

**CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
June 10, 2025**

Present: Chair Nathan Gedge, Commissioner Michele Hollist, Commissioner Laurel Bevens, Steven Catmull, Assistant City Attorney Greg Simonson, City Planner Greg Schindler, Planner Damir Drozdek, Associate Engineer Jared Francis, Director Brian Preece, Deputy Recorder Cindy Valdez, IT Director Matt Davis, GIS Coordinator Matt Jarman

Absent: Commissioner Lori Harding, Commissioner Sam Bishop

**6:32 P.M.
REGULAR MEETING**

A. WELCOME AND ROLL CALL –*Chair Nathan Gedge*

Chair Gedge welcomed everyone to the Planning Commission Meeting and noted that (4) of the Planning Commissioner's are present. Commissioner Bishop and Commissioner Harding are excused from tonight's meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Hollist motioned to approve the June 10, 2025 Planning Commission Agenda. Chair Gedge seconded the motion. Vote was 4-0; Commissioner Bishop and Commissioner Harding were absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. Approval of the May 27, 2025 - Planning Commission Meeting Minutes.

Commissioner Bevens motioned to approve the May 27, 2025 Planning Minutes with corrections. Commissioner Gedge seconded the motion. Vote was 4-0; Commissioner Bishop and Commissioner Harding were absent from the vote.

D. STAFF BUSINESS

Director Brian Preece – (Attachment A) said with the subject at last meeting with the weaver application the planning commission made that motion subject to the all legal requirements for the location. As I reviewed that under the authority granted to me by the ordinance, I determined that it was in the front yard and was not able to be built there. I issued the report, and then sent it to the planning commission members and to the Weavers. And so if you have any questions, I am happy to answer those. The letter will be attached to the these minutes, and that will clarify everything.

Chair Gedge I said really appreciate the detailed list of your memo lining that up. It really helped us understand.

Director Preece said it is subject to appeal, so the Weavers, or any other party with standing could appeal it 10 days after yesterday's date.

Commissioner Bevans said I just want to clarify that in the memo, it sounds like our ruling on the extra square footage stands as long as they put it somewhere appropriate.

Director Preece said I saw no reason to have to come re-hear that if they find another location that meets the requirements.

Commissioner Hollist said I have another question on this particular item. We were told by staff that this had been reviewed and found acceptable. On what grounds do we now review it and find it unacceptable?

Assistant City Attorney Simonson said under our code, the planning director makes the final interpretation of the code, and we've had a change in planning directors. I haven't talked to him about the details, but he obviously he felt that it was legal, and it came true to you that way. Director Preece has reviewed it, and he holds that mantle now, and I find his logic solid, and so that's that explains the change.

Director Preece said I just want to add for education purposes, had I determined the other direction, someone else could have appealed it as well. It's appealable either way, one of the neighbors or something could have appealed it.

Commissioner Hollist said I have a tiny bit of heartburn with respect to this, simply because it sounds like we made an appropriate decision. At what point is that decision and that review final? Is it because now we've gone through it and we asked city to review, and the person with that authority determined that it no longer complies, or it did not actually comply?

Assistant City Attorney Simonson said in this circumstance, I think the Planning Commission left the door open. There was enough concern after the response that we were going to review this for legality on that very issue, and and that's exactly what Director Preece did.

Director Preece said it is little unprecedented that there was a change in between, but as we discussed it, I was the one that was in place when you made that motion.

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Gedge said I'll just say, the city staff who put together the volunteers for the social Summer Fest this past weekend, it was a well organized event. When I attended, it was well run so good job on the city. On our next meeting in two weeks, I'll be in attendance so, let us know for sure if you will be in attendance so we will have a quorum.

Commissioner Bevans said I will be in attendance and it will be my last meeting.

F. SUMMARY ACTION

G. ACTION

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. CABCO JORDAN SUBDIVISION AMENDED

Address: 10138 S. Jordan Gateway

File No: PLPLA202500048

Applicant: Krisel Travis, DAI Utah

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

Commissioner Catmull said so the access is going to go right behind that building on the north, so if I'm looking at the building on the north, there's a curb and gutter that goes right to the edge of the building.

Planner Drozdek said that's not being changed, it will remain as is.

Chriselle Travis (Applicant) said I am with DAI and we are the applicant. I think Planner Drozdek did a great job reviewing the staff report. I'm happy to answer any questions you may have for me, but it's pretty straightforward of what we're trying to accomplish here. We do own the parcel, and so this will just make it a legal subdivision.

Chair Gedge opened the Public Hearing to comments. There were none. He closed the Public Hearing.

Assistant City Attorney Simonson said I just wanted to make sure that we were clear on the record. You mentioned that you had heard from some neighbors, and I want to make sure that there is not comment from neighbors that have not made it onto the record that are being considered as evidence one way or the other.

Chair Gedge said the items were about the overall Rise Development and I've directed them to the city council study session last meeting with the area plan that was discussed in the study session.

Commissioner Bevans said I don't quite know how to phrase it, but after we saw this the last time we did start to see emails and received letters from the northern property owner about their access. Does this resolve all of their concerns, and are they okay with the way this road is happening now, or are we still trying to navigate those concerns from the northern property owner.

Assistant City Attorney Simonson said there was a letter sent, I believe it was actually addressed to you the Planning Commissioner's on March 28, 2025. I sent an email back in response. I think

the basic gist of the my responding email was that you'll get all notices and you're welcome to come to the meeting, but it really didn't address the merits. If there was concerns, I have not heard anything more from that attorney or that property owner. I assume if there were concerns that they would be here at the hearing.

Commissioner Bevans said we haven't heard anything from the northern property owner pertaining to this, and they obviously were correctly noticed, but nobody has received anything for the public record.

Commissioner Hollist said will this area have on street parking, or will that be marked as a no parking section of road along Jordan gateway? I am referring to the little piece that we're talking about.

Planner Drozdek said there will not be any on street parking.

Commissioner Bevans said this section that's blue is where we're adding to it, and that is what will be used to access the Rise Development, should it continue and move forward. And the piece that's not highlighted, that is the existing road will be what the northern property owner uses to access their property.

Planner Drozdek said yes, that's correct.

Chair Hollist said I have a clarifying question, will those two things together be the road, or will there be some delineation?

Planner Drozdek said the north end will be striped, but the north parcel will not be used for access.

Associate Engineer Jared Francis said on the blue section it will have a center line going down it to delineate both travel lanes, and then on the outside edges of those lanes, and a white stripe to help direct traffic.

Chair Hollist said there will just be a white line between the northern edge of that right of way and then the northern property or businesses private access.

Associate Engineer Jared Francis said yeah, it's tracked.

Commissioner Hollist said knowing what's going in behind this and the volume of traffic, I hope that's very clearly marked. I think it could be a safety issue otherwise, especially if that northern business is traveling both directions within that that piece. Does the blue section that we're talking about conform to standard road access says standard width?

Associate Engineer Jared Francis said so the blue section will provide 210 foot travel lanes, one in each direction.

Commissioner Hollist said is that smaller than what is typically required of a road.

Associate Engineer Jared Francis said slightly, in our regular residential streets it's 28 feet, but does meet fire code which is 10 feet.

Commissioner Hollist said does staff feel that sufficient and appropriate for the size of development that we'll be using it as their only point of access?

Planner Schindler said is this the only point of access for the for the future project?

Commissioner Hollist said I misspoke, I think they may have another one too.

Associate Engineer Jared Francis said this is the second point of access, so this is the secondary access to the project.

Commissioner Bevens said is there a curb and gutter adding to that 10 feet, or is it 10 feet total? Or are we adding curb gutter onto the 10 feet on the south side.

Associate Engineer Jared Francis said there's curb and gutter on the south side.

Commissioner Hollist motioned to approve File No PLPLA202500048 CABCO Jordan Subdivision Amended. Chair Gedge seconded the motion. Roll Call Vote was 4-0 in favor; Commissioner Bishop and Commissioner Harding were absent from the vote.

H.2. UTAH BLACK DIAMONDS SITE PLAN

Address: 272 W. 11000 S.

File No: PLSPR202500059

Applicant: Ryan Naylor, Nichols Naylor Architects

Planner Damir Drozdek reviewed background information on this item from the staff report and (Attachment B)

Chair Gedge said I did see a sign and notarizing that fully executed development agreement in our packet, so it's been to city council?

Planner Drozdek said, yes.

Chair Gedge said you guys probably know why I asked that question. Can you remind us of the parking that's required for the pickleball only that we're reviewing this evening for the use, and is there a standard of parking stalls for its intended use?

Planner Drozdek said the proposed meets the code. If you remember, it's in the agreement for events which are going to bring bigger crowds, they're going to do some off site parking, and they're going to be organizing that away from here.

Commissioner Hollist said I am following up on what you just said. What is the standard parking required for a use like this? So, I saw the parking called out for the housing, but I didn't see it for this. So is it a square footage or number of courts?

Planner Drozdek said it is based on the square footage, and it's in the agreement. It's in the table that is in the agreement, I'm pretty sure there was a traffic study, and the traffic study addressed the apartments parking situation. I may have to go check, but I am pretty sure that one of the exhibits has a table that shows parking ratios. It's broken down on different traffic for tournament days.

Chair Gedge said I drive this road daily and have to cross over the Union Pacific and front runner tracks daily, and feel that my tires were going to pop every single time I drive over that crossing. Are there any plans for the Jordan Parkway road? Does UDOT or the City have any improvements? Especially where there's going to be a new development coming in right there at that corner.

Planner Drozdek said it is a city road, but we don't have any plans for improvements in this specific spot.

Russ Naylor (Nichols and Architect) said obviously, we're here just for a site plan approval, now that we have the city council's approval for the zoning and and basically the site plan. I'm just following up on what Damir said. We physically broke the building down into each one of the components and then applied what we understood the city's zoning requirement was based upon each use, so the fitness center and pickleball courts. I think it was two or three per court, allowing for some people to have four players. All that was approved by the city council, and we did go to architectural committee meeting a couple of weeks ago and presented the material to the board and so forth. We had some pretty good discussion about the materials that we were using. We don't make formal recommendations with that committee, but my general sense was that everybody looked at it favorably. A couple of things that I do want to talk about is that we mentioned off site parking, and we did present that to the city council. We've identified a dozen public facilities around that are within less than two miles that we could shuttle people from. And once we have an event schedule, then we will contact these parties and negotiate a weekend rental for parking stalls. We've identified half a dozen different common carriers that have enough buses that they would be happy to work with us and shuttle people back and forth from the facility to the off site parking. So we think we've got that in hand. The other thing is, when we came to the planning commission there were a couple of representatives here from Hewlett and Associates which is the accounting firm that owns the building right on the bend on the northeast corner of this expanded property. They indicated that they had half a dozen concerns about the development and it included the traffic and so forth. They recommended we have no parking signs on the south side all the way around on South Jordan Gateway. They had some concerns about the decorative aluminum wrought iron looking fence on the south property line, but it doesn't extend all the way across their parking on the west side. They were also concerned about people cutting through their parking lot to get to our facility. We told them that we would be willing to extend their fence so that it joins with the fence around our Pickleball Course, so people can't cut through their. Most of these were were pretty simple, but the one that I want to

talk about is they would not like us to implement the solution that would have a drive through. They indicated that they have a second level deck, and they would not like people to be parked in a drive through, pumping out exhaust. That is the only one that they proposed of the five that I don't feel like at this point we can say to just forget about a drive through on either of those uses, those pad uses on the front of the property. We haven't got a tenant, we haven't designed it, so we know that once we have something solid, then we're going to have to go back to the ARC Committee and come back to the planning commission to get those uses approved. That would give them another opportunity to come and provide public comment. So we're certainly aware of what their concerns are, and we are doing our best to try to resolve those that have big economic impact. But, we don't feel like at this point we can say, we'll give up the drive through. I guess, other than that we are hoping after we do this and subject to your approval, then that would allow us to go ahead and submit plans for a building permit. We would hope to do that just shortly after or just before the fourth of July holiday. So we are moving forward and excited about being able to get started. We did get a construction estimate and we're like \$2 million over budget, so we may be doing some value engineering and trying to reduce our costs by about 10% but we are committed to this project, so we're moving forward.

Commissioner Hollist said does development agreement require you to move forward with the pickleball facility first?

Russ Naylor said I think the way it's worded in the agreement, we have to get a building permit, pay all the permit fees and bonds and so forth, and physically start construction before we could do anything at all with the apartments. The City Council was pretty committed, it's the pickleball they want, and they'll tolerate the apartments to get the pickleball, is what it really amounted to.

Commissioner Catmull said so I haven't seen how is the signage going to happen on this building? I haven't seen that visually.

Russ Naylor said I think we did show signage on the site plan. I would anticipate we will have a sign on the building and then I'm hoping we probably would want to maybe have a monument sign out on close to the entry on South Jordan gateway.

Commissioner Catmull said I know that's not in our title 16 or title 17, as we look at the site plan, and being closer to a freeway, I was just wondering what that was going to look like. I didn't see it on any rendering, so I think okay, and it's not in the agreement.

Russ Naylor said we would still have to submit drawings and so forth, and I don't know whether that'd have to come back for that.

Planner Drozdek said it will be reviewed and approved by staff, but it wouldn't be a big sign, like one of those pylons.

Russ Naylor said we're not doing the big freeway signs or anything like that.

Chair Gedge said, as Mr. Naylor mentioned we did receive a letter from Mark Hewlett of Hewlett and Associates. They are the neighboring property. We have all received it and we have reviewed that as part of the public record. Mr. Naylor did address many of the concerns in there. I just want it to be known that it is part of the public record.

Chair Gedge opened the Public Hearing to comments.

Darren Hawes (CFO for Western App Credit) said we will also be a neighbor to Black Diamonds. We will be on the southeast corner, and we actually are in favor of this development. This piece of the land we owned and sold to the development company to do that. We are in favor of this plan as drawn, as long as the outdoor courts remain in that far south northwest corner, then we're okay, just because concern over or sound, but that puts that away from us. We are in favor of this and look forward to a good neighbor there, after having about 10 to 15 years of empty fields.

Chair Gedge closed the Public Hearing.

Chair Gedge said the letter from the resident brought up the sound. I know the sound might be an issue for the neighboring businesses, but from my personal observation, it's next to a front runner Union Pacific rail line, and also next to the I-15 freeway, so there's going to be noise anyway. I don't know if that's obviously a habit depth tournament that we can review, and they try to mitigate that as much as possible for the neighbors request. So I think they're being very accommodating, and of course, the one concern in the letter is the drive through that is allowed in the development agreement. And so unfortunately, landowners have rights as well, and it's been agreed to by the city council. I think the applicant has been open to the other items that have been raised. Again, my big concern for the rezone, is event parking, especially where this is going to have a national caliber cord and broadcast facility that pickleball is very popular. I'm just still concerned about transit, public transit to get people to this event. Obviously, there's some neighboring fields to the south, but I'm just a little worried about people parking on Jordan Parkway, backing up and trying to cross 10400 S, which I believe is 45 miles an hour. And I don't think anybody, including myself goes 45 miles an hour right there getting off the freeway once the light turns green. So just some public safety concerns. So hopefully, those can be remedied for a large event. Were going to hit our second professional franchise here in South Jordan. So I hope it goes well.

Commissioner Bevans said I am excited for this and for the city. I think it's going to be a great addition. I don't have any other concerns other than parking, which we've shared multiple times, so I'm not going to go over it again, but I think it's going to be a good addition.

Commissioner Hollist said there is development agreement in place, so that's how I reviewed it, because that's now what governs this property. I just wanted to ask the staff what ensures that the pickle ball development gets completed. I'm a little concerned when I hear that it's already over budget, and is there any protection in place to ensure that it's completed?

Planner Drozdek said we wouldn't cover any costs in the case they come up short. So it would be up to them, but we wouldn't jump in and pay for anything.

Commissioner Hollist said what happens if they would they have to come back before city council if they decided with their outdoor courts, to raise the funds to build the building for pickleball courts, and they tried to potentially leverage that as something else to meet the shortfall?

Planner Drozdek said if they're making any changes to the agreement, depending on how big the changes are and the number of changes, they would have to go back to city council. If it's just a minor change, those minor changes can be approved by city staff, but if it's anything major, or they're making plenty of changes it would go back to city council.

Commissioner Hollist said I know that this came up before, but I'm just going to say it so that it's on the record. I do think it's unusual to subsidize commercial with residential, but as the applicant even said, one item is wanted and the other is tolerated. So it is what it is. Again, the development agreement governs what we're looking at tonight. I also just wanted to say again, I do have concerns with the amount of residential parking being required, but as long as the 240 spots are provided for the 210 units, it's in compliance.

Commissioner Catmull said on the architecture side, the applicant was talking about mischaracterizing or was mentioning that it was favorable towards the requirements. I don't know if there'll be anyone made favorable or unfavorable towards the specific like or dislike of a particular material as far as the group or the committee. The other thing I would add there around noise is there are noise ordinances at the county level and pretty sure, at the city level as well. I don't know how they apply to this particular thing, but there's ways to manage the impact at property lines and everything else. But otherwise, I can't see anything that is out of alignment with the with the development agreement.

Chair Gedge said just to confirm you did attend the ARC meeting, correct?

Commissioner Catmull said yes, I did attend.

Chair Gedge said I just want to confirm that so we can amend the minutes from the ARC Committee, Mr. Catmull is not listed as an attendee as our planning commission representative. So can we just get that done just as we finalize this this evening?

Planner Drozdek said yes, we will do that.

Commissioner Bevans motioned to approve File No. PLSPR202500059 Utah Black Diamonds Site Plan. Chair Gedge seconded the motion. Roll Call Vote is 4-0 in favor; Commissioner Bishop and Commissioner Harding were absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

J.1. Planning Commission Discussion/Adoption regarding Commission Rules for 2025 (Attachment C).

Assitant City Attorney Greg Simonson said one of the things I appreciate about this planning commission, and as you know I have worked over the years with many planning commissions. I'm always very complimentary of this commission and how hard it works and how it tries to improve itself, and how it works at its training and tries to understand its duties. I appreciate that, and that's kind of how I view this effort. As far as these rules, I have had a chance to go through this pretty much line by line carefully in between the last meeting and this meeting, and I'd like to keep in mind that our ordinance? I'm looking at the planning commission ordinance specifically says: that the planning commission shall adopt such rules and regulations for the conduct of business before the Planning Commission as they deem appropriate, which rules and regulations may be modified and amended at any time by the planning commission at any of its regular meetings, so there's, there's quite a bit of discretion there. I've got a few comments, and I have focused on, not surprisingly, legal issues. And one, of the things I'll bring up first of all, is actually at the end. I had our legal assistant, Emily Fitton go through and retype them all, and I will circulate that to you. She didn't change anything as far as the wording, but she changed some of the formatting

The Planning Commissioner's and staff went through the bylaws and discussed new changes.

Chair Gedge said thank you Mr. Simonson and your assistant for going through the bylaws for us, we appreciate that. Our goal is so Commissioner Bevins last vote will be to approve the minutes, or not to the bylaws.

Chair Gedge said Mr. Simonson will draft revisions that he'll be making, we would like to have this noticed and put into our agenda under administrative for next meeting.

ADJOURNMENT

Commissioner Hollist motioned to adjourn. Chair Gedge seconded the motion.

The Planning Commission Meeting adjourned at 7:48 p.m.

This is a true and correct copy of the June 10, 2025 Planning Commission minutes, which were approved on June 24, 2025.

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Kathie L. Johnson, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

Official Interpretation

June 9, 2025

South Jordan City Planning Commission

And

Bryan and Alana Weaver—Property Owners/Applicants

11210 South Brooke N Lance Lane
South Jordan Utah, 84095

SUBJECT: Code Interpretation for Planning Commission request for Salt Lake County Parcel # 2724151020 0000 on the location of the proposed Guesthouse Auxiliary Dwelling Unit.

On or about May 14 2025, Bryan and Alana Weaver (“Applicants”) submitted an application with South Jordan City (“South Jordan” or “City”) for a Guesthouse Auxiliary Dwelling Unit (“GADU”) on Salt Lake County Parcel # 2724151020 0000 (“Parcel”) located at 11210 South Brooke N Lance Lane, the parcel being a corner lot with the east lot boundary along Brooke N Lance Lane and the north lot boundary along Cory Road See Attachment “A” Site Plan.

As the proposed structure exceeded the allowed floor area of Section 17.130.030.020 A 2. e. of the City Municipal Code, City staff scheduled it to appear before the City Planning Commission requesting an approval to exceed the maximum floor area for a GADU, as allowed in said same section.

The request was scheduled for the Planning Commission meeting held on May 27, 2025. At the Planning Commission meeting, various aspects of the proposed project were discussed. One particular item of discussion was the placement of the GADU on the Parcel, on what it appeared to some Commission members to be the “front yard” in violation of Section 17.40.020 F. 2. a. After much discussion, the Planning Commission unanimously passed the following motion (this motion is from the draft minutes of the May 27 meeting which are yet to be approved) :

Commissioner Hollist motioned to approve File No. PLADU202500099, based on the findings, include conclusions listed in the staff report, as well as the findings of the planning commission. And discussion this evening, subject to meeting all city code and ordinances, with the exception of the planning commission approving the additional

402 square feet. Chair Gedge seconded the motion. Roll Call Vote was 6-0 unanimous in favor. (Underlining added).

In following the request for further review contained in the Planning Commission's motion being that the approval is "subject to meeting all city code and ordinances", the intent of this review is to determine whether the proposed location of the GADU on the Parcel is in compliance with city codes.¹

The following items were considered in determining the compliance of the location of the GADU on the Parcel.

I. Considerations:

1. Section 17.40.020 F.2. a. This section reads: Location: Accessory buildings may not be located between the front building line of a main building and the right-of way line that determines the front yard area.
2. Is a GADU an Accessory Building: The following definition in Section 17.08.010 Definitions states:

BUILDING, ACCESSORY: A building or structure, which is incidental and subordinate to the use of the main building on the lot or parcel.
3. As a GADU is a building containing a use that is incidental and subordinate to the use of the main building, the home in this case, it appears that it is an accessory building;
4. Addressing of the Home: The Parcel is addressed on Brooke N Lance Lane;
5. Masonry Fencing along Cory Road: There are no entrances on to the Parcel from Cory Road that is lined with a 6-foot masonry fence. The placement of this fence when the development to the north and east was done seems to indicate that the east portion of the lot is the front yard;
6. Placement of the home, or main building on the Parcel. As the home was placed very near the west lot line, it leaves a large portion of property on the east side; however, it does not change the fact that it may be the front yard under Section 17.40.020 as discussed in item 1 above;
7. Entrance location onto the Parcel: the driveway enters from Brooke N Lance, and continues directly west to the home; and
8. Previous approval for accessory building on the parcel: On or about June 24, 2022 the City Planning Department approved a storage shed as an accessory building (see Attachment "B"). If it is determined that this approval was in error, this fact does not warrant the City to make an additional error on this parcel.

II. Interpretation:

Sections 17.04.050 of the Planning and Land Use Ordinance provides for the interpretation and clarification of the provisions of said ordinance. It is under this authority granted to Planning

¹ The City has not exhaustively reviewed City Ordinances to verify compliance with same. This interpretation mainly focuses on the question discussed by the Planning Commission regarding Section 17.40.020 F. 2 a.

Director that the determinations and clarifications within this this Official Interpretation letter are made.

Section 17.40.020 F. 2. a. clearly states that accessory buildings are not allowed between the front building line of a main building and the right-of way line that determines the front yard area and under Section 17.08.010, a GADU is incidental and subordinate to the main building (the home) on the Parcel and is therefore classified as an accessory building. Based on the reasoning discussed in Section I. Considerations above, the official interpretation of the Planning Director is that the proposed location of the GADU, as an accessory building, is within the area between the front building line of the main building (the home) and the street right-of-way line and thus, is not allowed to be built in this area per City Code Section 17.40.020 F. 2. a. ²

III. Alternatives:

Alternatives appear to exist that would allow the Applicants to enjoy either an Auxiliary Dwelling unit or a second dwelling unit.

1. Relocate the GADU to another location on the lot that meets City Code requirements. Under the wording of the motion, it appears that the size requirement increase approval would remain valid.
2. An addition to the home on the east side appears to be viable and should not put the main building close enough to the front lot line on the east boundary of the Parcel that it would violate the setback provisions of the underlying zone and should be able to meet the other requirements of Title 17 for an Internal Auxiliary Dwelling Unit.
3. The applicants could look at the feasibility of splitting the Parcel into two smaller lots and building a second dwelling unit on the new lot. It appears that a second lot could be created, but further investigation would be required to determine both the financial feasibility for the applicants and compliance with City ordinances under the requirements of the underlying zone.


IV. Appeal:

The determinations made in this Official Interpretation letter are subject to appeal before the City's Land Use Authority Officer per City Code Section 17.16.020. *et seq.* and in accordance with the City's other appeal polices. The appeal must be filed with the City Recorder's Office within 10 days from the date of this letter.

² Additional, or more accurate information brought forward could alter this interpretation.

Respectfully,

CITY OF SOUTH JORDAN

A handwritten signature in black ink, appearing to read 'Brian A. Preece', written over a horizontal line.

Brian A. Preece, MPA
Director of Planning and Economic Development

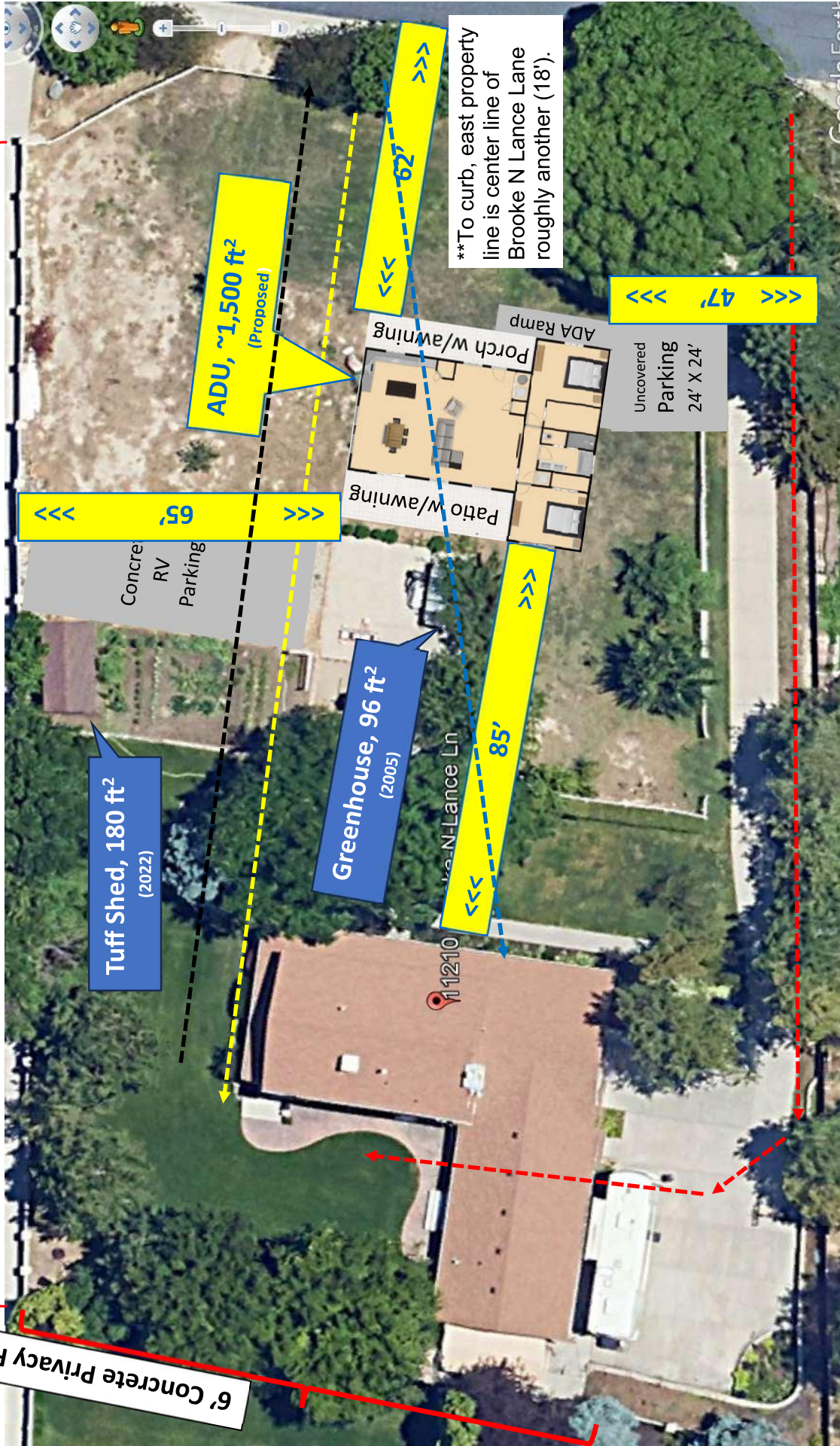
CC: File
Dustin Lewis, City Manager
Ryan Loose, City Attorney
Greg Simonson, Deputy City Attorney
Andrew McDonald, Planner II

Attachment “A”
Site Plan

6' Concrete Privacy Fence

Item H.3.

Attachment "A"



6' Concrete Privacy Fence

Utilities:

Sewer, Gas, Water, Electric

6' Vinyl Privacy Fence

Site Plan: 11210 South Brook N Lance
South Jordan, Utah

Attachment “B”

Previous Approval Documents for a Storage Shed on Parcel

Attachment "B"

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

June 24, 2022

Attn:
Alana D Weaver
11210 S Brooke N Lance Ln
South Jordan, UT 84095

RE: Decision Notification for Minor Accessory Building Permit
(PLMAB202200122)

Dear Applicant,

On June 24, 2022, the Planning Department **Approved** the above referenced application with the following Conditions:

- N/A

If you have any questions or concerns regarding this application, please do not hesitate to contact me by phone (801-254-3742) or by email (iharris@sjc.utah.gov).

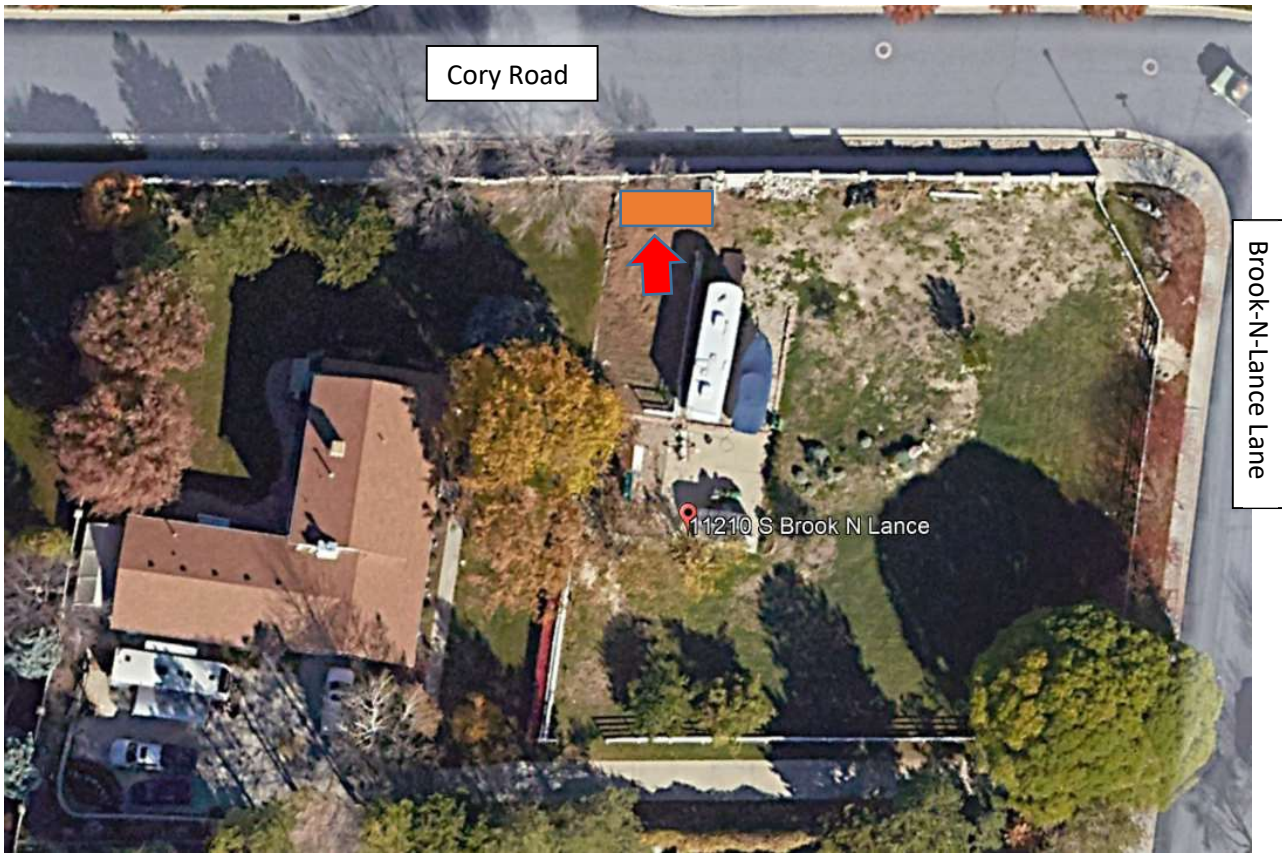
Sincerely,

Ian Harris

11210 S. Brook-N-Lance Lane, South Jordan, UT 84095

Bryan Weaver (801)916-8077

the3vers@gmail.com



Request for installation of 18'X10' TuffShed (7' Height). As indicated, aligned with North fence about midway.
5' setback.

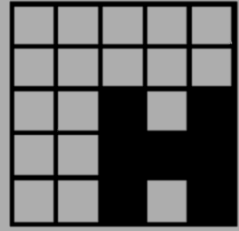


Tuff Shed Product

Base Building	TR-700
Size	10ft x 18ft
Roof Type	Standard
Roof Color	Hickory
Siding Type	Siding
Siding Color	Ponytail
Trim Color	Ground Coffee

Hulet & Associates, P.C.

Certified Public Accountants



April 21, 2025

Planning Commission
South Jordan City
1600 W. Towne Center Drive,
South Jordan, UT

RE: Comments for Rezone Request for 7.8 acre property at 272 W. 11000 S. from
Commercial –Freeway to C-F-PD

Our office is located at 10908 S. Jordan Gateway. Our property will be the most affected property by the proposed development. It surrounds our building on three sides.

Generally, we are OK with the proposed development. We have only seen the footprint and hope that the materials used will be aesthetically pleasing. Please see the following list of concerns:

1. We have seen the volume of traffic that is attracted near the Soccer City at 11400 South 700 West in Draper. Cars fill the nearby Church Parking lot and line the streets for blocks. We would ask that NO PARKING signs be placed along Jordan gateway from the railroad tracks to 11010 South Street. If cars are parked along Jordan Gateway, a car pulling out of our parking lot cannot see the oncoming traffic. We have noticed this safety issue when weeds grow along the street. It can be very dangerous.
2. We would request an aluminum fence that matches our existing aluminum fence to be installed along the property line on both sides of our lot to keep people from trying to access the Pickle Ball arena. This hopefully will keep people from parking in our parking lot and trespassing to the arena.
3. We will need a gate installed near our parking entrance to abate traffic after we close. Often our employees work late and we do not want Pickle Ball customers parking in our parking lot.
4. We often use our deck that will overlook the proposed 5000 sq. ft. retail/restaurant to the south our building. **We do not want a drive-through lane near our property line. This is noted in Plan B.**
5. We do not want a pathway for people to access the arena between our building and the Pickle Ball arena building. It appears on the footprint that there would be a pathway.

Thanks,

Mark F. Hulet & Staff

City of South Jordan Planning Commission

By-laws and Rules of Procedure

A. ORGANIZATION

1. Selection of the Chair and Officers.

- a. At the first regularly scheduled meeting of each year, the Commission shall have an agenda time to select a Chair and officers for the next calendar year.
- b. Selection of the Chair and officers shall be made separately through open nomination for selection from any Commissioner. If only one Commissioner is nominated for either position, an approval vote of the Commission shall determine the selection. If more than one Commissioner is nominated for an office, a simple majority vote of the Commissioners present shall determine the office holder. Any commissioner may serve more than one term in a Commission office.
- c. In the event of any officer vacancy, the commission will follow the process described in Section A.1.b.

2. Duties of the Chair.

- a. Planning Commission meetings shall be held at the call of the Chairman. (City Code 17.16.010 A)
- b. To call meetings of the Commission to order on the day and time scheduled and proceed with the order of business.
- c. To receive and submit, in the proper manner, all motions, recommendations, and propositions presented by the Commissioners.
- d. To put to vote all issues and items which are properly moved upon, or necessarily arise in the course of the proceedings and to announce the result of any such actions taken.
- e. To inform the Commission, when necessary, of any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon legal counsel or staff for advice.
- f. To maintain order at all meetings of the Commission including the maintenance of a respectful, orderly, appropriate, and professional atmosphere.
- g. To move the agenda along, reduce redundancy by limiting time allowed for comment, whenever possible, set guidelines for public input, and reference handouts and procedures during meetings.
- h. Recognize speakers and Commissioners prior to receiving comments and presentations.
- i. Ensure the legal due process to all items and people involved in each item of each meeting agenda; and
- j. Ensure that a quorum will be present prior to public notice for a commission meeting being posted.
- k. Coordinates with City Staff to ensure that mandatory training is completed.

3. Duties of the Vice Chair. The Vice Chair Shall have and perform all of the duties and functions of the Chair in the absence of the Chair.

4. Temporary Chair.

- a. In the event of the absence or disability of the Chair and Vice Chair, and with a proper quorum present, a temporary Chair shall be selected to conduct business prior to any agenda item to serve as the temporary Chair until the return of the either the Chair or Vice Chair.
 - b. The temporary Chair shall be nominated and selected in the same manner as the regular nomination and selection of the Chair.
5. Quorum. The Commission follows City code 17.16.010a as the definition of a quorum. At least 3 Commissioners must be in attendance. No action of the Commission shall be official or have any effect except when a quorum of the Commissioners are present. While City of South Jordan encourages the physical attendance of all of its Commissioners at the meeting anchor location, there is, from time to time, a need for Commissioners to connect to meetings via the electronic meeting method includeding in the meeting notice. At a minimum, one Commissioner must be physically in attendance at the meeting anchor site. †
6. Placing Items on the Agenda. A request for an item to be on a Commission meeting agenda may be initiated by the Chair, two Commissioners, the staff, the Mayor, or the City Council. Agenda items must be in compliance with all public meeting requirements including noticing.

B. MEETINGS

1. Meeting Schedule. Meetings shall be scheduled in accordance with Sections 17.16.010 of the City Code
2. General Order of Business. The business of the Commission at its meetings shall generally be conducted in accordance with the following order, unless otherwise specified.
 - a. Welcome and Roll Call
 - b. Motion to Approve Agenda
 - c. Approval of the Minutes
 - d. Staff Business
 - e. Comments from Planning Commission Members
 - f. Summary Action
 - g. Action
 - h. Administrative Public Hearings
 - Conditional Use Permit Applications
 - Subdivision Applications
 - Site Plan Reviews
 - i. Legislative Public Hearings
 - General Plan and Amendments
 - Rezoning Applications
 - Annexation Applications
 - Code Amendments
 - j. Other business
 - k. Agenda Items and Public Hearings
 - l. Adjournment
3. Public Forum. The Commission agenda generally does not allow members of the general public to address the Commission regarding issues which are not listed on

the posted agenda. However, upon majority vote of the Commission, Public Forum may be allowed and shall adhere to the following parameters of Section 5 b:

4. Procedure of Consideration of Agenda Items. The following procedure will normally be observed for all agenda items, however, it may be rearranged at the discretion of the Chair for an individual item, for the expeditious conduct of business:
 - a. Introduction of the item by the Chair;
 - b. Staff presentation and recommendation;
 - c. Presentation of the proposal by the applicant(s);
 - d. Public Hearing to be conducted according to paragraph B5 below;
 - e. Commission Discussion. The discussion shall be confined to the Commission unless any Commissioner requests specific additional information from staff, the applicant(s), or via a majority vote of the Commission a member of the general public present who is or may be directly involved or impacted by the issue under consideration; and
 - f. Motion and Vote. The Chair may outline the possible actions of approval, approval with conditions, tabling, or denial prior to entertaining a motion. Voting shall be in accordance with section F below.
5. Public Hearings.
 - a. *Procedure*
 - Opening of the public hearing by the Chair.
 - Testimony by citizens present to discuss the item through comment or testimony of facts or arguments.
 - Closure of the public hearing by the Chair.
 - b. *Public Comment During Public Hearings.* Comments, testimony, and presentations from the public shall be respectful, pertinent, relevant, concise, and confined within a three-minute timeframe. A spokesman for a group of citizens wishing to make similar comments regarding the agenda item should be allowed up to five minutes. Public comments should be non-repetitious. The Commission Chair shall have the ability to discontinue the receipt of public comment at his/her discretion if the commentary and testimony becomes repetitious, disrespectful, rude, or otherwise rowdy. All public comment shall be directed toward the Commission and may only be received in writing or from the speaker's podium, with the exclusion of recognized exceptions due to a disability of the speaker, within the location of the meeting. Public comment not originated from the podium shall not be accepted or considered by the Commission.
 - i. *Time Limit.* This portion of the agenda should not last more than approximately 30 minutes combined for all speakers. Speakers should limit their comments, under the jurisdiction of the Chair, to approximately two minutes. Speakers declaring their representation of a group of the general public present may be allotted an extended amount of time to address the Commission, at the discretion of the Chair, so long as the extension does not limit the ability or time for other members of the general public to address the Commission.

- ii. **Speakers to be Heard.** Speakers wishing to be heard shall make their comments from the speaker's podium within the City Council chambers, or other locations of the meeting, with the exclusion of recognized exceptions due to a disability of the speaker. All comments shall be directed towards the Commission and should be made in a respectful and concise manner.
 - iii. **Written Comments.** Members of the general public may, and are encouraged to submit written comments relating to any item of City business to the City Planning Department, 12:00 pm local time on the day of a Commission meeting, and said comments may be read and distributed to the Commission for their review. The Commission may conduct discussion as deemed appropriate regarding any comments submitted.
 - iv. **Repetitious Comments.** Members of the general public addressing the Commission shall not present the same, or substantially same items or arguments to those provided by other members of the general public. Once an item has been heard by the Commission and determined to necessitate an action or necessitate no action the same, or substantially same, item may not be presented by the same member of the general public or any other.
- c. ***Commission Action.*** Comments from the public shall be received and weighted but not responded to by the Commission during the public hearing.
- d. ***Timeframe.*** Public comment may be limited to 30 minutes at the Chair's discretion for each agenda item requiring public hearing
- 6. **Adjournment.** No Commission meeting shall be permitted to extend past 10:00 p.m. unless a majority vote of the Commissioners present determines an extension of the meeting past 10:00 p.m. With such a vote, the motion for extension shall include a specific amount of time for the extension of the meeting and a determination of which remaining agenda items are to be considered in the extension. Remaining agenda items for any meeting not extended past 10:00 p.m., or otherwise not fully addressed within the extended time, shall have a motion for continuance made upon them, either to the next regularly scheduled meeting or to a specially called meeting, prior to the meeting's adjournment. No item on a noticed agenda shall be left without action being taken regarding that item, through formal action or continuance, prior to the adjournment of any meeting.

C. RIGHTS AND DUTIES OF THE COMMISSIONERS

- 1. **Meeting Attendance.** Every Commissioner shall attend each meeting of the Commission unless excused or unable to attend due to extenuating circumstances. Any Commissioner expecting to be absent from a meeting of the Commission shall notify the City Planning Department and/or the Chair.
- 2. **Conflict of Interest.**
 - a. If any Commissioner has a conflict of interest with an item on an agenda, the Commissioner shall declare the conflict before any testimony for that item is heard. The Commissioner may then choose to step down from the Commission table and withdraw from discussion and voting on the agenda

item. Following action by the Commission on the agenda item, the Commissioner may return to the Commission dais and resume his/her duties as a Commissioner. In the event the commissioner declines his/her option to step down after declaring a conflict of interest, the Chair shall ask if any Commissioner wishes to request a vote on the conflict.

- If a request is made, the Commissioner making the request shall detail his/her request including any request to have the Commissioners step down and/or withdraw from discussion or voting. The remaining Commissioners, other than the Commissioner declaring the conflict of interest, shall vote as to the request. A simple majority of the remaining Commissioners voting in favor of the request shall approve the request. The Commissioner declaring the conflict of interest shall then comply with the approved request. If an approval is not achieved, the Commissioner declaring a conflict of interest may proceed under his/her own recognizance.
 - If no such request is made, the Commissioner declaring a conflict of interest may proceed under his/her own recognizance.
- b. Any Commissioner who feels he/she, or another Commissioner, may have an actual, apparent, or reasonably foreseeable conflict of interest shall declare such feelings. Such declarations shall be determined and handled as in Section C-2-a herein.
 - c. No Commissioner with an actual, or possible, conflict of interest shall, at any time before, during, or after the meeting, attempt to use his/her influence with another Commissioner with regard to the agenda item in question.
 - d. Conflicts of interest are determined to be any personal, familial, or financial tie between the Commissioner and the applicant or the item of any manner of business.
 - e. A Commissioner may appear before the Commission through his/her employment or as an advocate or agent for a proponent, or as the applicant, only after declaring his/her conflict of interest and stepping down from the Commission table.
 - f. A Commissioner shall not sell or offer to sell services, or solicit prospective clients or employment, by stating an ability to influence Commission decisions or on the basis of being a Commissioner.
 - g. A Commissioner must not use the power of his/her appointed office as a Commissioner to seek or obtain any special advantage.
3. Not to Vote Unless Present. No Commissioner shall be permitted to vote on any question, matter of business, or agenda item unless the Commissioner is present at the meeting in which the vote is taken and the result is announced regarding the issue. No Commissioner shall give his/her proxy to any other person to vote on any issue.
 4. Special Meetings. A Special meeting may be requested by any Commissioner to hear matters of Commission business. It shall be at the discretion of the Chair to grant or deny such a request and schedule such a meeting, as necessary.

5. Quorum. A simple majority or a minimum of 3 Commissioners, whichever is greater of the total of the Commissioners present shall constitute a quorum for the transaction of business. Any Commissioner choosing to abstain from a vote on an agenda item shall be included when in consideration of a quorum. Any Commissioner disqualified under the terms of a conflict of interest shall not be included when considering the presence of a quorum. When a conflict of interest results in a lack of Commissioners present to approve a motion, the issue, at the discretion of the Chair, may be heard by the Commission but may not have action taken upon it until an adequate amount of Commissioners can be present to properly vote on the issue.
6. Lack of a Quorum. No matters of business shall be heard, unless caused by a conflict of interest disqualification, unless a proper quorum is present. In the event a quorum is not present for a scheduled meeting of the Commission, the meeting shall be canceled, only after a reasonable allowance of time for a quorum to arrive through a motion for adjournment. No second shall be required for such motion.
7. Commissioner Decorum.
 - a. *Appearance.* Commissioners in attendance at each meeting shall portray an appropriate appearance as a representative of City of South Jordan to conduct the meeting in a serious, respectful, and sincere manner.
 - b. *Actions.* At no time shall any Commissioner make any comments, gestures, or other similar actions which is or can be portrayed to be demeaning, insulting, or disrespectful of the other Commissioners, staff, applicant(s), or any member of the general public.

D. ORDER AND DECORUM

1. General Decorum. The atmosphere of a Commission meeting shall be conducted with the utmost respect for and by all parties. All those in attendance shall conduct themselves in a courteous, mindful, professional, sincere, and appropriate manner for the nature of the proceedings. Things and actions such as booing, hissing, cheering, clapping, throwing objects, obscene gestures, harassing comments, or other similar or obnoxious behavior shall not be tolerated.
2. Due Process. The Commission Chair shall conduct each meeting in such a manner so as to afford due process throughout the proceedings.
3. Chair's Authority. It shall be the authority and discretion of the Commission Chair to order the removal of any individual member of the general public present at a Commission meeting, groups of the general public, or the removal of the general public present in its entirety, for the duration of the discussion and consideration regarding any single agenda item, or for the remainder of the meeting, if said person or groups of people become rude, disrespectful, disruptive, or otherwise rowdy towards the Commission, any single Commissioner, staff, the applicant, or other members of the general public.
4. Chair's Adjournment. In the event of refusal to leave the meeting by any member of the general public under the authority granted under Section D-4 herein, it shall be the authority and discretion of the Commission Chair to promptly adjourn any meeting of the Commission when said meeting becomes out of hand, unruly, overly disruptive, or otherwise inhibitive to the conduct of the City's business until such time as business can be conducted in an appropriate manner.

E. MOTIONS

1. Making a Motion. Any Commissioner, including the Chair, may make or second any motion.
2. Findings. Motions for approval, denial, or approval with conditions should state reasons, issues, and facts leading to the motion within the motion.
3. Motions Repeated. Motions may be repeated for clarification, further understanding, or consideration at the request of any Commissioner, or by staff for the purpose of clarification for the official record.
4. Legal Counsel. Any Commissioner may request legal advice from the City legal counsel in the preparation, discussion, and/or deliberation of any motion.
5. Second Required. Each motion of the Commission must be seconded with the exception of a motion to adjourn the Commission meeting.
6. Withdrawing a Motion. After a motion has been stated, the motion resides in the possession of the Commission but may be withdrawn by the author of the motion at any time prior to the motion being put to vote. Withdrawal of a second shall become automatic with the withdrawal of the motion.
7. Motion to Table. A motion to table an agenda item shall be accompanied by the reasoning and rationale for the tabling, such as further study or pending further information or review, and whenever possible, a specific date for which the issue would be reheard.
8. Amending Motions. When a motion is pending before the Commission, any Commissioner may suggest a motion amendment to the author of the motion at any time prior to the motion being put to vote. The amendment must be accepted by the author of the motion and the author of the second in order to amend a motion. Amendments to an amended motion shall be handled in the same manner.
9. Reconsideration of Motions. Any Commissioner who voted in favor of any approved motion may offer a motion to reconsider the motion at any time during the meeting in which the vote took place or during the review of the minutes of the meeting in which the vote took place. A motion to reconsider must pass an approval vote in order to reconsider the action taken. If reconsideration finds that the previously approved motion should stand, no formal vote shall be necessary. If the former motion is to be amended or made void, the reconsideration motion shall be put to a formal vote of the Commission.
10. Motion to Recess. Any Commissioner may offer a motion for recess, and have said motion considered and voted upon, at any point during a Commission meeting. Any such motion shall contain a specific time to reconvene the meeting. No such recess shall be made for a period of time greater than one hour.
11. Dead Motions and New Motions. In the event that a seconded motion does not carry due to the lack of an adequate sustaining vote, the motion is determined to be dead and the discussion and consideration of the agenda item shall continue until another motion and second are offered and approved.
12. Motion to Adjourn. A motion to adjourn shall be required to conclude every Planning Commission meeting, following the addressing of each item on the agenda for that specific meeting. No second shall be required for a motion to adjourn so long as the Chair declares the meeting closed.

F. VOTING

1. Changing a Vote. No Commissioner shall be permitted to change his/her vote once the Chair has declared the result of the decision.
2. Abstention. Any Commissioner may choose to abstain from voting on any agenda item if the Commissioner perceives a personal legal implication or other conflict. Commissioners wishing to abstain may remain at the Commission table and participate in the discussion. Reasoning for abstention is not required to be revealed prior to the vote being taken, but must be disclosed as a part of the Commissioner's vote for abstention in order to ensure that no conflict of interest has occurred. Without limitation, Commissioners may abstain from voting to approve the Commission minutes for any Commission meeting at which that Commissioner was not present.
3. Process of Voting. Any agenda item requiring a vote of the Commission to determine a decision or a recommendation, with the exception of those items requiring a roll call vote, shall be conducted follow the Chair's recognition of a motion and a second regarding the agenda item and the allowance for Commission discussion, by:
 - a. The Chair's request for "All those in favor of the motion regarding...";
 - b. The simultaneous vocalization of "Aye" or "Yes" by the Commissioners voting in favor of the motion;
 - c. The Chair's request for "All those opposed to the motion regarding...";
 - d. The simultaneous vocalization of "Nay" or "No" by the Commissioners voting in opposition to the motion;
 - e. The Chair's request for "All those wishing to abstain from voting on the motion regarding...";
 - f. The simultaneous vocalization of "Abstain" by the Commissioners wishing to abstain from voting on the motion; and
 - g. The Chair's declaration of the voting results.
5. Roll Call Vote. A roll call vote shall be held to vote on motions made regarding:
 - a. The approval of an agenda item where the Commission is the designated approving body;
 - b. Recommendations to the City Council regarding ordinances, amendments to the City Code, adoption or amendment of the General Plan, or the adoption or amendment of any City master plan; or
 - c. The adoption of any Commission resolution.
6. Conducting a Roll Call Vote. When a roll call vote is necessary, the Planning Commission Chair shall, following a motion, second, and Commission discussion, request a vote individually from each Commissioner present. Each Commissioner shall, when called upon, declare their vote orally by stating "Aye" or "Yes" if voting in favor of the motion being considered. "Nay" or "No" if voting in opposition of the motion being considered, or "I abstain from voting" due to When a roll call vote is necessary, each Commissioner's vote shall be recorded individually in the official minutes of the meeting.

G. SUSPENSION OF RULES

1. Non-Exclusive Rules. The rules set forth are not exclusive and do not limit the inherent power or general legal authority of the Commission, or its Chairperson,

to govern the conduct of Commission meetings as may be considered appropriate from time to time or in particular circumstances for the purposes of orderly and effective conduct of the affairs of the City.

2. Amendment and adoption of Commission by-laws to supersede those contained herein shall follow the same procedure as the adoption of these by-laws. A motion may be made by any Commissioner to review the by-laws for amendment at any time following their inception. A sustaining vote shall be required to open the review of the by-laws for amendment.
 3. The adoption of these by-laws, and any successors, shall be done only after the publication of a notice of review and adoption of these by-laws in a format(s) consistent with State law within the City at least 10 days prior to the meeting in which the adoption will be considered.
 4. The general public shall have the opportunity to review and comment upon these by-laws prior to the adoption by the Commission.
- H. These Commission by-laws will be superseded by any State of Utah law or City of South Jordan code that are in conflict.

RECORDING OF BY-LAWS.

These by-laws, and all subsequent amendments, shall be recorded by the City Recorder and copies of which shall be distributed to each Commissioner and the Planning Department.

Approved by the City of South Jordan Planning Commission this xx day of month, 2025
first name last name, Planning Commission Chair