup withholding and for which no information reporting is required. For interest and dividends, all listed payees are exempt except item (9). For broker transactions, payees listed in (1) through (13), and a person registered under the Investment Advisers Act of 1940 who regularly acts as a broker are exempt. Payments subject to reporting under sections 6041 and 6041A are generally exempt from backup withholding only if made to payees described in items (1) through (7), except that a corporation that provides medical and health care services or bills and collects payments for such services is not exempt from backup withholding or

Acoustico, Inc.
8675 S Sandy Pkwy STE 103
Sandy, Utah 84070



ACOUSTICO, INC.

INVOICE

March 6, 2008

#0306-2

TO: J & L Contracting
1272 East 10600 South
Sandy, UT 84094-6101

#929

Job	Description	Amount
Acoustical Ceilings		
Blue Mountain Hospital Blanding, UT	Contract Amount	87,396.00
	Material and Partial Labor Draw	30,000.00

Total \$30,000.00



Telephone (801)571-8225 Fax (801)553-0255

[Handwritten signature]

Subcontract Change Order

To Subcontractor:

J & L Contracting, Inc.
1272 East 10600 South
Sandy, UT 84094

Subcontract: 251-09-04

Number: 4

Date: 9/24/2008

929

Project: 00.06.251 Blue Mountain Hospital

The Subcontract Agreement is hereby changed as follows:

The work described herein is to be fully completed and delivered to the general contractor according to the terms and conditions of the Subcontract Agreement referred to above. The amount of this Change Order includes all costs associated with the work described herein.

Cost Code	PCO	CO	Source	Ref	Description	Amount
09.510	0.36				Acoustical Ceiling Add in CT Scan room - Originally submitted on PCO #48.	1,240.00
09.510	84				Repair Damages to ceiling tiles caused by Owner IT department	350.00
Total: \$						1,590.00



ACCEPTANCE

Upon acceptance by the Subcontractor and Contractor, this Change Order shall become a part of the Subcontract Agreement referred to above. All other terms and conditions of said Agreement as it heretofore may have been modified shall remain the same.

Hogan & Associates Construction, Inc.
CONTRACTOR
940 North 1250 West
Centerville, UT 84014-1356

J & L Contracting, Inc.
SUBCONTRACTOR
1272 East 10600 South
Sandy, UT 84094

(Signature)

(Signature)

By _____

By (print name) Mike Perry

Title _____

Title VP

Date _____

Date 9/29/08

*** PLEASE SIGN BOTH ORIGINALS AND RETURN THEM TO OUR OFFICE -- ONE ORIGINAL WILL BE RETURNED TO YOU ***

August 2006

Write a description for your map.

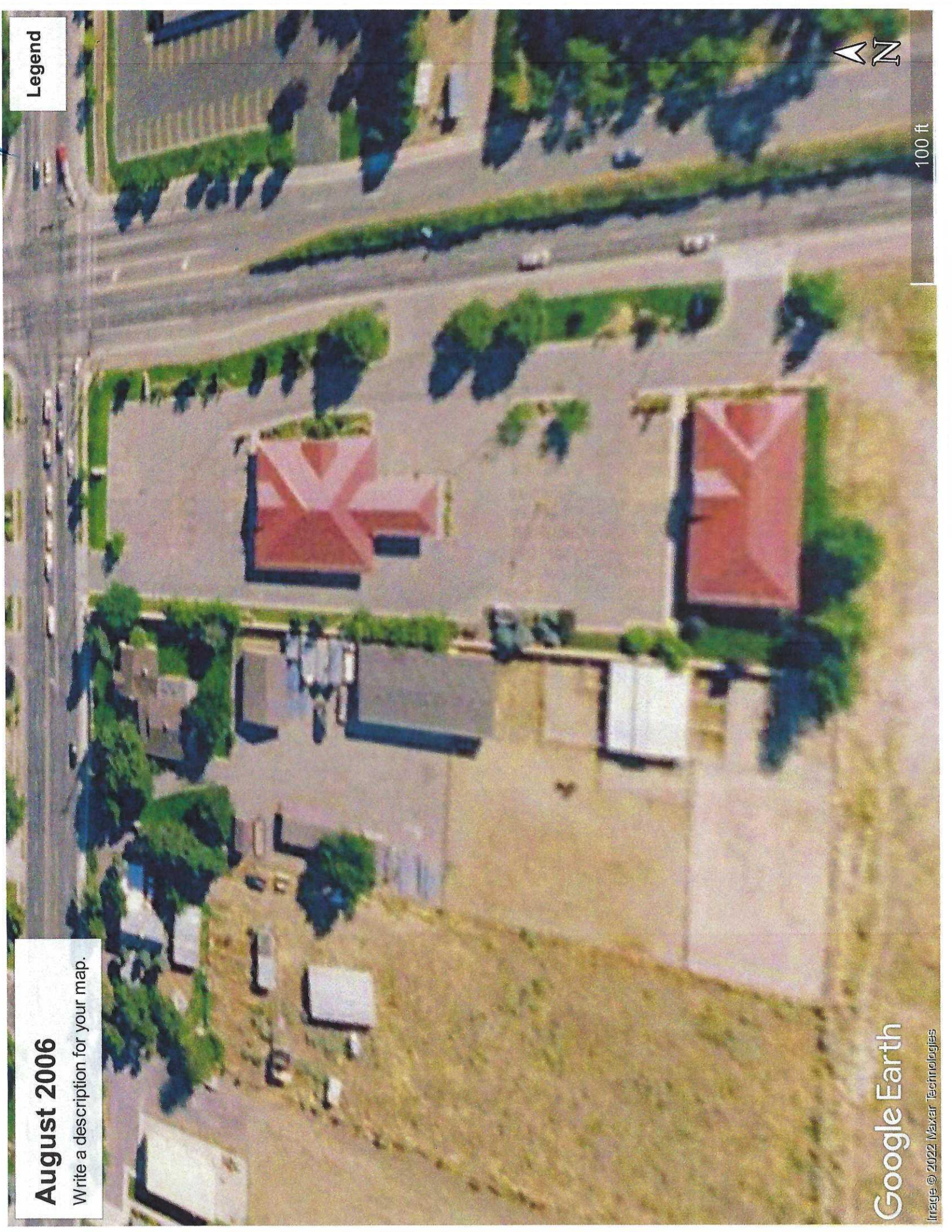
Legend



100 ft

Google Earth

Image © 2022 Maxar Technologies



June 2015

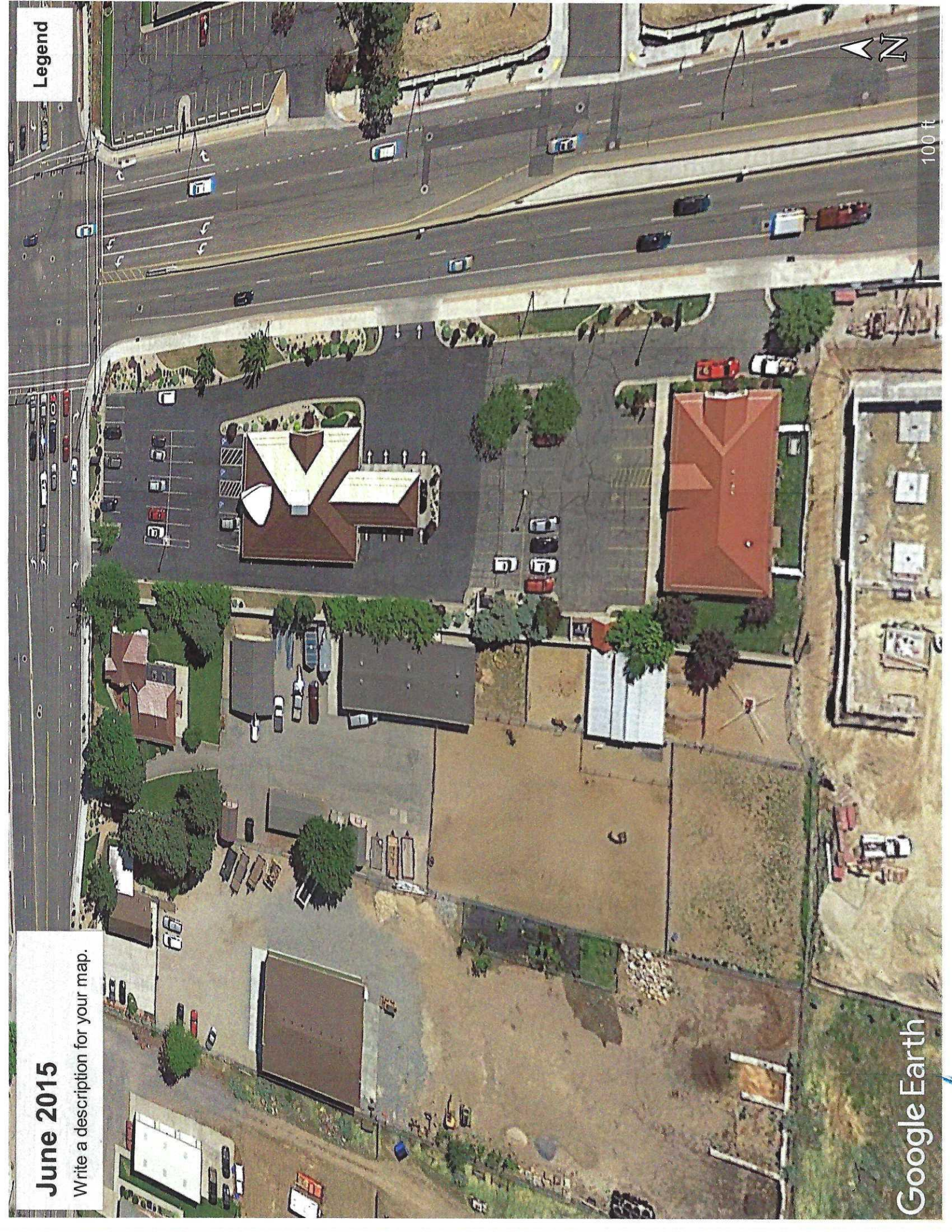
Write a description for your map.

Legend



100 ft

Google Earth



Legend

June 2017

Write a description for your map.



100 ft

Google Earth



July 2019

Write a description for your map.

Legend



100 ft



Legend

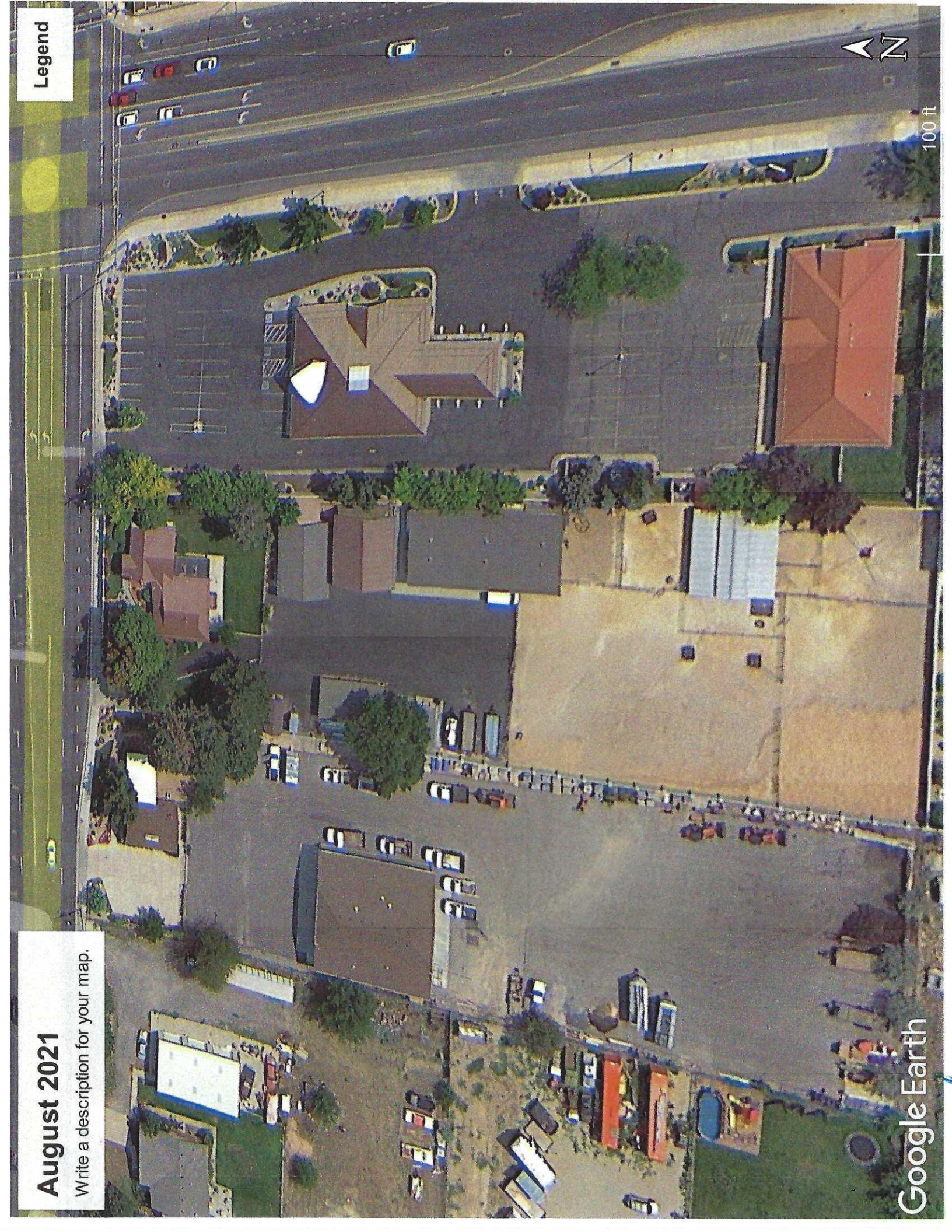


100 ft

August 2021

Write a description for your map.

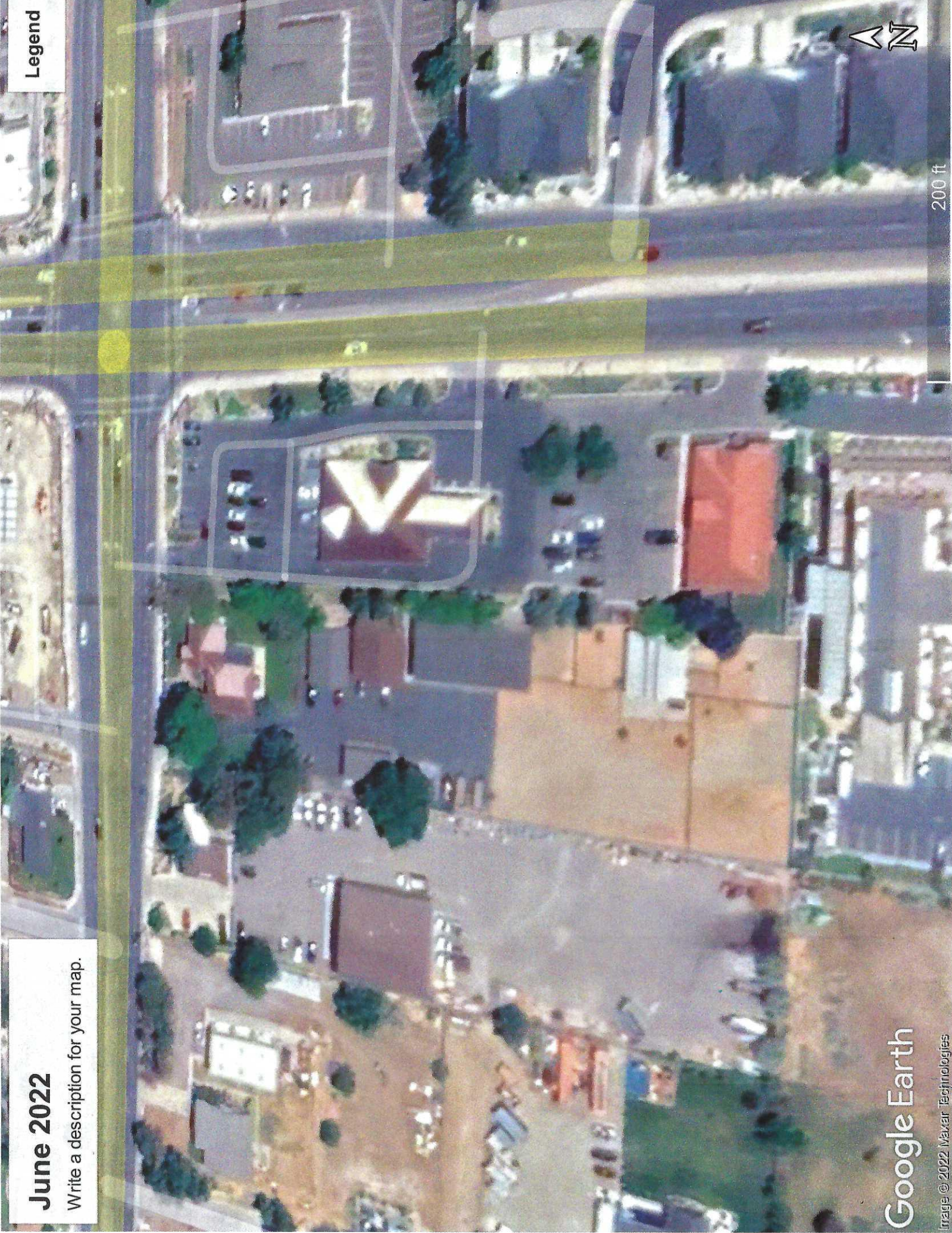
Google Earth



June 2022

Write a description for your map.

Legend



Google Earth

Image © 2022 Maxar Technologies

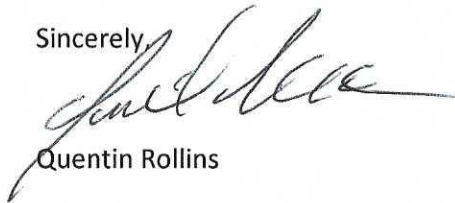
200 ft

December 2, 2022

To whom it may concern,

J&L construction has been a neighboring business for as long as I have owned this parcel in 2008. J&L has always improved and kept their parcel in amazing condition. J&L Construction has been a leader in property maintenance in this area during our entire time here. We are so happy to have them next to our property we have used them for several of our small flooring upgrades and they have performed very well.

Sincerely,

A handwritten signature in black ink, appearing to read "Quentin Rollins", written in a cursive style.

Quentin Rollins



Planning and Development Services

2001 S. State Street N3-600 • Salt Lake City, UT 84190-4050

Phone: (385) 468-6700 • Fax: (385) 468-6674

White City Metro Township Planning Commission 2023 Regular Meeting Schedule

Meeting Place: Sandy Library – 10100 South Petunia Way

Time: 6:30PM *Unless otherwise posted*

The Public is Welcome to Attend

Thursday January 26, 2023

Thursday February 23, 2023

Thursday March 23, 2023

Thursday April 27, 2023

Thursday May 25, 2023

Thursday June 22, 2023

Thursday July 27, 2023

Thursday August 24, 2023

Thursday September 28, 2023

Thursday October 26, 2023

Thursday November 16, 2023

Thursday December 28, 2023

UPON REQUEST, WITH 5 WORKING DAYS NOTICE, REASONABLE ACCOMMODATIONS FOR QUALIFIED INDIVIDUALS MAY BE PROVIDED. PLEASE CONTACT WENDY GURR AT 385-468-6707. TTY USERS SHOULD CALL 711.

The Public May Attend. Meetings May Be Closed For Reasons Allowed By Statute.