

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
March 26, 2024**

Present: Commissioner Steven Catmull, Commissioner Ray Wimmer, Commissioner Sam Bishop, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, GIS Coordinator Matt Jarman, IT Director Jon Day, Planner Andrew McDonald, Meeting Transcriptionist Diana Baun

Others: Kathie

Absent: Chair Michele Hollist, Commissioner Laurel Bevans

**6:33 P.M.
REGULAR MEETING**

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

Commissioner Gedge welcomed everyone to the Electronic Planning Commission Meeting.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to amend tonight's agenda as published. Commissioner Wimmer seconded the motion; vote was 4-0, unanimous in favor. Chair Hollist and Commissioner Bevans were absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. March 12, 2024 - Planning Commission Meeting Minutes

Commissioner Wimmer motioned to approve the March 12, 2024 Planning Commission Meeting Minutes as published. Commissioner Bishop seconded the motion; vote was 3-0, unanimous in favor with Commissioner Gedge abstaining from the vote. Chair Hollist and Commissioner Bevans were absent from the vote.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS - *None*

Commissioner Sam Bishop gave a brief review of the March 19, 2024 City Council Meetings.

F. SUMMARY ACTION – *None*

G. ACTION – *None*

H. ADMINISTRATIVE PUBLIC HEARINGS – *None*

**H.1. CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL
STANDARDS OF ACCESSORY BUILDINGS IN THE R-1.8 ZONE**

Address: 2269 W Bonanza Cir

File No.: PLCUP202400026

Applicant: David King

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Steve Catmull sent an email to staff with a few questions that were answered prior to the meeting (Attachment A).

Commissioner Nathan Gedge opened the public hearing for comments; there were no comments and the hearing was closed.

Commissioner Catmull motioned to approve File No. PLCUP202400026, Conditional Use Permit for the Architectural Standards of Accessory Buildings in the R-1.8 Zone. Commissioner Gedge seconded the motion.

Roll Call Vote

Yes – Commissioner Catmull

Yes – Commissioner Gedge

Yes – Commissioner Bishop

Yes – Commissioner Wimmer

Absent – Commissioner Bevans

Absent – Chair Hollist

Motion passes 4-0, unanimous in favor; Chair Hollist and Commissioner Bevans were absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS - *None*

J. OTHER BUSINESS

J.1. Discussion regarding proposed amendment to Accessory Dwelling Floating Zone

City Planner Greg Schindler reviewed the Draft Amendment to the Accessory Dwelling Floating Zone as contained in the published supplemental meeting attachments.

Staff and Commissioners discussed the draft contents and staff was able to answer all questions regarding the document. Staff agreed to provide Chair Hollist and Commissioner Bevans with copies of the draft document as published in tonight's meeting packet for them to review.

ADJOURNMENT

Commissioner Catmull motioned to adjourn the March 26, 2024 Planning Commission Meeting. Commissioner Bishop seconded the motion; vote was 4-0, unanimous in favor. Chair Hollist and Commissioner Bevans were absent from the vote.

The March 26, 2024 Planning Commission Meeting adjourned at 7:07 p.m.

This is a true and correct copy of the March 26, 2024 Planning Commission minutes, which were approved on April 09, 2024.

From: [Andrew McDonald](#)
To: [Diana Baun](#)
Subject: FW: Architecture Questions for the Bonanza item
Date: Tuesday, March 26, 2024 6:44:15 PM

From: Andrew McDonald
Sent: Tuesday, March 26, 2024 3:38 PM
To: Steven Catmull <SCatmull@sjc.utah.gov>; Laurel Bevans <LBevans@sjc.utah.gov>; Michele Hollist <MHollist@sjc.utah.gov>; Nathan Gedge <NGedge@sjc.utah.gov>; Ray Wimmer <RWimmer@sjc.utah.gov>; Sam Bishop <SBishop@sjc.utah.gov>
Cc: Cindy Valdez <CValdez@sjc.utah.gov>; Anna Crookston <acrookston@sjc.utah.gov>; Carlos Vargas <CVargas@sjc.utah.gov>; Miguel Aguilera <MAguilera@sjc.utah.gov>; Greg Schindler <GSchindler@sjc.utah.gov>; Damir Drozdek <DDrozdek@sjc.utah.gov>; Steven Schaefermeyer <SSchaefermeyer@sjc.utah.gov>; Jeremy Nielson <JNielson@sjc.utah.gov>; Gregory Simonsen <GSimonsen@sjc.utah.gov>
Subject: RE: Architecture Questions for the Bonanza item

Good Afternoon Commissioner,

Tonight's application is seeking approval for item I.3(a). The proposed building would be taller than the main home by roughly 6.5 feet. The second bullet point is I.3.(c2). The building would be within 20-feet of the property lines. In this case, the average wall height above grade cannot exceed 16-feet. The applicant proposes an average wall height above grade of 17.5-feet. The application is compliant with the remainder of the bullet points, and has no second level with windows or doors.

The application does not include space for an ADU, which is where the architecture compatibility of materials applies. Since this is not an ADU, the materials do not need to be compatible. The materials, however, still need to be high quality, durable, and low maintenance.

If a detached/guesthouse ADU is constructed without the appropriate permits/approvals from the Building and Planning Departments; the property would be in violation of City Code. The City could become aware of this knowledge either through a general code compliance sweep of the area or via a Code Complaint. Code Enforcement would investigate, and work with the property owners to remediate the violation. The property owner could be required to obtain the proper permits/approval or remove the building from the property or remove the ADU space from the building. The application does not include ADU space, but the building could become a guesthouse ADU in the future with the proper permits. The owner originally had the building designed with a second level ADU, but could not satisfy the requirements of both the Planning and Building Departments. The plans were modified to reflect what is shown in the packet.

From: Steven Catmull <SCatmull@sjc.utah.gov>
Sent: Tuesday, March 26, 2024 3:00 PM
To: Andrew McDonald <AMcDonald@sjc.utah.gov>
Subject: Architecture Questions for the Bonanza item

Hi Andrew,

In the packet for tonight you highlighted

17.40.020(l.1) for architecture. It was not clear to me which one of the 4 bullet points the applies to this application. The packet mentioned the two items in [17.40.020\(l.3\)](#).

The vinyl material seems a little unusual compared to recent applications.

Could you confirm if there are serious repercussions for an applicant who constructs an ADU without the necessary permit, but it's otherwise up to code? I recall discussing that if there were code violations and a Compliance inspection was triggered due to a complaint or other reason, the ADU would need to be removed or brought into compliance. Is that correct?

Thanks,

Commissioner Catmull

Oh, and thanks for pasting the code sections in there. That was helpful.