

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY HALL
TUESDAY, AUGUST 23, 2022 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, August 23, 2022, 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 23, 2022 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>

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) August 9, 2022, Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**
- H. **ADMINISTRATIVE PUBLIC HEARINGS**

H.1. NIELSEN GUESTHOUSE CONDITIONAL USE PERMIT AND ACCESSORY DWELLING UNIT

Address: 1948 W. Ingot Way

File No: PLCUP202200159, PLALU202200118

Applicant: Lynn Nielsen

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 18th day of August, 2022.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
August 9, 2022**

Present: Chair Michele Hollist, Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Laurel Bevans, Commissioner Trevor Darby, Commissioner Aaron Starks, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Planner Ian Harris, Planner Damir Drozdek, City Recorder Anna Crookston, Supervising Senior Engineer Shane Greenwood, Chief Technology Director Jon Day, IS Systems Administrator Ken Roberts, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others:

6:34 P.M.

REGULAR MEETING

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

Commission Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting. She introduced and welcomed the newest planning commissioner Aaron Starks, who was sworn in prior to the meeting tonight.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve the August 9, 2022 agenda as printed. Chair Hollist seconded the motion; vote was unanimous in favor.

C. APPROVAL OF THE MINUTES

Assistant City Attorney Greg Simonsen noted that on page 13 of the minutes, he intended for the word “borne” to be used in place of the printed “born.” The error was located and corrected in the minutes.

Commissioner Gedge motioned to approve the June 28, 2022 Planning Commission Meeting Minutes with the changes noted above. Chair Hollist seconded the motion; vote was unanimous in favor.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Michele Hollist asked to discuss the best way to move forward with required training before the end of the year.

City Planner Greg Schindler didn't know if there would be a night with no items on the agenda, but if there is a light meeting it could be done at the end of the meeting or they could have a work session prior to a future meeting.

Commissioner Nathan Gedge said that in a previous meeting, a joint meeting with the city council was discussed, and he didn't know if that was already scheduled or if that could possibly be used to satisfy some of those hours.

Assistant City Attorney Greg Simonsen commented that meeting would satisfy those requirements.

Planner Schindler said he would speak with Director of Planning Steven Schaefermeyer and see about scheduling that meeting.

Assistant Attorney Simonsen reminded everyone that they satisfied an hour of training last year during the combined meeting.

Chair Hollist asked to confirm that they've done one hour of training this year, attending the meetings will count as another hour, but that they still need two additional hours.

Assistant Attorney Simonsen responded that yes, that is correct.

Chair Hollist said it might be in their best interest to do an hour of training separate from City Council, as well as the hour with them.

Assistant Attorney Simonsen said that Commissioner Aaron Starks has already done one hour of his training.

Chair Hollist suggested coordinating through email a date for that hour of training, and then waiting to hear from City Council to select the other date for the last hour. She also said she will not be at the meeting on September 13, and asked Commissioner Gedge if he was available to conduct that meeting.

Commissioner Gedge said he was available that night to conduct the meeting.

Chair Hollist added that with the new commission numbers, a minimum of three votes is required to pass something, along with a majority of those in attendance. For instance, if all six commissioners are in attendance, four votes are required to pass an agenda item; if there are less than six available, items can still be passed with a minimum vote of three members. A quorum is still three members, and that is the minimum required to conduct business and vote.

F. SUMMARY ACTION – None

G. ACTION - None

H. ADMINISTRATIVE PUBLIC HEARINGS

**H.1. BLACK RIFLE COFFEE DRIVE THROUGH SITE PLAN AND
CONDITIONAL USE PERMIT.**

Address: 3634 W 11400 S

File No.: PLSPR202200036

Applicant: Joshua Helzlsouer

City Planner Greg Schindler reviewed the background information from the Staff Report.

Chair Michele Hollist asked about the strip of land to the east.

Planner Schindler said that is a detention basin, for the North District area.

Commissioner Nathan Gedge noted that even though they have ample parking and queuing, what would happen if they were to exceed that and customers began queuing along 11400 S, would public safety ensure they are out of the flow of traffic.

Planner Schindler said that would have to be quite a long line, but no, they would not allow queuing on 11400 S.

Chair Hollist asked if the applicant was present tonight.

Planner Schindler said they are from out of town and don't appear to be here tonight.

Chair Hollist opened the hearing for public comment. There were no comments and the hearing was closed. She appreciated having additional spots to queue cars, especially with the history we've had in the area. It appears to be a nice fit and completes that last parcel in the area.

Commissioner Darby motioned to approve File No. PLSPR202200036, drive through site plan and conditional use permit at the location above. Chair Hollist seconded the motion. Roll Call Vote was 6-0, unanimous in favor.

**H.2. SLIM CHICKENS RESTAURANT SITE PLAN/CONDITIONAL
USE PERMIT**

Address: 1631 W 11400 S

File No.: PLSPR202200115

Applicant: Tim Leonard

Planner Ian Harris reviewed background information from the Staff Report. He also shared a

design board with the commissioners, which included samples of the materials and colors to be used on the building (Attachment B).

Chair Michele Hollist asked why the Architectural Review Committee (ARC) requested this be submitted to the planning commission.

Planner Harris said he wasn't at the meeting, but he believes it was because the applicant didn't have the materials board ready at that time.

Commissioner Steve Catmull said he believes the applicant wasn't present at the first meeting, so the committee reviewed what was available and then the idea was presented to have the materials possibly brought to this meeting. The ARC did not take a formal vote on this, but in the discussion he said there didn't appear to be any concerns regarding the materials as written.

Commissioner Nathan Gedge asked about traffic flow on 11400 S, specifically in the westbound traffic lane. He assumes there will not be anyone turning left (southbound) on the access road where it junctions with Beckstead, and he is assuming there will be no way for people to cross 11400 S traffic, except for further east where you would access the Starbucks and Swig.

Supervising Senior Engineer Shane Greenwood said that's correct, there are no left turns from Old Cedar onto 11400 S.

Chair Hollist asked if the applicant was present this evening, and invited him up to speak.

Rick Stussy (Applicant) is a franchisee of Slim Chickens and one of the things he could talk about is that they have a lot of cars in their queue. They have learned over time that they need that, and they don't want to have anything spilling out on to the public roads. They just opened a store two weeks ago, and their openings are usually pretty large, and that's both good and bad news; they want to make sure it is good news.

Chair Hollist asked the applicant to tell the commission about the company and what they're known for.

Mr. Stussy said they have two locations open here in Utah, and they have the rights to the State of Colorado and the State of Utah where they have agreed to build 30 stores. They used to be Burger King Franchisees, they sold all of their Burger Kings and went all in on chicken. This concept is from Fayetteville, Arkansas. They now have 183 stores, including 20 of those in London, England and one in Dubai. They have sold most of the states in the United States, and they started in about 2003. They have been very successful in the Midwest. So far he has been very happy with them in their stores. He has six open, one in Lehi and one in Herriman, they have one under construction in Pleasant Grove, and one under construction in Spanish Fork; this location will hopefully be their fifth location in Utah.

Chair Hollist asked for more details on how they handle car stacking, as he indicated they have experience with this.

Mr. Stussy said that Covid changed many things, and when they first started it was pretty much 50/50; fifty percent was through the drive through, fifty percent was in the dining room. It has since switched to about 76% either through drive through, online ordering or delivery, and about 24% in the dining room. Not unlike many restaurant companies where everybody is trying to see where the world is going to settle out, they think theirs is pretty family oriented so they are still pretty sold on having their dining rooms. They have gone to changing a few things to make sure they can handle the current needs, with many people ordering online and coming in to pick it up, or parking and having the food brought out to them. They also have young people in the line with iPads taking orders way before they get to the drive through window. In this store, they have increased their drive through window to be able to go out from a couple of directions to get out to the cars. They have chicken tenders, and when he says “tenders” it is a tenderloin of the chicken, one of the primo pieces, and where many people say “tenders” or “fingers” that is usually just sliced up breast meat. Their tenders are truly that, with only two per chicken; so if you order four tenders that is two chickens. They also have chicken and waffles, wraps, and chicken can be fried or grilled. They have a lot of salads, along with sandwiches and desserts. It has been very well received both in Colorado and Utah for them, and they are really excited about it. They have worked hard on this particular site to make it all work, and have good flow through the site.

Commissioner Trevor Darby asked about the mention of breakout doors on both sides of the window.

Mr. Stussy responded those doors are only on one side of the window. He is also a contractor, and they build for a lot of restaurants. They also say “here’s our prototype” and he has never built the prototype, as they change it every time. Frankly, they have done a lot of changing, trying to figure out how to adjust, as has every other restaurant company recently. He served two terms as a planning commissioner in his own town, so he appreciates everyone here doing that as it’s not an easy job.

Commissioner Aaron Starks asked about the store hours.

Mr. Stussy responded they are usually 10:30 a.m. to 10:00 p.m. They get there early to prep, and they do not do breakfast.

Commissioner Starks asked about procedures for disposal of food, sanitation and keeping trash contained with a residential area close by. How have other stores been able to keep things sanitary, and what might that look like at this location; how do they keep the smell of chicken to a minimum.

Mr. Stussy said trash is continually removed, and they have a pretty large trash enclosure with multiple large trash dumpsters. They have been power washing their sidewalks, as when they take the trash out to the dumpster it drives him crazy to see grease on the sidewalks at other chicken restaurants. At construction they seal their sidewalks very well, and they power wash them, as well as starting to power wash inside their kitchens. They have certain values, and one of those is cleanliness. They get checked, and they check their own restaurants without notice, along with the corporate people coming in frequently; in fact he heard a rumor that the corporate

guys will be here tomorrow. They are very serious about cleanliness and how they take care of their chicken. Their chicken sits for 24 hours in a brine, and is then served fresh so they do not cook ahead and they end up sometimes throwing food away if it's not hot enough, including the french fries.

Chair Hollist opened the hearing for public comments.

Reed Stallings (Sandy Resident) is the owner of this property. At the time he represents 6S114 which is Six Stallings that originally owned this farm that was there. It was their intent to always have a part of this, so this is the one lot they have agreed they would sell to Slim Chickens and they have been really impressed with them, their operations, planning and everything. They have seen these plans before tonight and are in full agreement that this would be a great addition to their retail development east of it. He encourages the approval of this.

Chair Hollist appreciated the attention to the queuing of cars on this property, that has become an issue due to Covid and the increased demand. She thinks it's exciting to have a new company come to our city and she thinks it completes this area and what was intended for it.

Commissioner Gedge motioned to approve File No. PLSPR202200115, site plan/conditional use permit applications at the above address. Chair Hollist seconded the motion; Roll Call vote was 6-0, unanimous in favor.

H.3. EVANS FARM HOUSE POLE BARN CONDITIONAL USE PERMIT

Location: 1396 W 9950 S

File No.: PLCUP202200153

Applicant: Travis Evans, Property Owner

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked if it was standard to include the carport in the building square footage, because without the carport it is below the threshold indicated.

Planner Drozdek said yes, this was discussed with the planning director and he basically said that if there was a gazebo or some kind of pergola, just because it is not enclosed, they would still have that fall under the same requirement as they have here.

Chair Hollist asked about the materials being used, specifically the Hardie Fiber cement siding.

Planner Drozdek said Hardie Fiber is a composite material, similar to stucco, but it can have different finishes made to look like different types of siding.

Chair Hollist asked if this is just for units being occupied that it can be required to fit in with the materials of the main house.

Planner Drozdek said they do not have a requirement for that, as this is not an ADU or a

guesthouse.

Chair Hollist asked if there are other properties near this one with outbuildings that exceed the 60% threshold limit.

Commissioner Nathan Gedge noted that this used to be his grandfather's farm, and the barn that was there should no longer be present on the land, so there shouldn't be any other such buildings.

Chair Hollist asked to confirm that the property to the west is all one larger property that wraps around.

Planner Drozdek responded that yes, it is all one property.

Commissioner Steve Catmull asked to review the map with the easements, and noted that he believed the neighbors all had a 10 foot easement from the boundary, and this property has a 15 foot easement. He is aware this has already been permissioned, but he was curious as to why this was different.

City Planner Greg Schindler believes that is because the 15 foot easement is for a waterline, whereas the other properties have a 10 foot public utilities easement.

Supervising Senior Engineer Shane Greenwood added that is their standard requirement, a 15 foot easement for a waterline.

Planner Schindler believes this waterline comes in going north, then goes in to the subdivision to the north; that's how they got their water.

Chair Hollist asked if the applicant was present, and invited him to speak.

Travis Evans (Applicant) responded that the Hardie Board is the same exact material he is using on his house, basically wood planks that look like a siding but are more of a composite material. It will match identically to the house. On the top will be a metal roof that will match the aesthetics of his front porch which is covered and has a metal roof. He was unaware it was a standard to have that, so while going through preplanning he found out it wasn't included and thought he was okay. However, the whole purpose for adding the carport on the back end is to have some additional storage for his lawn tractor and things like that. They also like to do holiday decorations, so this gives them access to display their fun holiday decorations and he needs somewhere to eventually finish his basement for storage. His goal is to continue the roofline and cover the shed/carport area, he was hoping to continue that same roofline because it will look a lot better and more complete, rather than having a separate shed for those types of things. He is hoping to get the approval so it can all flow and stay looking like one complete buildings, otherwise he would have to look into how to accomplish it with a detached shed.

Chair Hollist asked the applicant to confirm that this will just be personal use and storage, that he won't be running any sort of business out of this unit.

Mr. Evans said he has a 1982 International school bus that's 25 feet long that he has converted over to a camper, and he was looking for somewhere to house that and that it would fit. He also has a boat, so the depth of 60 allows him to park those two back together, which still allows him one bay for moving other cars. He also has a classic '67 Mustang that would go in there, so he wants space to be able to work on his hobbies. This is truly only a hobby, not for any commercial use, and just looking for space to work on his hobbies that isn't right next to the house which allows him some more peace and quiet from his wife and sharing walls between the living room and garage. He is a mechanical engineer by schooling and he loves designing and tinkering, that's what his garage is for.

Chair Hollist opened the hearing for public comments. There were no comments and the hearing was closed.

Commissioner Gedge asked if they eventually wanted to add an ADU, and this is for a CUP, would that require a new permit process to come before the PC to approve that use.

Planner Drozdek said that depending on the size it would either go through staff or the commission if large enough.

Chair Hollist asked the same question, but regarding the requirements if he wanted to run a business out of this.

Planner Drozdek said he would need to get a business license.

Chair Hollist asked if the city would then review and note that was not a use that was approved tonight, and then require a reconsideration by a future Planning Commission.

Planner Drozdek said yes.

Commissioner Trevor Darby added that everyone nearby would be noticed if he started a business.

Planner Drozdek said it would have to be a home occupation business.

Planner Schindler said that home occupation business licenses are not reviewed by the planning commission.

Chair Hollist explained that tonight they are approving this under the conditional use that it is just for private use and storage. If the use were to change in the future, would it be flagged and reviewed by a future planning commission and have to receive a different CUP

Planner Schindler said he doesn't believe so, since you can run a business from your garage. This permit is for the size, not for the use.

Commissioner Bevans motioned to approve File No. PLCUP202200153, conditional use permit application at the above address.

Chair Hollist asked to note that the address printed in the packet was incorrect, however the address on the agenda is correct. She also asked if the correct neighbors were noticed.

Assistant City Attorney Greg Simonsen said they are okay to proceed.

Planner Drozdek said that yes, the correct people were noticed as they use the GIS, and once a property is chosen it highlights that address and creates a buffer around the property.

Chair Hollist seconded the motion; Roll Call vote was 6-0, unanimous in favor.

I. LEGISLATIVE PUBLIC HEARINGS - None

J. OTHER BUSINESS

City Planner Greg Schindler said he texted Director of Planning Steven Schaefermeyer regarding the meeting between the commission and the council, Director Schaefermeyer responded that nothing has been set up yet. If they have any preferences, they can pass them along to either Planner Schindler or Director Schaefermeyer. Also, Chair Michele Hollist can reach out to the mayor herself and work something out since the mayor would be the one to schedule that with the council.

Chair Michele Hollist asked what the agenda for the next Planning Commission meeting was looking like.

Planner Schindler said he doesn't believe there is much on the next meeting, maybe one or two items. Planner Drozdek has two items, but they are for the same project. He also believes Planner Ian Harris has one item for the agenda.

Chair Hollist asked to hold off on scheduling anything, and she will follow-up with an email for dates. She would also like to get some ideas from the commission on what they would like to receive training on.

ADJOURNMENT

Chair Hollist motioned to adjourn the August 9, 2022 Planning Commission meeting. Commissioner Darby seconded the motion; vote was unanimous in favor.

The August 9, 2022 Planning Commission Meeting adjourned at 7:20 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/23/2022

Issue: NIELSEN GUESTHOUSE
CONDITIONAL USE PERMIT AND ACCESSORY DWELLING UNIT
Address: 1948 W. Ingot Way
File No: PLCUP202200159
 PLALU202200118
Applicant: Lynn Nielsen

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application:

- PLCUP202200159 to allow an existing detached accessory building (guesthouse) with the following requirements:
 - All City required permits and inspections are scheduled and passed as required by the City Building Division; and
- PLALU202200118 to allow for occupancy of above referenced guesthouse with the following requirements:
 - Fire access road is constructed as per International Fire Code and as approved by the City Fire Department,
 - ADU parking is to be provided in location where it will not impede emergency vehicle access to the guesthouse.

ACREAGE:	2 acres
CURRENT ZONE:	R-1.8 (Single-family residential, 1.8 lots per acre) Zone
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Single-family homes South – R-1.8 / Ingot Way West – R-1.8 / Vacant Lot East – R-1.8 / Single-family home

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

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. Further, City Code § 17.18.050 provides:

I. 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 A of this section.

STANDARD OF REVIEW:

17.130.030.020: REVIEW PROCESS

C. Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses 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 has applied for Conditional Use Permit (CUP) and Accessory Dwelling Unit (ADU) permit approval by the Planning Commission for an existing detached accessory building that he intends to renovate. It is located at 1948 W. Ingot Way.

The accessory building (the "Guesthouse") was originally constructed as a barn to shelter farm animals. Some time ago, the applicant converted the building into a residential living space. The City has no record of any permits being issued for the conversion, and the conversion went unnoticed until the applicant applied for a building permit to remodel the building.

The Guesthouse is located behind the main dwelling, approximately 150 feet from the street and around 90 feet from the west property line. There is a circular driveway in front of the main dwelling that provides enough room to park many vehicles. The required parking space for the ADU will be provided in the driveway but it will have to be located in a place where it will not impede emergency fire access to the Guesthouse.

The applicant will occupy the main dwelling while his son and son's family intend to occupy the Guesthouse. The main dwelling is a one-story building that is 21 feet high at the roof ridge. According to the County Assessor's records, it is 4,679 sq. ft. (2,672 sq. ft. on the main floor, and 2,007 sq. ft. in the basement). According to the applicant, the main dwelling has a fully-finished main floor with a few semi-finished bedrooms, one bathroom and no kitchen in the basement. Aside from the guesthouse ADU that the applicant is seeking a permit for, there are no other ADUs on the property.

The Guesthouse is a two-story building that is approximately 24 feet high at the ridge. Currently the Guesthouse has 1,662 sq. ft. of space on the main floor and 815 sq. ft. of space on the second floor, for a total of 2,477 sq. ft. of space. With the proposed remodel, there will be 1,896 sq. ft. of space on the main floor and 815 sq. ft. on the second floor, for a total of 2,711 sq. ft. of space. The majority of the additional space will come from enclosing the porch on the main floor. The finished product will have a total of three bedrooms, two bathrooms, a kitchen and a few multi-purpose rooms. The guesthouse will be approximately 58% the size of the main dwelling unit.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high. (See City Code § 17.40.020:I.3.a.)
- Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses 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. (See City Code § 17.130.030.020:C.)
- The Guesthouse is an existing structure that has been used as a residential space for many years. The City has not have record of any complaints the structure or use.
- The proposed site plan will have to be modified to provide a turnaround for emergency vehicles to meet the Fire Apparatus Access Roads requirements which are included in the support materials section of the report as Appendix D.
- Staff has not identified any potential detrimental effects that the Guesthouse may cause if approved as per Staff recommendations.
- The intent of the two applications is to bring an existing Guesthouse into compliance with City Codes and allow the applicant to move forward with improving the Guesthouse.

Conclusion:

- The proposed Guesthouse does not appear to violate any health, safety or welfare standards if approved as conditioned. In addition, staff was not able to identify any detrimental effects to the adjacent properties or the general area.

Recommendation:

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

ALTERNATIVES:

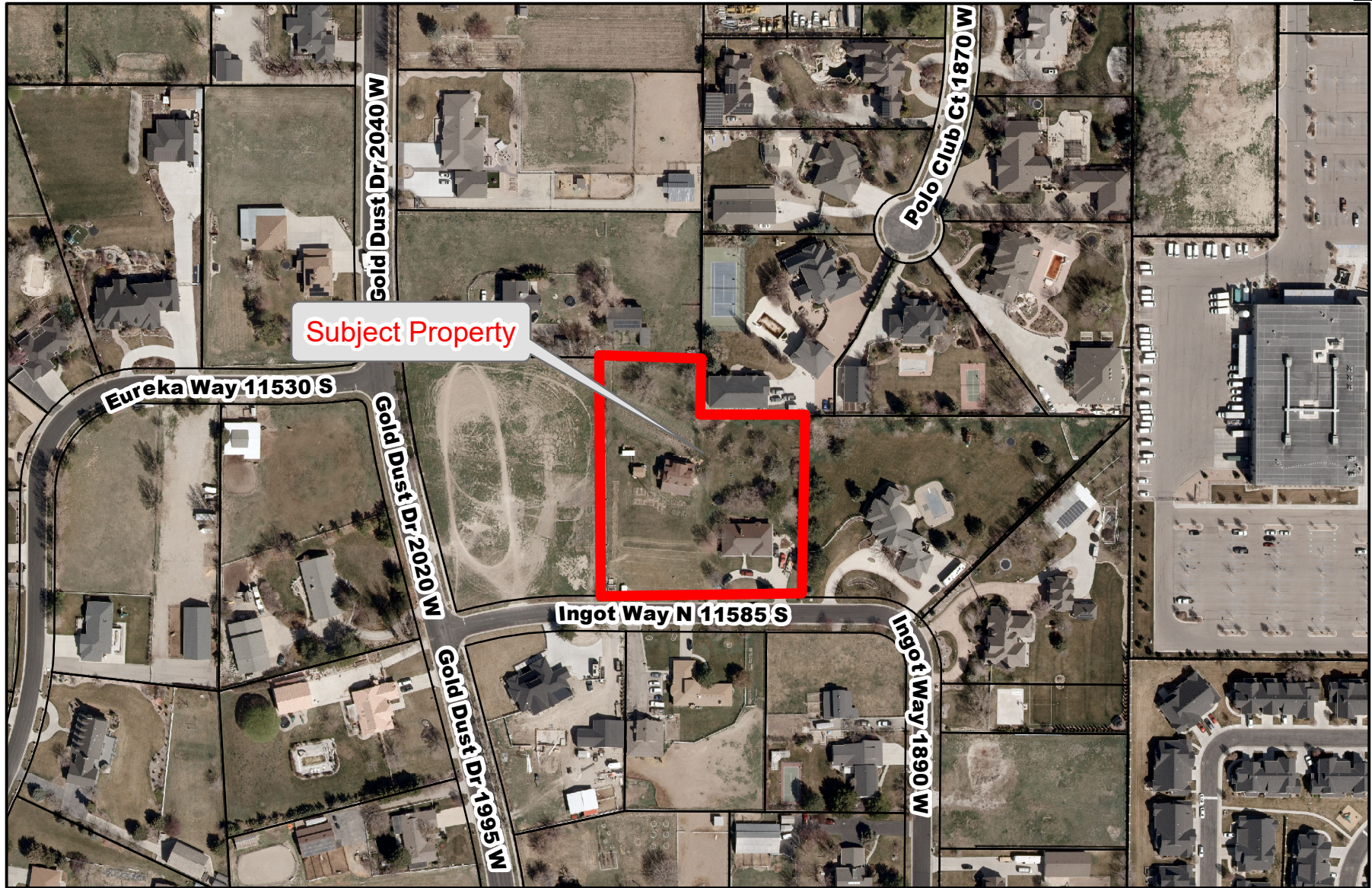
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

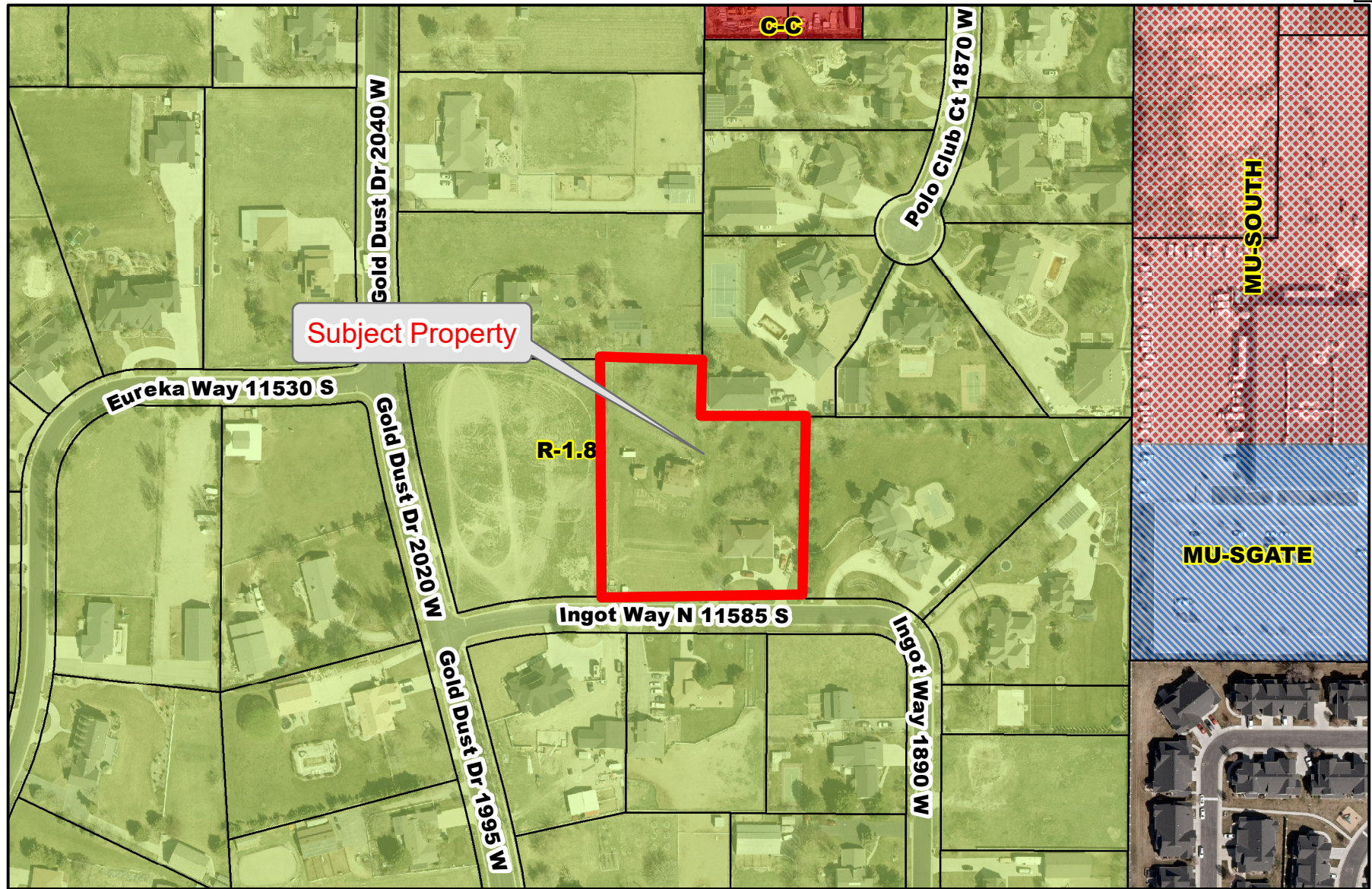
- Aerial Map
- Zoning Map
- Building Plans
- Appendix D – Fire Apparatus Access Roads
- Assessor's Information




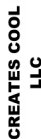
Damir Drozdek, AICP
Planner III
Planning Department



<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 65 130 260 390 520 Feet</p> <p>Aerial Imagery 2021</p> 
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SD

1948 INGOT WAY, SOUTH JORDAN, UT 84095

RESIDENTIAL RENOVATION

COVER

Date	DATE
Drawn By	Author

Checked By		Checker
REVISION	DESCRIPTION	DATE

SHEET NUMBER

200V

Item H.1

916

1948 INGOT WAY

GENERAL NOTES

- [illegible]

ABBREVIATIONS

- [illegible]

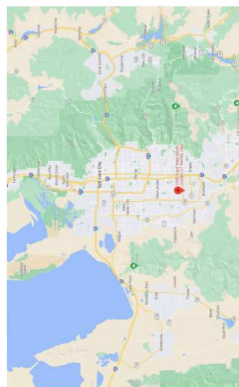
PROJECT DATA

- | | |
|---|-------------------------|
| PROJECT DESCRIPTION: | |
| RENOVATION OF THE SOUTH AND WEST ELEVATIONS OF THE MAIN BUILDING, INCLUDING THE STAIRS, BEDROOMS, TERRACE, AND SCHOOL ROOM. | |
| OWNER: | ARCHITECT: |
| CLIENT | CREATED COOL |
| ADDRESS | 1000 S. GATE |
| CITY | SAN FRANCISCO, CA 94108 |
| PHONE | 415.398.1100 |
| CONTACT | ELIAS FORANI, AIA |
| EMAIL | |
| PERMANENT WORK | |
| 200.00 | 300.00 |
| TEMPORARY WORK | |
| 200.00 | 300.00 |
| CONSTRUCTION | |
| 200.00 | 300.00 |
| FINISHES | |
| 200.00 | 300.00 |
| PAINTS | |
| 200.00 | 300.00 |
| ROOFING | |
| 200.00 | 300.00 |
| MECHANICAL | |
| 200.00 | 300.00 |
| ELECTRICAL | |
| 200.00 | 300.00 |
| PLUMBING | |
| 200.00 | 300.00 |
| LANDSCAPE | |
| 200.00 | 300.00 |
| INTERIORS | |
| 200.00 | 300.00 |
| EXTERIORS | |
| 200.00 | 300.00 |
| DEMOLITION | |
| 200.00 | 300.00 |
| FOUNDATION | |
| 200.00 | 300.00 |
| STRUCTURE | |
| 200.00 | 300.00 |
| ROOF | |
| 200.00 | 300.00 |
| WALLS | |
| 200.00 | 300.00 |
| FLOORS | |
| 200.00 | 300.00 |
| CEILING | |
| 200.00 | 300.00 |
| DOORS | |
| 200.00 | 300.00 |
| WINDOWS | |
| 200.00 | 300.00 |
| STAIRS | |
| 200.00 | 300.00 |
| ELEVATORS | |
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| ELECTRICAL | |
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| PLUMBING | |
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| PLUMBING | |
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| DEMOLITION | |
| 200.00 | 300.00 |
| FOUNDATION | |
| 200.00 | 300.00 |
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| 200.00 | 300.00 |
| CEILING | |
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| MECHANICAL | |
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| ELECTRICAL | |
| 200.00 | 300.00 |
| PLUMBING | |
| 200.00 | 300.00 |
| LANDSCAPE | |
| 200.00 | 300.00 |
| INTERIORS | |
| 200.00 | 300.00 |
| EXTERIORS | |
| 200.00 | 300.00 |
| DEMOLITION | |
| 200.00 | 300.00 |
| FOUNDATION | |
| 200.00 | 300.00 |
| STRUCTURE | |
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| ROOF | |
| 200.00 | 300.00 |
| WALLS | |
| 200.00 | 300.00 |
| FLOORS | |
| 200.00 | 300.00 |
| CEILING | |
| 200.00 | 300.00 |
| DOORS | |
| 200.00 | 300.00 |

SYMBOLS

- | | | | | | | | | | | | | | | | |
|-----------------------------------|------------------|-------------------------------------|-------------------------------|------------|------------|---------------|------------|---------------|-----------------------------------|--------------|---------------|--------------|---------------|--------------|-----------------------------------|
| (E) CONSTRUCTION
TO BE REMOVED | (N) CONSTRUCTION | (N) 1-HR FIRE RATED
CONSTRUCTION | (E) CONSTRUCTION
TO REMAIN | LINE ABOVE | LINE BELOW | PROPERTY LINE | CENTERLINE | DETAIL NUMBER | DIRECTION OF
ELEVATION/SECTION | SHEET NUMBER | DETAIL NUMBER | SHEET NUMBER | DETAIL NUMBER | SHEET NUMBER | DIRECTION OF
ELEVATION/SECTION |
| --- | --- | --- | --- | --- | --- | --- | --- | 1
A1 | 1
A1 | 1
A1 | 4
A2 | 4
A2 | 4
A2 | 4
A2 | 1
A1 |

VICINITY MAP



DRAWING INDEX

ARCHITECTURAL	
0000 COVER	
0100 EXISTING AND PROPOSED SITE PLAN	
0200 EXISTING AND PROPOSED LOTS	
0300 EXISTING PLANS	
0400 PROPOSED PLANS	
0500 PROPOSED ROOF PLANS	
0600 PROPOSED ROOF PITCH	
0700 PROPOSED ROOF DRAINAGE	
0800 PROPOSED ROOF DRAINAGE	
0900 PROPOSED ELEVATIONS	
1000 EXISTING AND PROPOSED SECTIONS	
1100 EXTERIOR DETAILS	
1200 INTERIOR DETAILS	
1300 INTERIOR ELEVATIONS	
1400 MEASUREMENTS	
1500 MEASUREMENTS	
1600 MEASUREMENTS	
1700 MEASUREMENTS	
1800 MEASUREMENTS	
1900 MEASUREMENTS	
2000 MEASUREMENTS	
2100 MEASUREMENTS	
2200 MEASUREMENTS	
2300 MEASUREMENTS	
2400 MEASUREMENTS	
2500 MEASUREMENTS	
2600 MEASUREMENTS	
2700 MEASUREMENTS	
2800 MEASUREMENTS	
2900 MEASUREMENTS	
3000 MEASUREMENTS	
3100 MEASUREMENTS	
3200 MEASUREMENTS	
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4200 MEASUREMENTS	
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7100 MEASUREMENTS	
7200 MEASUREMENTS	
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8000 MEASUREMENTS	
8100 MEASUREMENTS	
8200 MEASUREMENTS	
8300 MEASUREMENTS	
8400 MEASUREMENTS	
8500 MEASUREMENTS	
8600 MEASUREMENTS	
8700 MEASUREMENTS	
8800 MEASUREMENTS	
8900 MEASUREMENTS	
9000 MEASUREMENTS	
9100 MEASUREMENTS	
9200 MEASUREMENTS	
9300 MEASUREMENTS	
9400 MEASUREMENTS	
9500 MEASUREMENTS	
9600 MEASUREMENTS	
9700 MEASUREMENTS	
9800 MEASUREMENTS	
9900 MEASUREMENTS	

APPLICABLE CODES

- ALL WORK SHALL COMPLY WITH THE FOLLOWING BUILDING CODES AND STANDARDS:
- 2015 UTAH RESIDENTIAL CODE (IRC 2015)
 - 2018 UTAH BUILDING CODE (IBC 2018)
 - 2017 UTAH ELECTRICAL CODE (NEC 2017)
 - 2018 UTAH MECHANICAL CODE (IMC 2018)
 - 2018 UTAH PLUMBING CODE (UPC 2018)
 - 2018 UTAH ENERGY CONSERVATION CODE (IECC 2018)
 - 2018 UTAH FIRE CODE (IFC 2018)
 - 2018 UTAH FIRE AND GAS CODE (IFGC 2018)
 - 2018 UTAH EXISTING BUILDINGS CODE (IEBC 2018)

NOTES

1. CONTRACTOR TO SUBMIT SIZING CALCULATION TO THE CITY INSPECTOR FOR WATER LINE TO VERIFY THAT EXISTING WATER LINE IS ADEQUATE
2. CONTRACTOR TO SUBMIT SIZING CALCULATION TO THE CITY INSPECTOR OR SEWER LINE TO VERIFY THAT THE EXISTING SANITARY SEWER IS ADEQUATE

18



STATUS	SD
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RESIDENTIAL
RENOVATION

EXISTING AND PROPOSED SITE PLAN

[illegible]

SHEET NUMBER

A10P

Item H.1.

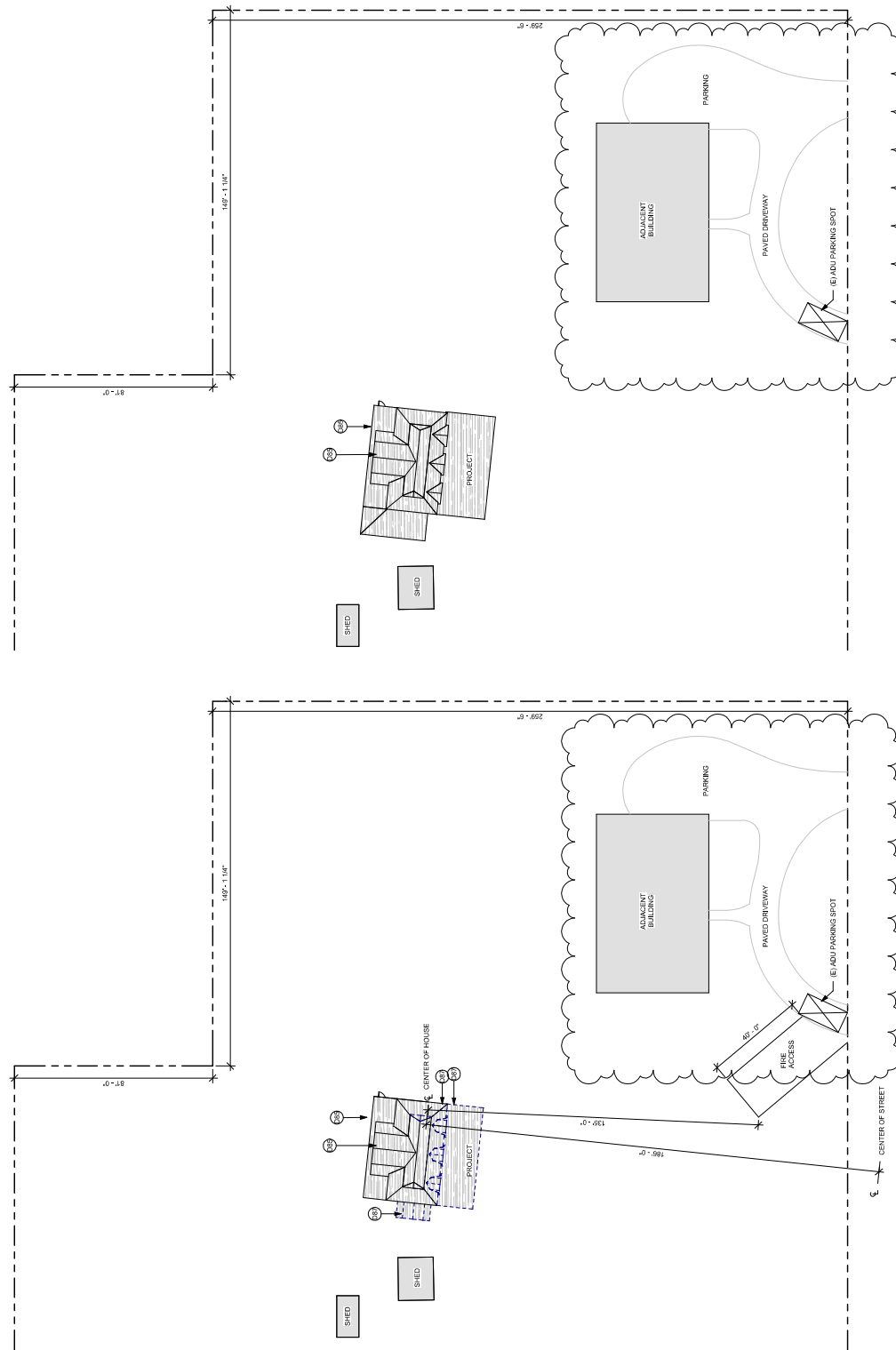
SHEET NOTES

KEY NOTES

085 (E) ROOF TO REMAIN AND PROTECT.
087 REMOVE PORTIONS OF (E) ROOFING, FINISH, FLASHING AND UNDERLAYMENT

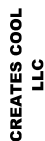
SHEET LEGEND

NOT IN CONTRACT
ADJACENT BUILDING



1 (E) SITE PLAN
3/64" = 1'-0"

② (N) SITE PLAN $\frac{3}{64}'' = 1'-0''$



SD

1948 INGOT WAY, SOUTH JORDAN, UT 84095

RESIDENTIAL RENOVATION

EXISTING PLANS

[illegible]

SHEET NUMBER

A101

Item H.1.

As

DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY IN A SYSTEMATIC MANNER.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE EXISTING SURFACES AND EQUIPMENT. THE CONTRACTOR SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE LOCAL BUILDING CODE.

6. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.

7. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY THE LOCAL GOVERNING AGENCY'S RULES AND REGULATIONS.

9. REMOVE ALL ABANDONED MATERIALS, DEVICES, FIXTURES, PIPES, CONDUITS, WIRES, ETC., FROM PREMISES.

9. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF OFF-SITE PER 2015 CALGREEN STANDARDS FOR CONSTRUCTION

10. CONTRACTOR SHALL PROTECT PUBLIC SPACES DURING OPERATIONS INCLUDING PUBLIC SIDEWALKS, ACCESS WALKWAYS, ROADS AND PARKING AREAS.

11. NO CUTTING OR CHANNELING OF BUILDING STRUCTURE TO BE PERMITTED WITHOUT APPROVAL BY STRUCTURAL ENGINEER.

12. CONTRACTOR SHALL PROVIDE A DEMOLITION DEBRIS RECOVERY PLAN IF REQUIRED BY THE AUTHORITIES HAVING

13. OWNER TO PROVIDE HAZARDOUS MATERIALS ABATEMENT AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

14. REMOVE PORTION OF (E) IN ORDER FINISHES AS REQUIRED TO INSTALL (N) PARTITION WALLS. SEE FLOOR PLAN

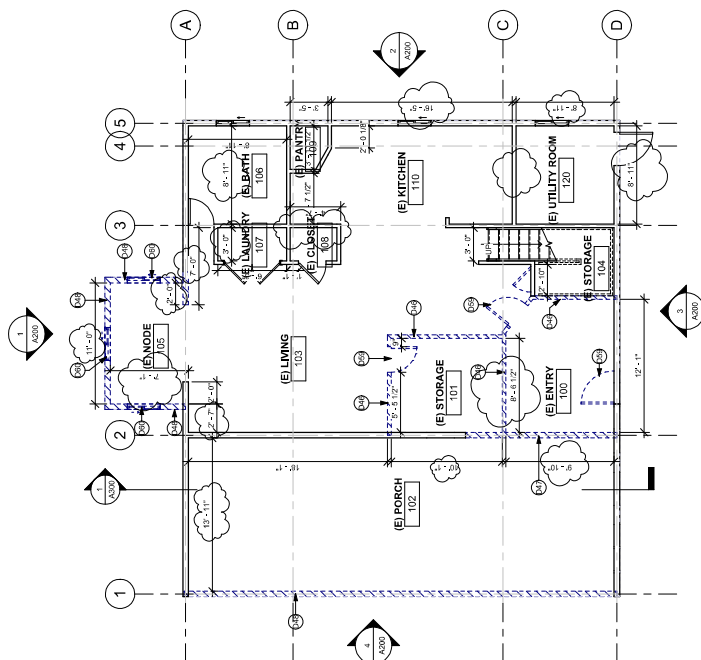
KEY NOTES

446	REMOVE (E) INTERIOR NON-STRUCTURAL PARTITION WALLS AND FRAMING AS REQUIRED.
447	REMOVE PORTIONS OF (E) INTERIOR PARTITIONS AS REQUIRED
448	REMOVE PORTIONS OF (E) EXTERIOR WALLS.
449	REMOVE (E) DOOR, FRAME AND RELATED HARDWARE.
450	REMOVE (E) WINDOW, FRAME, AND RELATED HARDWARE. TYPE

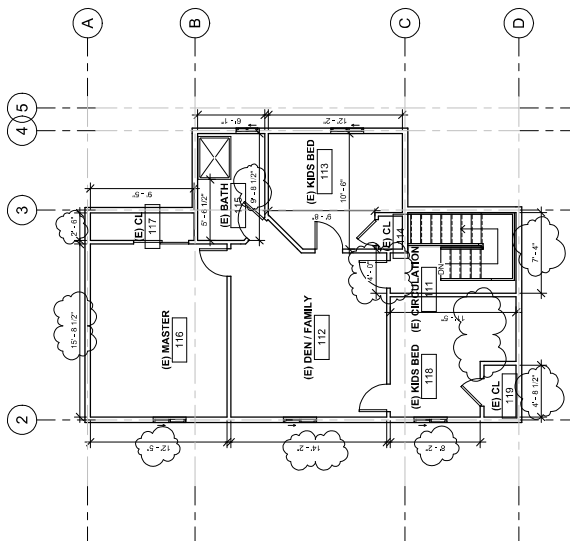
SHEET LEGEND

NEW WALL
EXISTING WALL
DEMO WALL

NUMBER	NAME	AREA
FIRST FLOOR		
00	(E) ENTRY	119 SF
01	(E) RECEPTION	400 SF
02	(E) LOBBY	540 SF
03	(E) WAITING	540 SF
04	(E) STORAGE	50 SF
05	(E) OFFICE	100 SF
06	(E) BATH	100 SF
07	(E) LAUNDRY	75 SF
08	(E) CLOSET	13 SF
09	(E) HALL	100 SF
10	(E) KITCHEN	165 SF
20	(E) UTILITY ROOM	89 SF
SECOND FLOOR		
11	(E) BRIGADIER	1062 SF
12	(E) DESK / FAMIL	218 SF
13	(E) DESK BED	118 SF
14	(E) DESK	115 SF
15	(E) BATH	57 SF
16	(E) MASTER	195 SF
17	(E) CL. / DESK BED	243 SF
18	(E) CL. / DESK	145 SF
19	(E) CL. / DESK	145 SF



1 (E) FIRST FLOOR PLAN
3/16" = 1'-0"



2 (E) SECOND FLOOR PLAN
3/16" = 1'-0"



CREATES COOL
LLC

STATUS
SD

RESIDENTIAL
RENOVATION
1948 INGOT WAY, SOUTH JORDAN, UT
84095

ROOF PLANS

Date 04/14/22
Drawn By
Author

Checked By
REVISION

DESCRIPTION
Revision 1

DATE
Date 1

DATE
Date 1

DATE
Date 1

DATE
Date 1

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Date 1

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Date 1

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Date 1

DATE
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Date 1

DATE
Date 1

SHEET NUMBER

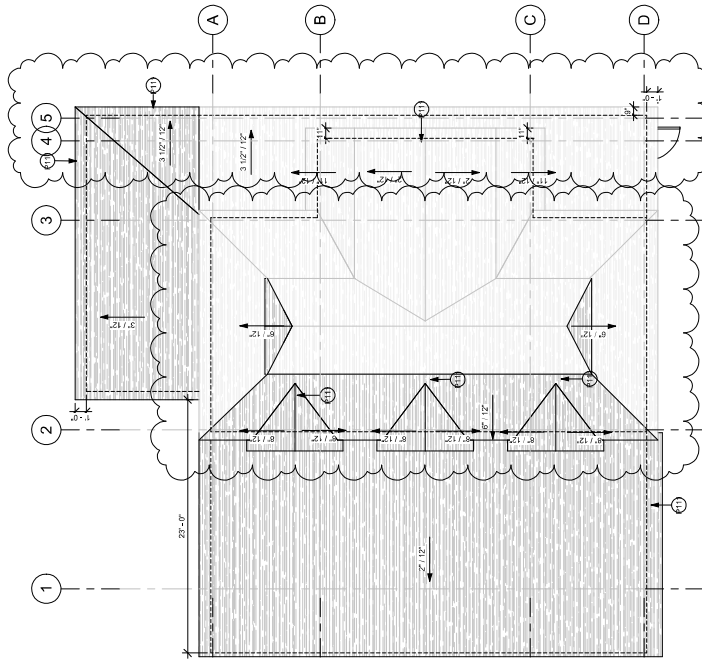
A102

Item H.1.

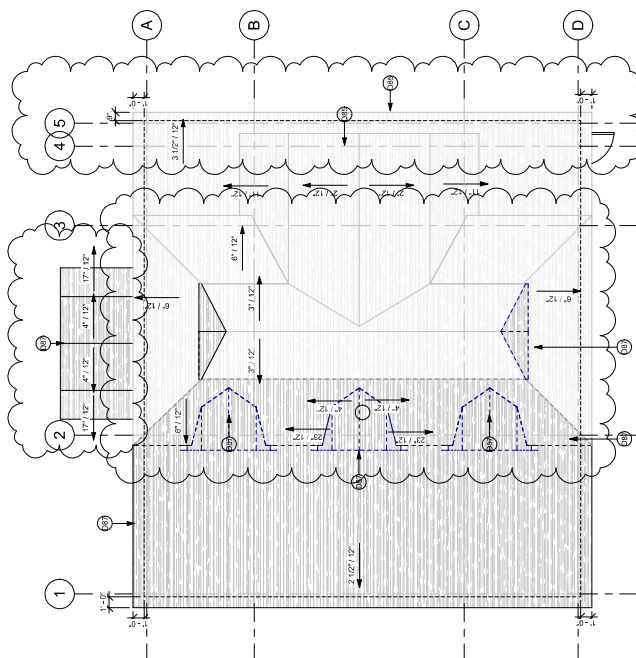
Scale 3/16"

KEY NOTES

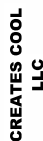
SEE INDEX TO MAIN AND PROJECT
DRAWINGS FOR ROOF FINISH, FLASHING AND
PITCH IN ROOF.



(N) ROOF
3/16" = 1'-0"



(E) ROOF
3/16" = 1'-0"



STATUS	SD
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1948 INGOT WAY, SOUTH JORDAN, UT 84095

RESIDENTIAL RENOVATION

EXISTING
ELEVATIONS

[illegible]

SHEET NUMBER

A20p

Item H.1.

Scale

DEMOLITION NOTES

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY IN A SYSTEMATIC MANNER.
2. ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE SAME. THE CONTRACTOR SHALL MAKE REPAIRS REQUIRED WITHOUT ADDITIONAL COST TO THE OWNER.

3. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.

4. NO STRUCTURAL ELEMENTS SHALL BE REMOVED UNLESS PORTIONS AFFECTED ARE ADEQUATELY SUPPORTED BY EITHER TEMPORARY SHORING OR NEW STRUCTURAL ELEMENTS AS REQUIRED TO PROTECT THE STABILITY AND INTEGRITY OF THE EXISTING STRUCTURE.

5. ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE LOCAL BUILDING CODE.

8. REMOVE OR RELOCATE ALL WIRING, PLUMBING, AND MECHANICAL EQUIPMENT AFFECTED REMOVAL OF PARTITIONS. REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISH SURFACES, AND SHALL BE PROPERLY CAPPED OR PLUGGED.

7. THE CONTRACTOR SHALL PROVIDE, ERECT AND MAINTAIN ALL TEMPORARY BARRIER AND GUARDS, AND ALL TEMPORARY SHORING AND BRACING AS REQUIRED BY THE LOCAL JURISDICTION AND SHALL OBTAIN A PERMIT.

B. REMOVE ALL ABANDONED MATERIALS, DEVICES, FIXTURES, PIPES, CONDUITS, WIRES, ETC., FROM PREMISES.

10. CONTRACTOR SHALL PROTECT PUBLIC SPACES DURING OPERATIONS INCLUDING PUBLIC SIDEWALKS, ACCESS WALKWAYS, ROADS AND PARKING AREAS.

11. NO CUTTING OR CHANNELING OF BUILDING STRUCTURE TO BE PERMITTED WITHOUT APPROVAL BY STRUCTURAL ENGINEER.

12. CONTRACTOR SHALL PROVIDE A DEMOLITION DEBRIS RECOVERY PLAN IF REQUIRED BY THE AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.

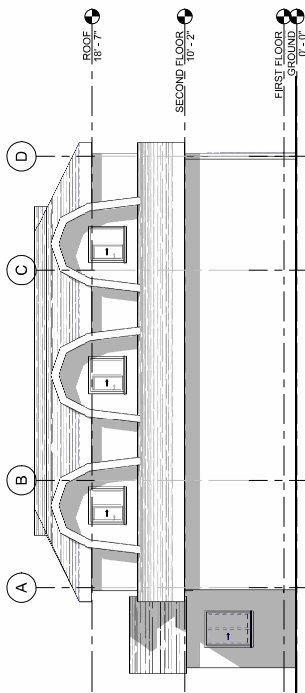
13. OWNER TO PROVIDE HAZARDOUS MATERIALS ABATEMENT AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION

14. REMOVE PORTION OF (E) INTERIOR FINISHES AS REQUIRED TO INSTALL (N) PARTITION WALLS, SEE FLOOR PLAN

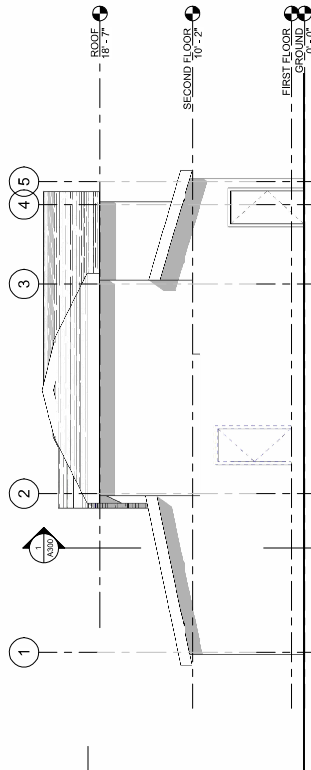
KEY NOTES

SHEET LEGEND

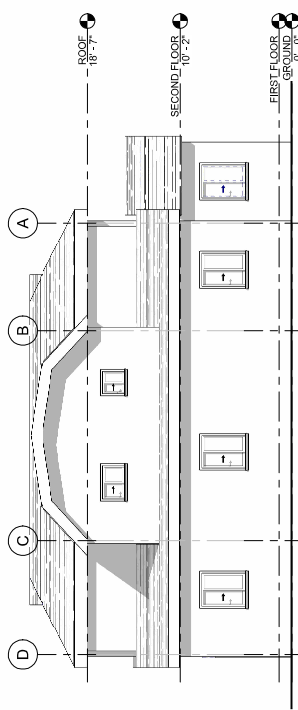
- NOT IN CONTRACT
ADJACENT BUILDING



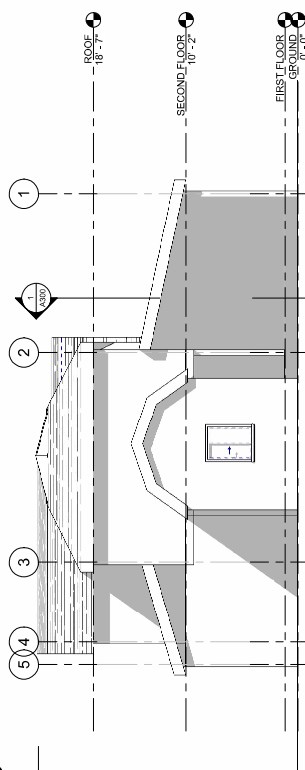
4 (E) SOUTH ELEVATION
3/16" = 1'-0"



③ (E) EAST ELEVATION
3/16" = 1'-0"



2 (E) NORTH ELEVATION
3'16" = 1'-0"



1 (E) WEST ELEVATION
3/16" - 1' 0"

SHEET NOTES

KEY NOTES

D06 REMOVE PORTIONS OF (E) EXTERIOR WALLS.
D07 REMOVE PORTIONS OF (E) ROOFING FINISH, FLASHING AND UNDERLAYMENT.
E22 UNDERLAYMENT TO BE REMOVED AND RE-INSTALLED AS SCHEDULED, TYP.
E23 IN DOOR AS SCHEDULED, TYP.
E35 IN ROOF.

SHEET LEGEND

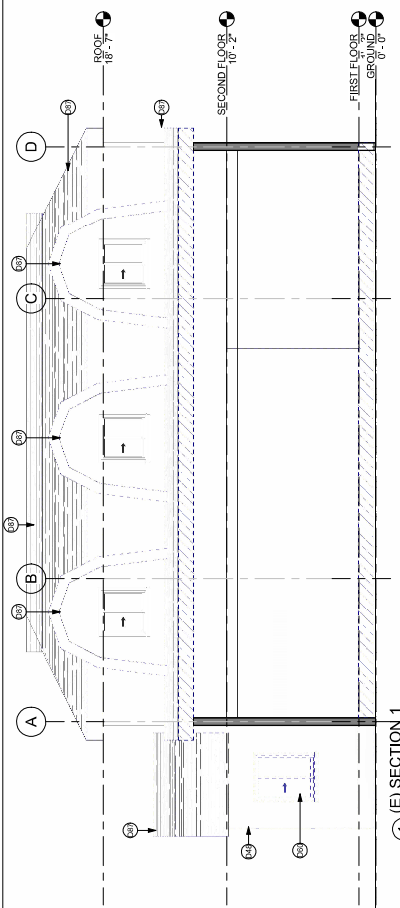
NEW WALL

EXISTING WALL

DEMO WALL

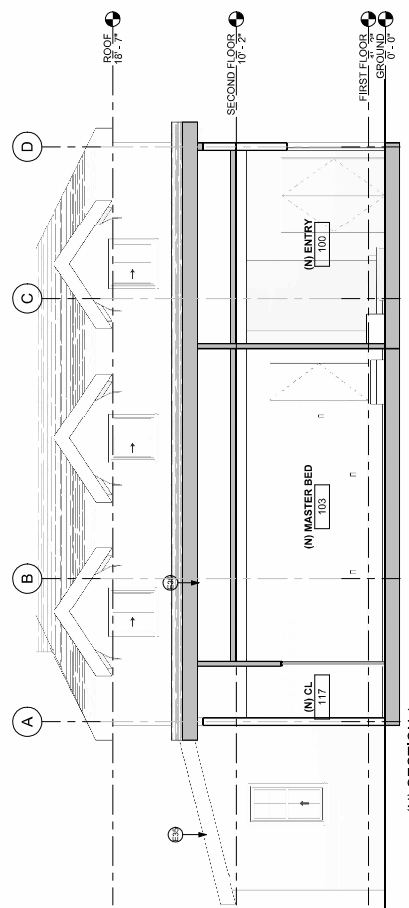
1 (E) SECTION 1

1/4" = 1'-0"



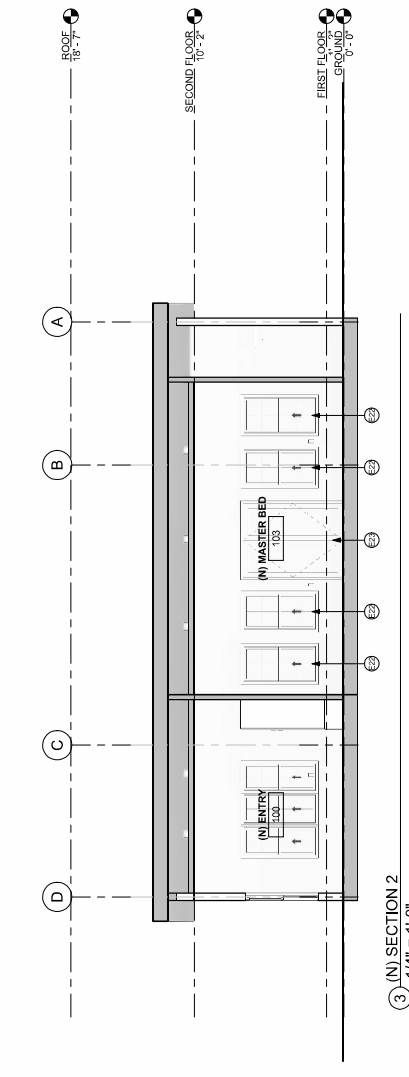
2 (N) SECTION 1

1/4" = 1'-0"



3 (N) SECTION 2

1/4" = 1'-0"



26



STATUS	SD
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RESIDENTIAL
RENOVATION

EXTERIOR DETAILS

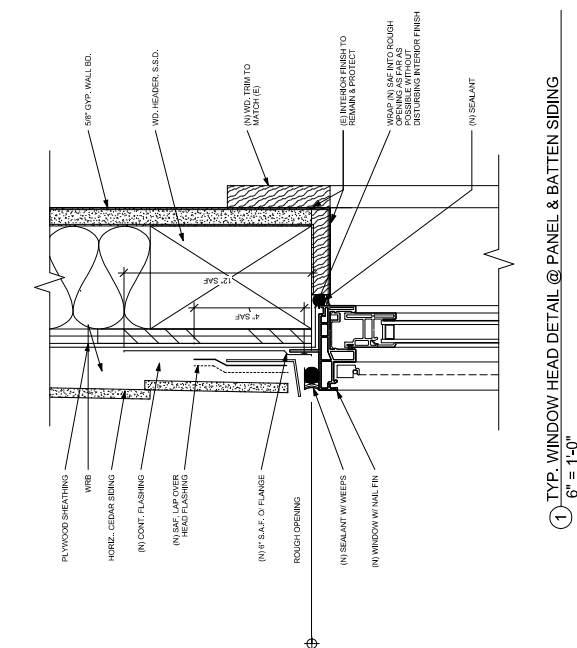
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SHEET NUMBER

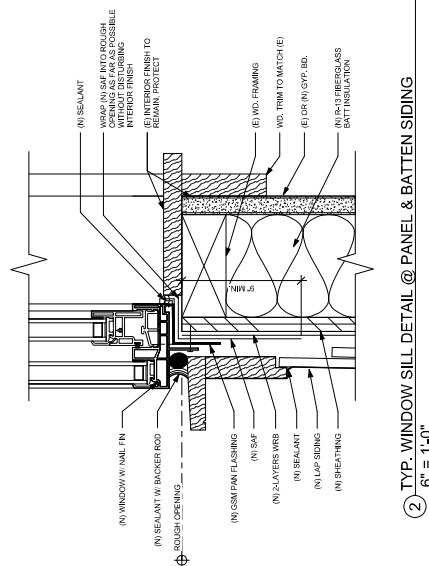
A50p

Item H.1.

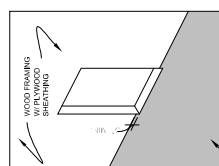
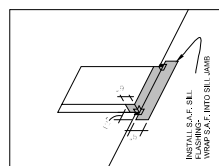
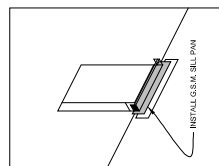
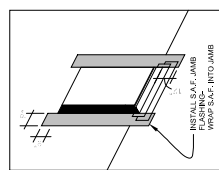
Scale



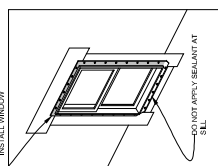
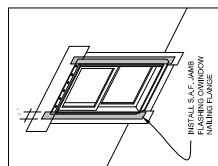
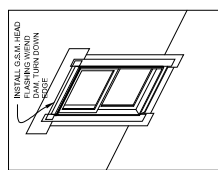
1 TYP. WINDOW HEAD DETAIL @ PANEL & BATTEN SIDING
6" = 1'-0"



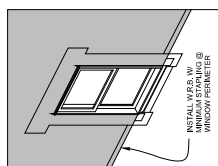
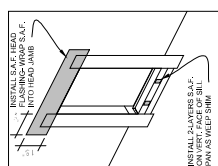
2 TYP. WINDOW SILL DETAIL @ PANEL & BATTEN SIDING
6" = 1'-0"



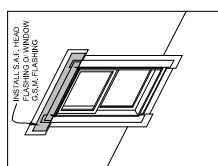
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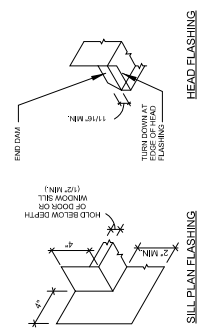
④



②

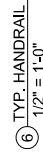


FLASHING PROGRESSIONS

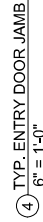


5 TYPICAL SILL PAN FLASHING PROFILES
3'-1'-0"

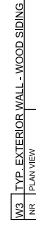
DOOR DETAILS



DOOR DETAILS



WALL AND ROOF DETAILS



STATUS	SD
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RESIDENTIAL
RENOVATION

INTERIOR DETAILS

[illegible]

SHEET NUMBER

A501

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Scale	As
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[illegible]



SD

1948 INGOT WAY, SOUTH JORDAN, UT 84095

RESIDENTIAL RENOVATION

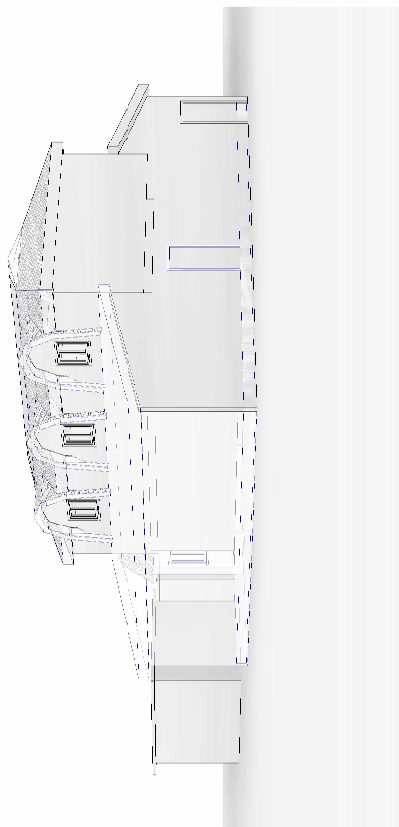
EXTERIOR PERSPECTIVES

[illegible]

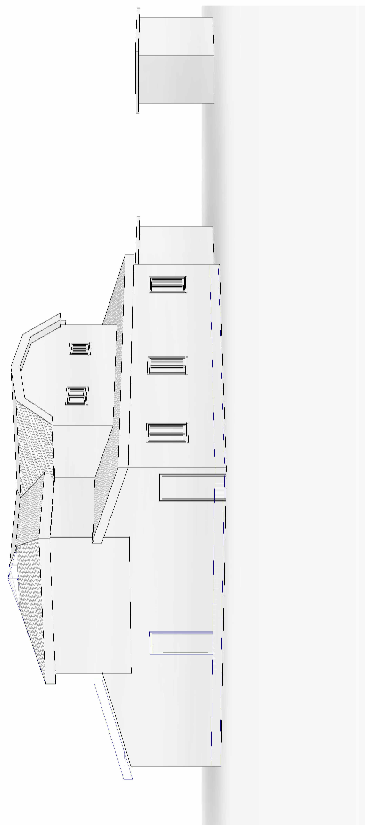
SHEET NUMBER

A90P

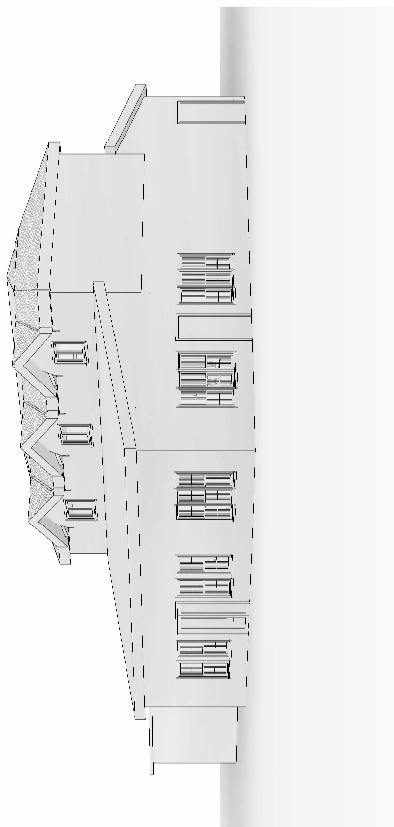
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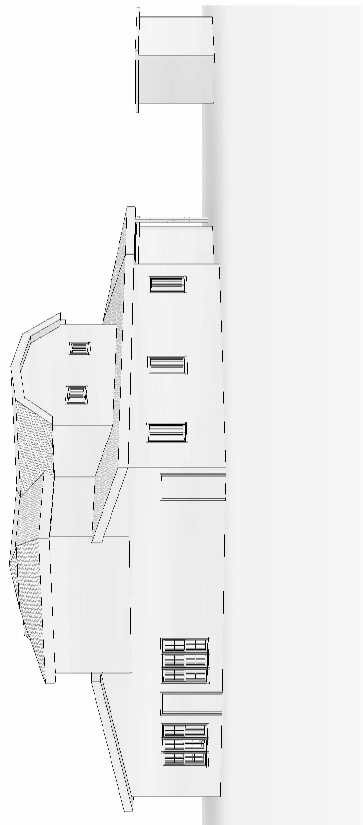
① (E) EXTERIOR VIEW 1



② (E) EXTERIOR VIEW 2



3 (N) EXTERIOR VIEW 1



4 (N) EXTERIOR VIEW 2

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

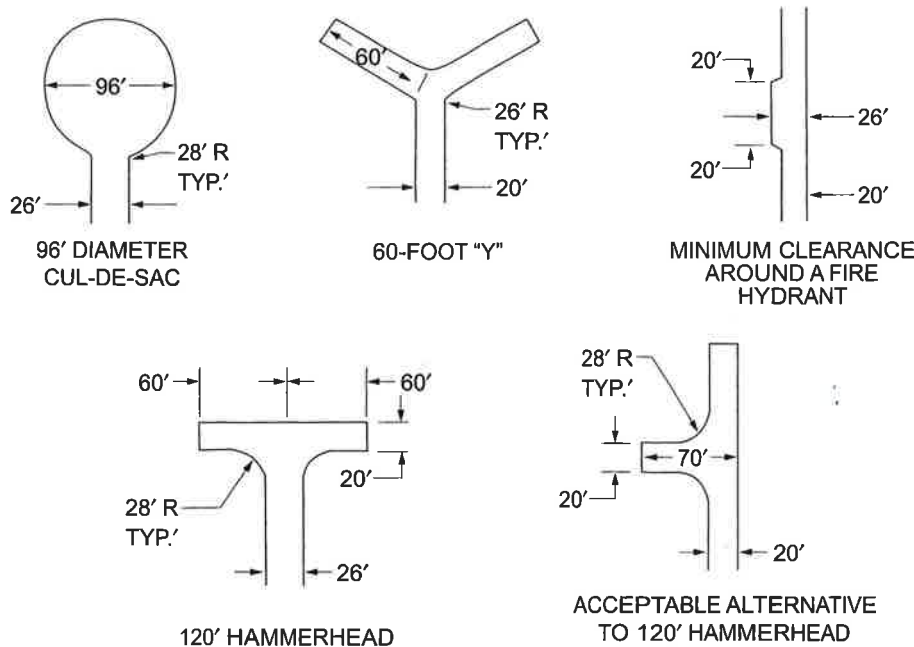
D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



Assessor

SLCo > Assessor > Parcel Search > Parcel 27223020060000

Parcel Details

Parcel Search form

This page shows the assessor's CAMA data, as it was, on May 22, 2022.

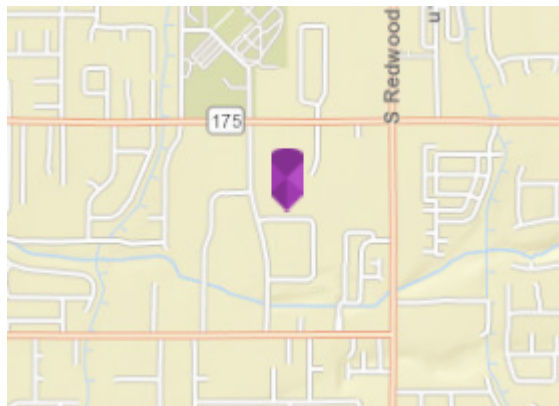
Parcel	27-22-302-006-0000
Owner	NIELSEN, LYNN S & GAYLA M; JT
Address	1948 W INGOT WY
Total Acreage	2.00
Above Grade sqft.	2672
Property Type	103 - SNGL FAM RES
Tax District	38
2022 Land Value	\$ 500,00

2022 Building Value

\$ 390 Item H.1.

2022 Market Value

\$ 890,400

40.541262420
-111.943433630**Value History**

		Land Value	Building Value	Market Value
2021	1	\$ 390,990	\$ 304,000	\$ 694,990
2020	1	\$ 390,990	\$ 266,800	\$ 657,790
2019	1	\$ 368,890	\$ 264,100	\$ 632,990
2018	1	\$ 368,890	\$ 220,900	\$ 589,790
2017	1	\$ 368,890	\$ 145,700	\$ 514,590

Land Record**27-22-302-006-0000**

Record ID	1	2
Lot Use	RESIDENTIAL	RESIDENTIAL
Lot Type	PRIMARY-LOT	SECNDRY-ACRE
Land Class		
Income Flag		
Seasonal use	N	N
Influence Type		
Influence Effect		
L Assessment Class	RES-PRIMARY	RES-SECONDRY
Lot Depth		
Acres	1.00	1.00

Land Record**27-22-302-006-0**

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Record ID	1	2
Zone	1114	1114
Sewer	PUBLIC	PUBLIC
Number Lots	1	
Lot Shape	IRREGULAR	HIGHLY IRREG
Lot Location	INTERIOR	INTERIOR
Neighborhood	885	885
Nbhd Type	STATIC	STATIC
Nbhd Effect	TYPICAL	TYPICAL
Topography	LEVEL	LEVEL
Traffic	LIGHT	LIGHT
Traffic Influence	TYPICAL	TYPICAL
Street type	TWO-WAY	TWO-WAY
Street Finish	PAVED	PAVED
Curb Gutter	Y	Y
Sidewalk	N	N

Residence Record**27-22-302-006-0000**

Building Style	RN
Assessment Classification	P
Exterior Wall Type	BRICK
Roofing	ASPHALT-SHNG
Central AC	NO
Heating	PRIMRY-CNTRL
Owner Occupied	
Number of Stories	1.0
Total Rooms	11
Bedrooms	3
Full Baths	1
3/4 Baths	4

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Half Baths	
Number of Kitchens	1
Finished Fire places	1
Year Built	1986
Effective Year Built	2006
Interior Grade	GOOD
Exterior Grade	AVERAGE
Overall Grade	AVERAGE
Interior Condition	GOOD
Exterior Condition	GOOD
Overall Condition	GOOD
Visual Appeal	AVERAGE
Maintenance	MINIMUM
Conformity	EQUAL-IMPRVD
Livability	AVERAGE
Primary Kitchen Quality	STANDARD
Primary Bath Quality	MODERN
Percent Complete	100
Main Floor Area	2672
Upper Floor Area	
Finished Attic Area	
Above Ground Area	2672
Basement Area	2007
Finished Basement Area	
Finished Basement Grade	
Carport Surface Area	
Attached Garage S. Area	
Builtin Garage S. Area	
Basement Garage S. Area	

Above Grade Area + Basement Area: **4679**

Detached Structures

Record ID	1	2
Structure	BARN-GP-1STY	FIN-UPPR-FL
Description		
Assessment Class	RES-PRIMARY	RES-PRIMARY RES
Units	SQUARE- FEET	SQUARE- FEET
Measure 1	36	20
Measure 2	40	20
Effective Year Built	2009	2009
Actual Year Built	1995	1995
Quality	AVERAGE	AVERAGE
Condition	GOOD	GOOD E
Income Flag		
Replacement Cost New	\$ 42,149	\$ 39,480
Replacement Cost New, Less Depreciation	\$ 29,926	\$ 35,532
Sound Value	\$ 0	\$ 0
Building Number	1	1

Legal Description27-22-302-006-0000

LOT 15, BONANZA ACRES #3 5715-1115 5758-1093 5447-209

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