

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, AUGUST 22, 2023 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, August 22, 2023, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video, using Zoom. Note, attendees joining virtually may make public comments through video conferencing, and participant must have their video on and working to speak. Attendees who wish to present photos or documents to the Planning Commission must attend in person. Those who join via phone may listen, but not comment.

In the event the electronic portion of the meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the meeting and, if needed, end virtual access to the meeting. Reasons for removing an individual or ending virtual access to the meeting include but are not limited to the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements, or actions, and other any action deemed inappropriate.

Ability to participate virtually is dependent on an individual's internet connection. To ensure comments are received regardless of technical issues, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting August 22, 2023 at 6:30 p.m.

- Join on any device that has internet capability.
- Zoom link, Meeting ID and Meeting Password will be provided 24 hours prior to meeting start time.
- Zoom instructions are posted <https://www.sjc.utah.gov/254/Planning-Commission>

THE MEETING WILL BEGIN AT 6:30 P.M. AND THE AGENDA IS AS FOLLOWS:

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) August 8, 2023 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. CONDITIONAL USE PERMIT FOR DETACHED ACCESSORY GARAGE

Address: 11149 S 2865 W
File No: PLCUP202300113
Applicant: Jon Bowen

H.2. DETACHED ACCESSORY DWELLING UNIT (ADU) - GUESTHOUSE

Address: 11149 S 2865 W
File No: PLALU202300120
Applicant: Jon Bowen

**H.3. CONDITIONAL USE PERMIT FOR A RESTAURANT USE IN THE
COMMERCIAL-COMMUNITY (C-C) ZONE**

Address: 10468 S Redwood Road
File No: PLCUP202300138
Applicant: Zhong Xie

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

I, Cindy Valdez, certify that I am the duly appointed City Deputy Recorder of South Jordan City, State of Utah, and that the foregoing Planning Commission Agenda was faxed or emailed to the media at least 24 hours prior to such meeting, specifically the Deseret News, Salt Lake Tribune and the South Valley Journal. The Agenda was also posted at City Hall, on the City's website www.sjc.utah.gov and on the Utah Public Notice Website www.pmn.utah.gov.

Dated this 17th day of August, 2023.

Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
August 8, 2023**

Present: Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Trevor Darby, Commissioner Laurel Bevans, Deputy City Engineer Jeremy Nielson, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun, Planner Damir Drozdek

Others: Neale Neelameggham, Selvam Rajavelu, Charlie Wallwork, Marylee Wallwork, Venkatesh Subramanyan

Absent: Commissioner Aaron Starks, Commissioner Steven Catmull

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

A. WELCOME AND ROLL CALL – *Chair Michele Hollist*

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting and excused Commissioners Aaron Starks and Steven Catmull who were unable to attend.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve tonight’s agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioners Starks and Catmull were absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. July 11, 2023 Planning Commission Meeting Minutes

Commissioner Bevans motioned to approve the July 11, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion. Vote was unanimous in favor. Commissioners Starks and Catmull were absent from the vote.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Laurel Bevans gave brief reviews of the July 18, 2023 and August 1, 2023 City Council Meetings.

F. SUMMARY ACTION - *None*

G. ACTION - *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

**H.1. WALLWORK DETACHED GARAGE AND ADU CONDITIONAL
USE PERMIT AND ACCESSORY DWELLING UNIT**

Address: 2341 West 10755 South

File No.: PLCUP202300101, PLALU202300100

Applicant: Charlie Wallwork

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist noted there was a discrepancy regarding the lot size and asked for the official size.

Planner Drozdek responded it is just under an acre at 0.9 acres.

Chair Hollist asked if this lot would qualify for a flag lot.

Planner Drozdek responded that it would depending on the density of the subdivision. Based on the size of the lot alone it would qualify if the density were appropriate.

Chair Hollist noted there were examples of nearby properties in the staff report with large accessory buildings, asking if those buildings were grandfathered in before ordinances restricted sizing, approved with an exemption, or simply out of compliance.

Planner Drozdek responded that he did not have that information. In cases like this, the ordinance states the buildings must be compatible with neighboring properties. Having that many large structures nearby allows them to argue that it's compatible.

Chair Hollist asked, if this lot was moved to a flag lot in the future, would this structure be suitable as a standalone property with all the storage on the first floor.

Planner Drozdek responded that the square footage for the living space and storage in the back would qualify it to be used as a main structure.

Commissioner Laurel Bevans noted a white roofed building on the aerial view of the property, asking if that structure was still there or if it was being removed.

Planner Drozdek believes it is still there, but the applicant would be best suited to answer that question.

Commissioner Nathan Gedge noted that there have been issues with these kinds of structures in this area in the past, with the first floor being for storage of cars. He asked if there were any restrictions on home-occupied businesses, including auto repair, to protect neighboring properties.

Planner Drozdek responded that home occupations are mostly limited to office type businesses, so having an auto shop type business would not be allowed.

Chair Hollist invited the applicant forward to speak.

Charlie Wallwork (Applicant) – had nothing to add to the staff report.

Commissioner Bevans asked the applicant about the building noted previously on the property and whether it was staying.

Mr. Wallwork responded that it will be staying, it's just a barn, noting that the proposed structure will be just to the east of that current structure.

Marylee Wallwork (Applicant) – added that the building is temporary, it doesn't have a foundation but will be staying for now. It is about 25 feet from the new structure, so it has some distance.

Chair Hollist asked staff to confirm that the applicant meets the ordinance for open land.

Planner Drozdek responded that they do.

Chair Hollist opened the public hearing for comments. There were no comments and the hearing was closed. She shared that her only concern was the previously mentioned possibility of a business, and she discussed the possibility of making that a conditional use.

Commissioner Gedge asked if there is a found detrimental effect to impose a condition like that. Currently, staff has confirmed that city code states that is not allowed. The commission discussed different options for adding conditions to the motion.

Assistant City Attorney Greg Simonsen noted that he believes the commission is adding duplication of a prohibition that's already on the books.

Commissioner Darby motioned to approve File Numbers PLCUP202300101 and PLALU202300100, Detached Garage and ADU Conditional Use Permit and Accessory Dwelling Unit. Chair Hollist seconded the motion. Roll Call Vote was 4-0, unanimous in favor. Commissioner Starks and Catmull were absent from the vote.

H.2. SRI GANESHA HINDU TEMPLE SITE PLAN AMENDMENT

Address: 1131 West 10290 South

File No.: PLSPR202200201

Applicant: Selvam Rajavelu, NJRA Architects

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Hollist asked staff for the parking requirements on this type of use.

Planner Drozdek responded that it's based on either the square footage or the seating, depending on which piece of information the city is provided with.

Chair Hollist asked for the current available parking.

Planner Drozdek was unsure, but noted that they do meet the city code.

Selvam Rajavelu (Applicant) – they have been in this temple for the last 25 years and developed the whole thing. They thought it would be safer to have a straight road from 10400 South instead of the current two bended route. The parking is being added in anticipation of expanding the ICC in 5-10 years from now. They figured that with putting in the new road it would be a good idea to add some more parking instead of leaving it as barren land. Depending on the price, they may or may not do the parking lot, but they will definitely construct the road.

Chair Hollist asked about the current parking numbers.

Mr. Rajavelu responded that the current count was on one of the drawing submitted.

Planner Drozdek confirmed it is on one of the drawings in the staff report.

Chair Hollist asked if they anticipate needing this parking regularly, or just for special events.

Mr. Rajavelu responded that maybe twice a year for events they might need the parking, but for regular use they are okay with their current parking. Even with weekend activities, the current lot is never full.

Commissioner Nathan Gedge noted that he lives in the area and asked how the current parking will be accessed once this new road and parking is built.

Mr. Rajavelu responded the project is being done in two phases with the first being keeping the current road while they work on the new road, accessing from the west side. When the new road is complete they would move to phase 2, demolishing the old road and constructing the private road.

Commissioner Gedge noted there are businesses to the south of this property that are generally short on parking and asked if they are anticipating any shared parking with that property.

Mr. Rajavelu responded the parking would be solely for the temple. There have been no discussions with anyone over sharing parking.

Chair Hollist noted that she was able to find that they needed to have 194 parking stalls and asked the applicant to confirm they have at least that many.

Mr. Rajavelu responded they built in two phases, beginning with the temple. They had enough parking at that time for the temple, and then they added the Indian Cultural Center and met the parking requirements for that. After that, they didn't add any additional buildings onsite. The road and parking lot are just to make it easier for when and if they expand the Cultural Center, which is why there isn't a rush for the parking lot to be built at this time.

Commissioner Laurel Bevans was able to find on the landscape plan that there are 192 existing parking stalls.

Chair Hollist noted that would give them 350 total spots with the additional lot.

Commissioner Trevor Darby noted that the motion requires the applicant to provide a 15 foot waterline easement for all proposed waterlines, as well as providing cash to the city in lieu of the 10400 South road improvements east of Hindu Temple Lane before the city will issue any permits. He asked if both of those conditions are okay with the applicant.

Mr. Rajavelu said they can give the easement for the waterline, but instead of giving the city cash they will build the road per city standards. That was discussed with Shane prior to this, as it would be more economical for them to do that with the other road work being done.

Commissioner Gedge asked if that is a decision the commission has the purview to make since it's a fiscal one.

Planner Drozdek noted the condition was put in to ensure the road was done, it could be done either way.

Mr. Rajavelu noted that the road is in the drawings and planned to city standards. They did a survey as well and will be aligning with another road coming from the west.

Chair Hollist opened the public hearing for comments. There were no comments and the hearing was closed. She asked staff if there are any time limits to this project being completed.

Planner Drozdek responded that typically, after approval, projects are done in phases. As soon as they start with phase 1 they are vested into the rest of the phases, and it doesn't expire. If a subdivision is improved with several phases, as long as they start phase 1 within the year they are fine.

The commission discussed the phrasing for the motion regarding constructing the road themselves versus giving the city cash.

Commissioner Gedge motioned to approved File No. PLSPR202200201, Site Plan Amendment, based on the Staff Report and discussions tonight, with the following requirements:

- **Provide a 15 foot waterline easement for all proposed waterlines.**
- **To build the lane to city standards. If not paid for by the applicant, then to work with the city to arrange financing for the city to build the road improvements east of Hindu Temple Lane prior to the city issuing any permits.**

Chair Hollist seconded the motion. Roll Call Vote was 4-0, unanimous in favor. Commissioners Starks and Catmull were absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS - *None*

J. OTHER BUSINESS

City Planner Greg Schindler shared there are currently two items on the agenda for the next meeting.

ADJOURNMENT

Chair Hollist motioned to adjourn the August 8, 2023 Planning Commission Meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor. Commissioners Starks and Catmull were absent from the vote.

The August 8, 2023 Planning Commission Meeting adjourned at 7:04 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

Meeting Date: 08/22/2023

Issue: CONDITIONAL USE PERMIT FOR DETACHED ACCESSORY GARAGE

File No.: PLCUP202300113

Property Address: 11149 S 2865 W South Jordan, UT 84095

Applicant: Jon Bowen (Property Owner)

Submitted By: Miguel Aguilera, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202300113**) with no conditions, based on the Findings and Conclusions listed in this report.

CONDITIONAL USE REVIEW STANDARDS:

A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission or City Council in conformance with the requirements of City Code §17.18.050; and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified, the permit shall be indefinite and shall run with the land.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

City Code §17.18.050 also provides standards for compliance and revocation:

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, State, and Federal laws.
 2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection I1 of this section.
-

BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit for a detached accessory garage; located at 11149 S 2865 W. The subject property is zoned R-1.8, has an area of 1.08 acres, and belongs to the Thaxton Acres recorded subdivision. The proposal is to construct a detached garage with an accessory dwelling unit on the second floor of the garage. The proposed garage will be 25 feet in height with an average wall height of 16 feet 8 inches. The existing home on the subject property is 22 feet in height. The left elevation of the accessory garage will have windows at roughly 9 feet 6 inches above grade and will be 15 feet from the closest property line to the north. City Code §17.40.020.I(3a) allows the height of an accessory building to exceed that of the main building with the approval of a conditional use permit (CUP) by the Planning Commission. City Code §17.40.020.I(3c) allows the average wall height of an accessory building to exceed 16 feet above grade with the approval of a Conditional Use Permit by the Planning Commission. City Code This code section also allows the Planning Commission to approve openings or windows that are 4 feet above grade and within 20 feet of a property line through a conditional use permit. No detrimental effects were found to be associated with the accessory garage's design.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- The footprint of the existing single-family home (main building) is 2,820 sqft and has a height of 22 feet, according to the Official County Records.
- The applicant proposes an accessory garage with 2,108 sqft footprint, a footprint within the allowed range for the R-1.8 zone.
- The proposed roof pitch is 3.5:12 and above. Accessory buildings in the R-1.8 Zone are only required to have a minimum 1:12 roof pitch.
- The proposed average wall height is 16' 8", exceeding the 16' limit unless additional height is approved by the Planning Commission as per City Code §17.40.020.I(3c).
- The proposed windows on the left elevation will be 9 feet 6 inches tall and be 15 feet from the property line. This exceeds the required 20 foot distance for windows above 4 feet unless approved by the Planning Commission as per City Code §17.40.020.I(3c).
- City Code §17.40.020.F (2c) requires a minimum setback, from foundation to property line, of at least (3'). The application proposes a setback of (15') to the north property line, which is the property line that will be closest to the structure.
- The subject property has a (10') Irrigation, Drainage, and Utility Easement located in the middle of the property. The proposed setback will not be encroaching into this easement and will not require Easement Release & Encroachment Letters from the Utility Providers.
- Without a CUP, the applicant is able to build up to a maximum height of 22 feet, at average wall height maximum of 16 feet, must remove the windows on the left elevation, and still comply with City Zoning & Development Standards applicable to the subject property.

Conclusion:

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with City Code pertaining to the R-1.8 Zone. Staff does not anticipate any significant detrimental effects. Staff is unaware of any findings of fact based on substantial evidence to support denial of this application.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. **PLCUP202300113**) with no conditions, based on the findings listed in this report.

ALTERNATIVES TO RECOMMENDATION:

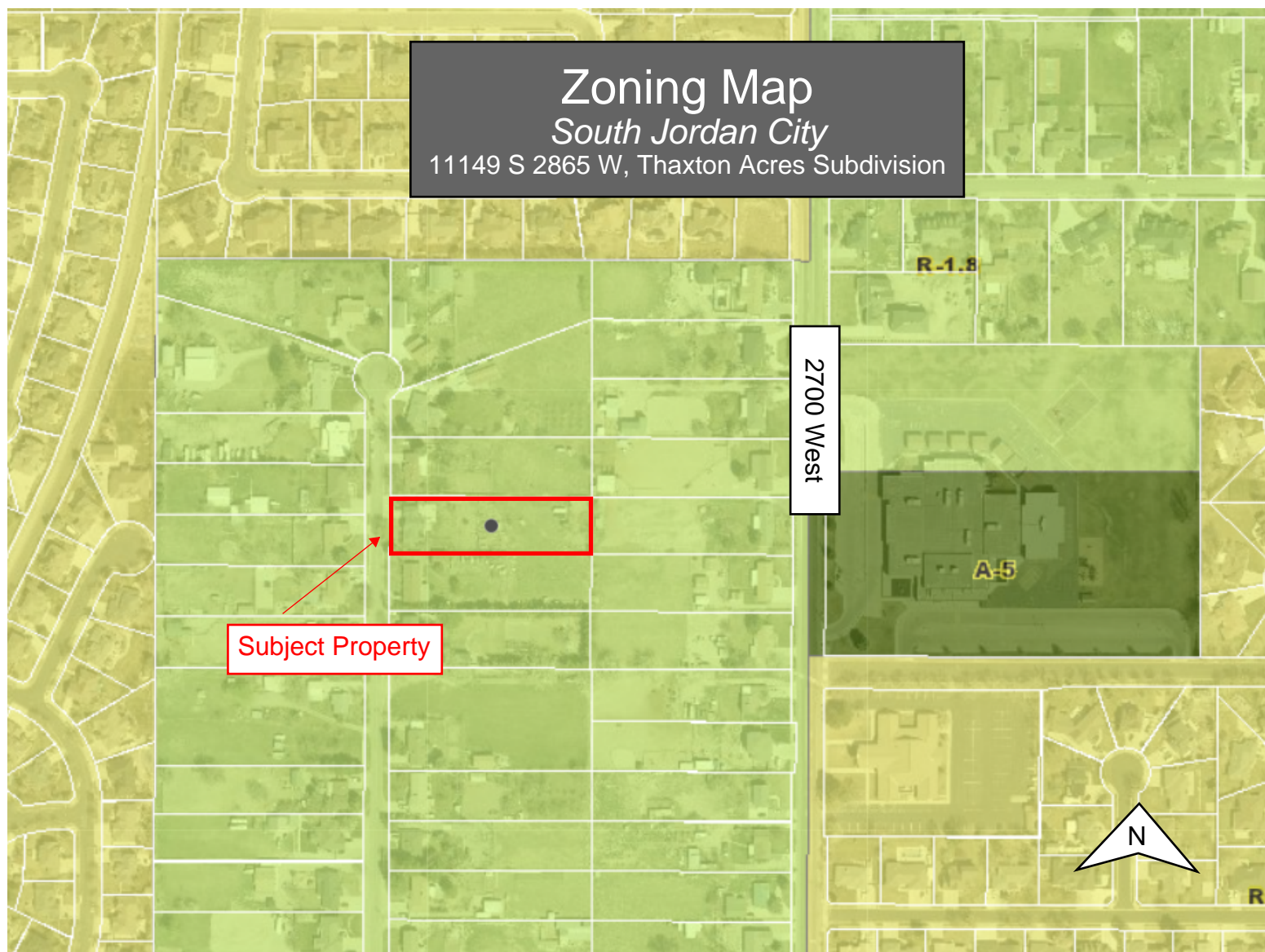
- Approve the Conditional Use Permit with reasonable conditions imposed
- Deny the Conditional Use Permit, if detrimental effects are identified, and cannot be reasonably mitigated via imposition of reasonable conditions
- Require additional examination, and motion to table for a future meeting

SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Site Plan
- Building Elevation & Layout

Miguel Aguilera
MIGUEL AGUILERA, PLANNER I
PLANNING DEPARTMENT

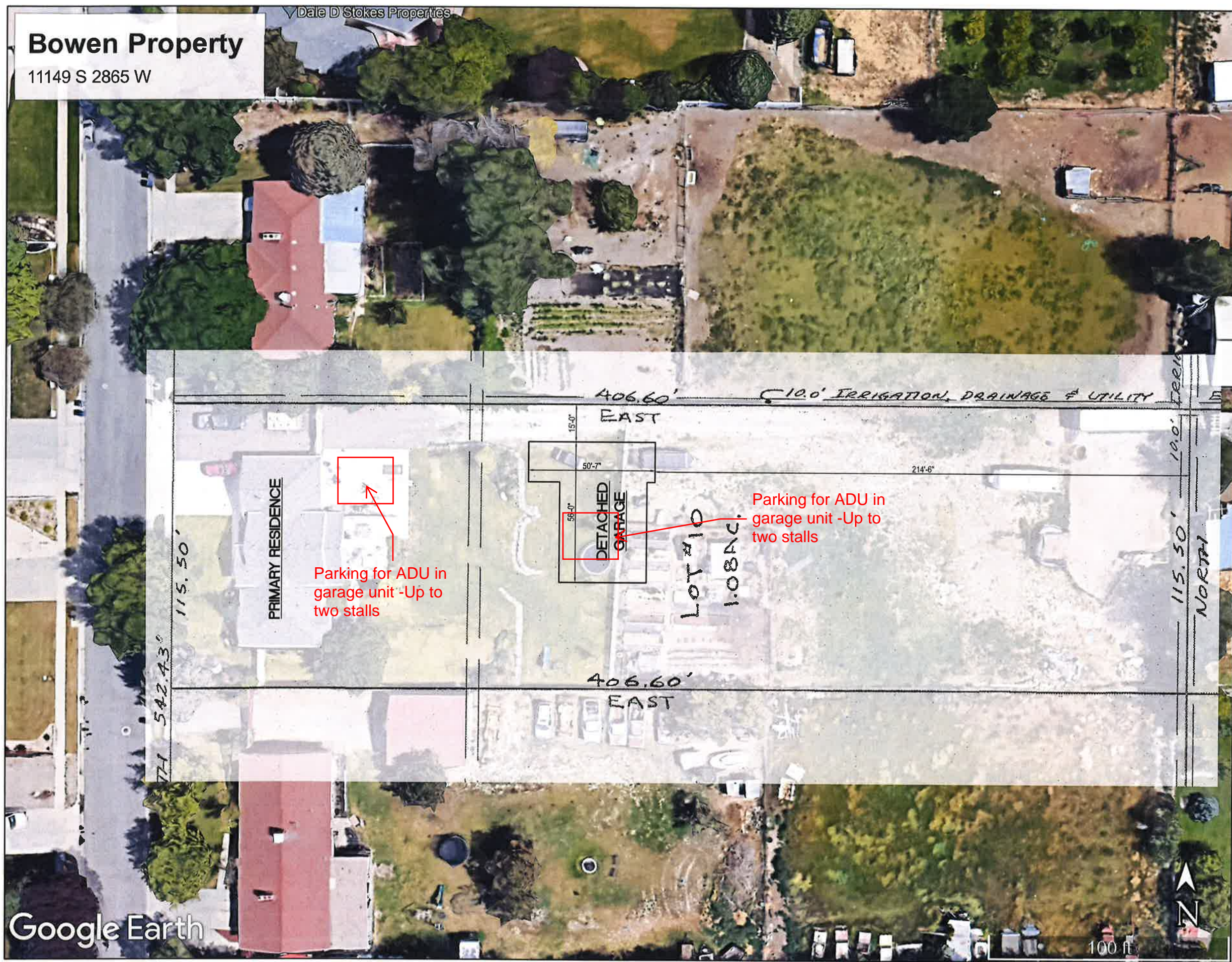




Legend

Single-Family Residential (R-1.8)
Single-Family Residential (R-2.5)
Agriculture (A-5)

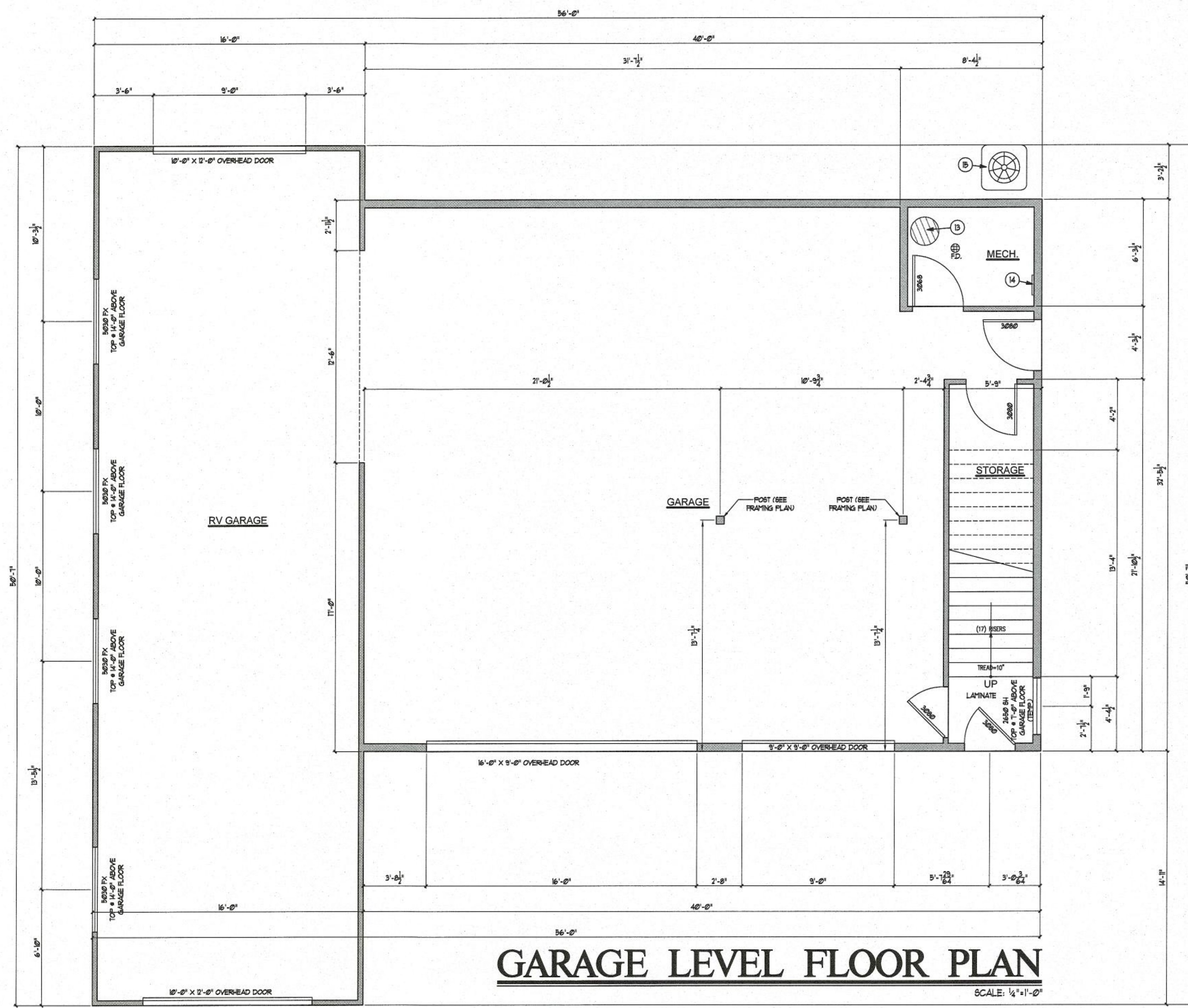




- | Electrical Installation Guide | |
|----------------------------------|----------------------------------|
| ALL SWITCHES | 48 |
| WALL OUTLETS | 48 |
| WASHER / DRYER OUTLETS | 48 |
| WALL OUTLETS OVER 36" COUNTER | 42 |
| WALL OUTLETS OVER 36" COUNTER | 42 |
| KITCHEN RANGE OUTLET | 42 |
| KITCHEN RANGE OUTLET | ON BOTTOM PLATE |
| KITCHEN REFRIGERATOR OUTLET | 42 |
| KITCHEN MICROWAVE OUTLET | 44 |
| GARAGE GFCI (ABOVE GARAGE FLOOR) | 44 |
| BASEMENT WALL OUTLETS | 44 |
| EXTERIOR GFCI OUTLETS | 44 |
| WATER SOFTENER AND SUMP OUTLETS | 44 |
| TV, PHONE & DATA OUTLETS | 16 |
| BATH VANITY LIGHT | 84 |
| BATH VANITY LIGHT | 6" BELOW TOP OF DOOR COACH LIGHT |
| BATH VANITY LIGHT | 6" BELOW TOP OF DOOR COACH LIGHT |
| BATH VANITY LIGHT | 6" BELOW TOP OF DOOR COACH LIGHT |
| TERMOSTAT | 54 |
| DOORBELL CHIMES | 54 |
| DOORBELL CHIMES | 48" ABOVE PORCH SURFACE |

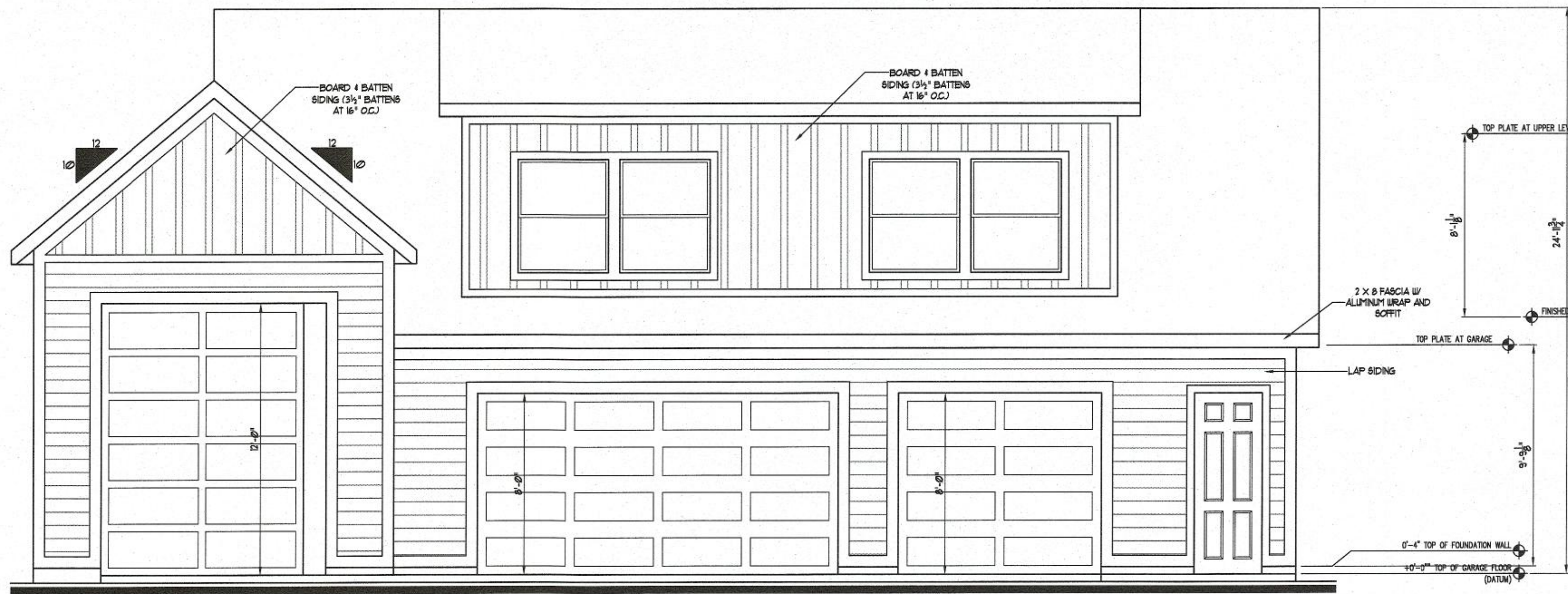
NOTE!
OUTLETS SHALL BE SPACED
ACCORDING TO PREVAILING CODES AT
THE DISCRETION OF THE ELECTRICIAN.
ACTUAL OUTLET LOCATION MAY VARY
FROM WHAT THIS PLAN SHOWS.

Detached Garage (with ADU)

15

REVISIONS 12-SARALL/LOW 11/14/22 10.43

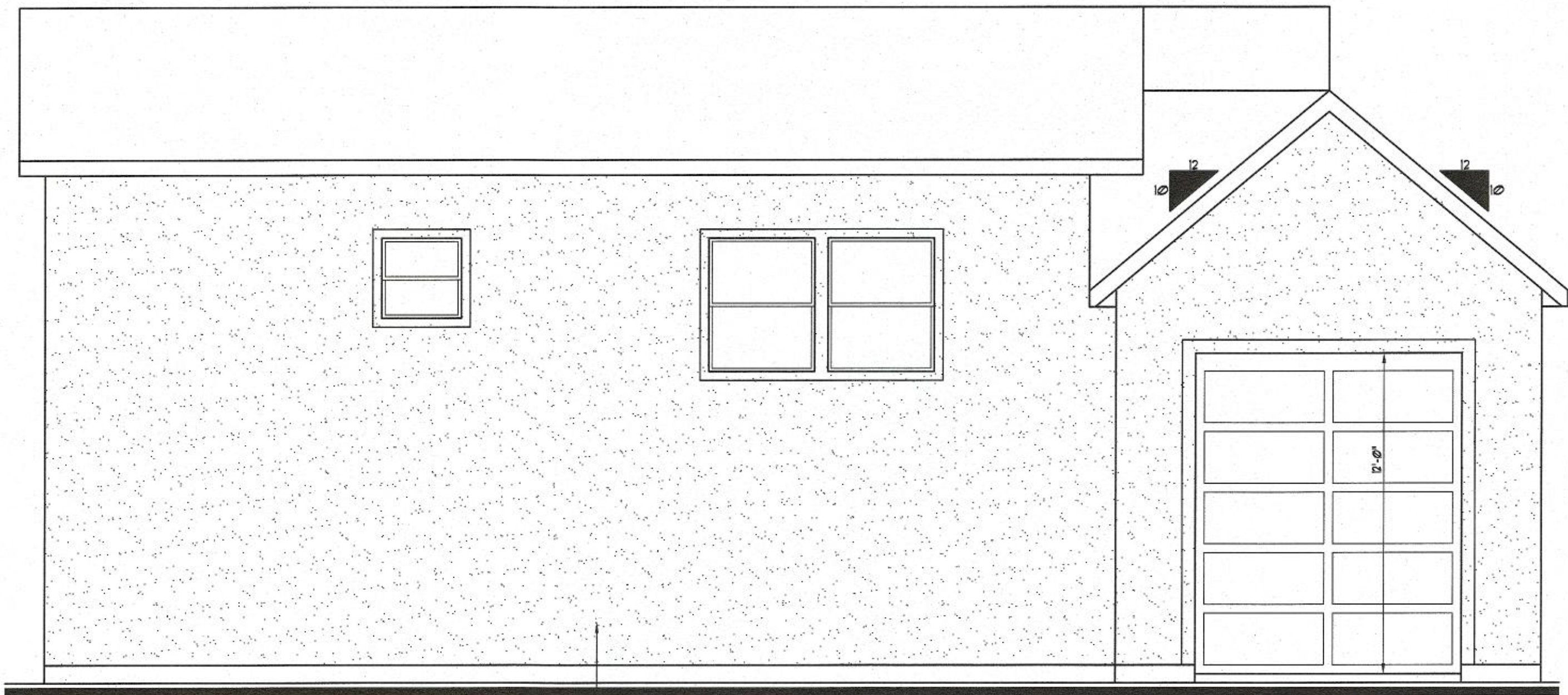
KEYNOTES



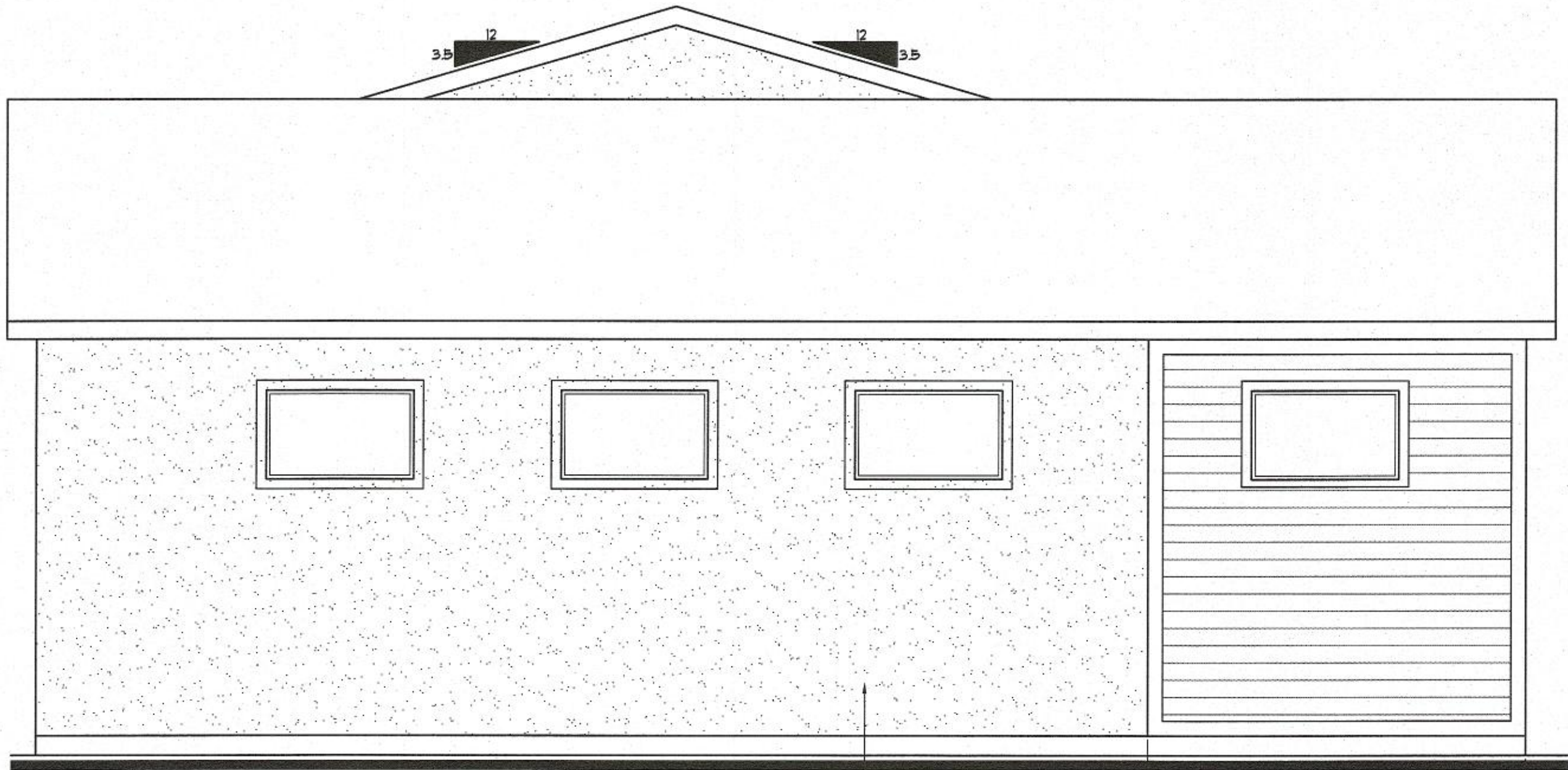
FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"



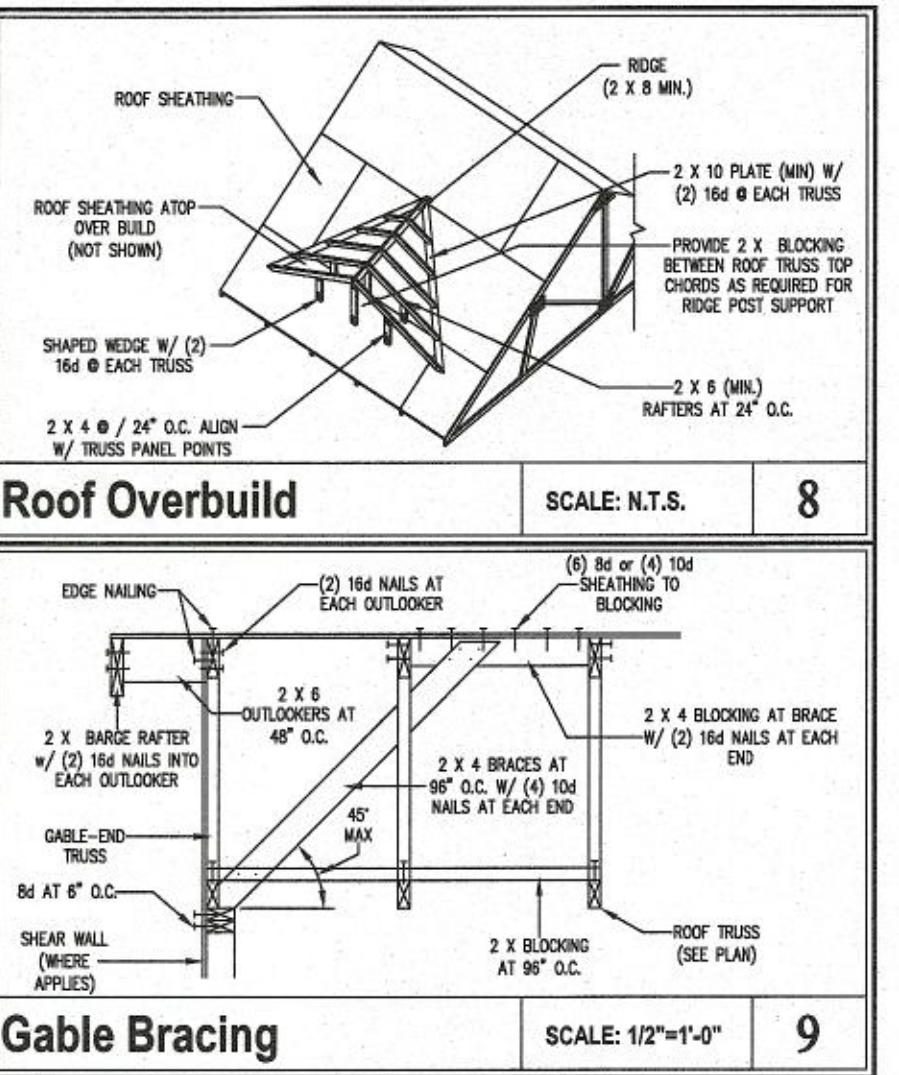
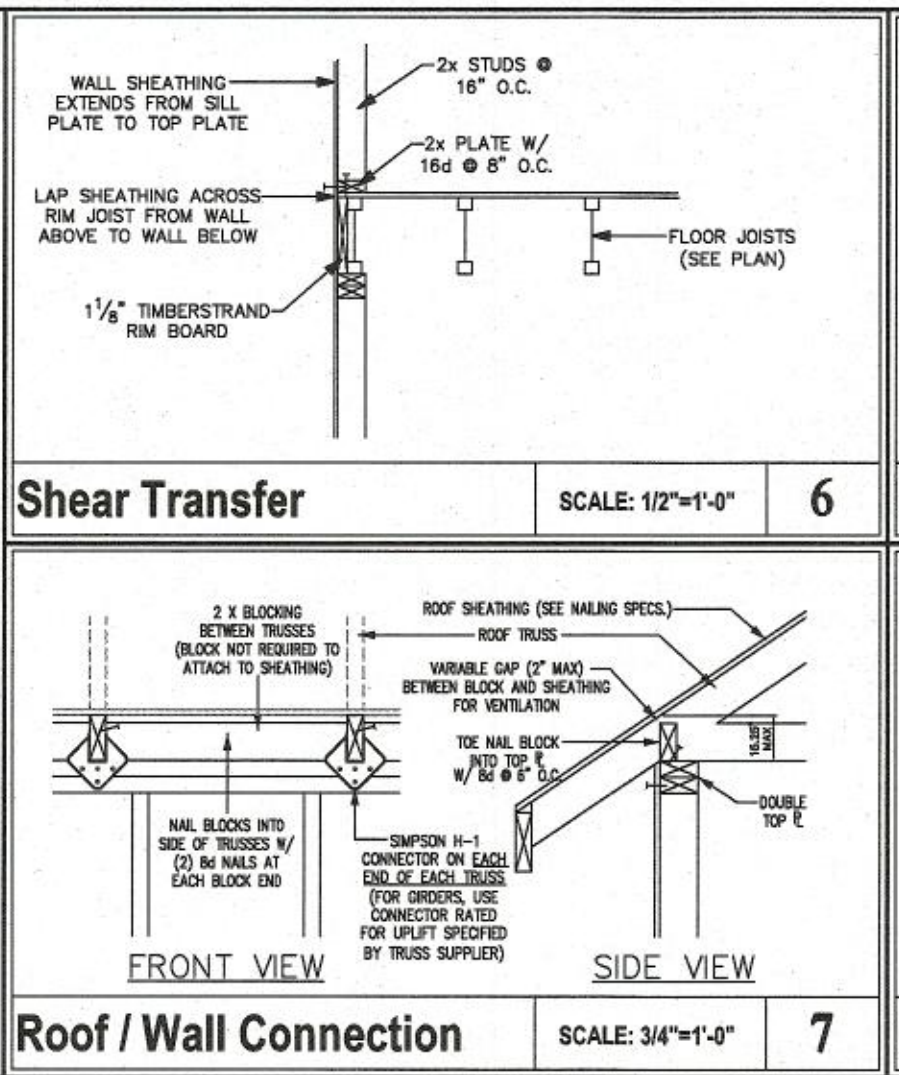
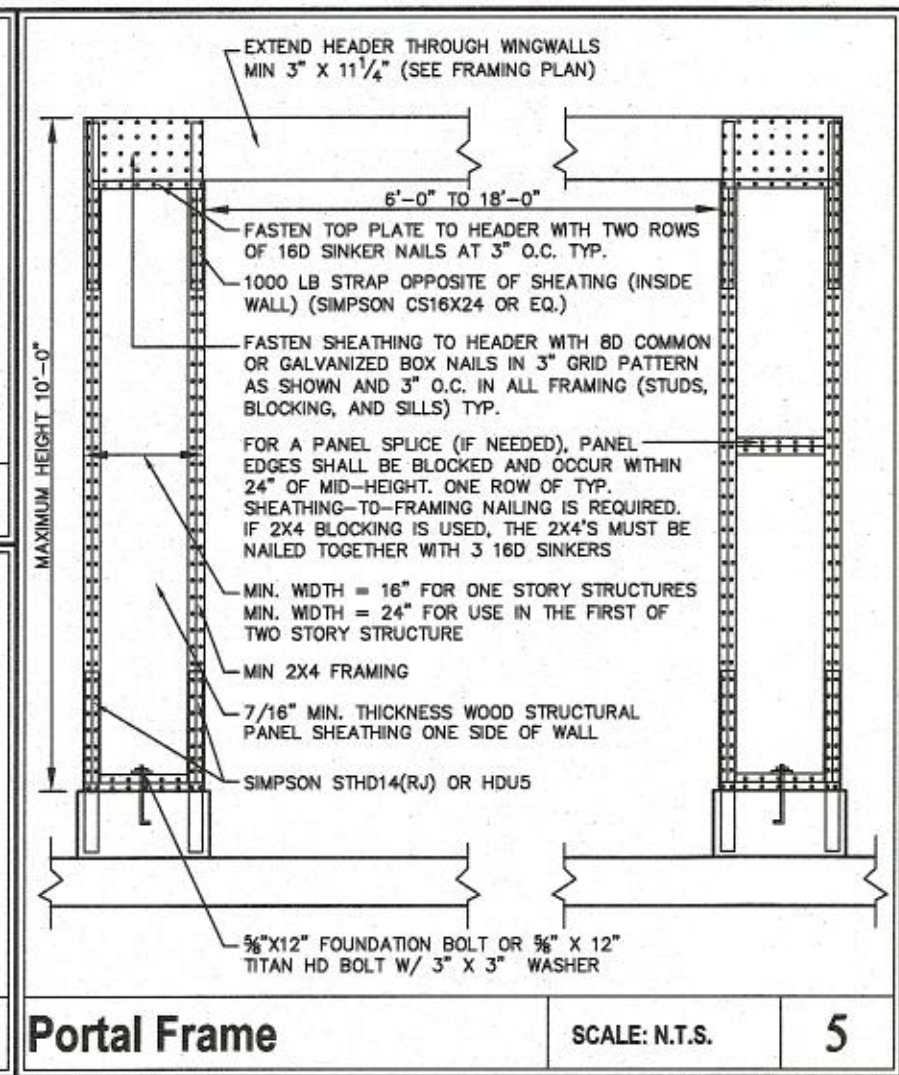
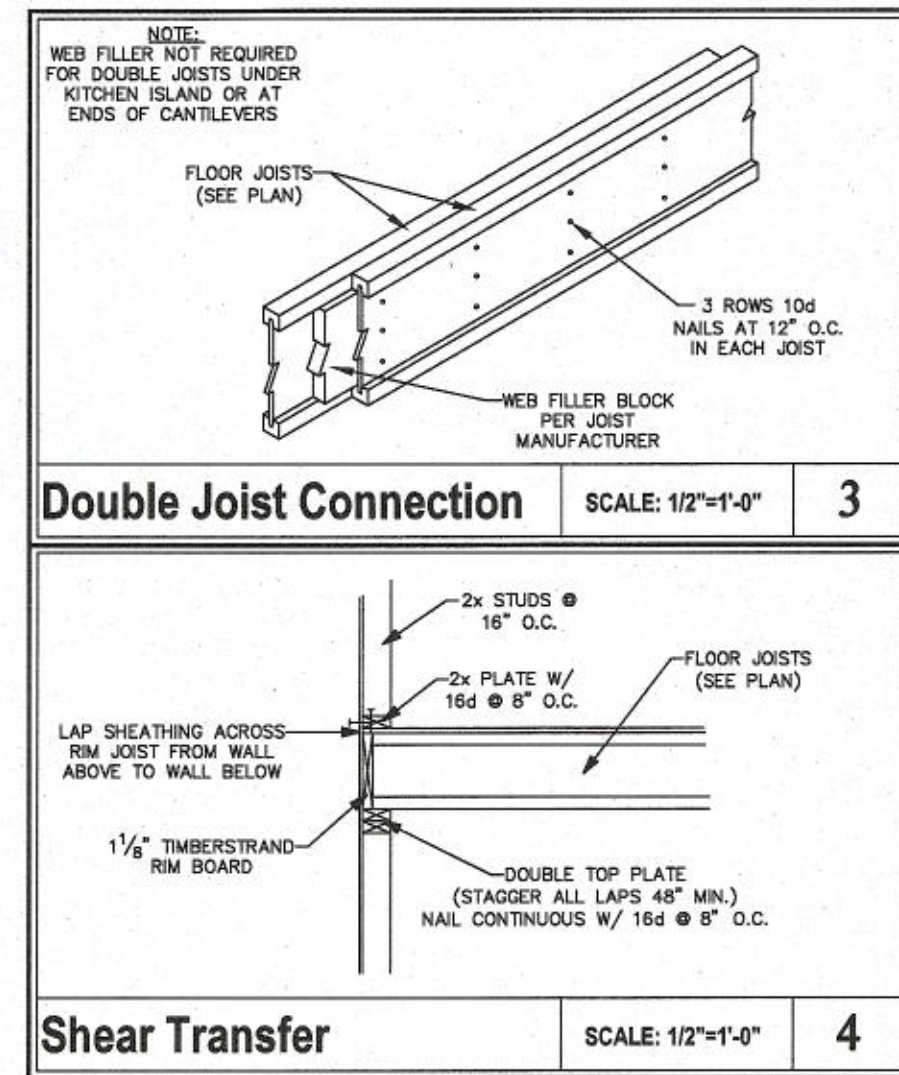
LEFT ELEVATION
SCALE: 1/4"=1'-0"

Copyright © 2022 Ivory Homes. All rights reserved. The use of these plans is expressly limited to Ivory Homes. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Detached Garage
(with ADU)

UPPER LEVEL	1097	Date Created	2023
TOTAL FINISHED	1097	Scale	NOTED
GARAGE	2108	Drawn	gds
		Job	Bowen
		Sheet	2
		of	3 Sheets

VISIONS 03-GARARF.DWG 05/01/23 11:54



SCALE: $\frac{1}{4}'' = 1' - 0''$



SCALE: $\frac{1}{4}" = 1' - 0"$



SCALE: $\frac{1}{4}" = 1'-0"$

Detached Garage (with ADU)

PER LEVEL	1097	Date Created	2023
TOTAL FINISHED	1097	Scale	NOTED
BRIDGE	2108	Drawn	dds
		Job	Bowen
		Sheet	3
		of 3 Sheets	

REVISIONS 01-GARAPL.DWG 05/01/23 11:52

KEYNOTES

Electrical Installation Guide

ALL SWITCHES	48"
WALL OUTLETS	48"
WASHER / DRYER OUTLETS	48"
WALL OUTLETS OVER 3" COUNTER	42"
WALL OUTLETS OVER 3" COUNTER	38"
KITCHEN ISLAND OUTLET	32"
KITCHEN RANGE OUTLET	ON BOTTOM PLATE
KITCHEN REFRIGERATOR OUTLET	48"
KITCHEN WALL HUNG MICROWAVE OUTLET	48"
GARAGE GFCI (ABOVE GARAGE FLOOR)	48"
BASEMENT WALL OUTLETS	18"
EXTERIOR GFCI OUTLETS	18"
WATER SOFTENER AND RUMP OUTLETS	48"
TV, PHONE & DATA OUTLETS	18"
BATH VANITY LIGHT	64"
FRONT DOOR COACH LIGHT	8" BELOW TOP OF DOOR
GARAGE DOOR COACH LIGHT	8" BELOW TOP OF DOOR
THERMOSTAT	54"
DOORBELL CHIMES	102"
DOORBELL BUTTON	48" ABOVE PORCH SURFACE

* ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO TOP OF
* ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO TOP OF
* HEIGHTS NOTED ON PLAN SUPERSEDES HEIGHTS IN THIS GUIDE

Symbol Legend

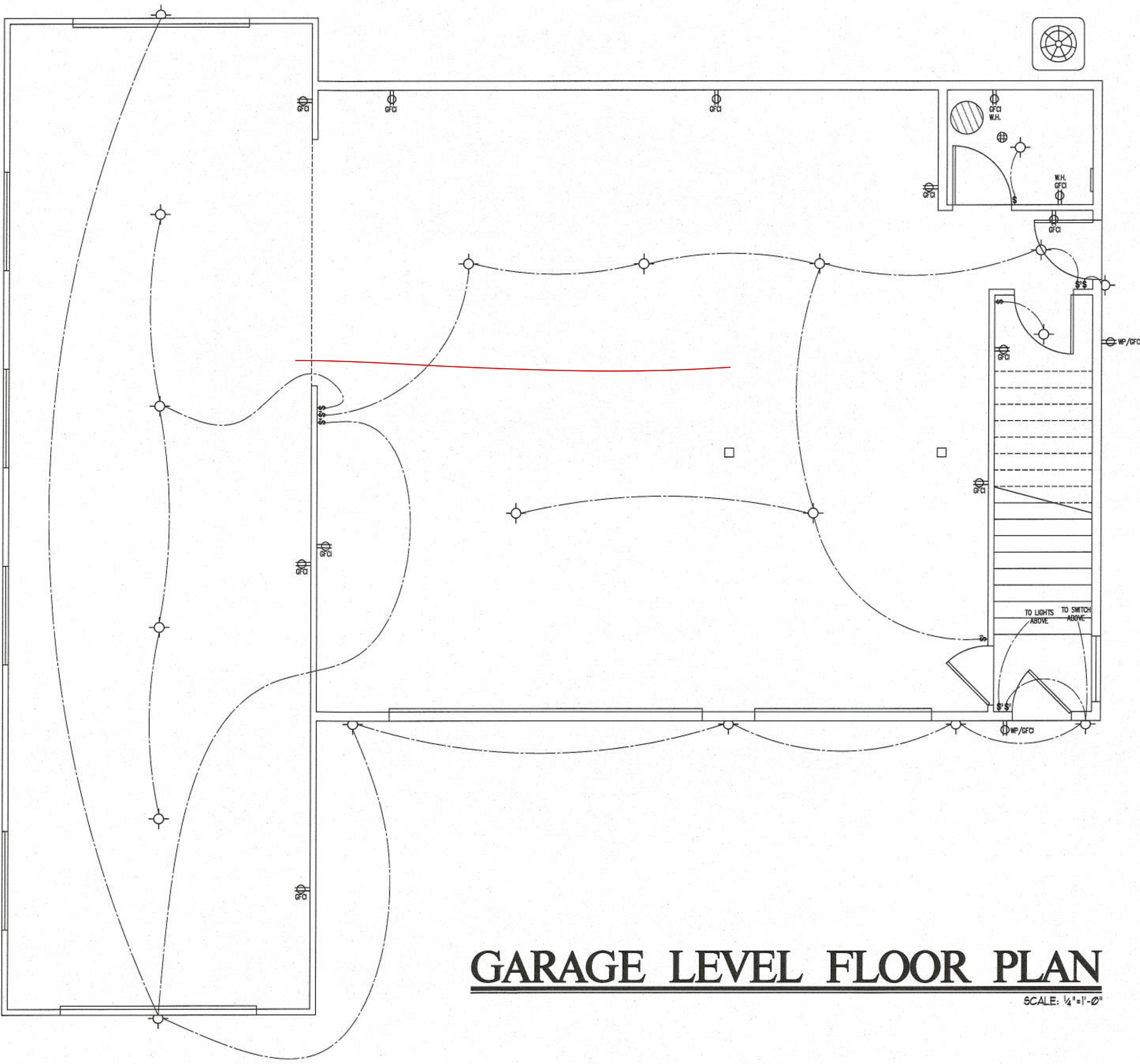
⊕	110v Duplex Outlet
⊕	110v Switched Outlet
⊕	110v 4-Plex Outlet
⊕	220v Outlet
⊕	Light Fixture
⊕	Wall Light Fixture
⊕	Recessed Light
⊕	Disk Light (surface mount)
⊕	Switch
⊕	Dimmer Switch
⊕	Phone Jack (CAT5e)
⊕	TV Jack (RG6)
⊕	Network Jack (CAT5e)
⊕	Low-Voltage Wire (16/4)
⊕	110v Floor Outlet
⊕	Exhaust Fan
⊕	Smoke Detector
⊕	Smoke & CO Detector
⊕	SD/CO

NOTE!
OUTLETS SHALL BE SPACED
ACCORDING TO PREVAILING CODES AT
THE DISCRETION OF THE ELECTRICIAN.
ACTUAL OUTLET LOCATION MAY VARY
FROM WHAT THIS PLAN SHOWS.

Copyright © 2022 Ivory Homes. All rights reserved.
The use of these plans is expressly limited to
Ivory Homes. Re-use, reproduction, or publication by
any method, in whole or in part, is prohibited.

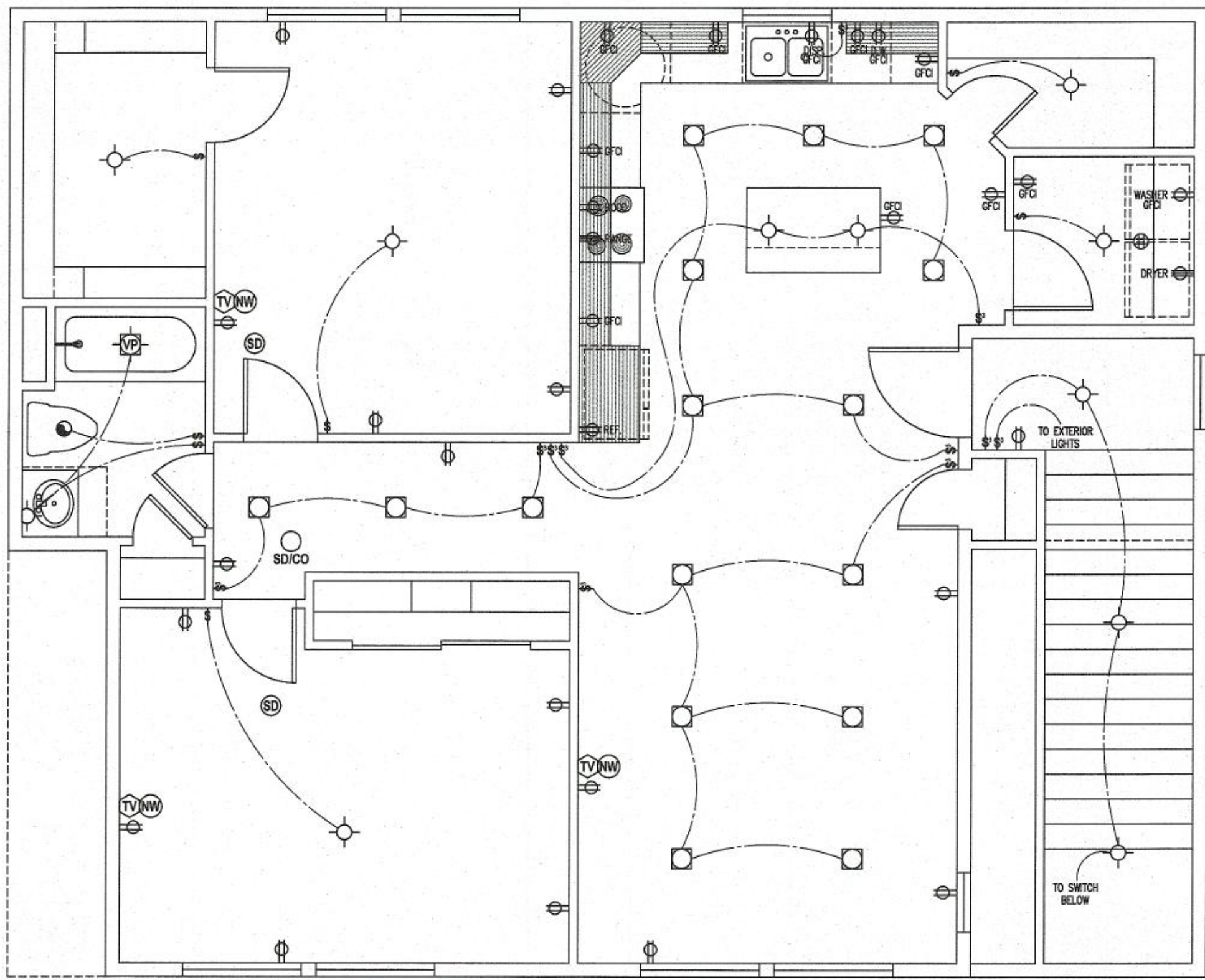
Detached Garage
(with ADU)

UPPER LEVEL	1097	Date Created	2023
TOTAL FINISHED	1097	Scale	NOTED
GARAGE	2108	Drawn	eds
		Job	Bowen
		Sheet	1
		of 3 Sheets	



GARAGE LEVEL FLOOR PLAN

SCALE: 1/4"=1'-0"



A.D.U. FLOOR PLAN

SCALE: 1/4"=1'-0"

**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT
08/22/2023**

Meeting Date:

Issue: DETACHED ACCESSORY DWELLING UNIT (ADU) - GUESTHOUSE
Address: 11149 S 2865 W
File No: PLALU202300120
Applicant: Jon Bowen

Submitted by: Miguel Aguilera, Planner I

Staff Recommendation (Motion Ready): I move the Planning Commission **approve** the Application for an accessory dwelling unit, File No. PLALU202300120, which seeks approval of a guesthouse that exceeds 35% of the living area of the main building.

ACREAGE:	Approximately 1.08 acres
CURRENT ZONE:	R-1.8 (Single-Family Residential, 1.8 lots per acre)
CURRENT USE:	Single-family residence
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Single-family residences South – R-1.8 / Single-family residences West – R-1.8 / 2865 West East – R-1.8 / Single-family residence

STANDARD OF APPROVAL:

17.130.030.020: REVIEW PROCESS:

C. Planning Commission Approval: In addition to the requirements of subsections A and B of this section, accessory dwelling units that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission.

BACKGROUND:

The applicant is requesting that the Planning Commission approve a detached accessory dwelling unit (ADU) or guesthouse on a single-family residential property located at 11149 S 2865 W. The ADU will be located on the second floor of a proposed detached garage, for which the applicant has submitted a Conditional Use Permit. The proposed accessory dwelling unit (guesthouse) will exceed 35% of the living area of the main building. The main building has a living area of 2,820 square feet. Thirty-five percent of this area is 987 square feet. The proposed accessory dwelling unit will be 1,137 square feet, exceeding the allowed percentage by 150 square feet. City Code §17.130.030.020.A(2e) limits the floor area of a detached accessory

dwelling unit to 35% of the main living area unless, in the opinion of the Planning Commission, a greater amount is warranted. The ADU will be accessed via the existing driveway on the north side of the property. The additional ADU parking spot will be located within the proposed detached garage.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- The property is located in the R-1.8 zone. Guesthouses are allowed in the A-5, A-1 and R-1.8 zones.
- The footprint of the existing single-family home (main building) is 2,820 sqft and has a height of 22 feet, according to the Official County Records.
- The proposed application proposes an Accessory Dwelling Unit (ADU) space within the second floor of the detached garage. City Code §17.130.030.020 allows detached ADUs (guesthouses) in the R-1.8 zone with a floor area limit of 35% of the main building, unless a larger area is approved by the Planning Commission
- The owner will reside at the home. A notarized and recorded ADU affidavit is attached to the staff report.
- Without approval from the Planning Commission, the applicant is able to build an ADU with a maximum floor area of 987 square feet.

Conclusion:

- Based on the application and the staff's recommendations, the proposed accessory dwelling unit will not violate any City Code standards and requirements and as such should be approved.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the application, unless during the hearing facts are presented that contradict these findings or new facts are presented, either of which would warrant further investigation by Staff.

ALTERNATIVES:

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

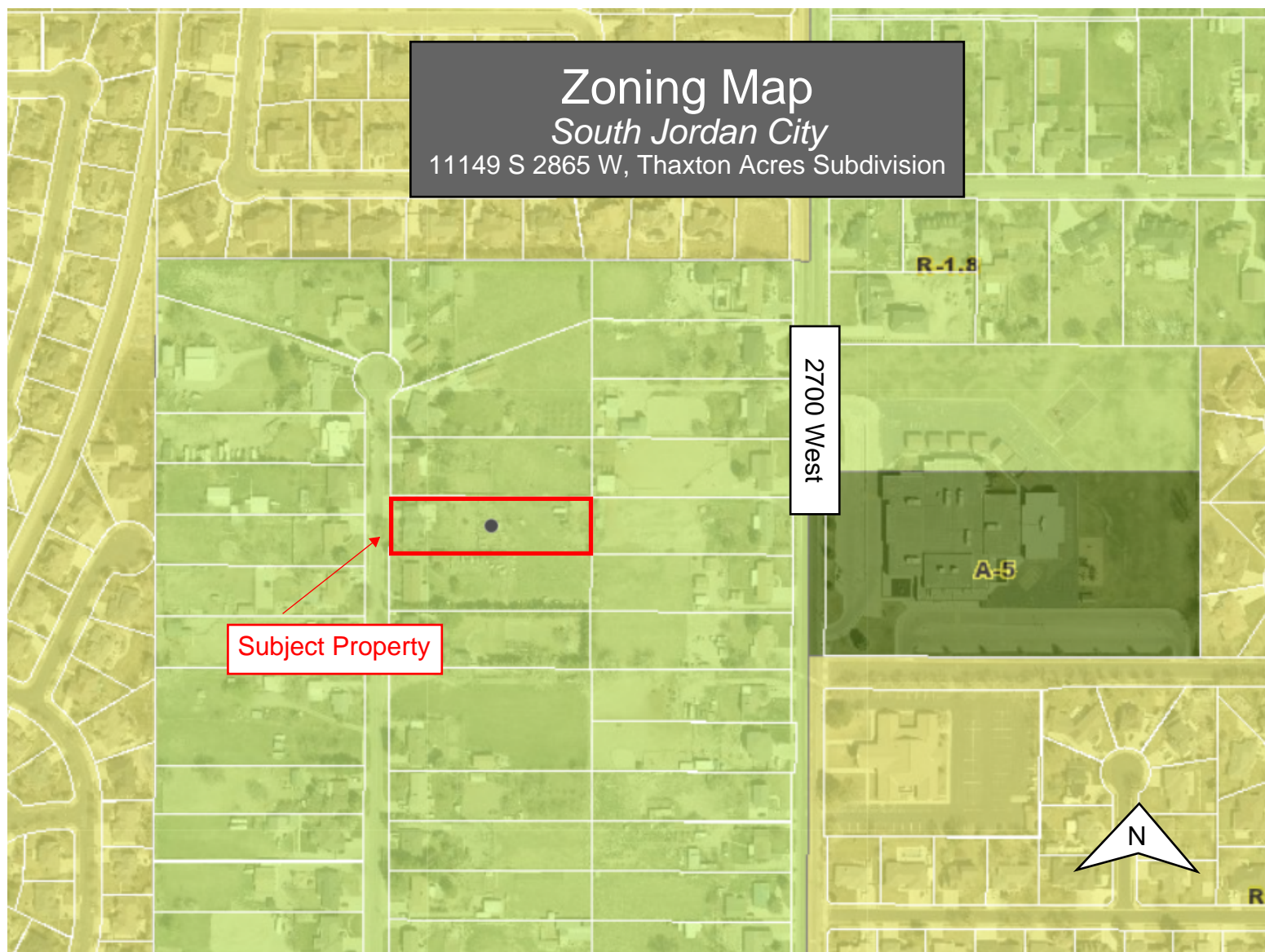
SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Site Plan with parking locations
- ADU floor plan
- ADU Affidavit

Miguel Aguilera

MIGUEL AGUILERA, PLANNER I
PLANNING DEPARTMENT





Legend

Single-Family Residential (R-1.8)
Single-Family Residential (R-2.5)
Agriculture (A-5)





















- 39" WIDE REFRIGERATOR SPACE
(INSTALL WATER LINE)
- LAMINATE (or OTHER) COUNTERTOP ON 34 1/2"
HIGH BASE CABINET
- UPPER CABINETS (TOP @ 7'-6")
- 36" WIDE RANGE w/ MICROWAVE ABOVE
(VENT MICRO TO EXTERIOR)
- 60K W/ DISPOSAL
- DISHWASHER
- LAZY SUSAN
- TILE (16 GALLON FLUSH)
- 36" x 60" TUB/SHOWER
- WASHER + DRYER HOOKUPS (WASHER IS ON
THE LEFT - VENT DRYER TO EXTERIOR)
- SHELF ABOVE WASHER AND DRYER
- 36" HIGH RAILING w/ DALLISTERS
SPACING SUCH THAT IF DUST
SHOWER CANNOT PASS THROUGH
- 40 GALLON WATER HEATER
- ELECTRICAL PANEL
- MINI SPLIT HVAC SYSTEM

Electrical Installation Guide

ALL WALL SWITCHES	48"
ALL OUTLETS	48"
WASHER / DRYER OUTLETS	48"
WALL OUTLETS OVER 36" COUNTER	42"
WALL OUTLETS OVER 32" COUNTER	38"
KITCHEN ISLAND OUTLET	32"
KITCHEN RANGE OUTLET	ON BOTTOM PLATE
KITCHEN REFRIGERATOR OUTLET	48"
KITCHEN WALL HUNG MICROWAVE OUTLET	84"
ABOVE GARAGE GFCI (ABOVE GARAGE FLOOR)	84"
BATH WALL OUTLETS	48"
EXTERIOR GFCI OUTLETS	16"
SEWER SODAS AND SUMP OUTLETS	48"
PHONE & DATA OUTLETS	48"
BATH VANITY LIGHT	84"
FRONT DOOR COACH LIGHT	6" BELOW TOP OF DOOR
BACK DOOR COACH LIGHT	6" BELOW TOP OF DOOR
HERMISTAT	48"
POORCELL CHIMNEY	192"
DOORBELL BUTTON	48" ABOVE PORCH SURFACE

• ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO TOP OF BOX (UNLESS NOTED OTHERWISE)
• HEIGHTS NOTED ON PLAN SUPERCEDE HEIGHTS IN THIS GUIDE

Symbol Legend

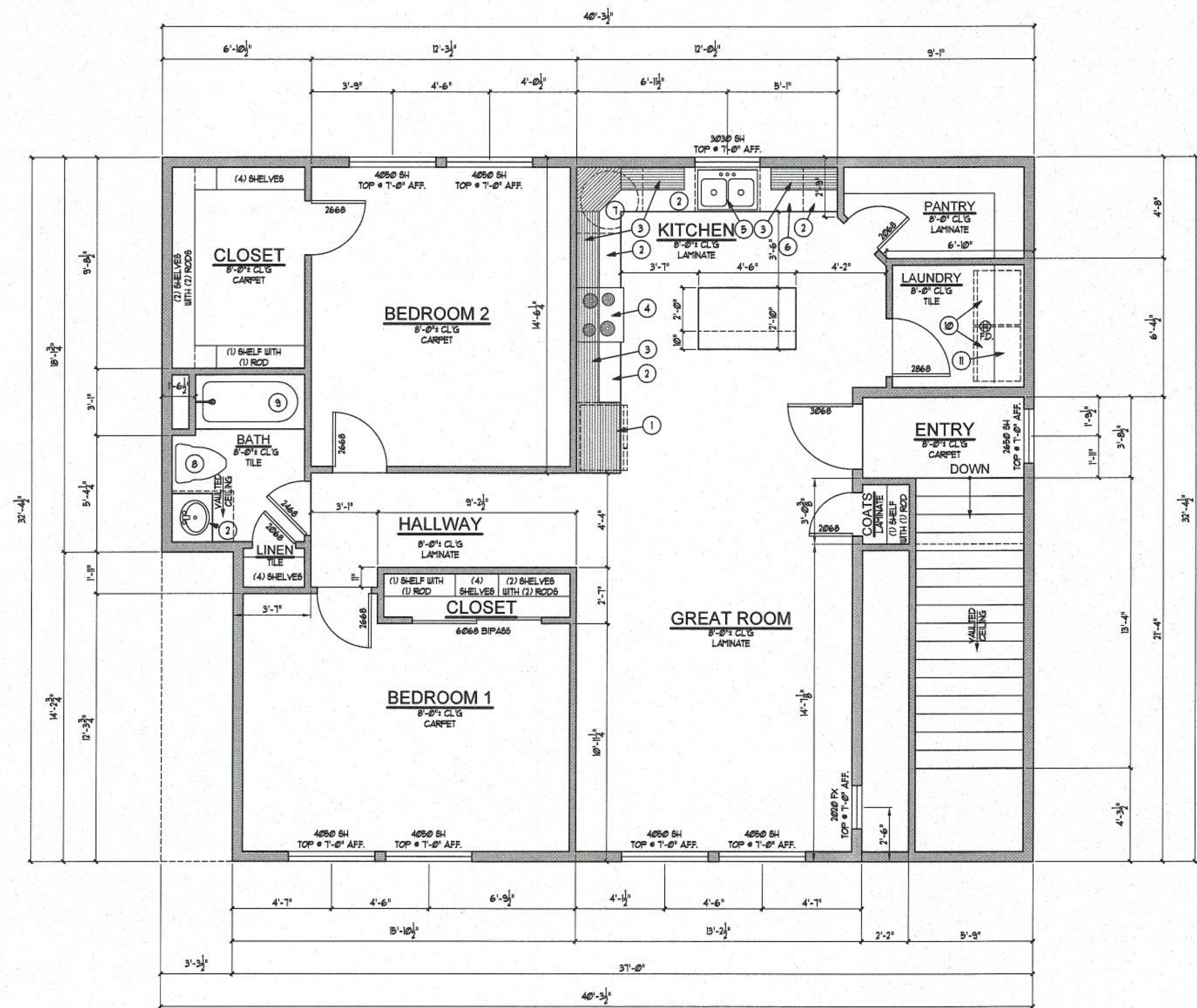
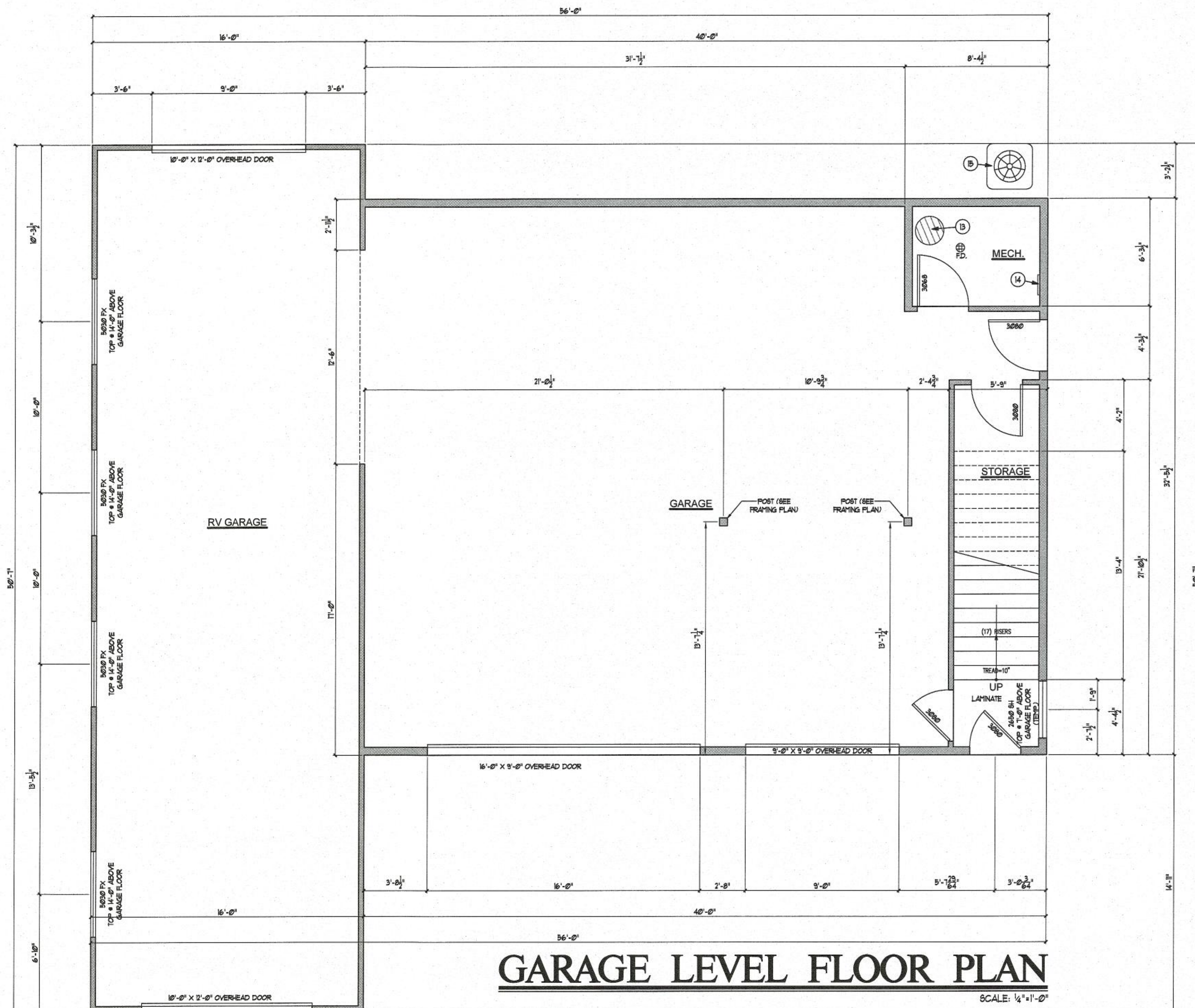
-  110v Duplex Outlet
-  110v Switched Outlet
-  110v 4-Plex Outlet
-  220v Outlet
-  Light Fixture
-  Wall Light Fixture
-  Recessed Light
-  Disk Light (surface mount)
-  Switch
-  Dimmer Switch
-  Phone Jack (CAT5e)
-  TV Jack (RG6)
-  Network Jack (CAT5e)
-  Low-Voltage Wire (16/4)
-  110v Floor Outlet
-  Exhaust Fan
-  Smoke Detector
-  Smoke & CO Detector

NOTE!
OUTLETS SHALL BE SPACED
ACCORDING TO PREVAILING CODES AT
THE DISCRETION OF THE ELECTRICIAN.
ACTUAL OUTLET LOCATION MAY VARY
FROM WHAT THIS PLAN SHOWS.

Copyright © 2022 Ivory Homes. All rights reserved. The use of these plans is expressly limited to the original purchaser of the plans. Any re-use, reproduction, or publication in any form or by any method, in whole or in part, is prohibited.

Detached Garage (with ADU)

TRIPPER LEVEL	1097	Date Created	2023
TOTAL FINISHED	1097	Scale	NOTED
		Drawn	dc
GARAGE	2108	Job	Bowen
		Sheet	1
		of	3 Sheets



A.D.U. FLOOR PLAN

SCALE: $\frac{1}{4}" = 1'-0"$

REVISIONS 12-SARALLING 11/14/22 10.43

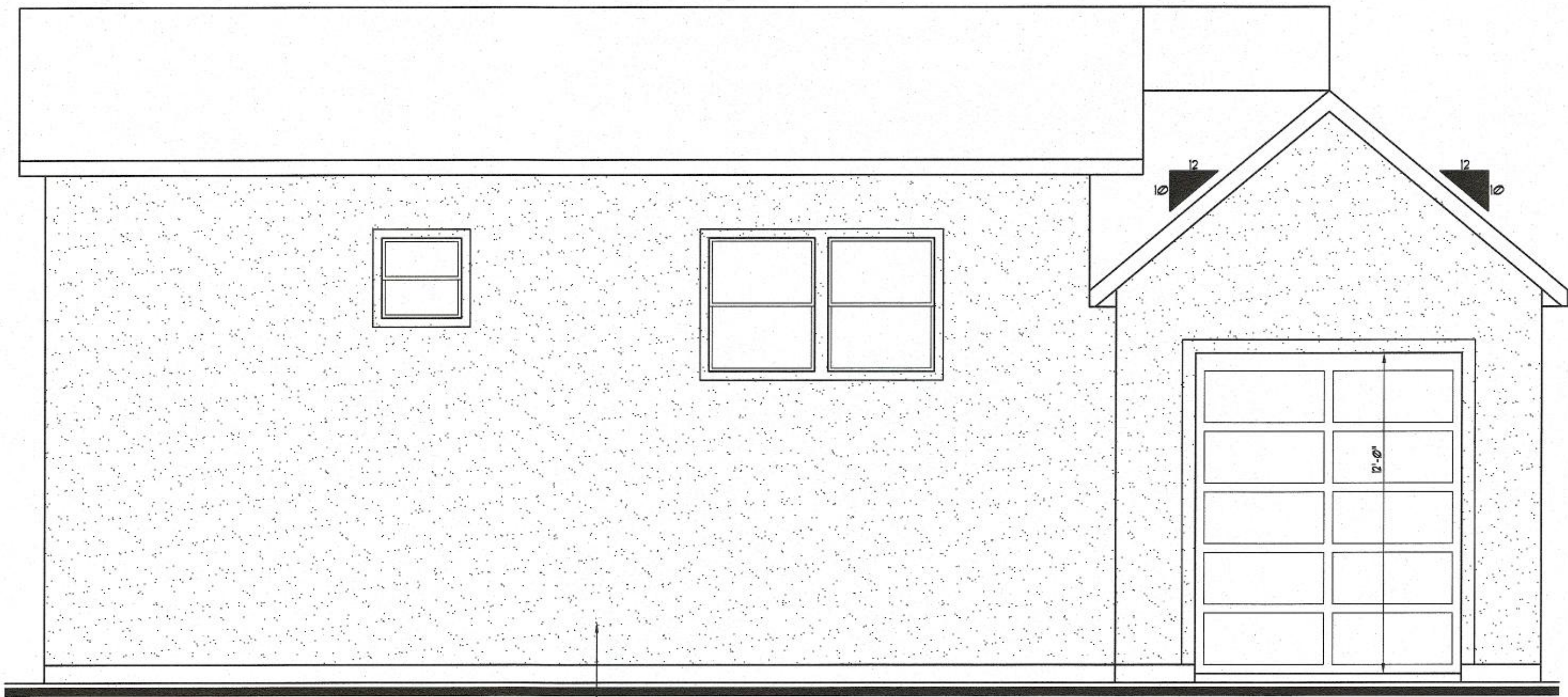
KEYNOTES



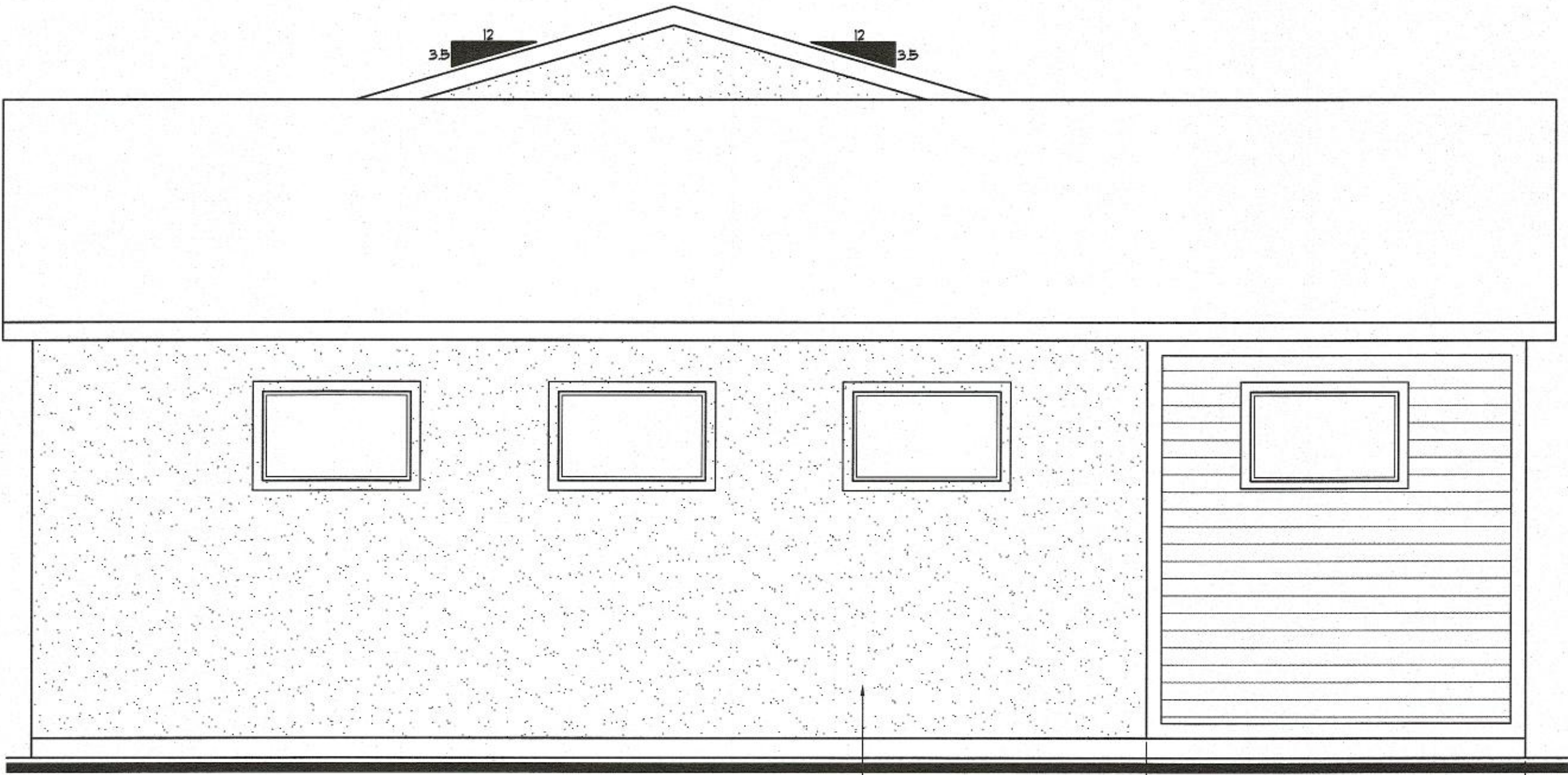
FRONT ELEVATION
SCALE: 1/4"=1'-0"



RIGHT ELEVATION
SCALE: 1/4"=1'-0"



REAR ELEVATION
SCALE: 1/4"=1'-0"

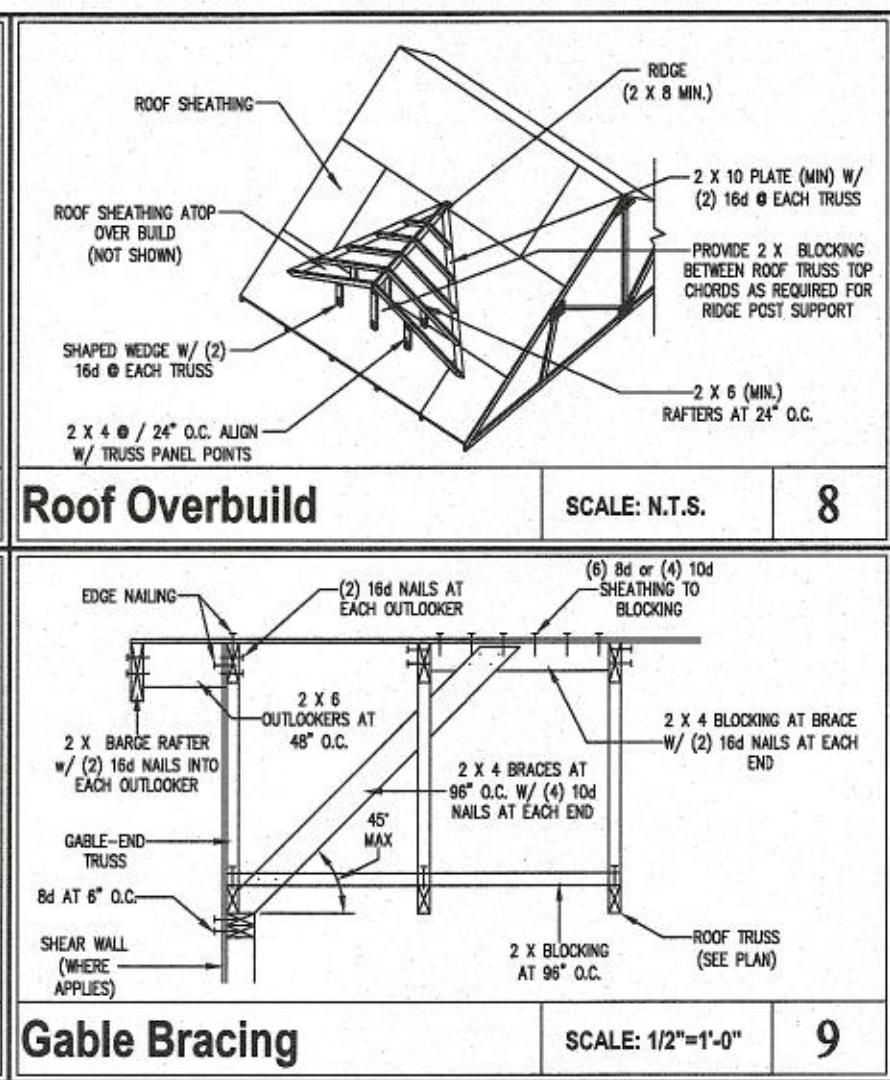


LEFT ELEVATION
SCALE: 1/4"=1'-0"

Copyright © 2022 Ivory Homes. All rights reserved. The use of these plans is expressly limited to Ivory Homes. Re-use, reproduction, or publication by any method, in whole or in part, is prohibited.

Detached Garage
(with ADU)

UPPER LEVEL	1097	Date Created	2023
TOTAL FINISHED	1097	Scale	NOTED
GARAGE	2108	Drawn	gds
		Job	Bowen
		Sheet	2
		of	3 Sheets



REVISIONS 01-GARAPL.DWG 05/01/23 11:52

KEYNOTES

Electrical Installation Guide

ALL SWITCHES	48"
WALL OUTLETS	48"
WASHER / DRYER OUTLETS	48"
WALL OUTLETS OVER 3" COUNTER	42"
WALL OUTLETS OVER 3" COUNTER	38"
KITCHEN ISLAND OUTLET	32"
KITCHEN RANGE OUTLET	ON BOTTOM PLATE
KITCHEN REFRIGERATOR OUTLET	48"
KITCHEN WALL HUNG MICROWAVE OUTLET	48"
GARAGE GFCI (ABOVE GARAGE FLOOR)	48"
BASEMENT WALL OUTLETS	18"
EXTERIOR GFCI OUTLETS	18"
WATER SOFTENER AND RUMP OUTLETS	48"
TV, PHONE & DATA OUTLETS	18"
BATH VANITY LIGHT	64"
FRONT DOOR COACH LIGHT	8" BELOW TOP OF DOOR
GARAGE DOOR COACH LIGHT	8" BELOW TOP OF DOOR
THERMOSTAT	54"
DOORBELL CHIMES	102"
DOORBELL BUTTON	48" ABOVE PORCH SURFACE

* ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO TOP OF
* ALL DIMENSIONS ARE HEIGHT ABOVE FINISHED FLOOR TO TOP OF
* HEIGHTS NOTED ON PLAN SUPERSEDES HEIGHTS IN THIS GUIDE

Symbol Legend

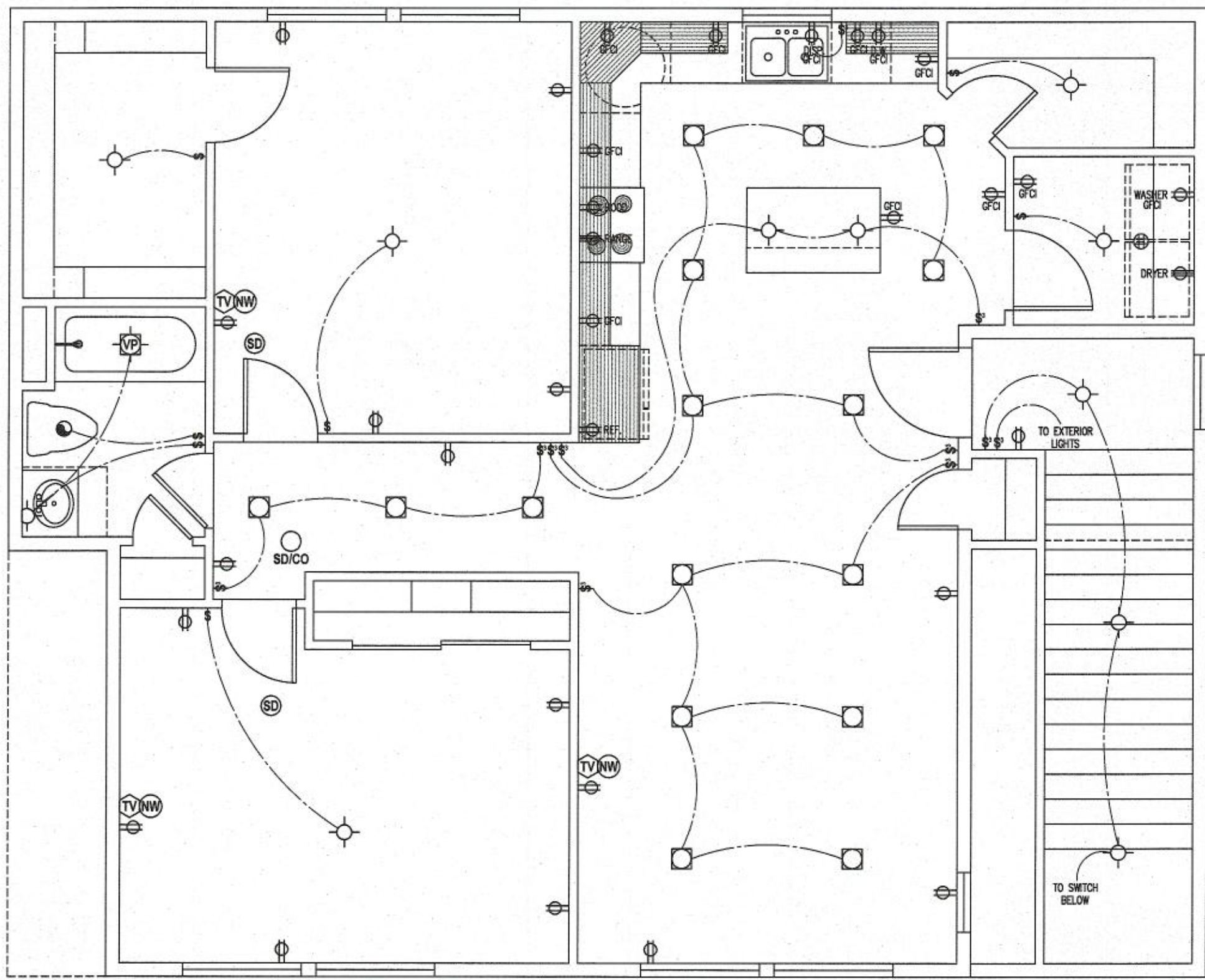
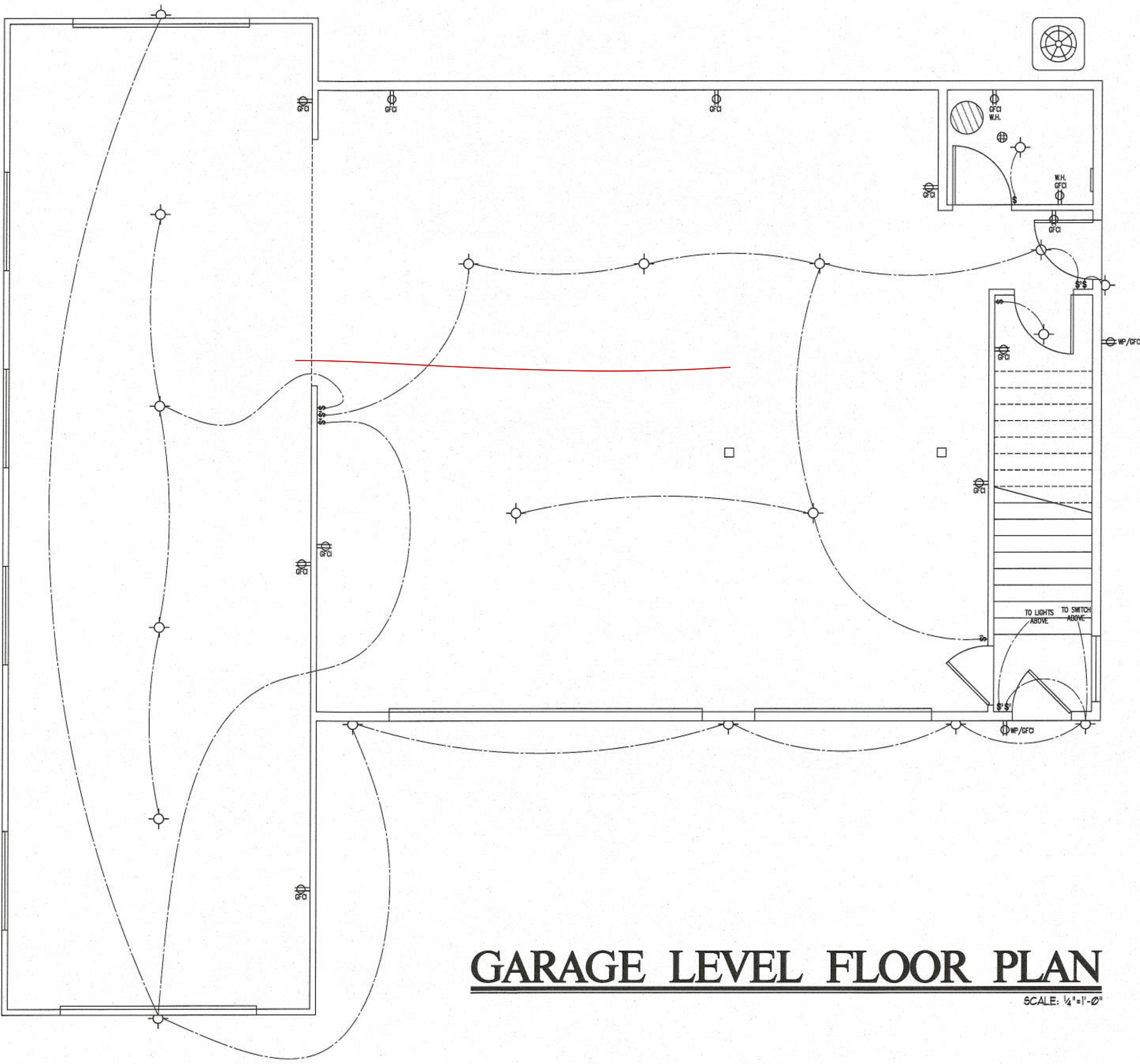
⊕	110v Duplex Outlet
⊕	110v Switched Outlet
⊕	110v 4-Plex Outlet
⊕	220v Outlet
⊕	Light Fixture
⊕	Wall Light Fixture
⊕	Recessed Light
⊕	Disk Light (surface mount)
⊕	Switch
⊕	Dimmer Switch
⊕	Phone Jack (CAT5e)
⊕	TV Jack (RG6)
⊕	Network Jack (CAT5e)
⊕	Low-Voltage Wire (16/4)
⊕	110v Floor Outlet
⊕	Exhaust Fan
⊕	Smoke Detector
⊕	Smoke & CO Detector
⊕	SD/CO

NOTE!
OUTLETS SHALL BE SPACED
ACCORDING TO PREVAILING CODES AT
THE DISCRETION OF THE ELECTRICIAN.
ACTUAL OUTLET LOCATION MAY VARY
FROM WHAT THIS PLAN SHOWS.

Copyright © 2022 Ivory Homes. All rights reserved.
The use of these plans is expressly limited to
Ivory Homes. Re-use, reproduction, or publication by
any method, in whole or in part, is prohibited.

Detached Garage
(with ADU)

UPPER LEVEL	1097	Date Created	2023
TOTAL FINISHED	1097	Scale	NOTED
GARAGE	2108	Drawn	eds
		Job	Bowen
		Sheet	1
		of 3 Sheets	



SOUTH JORDAN CITY**PLANNING COMMISSION STAFF REPORT****Meeting Date: 08/22/2023**

Issue: **CONDITIONAL USE PERMIT FOR A RESTAURANT USE IN THE COMMERCIAL-CORRIDOR (C-C) ZONE**

File No.: PLCUP202300138
Property Address: 10468 S. Redwood Road
Applicant: Zhong Xie
Property Owner: VGM Holdings, LLC.
Submitted By: Andrew McDonald, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. PLCUP202300138) with no conditions, based on the Findings and Conclusions listed in this report.

CONDITIONAL USE REVIEW STANDARDS:

A conditional use shall not be established or commenced without a conditional use permit approved by the Planning Commission or City Council in conformance with the requirements of City Code §17.18.050; and other pertinent laws and ordinances. Unless amended, revoked, or otherwise specified, the permit shall be indefinite and shall run with the land.

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards. The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards.

City Code §17.18.050.I also provides standards for compliance and revocation:

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, State, and Federal laws.
2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection II of this section.

BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit for a restaurant use in the C-C zone at 10468 S. Redwood Road. The proposal is to renovate an existing tenant space (roughly 993 ft²) to open a boba drink and smoothie shop, known as Boba Memory. The applicant submitted the attached operations plan that details delivery hours and procedures. The subject property is currently zoned C-C and is within the Fabric Center Commercial Subdivision. Boba Memory will occupy the smaller unit of the existing 2,500 sf two-unit building. City Code 17.18.020 B. classifies Boba Memory as a commercial use that requires a CUP in the C-C Zone.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- This building has been used for office and retail since completion in 2002.
- There is no record of any prior CUP applications, or approvals, for a restaurant use at this address.
- Boba Memory meets the definition of a restaurant as defined in City Code §17.18.060, “Establishments primarily engaged in the retail sale of prepared food and drinks for on site or immediate consumption.” This definition is commonly associated with cafes.
- There is an existing office building, currently zoned Professional Office (P-O), that buffers the subject property from the nearest residential (R-3) land use boundary.
- The surrounding properties to the north, east, and south are also zoned C-C.
- City Code §17.04.290 restricts the loading, unloading, deliveries, and handling of non-residential use materials between the hours of 7:00 A.M. and 10:00 P.M..
- The applicant currently has applications for a business license, sign permit, and tenant improvement building permit pending review with City Staff and subject to the outcome of the CUP.
- There will be no exterior modifications to the building or site plan.
- There will be no drive-thru.
- Parking needs for a restaurant use without a drive through are sufficient.

Conclusion:

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with City Code pertaining to the C-C Zone.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. PLCUP202300138) with no conditions, based on the findings and conclusions within this Staff report.

ALTERNATIVES TO RECOMMENDATION:

- Approve the Conditional Use Permit with reasonable conditions imposed
- Deny the Conditional Use Permit if detrimental effects are identified, and cannot be reasonably mitigated via imposition of reasonable conditions
- Require additional examination, and motion to table for a future meeting

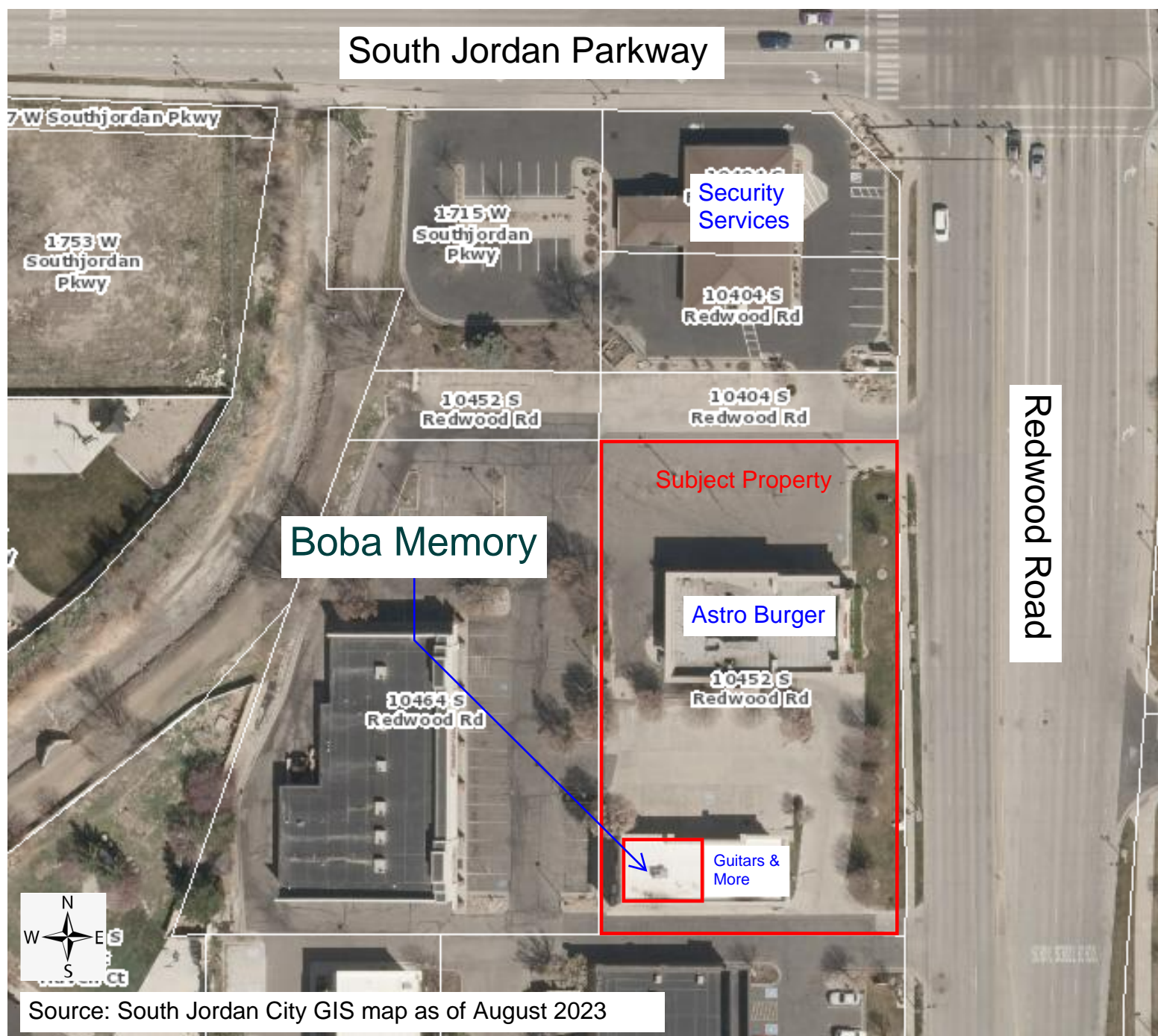
SUPPORT MATERIALS:

- Location Map
- Current Zoning Map
- Proposed Floor Plan
- Operations Plan

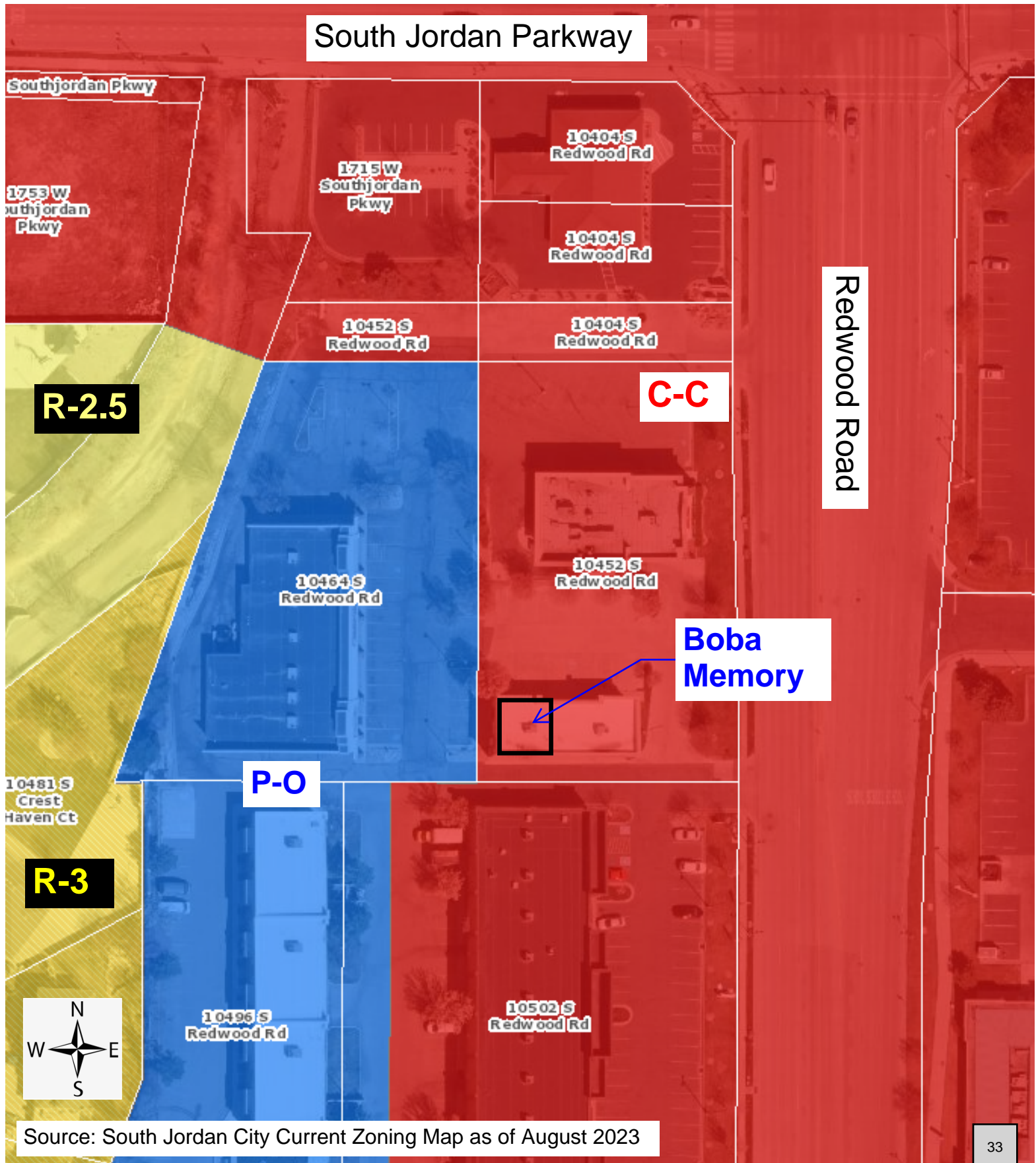


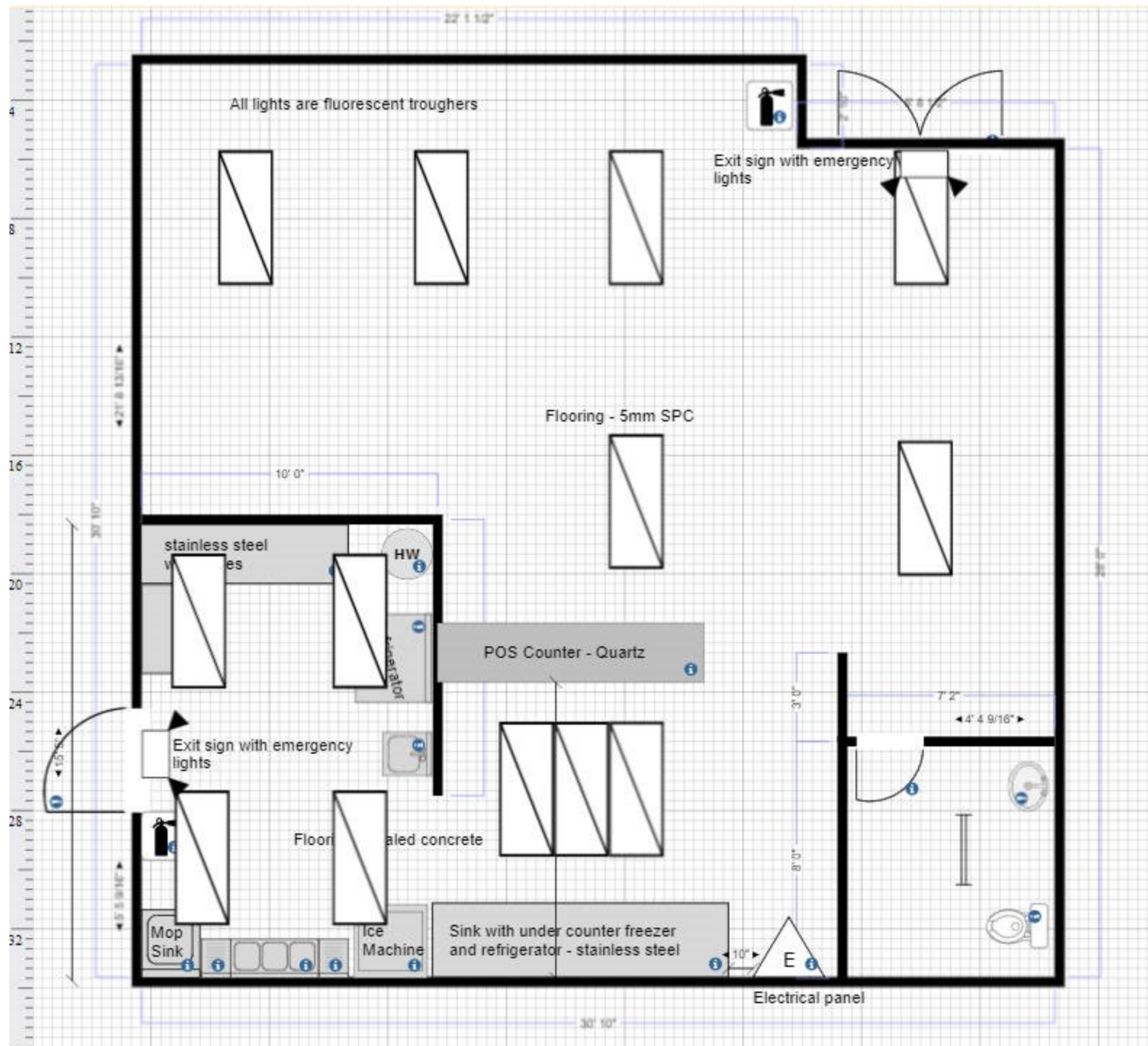
ANDREW MCDONALD, PLANNER I
PLANNING DEPARTMENT

Location Map



Current Zoning Map





Boba Memory Operations Plan

date of commencement of operations: 8/25/2023 if possible may be 9/1/2023

proposed hours and days of operation: Monday – Saturday 10:30-9PM, maybe Sunday 1-7PM

a general description of the operation: Boba Memory is a boba tea and smoothie shop. We sell boba drinks and smoothies only. Boba is cooked and cooled tapioca balls placed in tea or smoothies, along with options for milk and other flavors. Employees will make drinks ordered by customers. Customers will pick up drinks and leave most of the time. We will have a few tables for customers to sit and there will be free board games available for customers to play while in the shop if they wish.

a projection of the number of persons on site (e.g., employees and customers); 2 to 3 employees at all open times. 1-10 customers.

types of accessory uses anticipated; hazardous materials to be used or produced on site; and all other relevant information to describe the nature, scale, practices of the establishment. No hazardous materials will be used.

times, dates, and procedures for deliveries. 10:30 – 11 AM, food delivery, every 2 to 3 days. Deliveries will be made to the west facing kitchen door only.