

CITY OF SOUTH JORDAN
AMENDED PLANNING COMMISSION MEETING
AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, JUNE 25, 2024 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, June 25, 2024, 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. Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person.

If 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 any other action deemed inappropriate. The ability to participate virtually is dependent on an individual's internet connection.

To ensure comments are received, 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 June 25, 2024 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.](#) May 28, 2024 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. DAYBREAK NORTH STATION MULTI-FAMILY #1 SUBDIVISION 3RD AMENDMENT

Address: Lots 138 through 140
File No: PLPLA202400083
Applicant: LHM Real Estate

H.2. DAYBREAK VILLAGE 4A PLAT 9 AMENDMENT #2

Address: 11289 S., 11307 S. and 11331 S. Lake Run Road
File No: PLPP202400036
Applicant: Perigee Consulting on behalf of Condominiums at the Dawn LLC

H.3. COUNTRY ROADS SUBDIVISION SECOND AMENDMENT PRELIMINARY SUBDIVISION AMENDMENT

Address: 10667 S Single Jack Circle
File No: PLPLA202400061
Applicant: Chris Sepp

H.4. ACCESSORY BUILDING: CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL STANDARDS OF ACCESSORY BUILDINGS IN R-3 ZONE

Address: 4051 W Liberty Creek Drive
File No: PLCUP202400087
Applicant: Brett Catmull

H.5. ACCESSORY BUILDING: CONDITIONAL USE PERMIT FOR THE ARCHITCTURAL STANDARDS OF ACCESSORY BUILDINGS IN R-1.8 ZONE

Address: 2544 W. Van Ross Drive
File No: PLCUP202400106
Applicant: Ricardo Rodrigues

H.6. CJ ESTATES PRELIMINARY SUBDIVISION PLAT

Address: 10593 S. 3200 W.
File No: PLPP202400063
Applicant: Craig Bonham

I. LEGISLATIVE PUBLIC HEARINGS

I.1. Moderate Income Housing Plan Amendment

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 24th day of June, 2024.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
May 28, 2024**

Present: Chair Michele Hollist, Commissioner Laurel Bevens, Commissioner Nathan Gedge, Commissioner Sam Bishop, Commissioner Ray Wimmer, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, Planner Andrew McDonald, Planner Miguel Aguilera, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun

Others: Ashley Ermey, Nikelle, Nancy Lowry, Diana Ziska, Ric Skinner, Alex Howard, Troy Ferran, Travis Ferran, Kent Owens, Bruce Duvall

Absent: Commissioner Steven Catmull

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

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

Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting, excusing Commissioner Catmull who was absent.

B. MOTION TO APPROVE AGENDA

Commissioner Gedge motioned to approve tonight’s agenda as published. Chair Hollist seconded the motion; vote was 5-0, unanimous in favor. Commissioner Catmull was absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. May 14, 2024 - Planning Commission Meeting Minutes

Commissioner Bevens motioned to approve the May 14, 2024 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was 5-0, unanimous in favor. Commissioner Catmull was absent from the vote.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Nathan Gedge gave a brief review of last week’s council meetings.

Chair Hollist motioned to allow public comment via Zoom only when related to public hearing items. Commissioner Gedge seconded the motion; vote was 5-0, unanimous in favor. Commissioner Catmull was absent from the vote.

F. SUMMARY ACTION – None

G. ACTION

G.1. CONDITIONAL USE PERMIT FOR TEMPORARY PARKING LOT

Address: 1602 W 11400 S
File No.: PLCUP202400051
Applicant: Travis Ferran

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist reviewed questions sent to her beforehand by Commissioner Catmull. He noted that it's not clear to him that a temporary parking lot could be a conditional use of any zone, he didn't that was clearly laid out in the packet as a finding and indicated normally they get a bulleted list of findings that say a specific use is allowed in a zone if a conditional use is granted; he was hoping for clarification on that.

Planner Aguilera responded that parking and parking facilities are not an allowed use in the A-5 Zone, but this falls under temporary use, so under temporary use regulations with a conditional use permit, this can be allowed.

Chair Hollist continued sharing, from Commissioner Catmull, that he believes they can make a conditional use permit expire after a period of time and that he would like to see that happen on this item.

Commissioner Nathan Gedge clarified that the document reviewed by City Staff indicated an easement versus outright ownership of the property in question.

Assistant City Attorney Greg Simonsen noted that the property owner rights are spelled out in the shared access agreement for the easement being discussed, including the right to access the properties as a mutually reciprocating right.

Commissioner Gedge asked staff about parking concerns with the small space.

Deputy City Engineer Jeremy Nielson indicated the city has not entered into the agreement yet with the Ferran Group for this parking lot, but ensuring access stays clear for all property owners could be worked into the agreement to ensure fire access. If not maintained, it would be a violation and the city could choose not to allow it anymore.

Commissioner Gedge asked about parking lot stall measurements and the total amount being proposed for this smaller space.

Engineer Nielson gave the estimated stall sizes and noted they are tight spacing, but a car can be parked in the space given.

Commissioner Gedge has concerns about the number of stalls, especially with oversized vehicles or trailers.

Commissioner Sam Bishop noted that if the conditional use was granted, along with the critical emergency acces, the commission might want to require the area not be blocked to comply with the shared use agreement.

Commissioner Ray Wimmer asked for details on what is considered a nuisance legally, and to whom would the nuisance apply when noting a temporary use should not cause or create a nuisance or hazard and must comform with all requirements of the referenced title.

Attorney Simonsen noted there is a definition in the City Code related to noise, noxious odors, things that inherently affect the inhabitability of another's property. He noticed that as well, but believes the rights under the shared access agreement can be preserved and still use the property for a temporary parking lot.

Commissioner Wimmer asked if the length of time for this temporary use, as it is past the 60 days, would have any bearing on the amount of nuisance caused.

Attorney Simonsen did not see a reason it would. He also added that conditional use permits can be revoked if they are not following the rules. That would come before the Planning Commission for revocation if the owners of the shared access agreement come to the city and express issues. Under the lease agreement, it will be up to the lessor and the lesee to make sure the shared access agreement is honored, with actual access.

Commissioner Laurel Bevans asked if this will come back to the Planning Commission for the site plan.

City Planner Greg Schindler responded that as a temporary use, everything has to be done after 60 days. As this will extend past that, it will not be considered temporary after those 60 days and will have to go through a site plan review, which includes Planning Commission review.

Commissioner Bevans asked if the lesee will be responsible for snow removal on the property, and will they be required to retain that on the property, rather than pushing it elsewhere.

Planner Aguilera suggested making that a part of the lease agreement.

Chair Hollist asked about hours of operations.

Planner Aguilera responded he believes that to be 6:00 a.m. to 9:00 p.m.

Commissioners and staff discussed possible issues with the city reviewing its own application and Attorney Simonsen explained that the Planning Commission will review the site plan, but will not be reviewing or editing the lease agreement.

Commissioner Bevans noted that she doesn't see a barrier or median as required between spaces facing each other and asked if that was going to be added by the site plan. She would like to see more of that in this parking lot on the site plan since things are so tight to help with safety.

Commissioner Gedge motioned to approve File No. PLCUP202400051, Conditional Use Permit, based on discussion, evidence and testimony provided during the previous public hearing; with the following conditions:

- **All City, County and Health Department rules, regulations, laws and/or ordinances will be adhered to.**
- **The shared access agreement between neighboring properties will be honored with signage and/or physical barriers to be presented in the site plan phase, to ensure proper fire access and access to the neighboring properties is maintained.**
- **That all required city services including snow removal and/or garbage collection are the responsibility of the owner of the property and/or its lessees.**
- **That the length of the temporary use permit, through this conditional use, is limited to a maximum of 36 months from the commencement of the lease.**

Chair Hollist seconded the motion.

Roll Call Vote

Yes – Commissioner Gedge

Yes – Chair Hollist

Yes – Commissioner Bishop

Yes – Commissioner Wimmer

Yes – Commissioner Bevans

Absent – Commissioner Catmull

Motion passes 5-0, unanimous in favor. Commissioner Catmull was absent from the vote.

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. CONDITIONAL USE PERMIT FOR SIMPLICITY LASER

Address: 1644 W Towne Center Dr, Suite D-3

File No.: PLCUP202400075

Applicant: Leeon Jeffs

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist asked about window coverings.

City Planner Greg Schindler responded that window treatments and their regulations fall under the sign ordinance, they cannot cover their windows or make them opaque without a special approval. He doesn't believe their exam rooms would be open to the public.

Commissioner Nathan Gedge asked about additional services this unit could offer under this CUP in the future.

Assistant City Attorney Greg Simonsen noted that any potential future services in this location are not relevant to this CUP, as that would have to be evaluated separately at that time. Tonight the commission is only making a decision on what is before them in the Staff Report.

Leeon Jeffs (Applicant) – Started this company 15 years ago in South Jordan, down in the River Bottoms. They've moved down to Utah County so this is a full circle moment for him to be able to come back and open a clinic here.

Chair Hollist opened the Public Hearing for comments; there were no comments and the hearing was closed.

Commissioner Bevans motioned to approve File No. PLCUP202400075, Conditional Use Permit, based on the Staff Report. Chair Hollist seconded the motion.

Roll Call Vote

Yes – Commissioner Bevans

Yes – Chair Hollist

Yes – Commissioner Bishop

Yes – Commissioner Gedge

Yes – Commissioner Wimmer

Absent – Commissioner Catmull

Motion passes 5-0, unanimous in favor; Commissioner Catmull was absent from the vote.

H.2. DOMINION ENERGY FAIL SAFE VALVE SITE PLAN

Address: 9804 S. Temple Drive

File No.: PLSPR202300143

Applicant: Kevin Mulvey (Mulvey Land Services), Alex Howard (Dominion)

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Ray Wimmer asked about the prohibition of lots spanning multiple zones, and whether or not staff sees any issues with this property being approved for the A-5 Zone but also being next to the R-2.5 Zone on the same lot.

Planner McDonald responded that no, the property isn't large enough to add anything else on the other areas.

Commissioners and staff discussed the zoning differences, potential for the future and a short history of who has owned and currently owns the small piece. They also discussed other utility easements and equipment located nearby.

Kevin Mulvey (Consultant)

Alex Howard (Applicant – Dominion) – explained that line being installed on 1300 W is a replacement line for the current 20 inch line, all new piping will be 24 inch. He explained the purpose of the valve site and safety measures, as included in the Staff Report.

Chair Michele Hollist opened the Public Hearing for comments; there were no comments and the hearing was closed.

Commissioner Gedge motioned to approve File No. PLSPR202300143, Site Plan Application, based on tonight's discussion and the Staff Report. Chair Hollist seconded the motion.

Roll Call Vote

**Yes – Commissioner Gedge
Yes – Chair Hollist
Yes – Commissioner Bishop
Yes – Commissioner Wimmer
Yes – Commissioner Bevans
Absent – Commissioner Catmull**

Motion passes 5-0, unanimous in favor; Commissioner Catmull was absent from the vote.

**H.3. ACCESSORY BUILDING: CONDITIONAL USE PERMIT FOR THE
ARCHITECTURAL STANDARDS OF ACCESSORY BUILDINGS IN R-
1.8 ZONE.**

Address: 2530 W 10950 S

File No.: PLCUP202300181

Applicant: Robbie Pope; L.R. Pope Engineering Inc.

Planner Andrew McDonald reviewed background information from the Staff Report.

Commissioner Ray Wimmer asked how many of the surrounding neighbors have buildings exceeding 16 feet in height.

Planner Aguilera responded with the specific lots exceeding 16 feet.

Chair Michele Hollist invited the applicant up to speak, they were not present. She then opened the Public Hearing for comments.

Kent Owens (Resident) – My wife and I have no issue with them putting in a building in of this size. They are outstanding neighbors, very cognizant of other people’s feelings and of course rights, and we as neighbors do not have a problem with it at all.

Bruce Duvall (Owner) – Since the last time here, we have talked with all the neighbors and tried to extinguish any problems that they had with the building, specifically the ones to the north; which I don’t see them here today. They didn’t seem like they had a problem with it, but he never responded to me. We had talked about a 15 foot setback, after the last meeting when we left here, after you guys had already approved the building, we agreed to him that we would move it 15 feet and then I talked to him after I left here and he was more than happy with 20 feet, the guy to the north. I also talked to the family to the west, they are a young family that just moved in there, and they also were okay with the building 10 feet away, but we also offered to be 20 feet off that side as well. We made the building smaller. The height is still the same because we need the overhead door to be able to get the RV in there, that’s the only reason the height is what it is. The building was approved when the property wasn’t zoned for that much building space available, and there is a few other properties in the neighborhood currently that two years ago had permits passed for building that shouldn’t have been passed in council meetings. We went through all the steps that were required to be able to have this building and that’s why we’re back here today.

Chair Hollist asked about the neighbor to the east.

Mr. Duvall responded that was the gentleman who just spoke, saying he had no problem with it. We are only required to be 10 feet off the property line at this height, eight feet if we are at 16 feet tall, and then it adds an additional foot for each foot you go up. Twelve is still two feet farther than what is required by the city.

Chair Hollist closed the Public Hearing.

Commissioner Gedge motioned to approve File No. PLCUP202300181, Conditional Use Permit, based on the Staff Report, testimony presented this evening and discussion. Chair Hollist seconded the motion.

Roll Call Vote

Yes – Commissioner Gedge
Yes – Chair Hollist
Yes – Commissioner Bishop
Yes – Commissioner Wimmer
Yes – Commissioner Bevans
Absent – Commissioner Catmull

Motion passes 5-0, unanimous in favor; Commissioner Catmull was absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS - *None*

J. OTHER BUSINESS

City Planner Greg Schindler reviewed potential items for the next meeting's agenda.

Commissioners discussed potential topics for training, setting their rules and procedures for meetings.

ADJOURNMENT

Chair Hollist motioned to adjourn the May 28, 2024 Planning Commission Meeting. Commissioner Bevans seconded the motion. Vote was 5-0, unanimous in favor; Commissioner Catmull was absent from the vote.

The May 28, 2024 Planning Commission Meeting adjourned at 8:11 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06-25-2024

Issue: DAYBREAK NORTH STATION MULTI-FAMILY #1 SUBDIVISION 3rd AMENDMENT
Address: Lots 138 through 140
File No: PLPLA202400083
Applicant: LHM Real Estate

Submitted By: Greg Schindler, City Planner
 Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPLA202400083

BACKGROUND

ACREAGE	0.116 Acre
CURRENT LU DESIGNATION	Stable Neighborhood (SN)
CURRENT ZONING	PC
CURRENT USE	Vacant

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

ANALYSIS

Larry H. Miller Real Estate has filed an application to amend the Daybreak North Station Multi-Family #1 Subdivision which was originally recorded at the Salt Lake County Recorder's Office on August 4, 2021. This subdivision has been amended twice before, the first time in June of 2022 and the 2nd time in February of 2024. This proposed amendment, if approved, will accomplish the following:

1. Make minor adjustments to interior property lines of lots 138 through 140 in order to match the dimensions of the townhome product that will be constructed on these lots.

There will be no increase or decrease to the number of lots in the subdivision.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:**Findings:**

- Good cause exists for the amendment since the lot dimensions must be able to accommodate the footprint of the future structures and their minimum setback requirements.
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the subdivision amendment, 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.

FISCAL IMPACT:

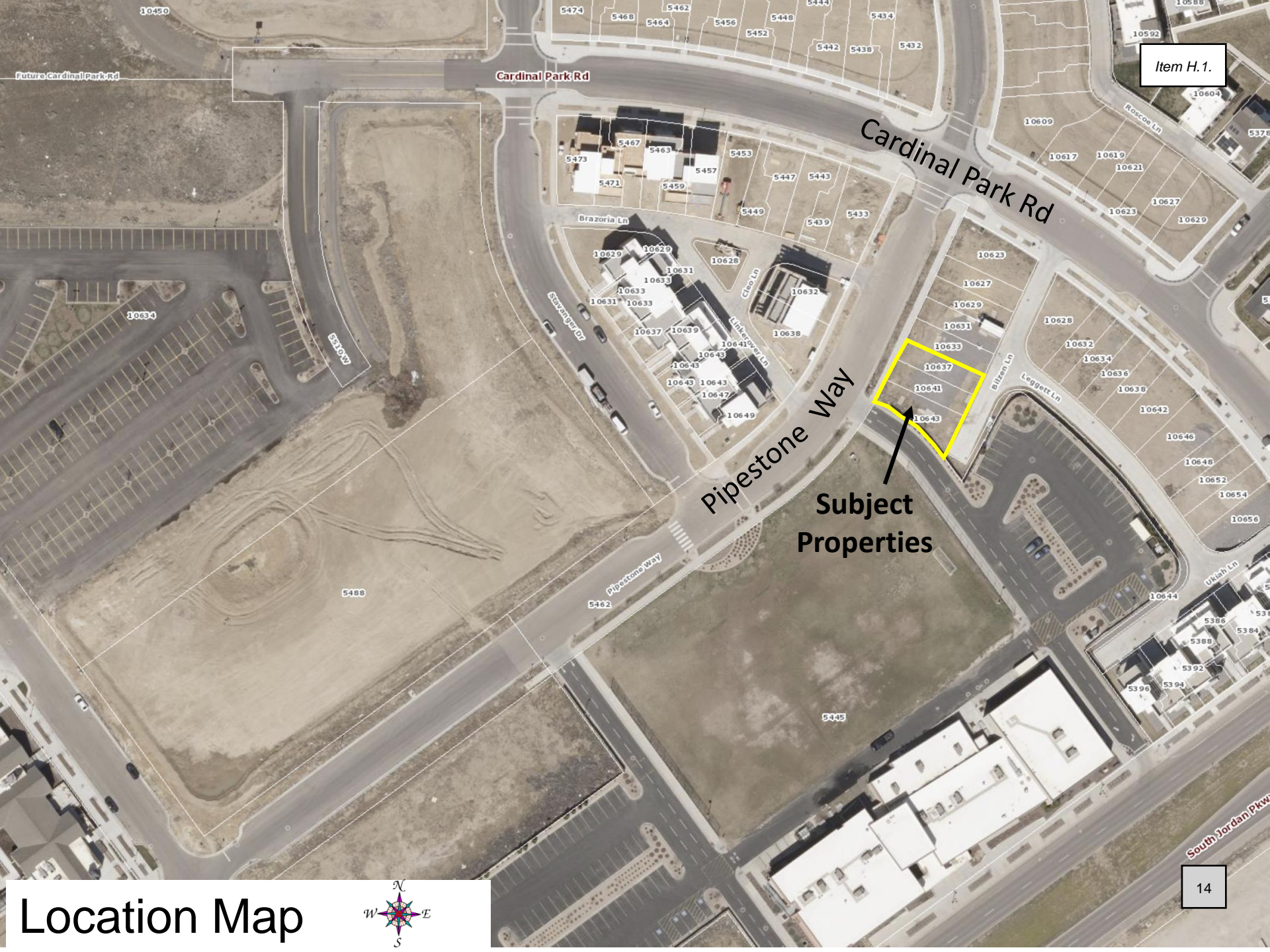
- None.

ALTERNATIVES:

- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

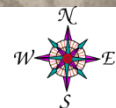
- Aerial Map
- Previously Recorded 2nd Amended Plat
- Proposed Amended Plat

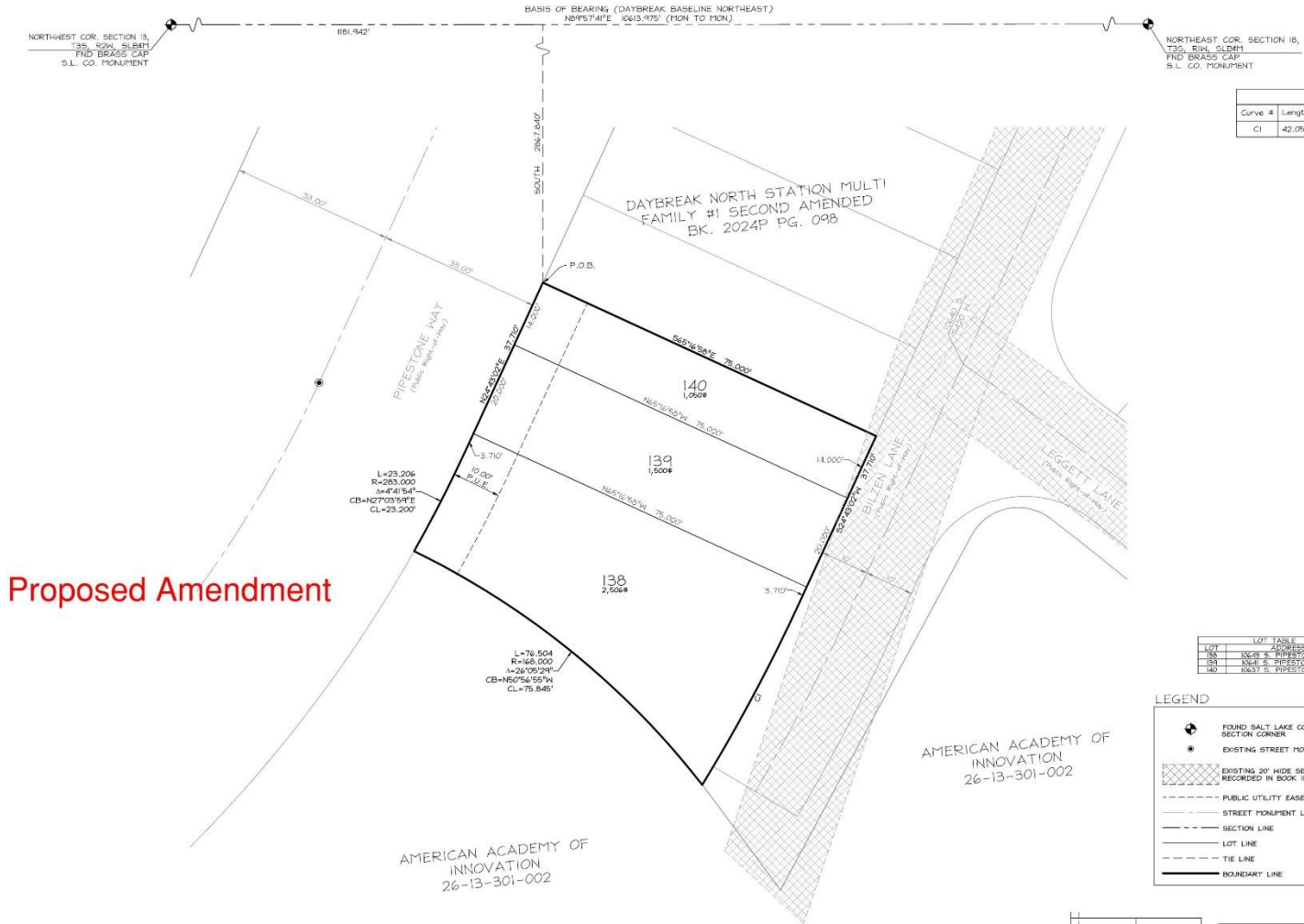


Item H.1.

Pipestone Way
Subject Properties

Location Map

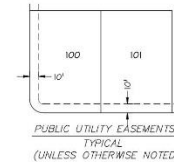




PROPERTY CORNERS:
PROPERTY CORNERS TO BE SET WILL BE REBAR # CAP OR NAILS SET IN THE TOP OF CURB OR ALLEY ON THE EXTENSION OF SIDE LOT LINES.



3035 SOUTH 1200 WEST, SUITE 101 WEST JORDAN, UT 84060
801.635.8024 TEL. 801.506.6611 FAX WWW.PERIGEECONSULTING.COM



Sheet 2 of 3

DAYBREAK NORTH STATION MULTI-FAMILY #1 THIRD AMENDED VACATING AND AMENDING LOTS 138-140 OF THE DAYBREAK NORTH STATION MULTI-FAMILY #1 SECOND AMENDED

Located in the West Half of Section 13, T35, R24, Salt Lake Base and Meridian

SALT LAKE COUNTY RECORDER RECORDED #

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF:

DATE: TIME: BOOK: PAGE:

FEE \$ DEPUTY, SALT LAKE COUNTY

NORTHWEST COR. SECTION 13,
T35, R24, S14M
FND BRASS CAP
S.L. CO. MONUMENT

1231.250'

1257.50'

1516.750'

NORTHEAST COR. SECTION 13,
T35, R24, S14M
FND BRASS CAP
S.L. CO. MONUMENT

1231.250'

1257.50'

1516.750'

BASIS OF BEARING (DAYBREAK BASELINE NORTHEAST)
ADJUSTED 1043.979' (1024 TO 1024)

LOT	ADDRESS
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LEGEND

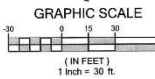
	FOUND SALT LAKE COUNTY SECTION CORNER
	EXISTING STREET MONUMENT
	1' DRAINAGE EASEMENT PARALLEL TO LOT LINE (UNLESS NOTED OTHERWISE)
	SIDEWALK ACCESS EASEMENT IN FAVOR OF SOUTH JORDAN CITY PER DAYBREAK NORTH STATION MULTI FAMILY #1 (BK. 2022P PG. 177)
	EXISTING 20' WIDE SENIOR EASEMENT RECORDED IN BOOK 1139 PAGE 110
	PUBLIC UTILITY EASEMENT
	STREET MONUMENT LINE
	SECTION LINE
	LOT LINE
	TIE LINE
	BOUNDARY LINE

ACCESS EASEMENT - LANES

DETAIL "A" - ACCESS EASEMENT FOR LANES TO BE MAINTAINED BY SOUTH JORDAN CITY



DETAIL "A"
N.T.S.



Sheet 2 of 4

DAYBREAK NORTH STATION MULTI FAMILY #1 SECOND AMENDED
APPENDING LOTS 138-143 & 146-156 & 166-177 OF THE DAYBREAK
NORTH STATION MULTI FAMILY #1 & LOTS 144 & 145 OF THE
DAYBREAK NORTH STATION MULTI FAMILY #1 AMENDED

Located in the West Half of Section 13, T35, R24,
Salt Lake Base and Meridian

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations, LLC
DATE: 4/16/2024 TIME: 1:40pm BOOK: 2024P PAGE: 028
FEE \$ 262.00
SALT LAKE COUNTY

Lots to be amended

DAYBREAK NORTH STATION
MULTI FAMILY #1
BK. 2021P PG. 197

DAYBREAK NORTH STATION
MULTI FAMILY #1 AMENDED
BK. 2022P PG. 321

KENNECOTT DAYBREAK
VILLAGE 5 PLAT 3
SUBDIVISION
BK. 2014P PG. 221

KENNECOTT DAYBREAK
VILLAGE 5 MULTI FAMILY #1
SUBDIVISION
BK. 2015P PG. 134

AMERICAN ACADEMY OF
INNOVATION
26-13-301-002

DAYBREAK NORTH
STATION MULTI
FAMILY #1
BK. 2021P PG. 197

PUBLIC UTILITY EASEMENTS
TYPICAL
(UNLESS OTHERWISE NOTED)

PROPERTY CORNERS
PROPERTY CORNERS TO BE SET WILL BE
REBAR & CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.



8088 SOUTH 1300 WEST, SUITE 100
SALT LAKE CITY, UT 84119
WEST JORDAN, UT 84095
PERIGEE CONSULTING, LLC
CIVIL • STRUCTURAL • SURVEY

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06-25-2024

Issue: DAYBREAK VILLAGE 4A PLAT 9 AMENDMENT #2
Address: 11289 S., 11307 S. and 11331 S. Lake Run Road
File No: PLPP202400036
Applicant: Perigee Consulting on behalf of Condominiums at the Dawn LLC

Submitted By: Greg Schindler, City Planner
 Chris Clinger, Senior Engineer

Staff Recommendation (Motion Ready): Approve File No. PLPP202400036

BACKGROUND

ACREAGE	1.557 Acres
CURRENT LU DESIGNATION	Stable Neighborhood (SN)
CURRENT ZONING	PC
CURRENT USE	Vacant

STANDARDS FOR SUBDIVISION AMENDMENT REVIEW

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

BACKGROUND

Perigee Consulting, on behalf of Condominiums at the Dawn LLC, has filed an application to amend the Daybreak Village 4A Plat 9 Amendment #1 subdivision, which was originally recorded at the Salt Lake County Recorder's Office on June 29, 2021. On June 28, 2022, the Planning Commission approved three condominium plats on lots M-201, M-202 and M-203 of the amended plat. However, none of these condominium plats were recorded and the approval has expired. The proposed condo buildings ranged in height from 51 ft. to 68 ft. had a total of 63 units.

ANALISYS

The current proposal is to divide lots M-201 & M-202 into 22 townhome lots and 2 park lots and to divide lot M-203 into 9 townhome lots and 1 park lot. The residential density of this

proposal is 19.9 units per acre (gross density) and 27.1 units per acre (net density), which is consistent with the P-C zone and adopted Community Structure Plan for Daybreak. The proposed lot sizes range from 1,115 sq. ft. to 2,869 sq. ft. with an average lot size of 1,605 sq. ft.

The height of the townhome buildings ranges from 34 ft. for building type 3 to 45 ft. for building types 1 & 2. All units will have 2 car garages.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

Findings:

- Good cause exists for the amendment since there are townhomes located both east and west of the proposed. The construction of the townhomes will provide new opportunity for additional housing in the area.
- The proposed amendment meets all of the provisions of South Jordan Municipal Code Section 16.14 in regards to amendments to subdivisions.
- The proposed amendment is consistent with the PC zone and Kennecott Master Subdivision requirements.
- All State subdivision amendment review requirements have been followed.

Conclusions:

- The proposed amended subdivision remains consistent with both the Community Structure Plan and Daybreak Development Plan.

Recommendation:

- Based on the Findings and Conclusion listed above, Staff recommends that the Planning Commission take comments at the public hearing and approve the subdivision amendment, 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.

FISCAL IMPACT:

- None.

ALTERNATIVES:

- Approve the subdivision amendment.
- Deny the subdivision amendment.
- Schedule the application for a decision at some future date.

SUPPORT MATERIALS:

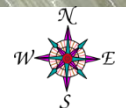
- Aerial Map
- Previously Recorded Amended Plat
- Proposed Amended Plat
- Building Elevation Drawings

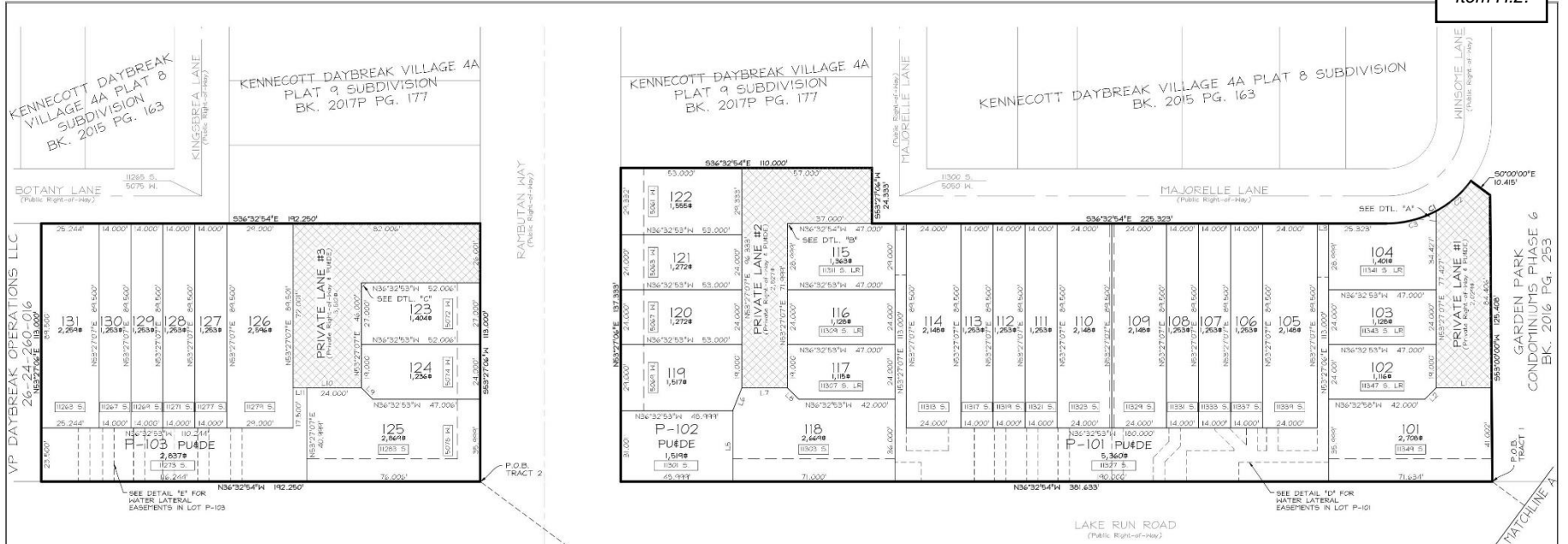


Item H.2.

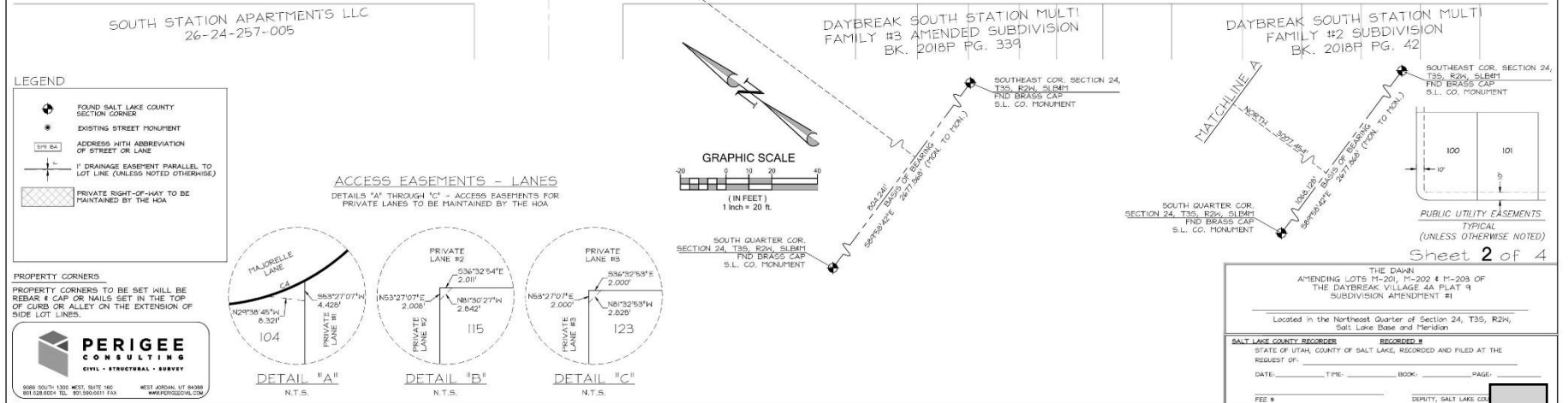
Subject Properties

Location Map





Proposed Amendment





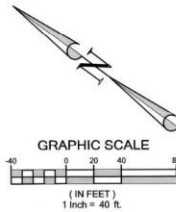
Lots to be amended

PROPERTY CORNERS.
PROPERTY CORNERS TO BE SET WILL BE
REBAR # CAP OR NAILS SET IN THE TOP
OF CURB OR ALLEY ON THE EXTENSION OF
SIDE LOT LINES.



LEGEND

- FOUND SALT LAKE COUNTY SECTION CORNER
- ⊙ EXISTING STREET MONUMENT
- SW DA ADDRESS WITH ABBREVIATION OF STREET OR LANE



Line Table			
Line #	Length	Direction	
L1	10.415	S00°00'00"E	
L2	24.333	S63°27'06"W	

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	42.914	46.000	053°27'06"	S63°16'27"E	41.374
C2	34.958	22.000	090°00'00"	S61°32'54"E	31.113

DAYBREAK VILLAGE 4A PLAT 9 SUBDIVISION AMENDMENT #1
AMENDING LOTS M-202 & M-203 OF THE DAYBREAK
VILLAGE 4A PLAT 9 SUBDIVISION

Located in the Northeast Quarter of Section 24, T35, R24W,
Salt Lake Base and Meridian

RECORDED: 8/370390
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE
REQUEST OF: VP Daybreak Operations LLC
DATE: 6/29/2021 TIME: 10:47 AM BOOK: 201P PAGE: 172
FEE: \$153.00
Amma SALT LAKE

BLDG. TYPE 1 (3-UNIT)



BUILDING TYPE 1 (3-UNIT)

South Jordan, UT

DAYBREAK - GARDEN PARK

David Weekley Homes

BLDG. TYPE 2 (4-UNIT)



South Jordan, UT

DAYBREAK - GARDEN PARK

David Weekley Homes

BLDG. TYPE 3 5-UNIT



PURPLE/RED 5-UNIT



PURPLE/RED 5-UNIT REAR

South Jordan, UT

DAYBREAK - GARDEN PARK

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06/25/2024

Issue: Country Roads Subdivision Second Amendment
PRELIMINARY SUBDIVISION AMENDMENT
Address: 10667 S Single Jack Circle
File No: PLPLA202400061
Applicant: Chris Sepp

Submitted by: Miguel Aguilera, Planner I
 Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve**, with the condition of the cross access agreement, the Country Roads Subdivision Second Amendment, File No. PLPLA202400061.

ACREAGE: Approximately 1.02 Acres
CURRENT ZONE: Single-Family Residential (R-1.8)
CURRENT USE: Single-Family detached home
FUTURE LAND USE PLAN: Stable Neighborhood (SN)

NEIGHBORING ZONES/USES: North – Single-Family Residential (R-1.8)
 South – Single-Family Residential (R-1.8)
 West – Single-Family Residential (R-1.8)
 East – Single-Family Residential (R-1.8)

STANDARD OF APPROVAL:

The Planning Commission shall receive comment at a public hearing regarding the proposed subdivision amendment. The Planning Commission may approve the amendment if it finds good cause to amend the subdivision, and the amendment complies with City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements. The Planning Commission may only deny the amendment if there is no good cause for amending the subdivision and the proposed amendment does not meet all provisions of City Code Chapter 16.14, other City ordinances, and sanitary sewer and culinary water requirements.

City Code § 16.14.020

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision amendment for a property located at 10667 S Single Jack Circle and within the Country Roads Subdivision. The proposed amendment will divide the current lot into two separate lots. One of

those lots will be a flag lot. City code defines flag lots as ‘A lot having a larger area or "body" at the rear (resembling a flag or pan) and which is connected to the street by a narrower portion (resembling a flagpole or handle) which does not meet the lot width or frontage requirements of the zone’. The property meets the conditions needed to establish a flag lot as it has a lot area at least twice the size of the average lot in the subdivision and will not exceed the density of the R-1.8 zone.

The current property is on a cul-de-sac. When subdivided, the regular lot (Lot 16A) will be 0.509 acres; the flag lot (Lot 16B) will be 0.513 acres. Lot 16B will have a 31.16 foot wide “flag pole” connecting it Single Jack Circle and Lot 16A will have the minimum required 50 foot frontage on Single Jack Circle.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- There is no development agreement associated with this application.
- The existing home on the property requires demolition if the subdivision amendment is approved and new property lines are created.
- Both new lots will be required to follow the Single-Family (R-1.8) development standards.
- Both properties will maintain the required acreage and zoning to qualify for the Farm Animal Floating zone.
- Fencing along property lines shared with other properties will not require masonry walls because they also qualify for the Farm Animal Floating zone.
- Lot 16B will have the Emergency Services Access Easement and Turn around.

Conclusion:

- The proposed preliminary subdivision amendment application meets the City Code requirements and as such should be approved.

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 proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

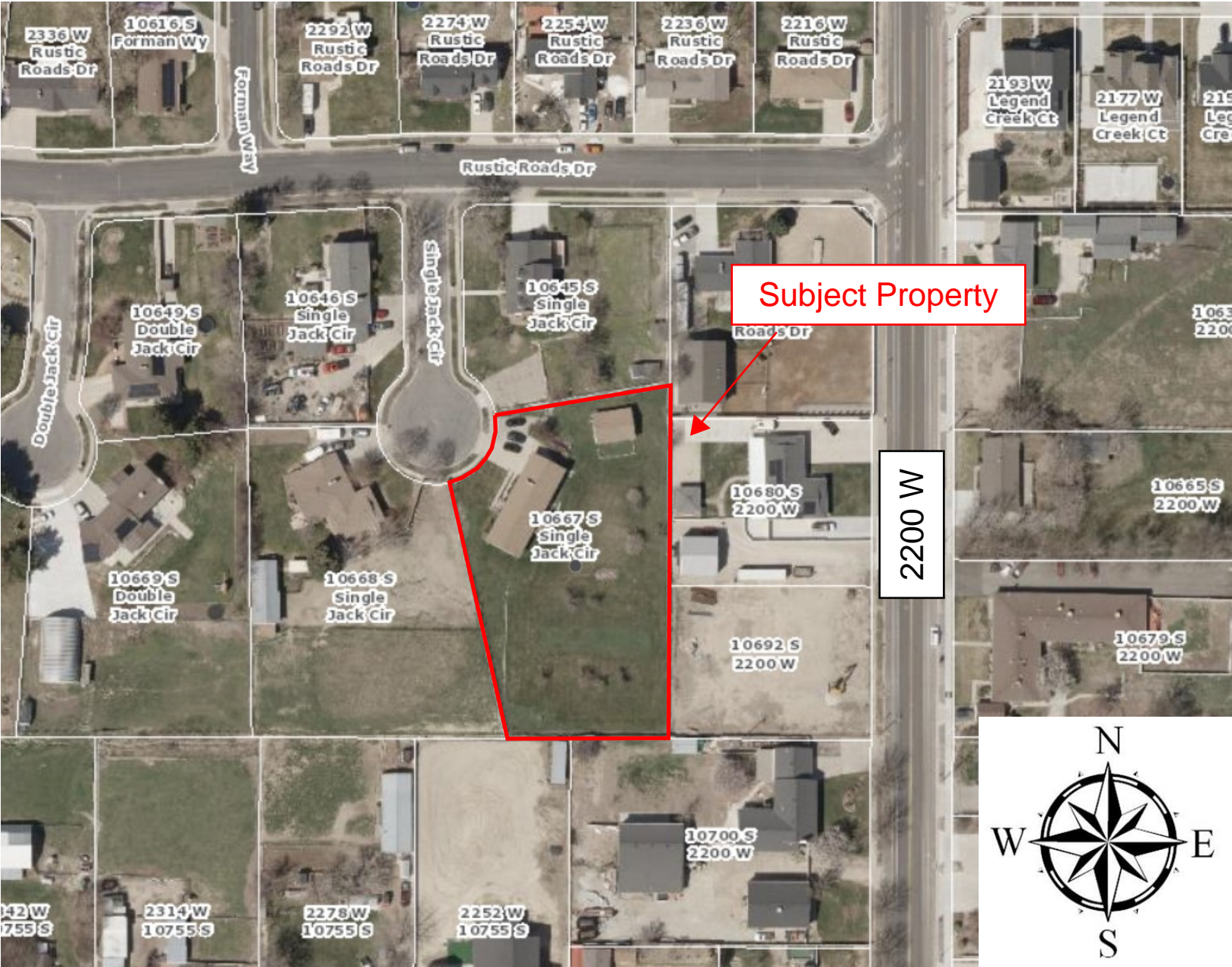
- Location Map
- Current Zoning Map
- Future Land Use Map
- Proposed Subdivision Amendment Plat

Miguel Aguilera
Miguel Aguilera (Jun 19, 2024 11:46 MDT)
Miguel Aguilera
Planner I, Planning Department

Brad Klavano
Brad Klavano (Jun 19, 2024 13:49 MDT)
Brad Klavano, P.E.
City Engineer

Location Map
City of South Jordan
Mano/Sepp Sub. Amd.

Item H.3.

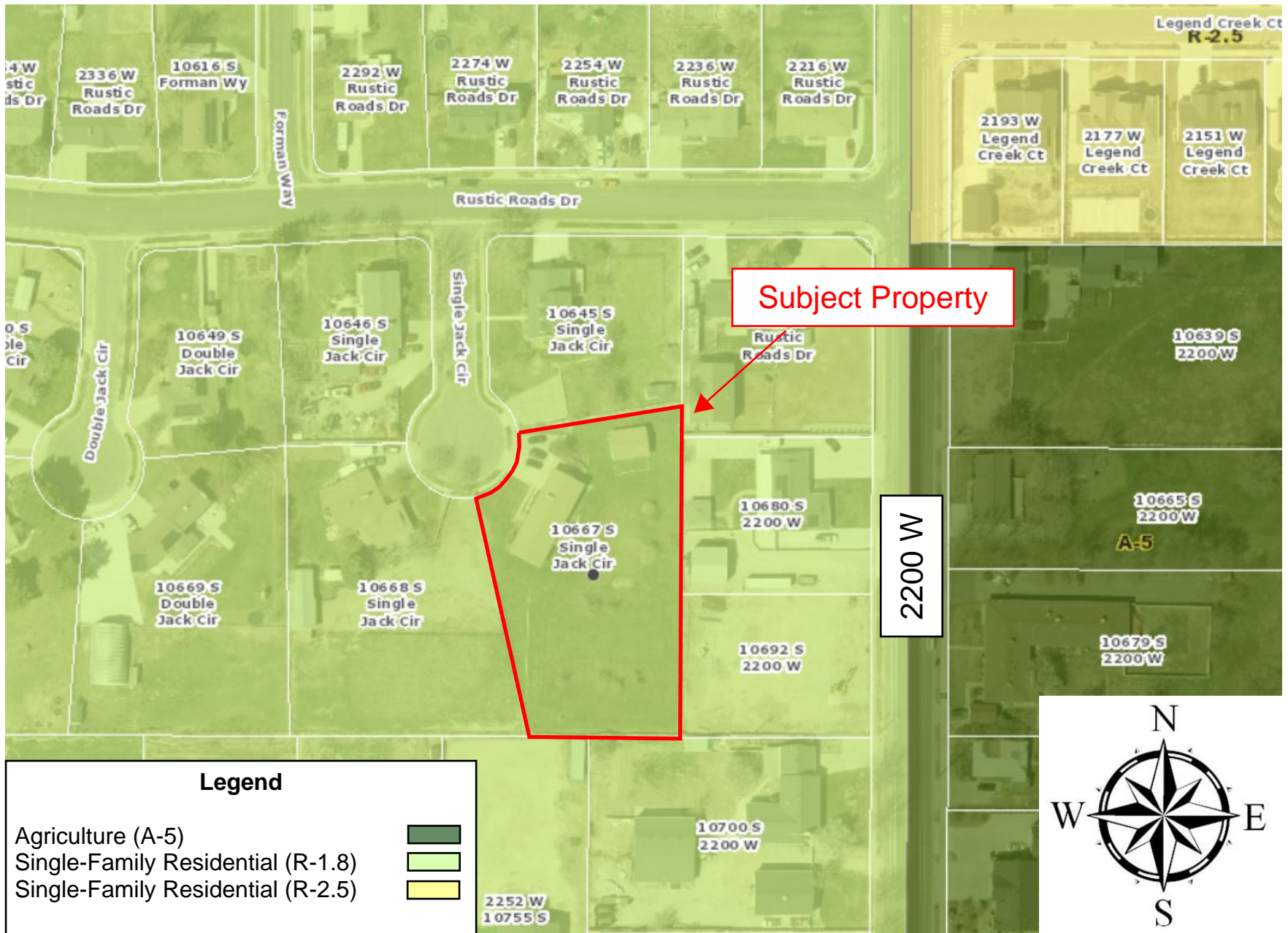


Zoning Map

City of South Jordan

Mano/Sepp Sub. Amd.

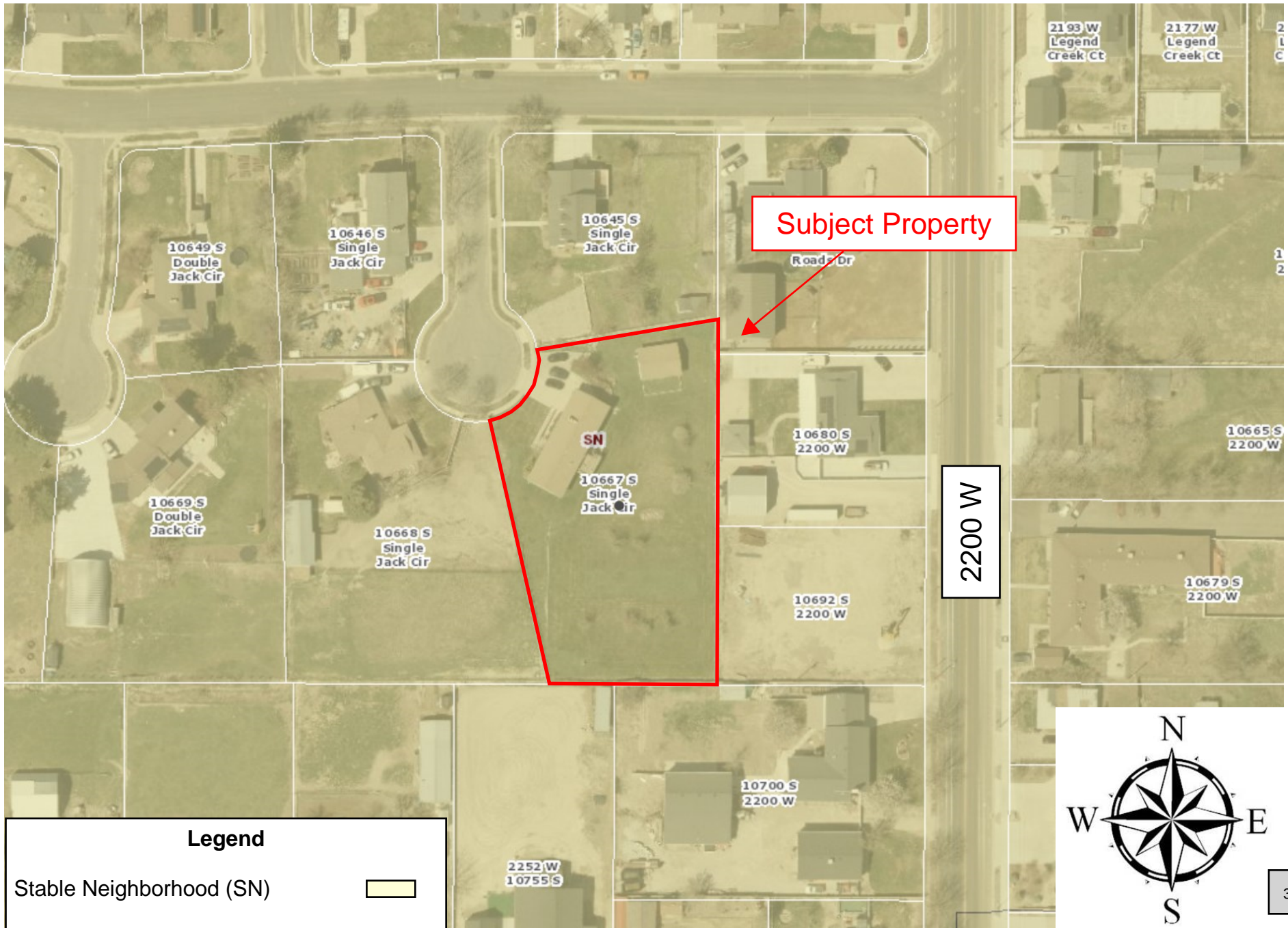
Item H.3.



Land Use Map

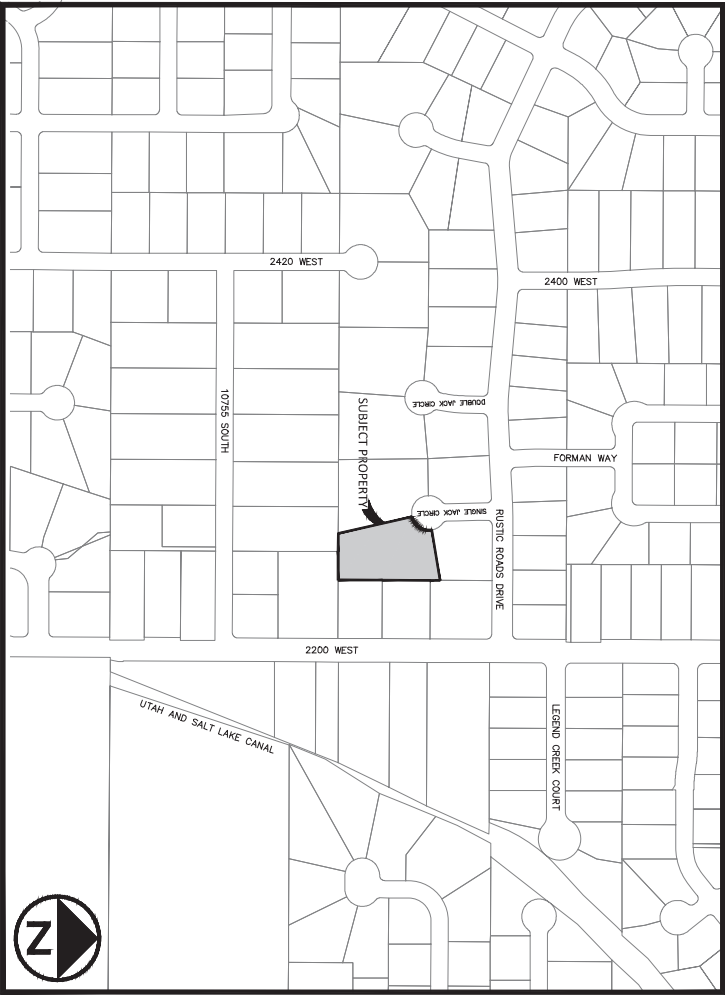
City of South Jordan
Mano/Sepp Sub. Amd.

Item H.3.



MANO-SEPP PROPERTY

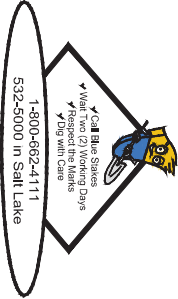
VICINITY MAP



CONTACT INFORMATION

DEVELOPER:
CHRIS SEPP
chris.sepp@gmail.com
(801)-201-6387

PROJECT ENGINEER:
WILDING ENGINEERING
MIKE CARLTON, P.E.
(801)-553-8112
mcarlton@wildingengineering.com



SHEET INDEX

C101	COVER SHEET
I OF 1	RECORD OF SURVEY
I OF 1	PLAT AMENDMENT
C201	DEMOLITION PLAN
C202	SITE & UTILITY PLAN
C2203	GRADING AND DRAINAGE PLAN
C2204	EROSION CONTROL PLAN
C401	CONSTRUCTION DETAILS

SOUTH JORDAN CITY GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE COMPLETED WITHIN SOUTH JORDAN CITY INCLUDING BUT NOT LIMITED TO EXCAVATION, CONSTRUCTION, ROADWORK AND UTILITIES SHALL CONFORM TO THE SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS, CITY MUNICIPAL CODE, THE LATEST EDITION OF THE ASHRAE MANUAL OF STANDARD SPECIFICATIONS AND MANUAL OF STANDARD PRACTICES, THE LATEST EDITION OF THESE SPECIFICATIONS AND TO KNOW AND CONFORM TO THE APPROPRIATE CODES, REGULATIONS, DRAWINGS, STANDARDS AND SPECIFICATIONS.
2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES NOT SHOWN ON THE PLANS OR IN THE LOCATION SHOWN ON THE PLANS, THIS INCLUDES ALL SERVICE LATERALS OF ANY KIND. THE CONTRACTOR SHALL AT HIS OWN EXPENSE LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCES, WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE CAREFUL INVESTIGATION AND MEASUREMENT METHODS TO IDENTIFY THE LOCATION OF ALL EXISTING UTILITY LINES, STRUCTURES, SURETY MONUMENTS AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE. FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTORS OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORILY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL SHOW ON THESE PLANS, ANY EXISTING SINKS, ANY EROSION SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
4. PERMITS ARE REQUIRED FOR ANY WORK ON THESE PUBLIC VWS. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
5. CURB, GUTTER, AND SIDEWALK, FOUND TO BE UNACCEPTABLE PER CITY STANDARDS AND ASMA SHALL BE REMOVED AND REPLACED.
6. THERE SHALL BE NO OBSTRUCTIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE extent OF TRANSMISSIONS TO BE AS SHOWN ON PLANS.
7. ANY SERVICES MONUMENTS DELIVERED SHALL BE REPLACED AND ADJUSTED PER SAID LAKE COUNTY SURVEYS REQUIREMENTS.
8. A MINIMUM 2 FT X 2 FT x 10 IN DEEP SPOT FOOTINGS.
9. SEPARATE FEMUR AND INSPECTION BY THE BUILDING DEPARTMENT.
10. ALL FOUNDATION MATERIALS SHALL BE SUBMITTED AND APPROVED BEFORE THE CITY ENGINEER PRIOR TO THE PLACEMENT OF RESULT WITHIN CITY RIGHT OF WAY.
11. EMERGENCY AS DEFINED BY THE SOUTH JORDAN CITY MUNICIPAL CODE # 12.06.010.
12. WORK IN PUBLIC VWS, ONCE BEGIN, SHALL BE PROSECUTED TO COMPLETION WITHOUT DELAY AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.
13. POWER RESULTS FROM ANY AND ALL ELECTRICAL CONNECTIONS WITH CONSTRUCTION.
14. POWER POLES AND/OR OTHER EXISTING FACILITIES NOT IN PROPER LOCATION BASED ON PROPOSED IMPROVEMENTS SHOWN HEREON WILL BE RELOCATED AT NO EXPENSE TO THE CITY OF SOUTH JORDAN. POWER LINES SHALL BE AS POSITIVE AFTER CONSTRUCTION.
15. AS SOON AS POSSIBLE AFTER CONSTRUCTION.
16. CONTRACTORS TO FOLLOW SAID LAKE COUNTY NEST ORDINANCE STANDARDS.
17. DEVELOPER IS RESPONSIBLE FOR LOADING AND REPAIRING ALL UNDERGROUND STEELHEAD WIRES, WATER LINES, STORM DRAIN LINES AND IRRIGATION LINES UNTIL 90% OF THE BOND HAS BEEN RELEASED.
18. A PRESS (WITH POLLUTANT DISCHARGE ELIMINATION SYSTEM) IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES AS PER STATE LAW AS WELL AS PROVIDING A STORM WATER POLLUTION PREVENTION PLAN TO THE CITY.
19. DEVELOPER IS RESPONSIBLE FOR LOADING AND REPAIRING ALL UNDERGROUND STEELHEAD WIRES, WATER LINES, STORM DRAIN LINES AND IRRIGATION LINES UNTIL 90% OF THE BOND HAS BEEN RELEASED.
20. LEAK HOLIDAY CONTRACTOR SHALL RECEIVE PRIOR APPROVAL BY CITY ENGINEER, CONTRACTOR SHALL OBTAIN ALL FEES AND PAY OFFENSIVE PERMITS OVERTIME WORK OR WORK ON A SATURDAY, SUNDAY OR ANY OTHER DAY.
21. PRIOR TO GETTING RELEASED, A LEGAL AS-BUILT DRAWING MUST BE SUBMITTED TO THE CITY OF SOUTH JORDAN STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER. AS-BUILTS MUST SHOW ALL CHANGES AND ACTUAL FIELD LOCATIONS OF STORM DRAINAGES, WETLANDS, IRRIGATION, STREET LIGHTING, AND POWER. AS-BUILTS WILL BE HEED TO THE SAME STANDARD AS APPROVED DESIGN DRAWINGS, NO REDUCED PLANS WILL BE ACCEPTED. THE POWER LINES AND UTILITIES PRIOR TO THE AS-BUILT RELEASED.
22. FLITER PUBLIC WAIVED AROUND AN INLET RATES IS NOT AN ACCEPTABLE INLET SEDIMENT BARBER. SEE CHAPTER 9 OF SOUTH JORDAN CITY CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR DETAILS OF APPROVED STORM WATER BASINS.
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WATERLINE NOTES

1. ALL WORK WITHIN SOUTH JORDAN SHALL CONFORM TO SOUTH JORDAN CITY STANDARDS AND SPECIFICATIONS, AWWA AND APWA.
2. FOR RESIDENTIAL DEVELOPMENTS – THE DEVELOPER SHALL PURCHASE AND INSTALL WATER BOXES AND SETTERS ACCORDING TO CITY STANDARDS ON NEARLY DEVELOPED LOTS AND REAL PROPERTY AT THE TIME OF CONSTRUCTION.
3. ADDRESS OF LOT NUMBER, WATER METER SIZE AND PAY WATER FEES TO THE SOUTHERN PUBLIC WORKS DEPARTMENT (AT DEVELOPER'S EXPENSE). THE DEVELOPER SHALL ALSO PROVIDE THE SITE ADDRESS TO THE CITY ENGINEER.
4. ALL WATER FACILITIES SHALL BE FISHED, DISINFECTED, PRESURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED PRIOR TO COMMISSIONING THE NEW WATER LINE TO THE SOUTH JORDAN CITY ENGINEER.
5. COLD WATER DISTRIBUTION SYSTEMS.
6. OVERFLOW: 48 HOUR NOTICE IS REQUIRED.
7. WATER SHUT-DOWN INSTALLATIONS WILL NOT BE CONSIDERED AS A COMMITMENT FOR WATER SERVICE.
8. ALL FITTINGS TO BE COATED WITH POLYAN GRESSE AND WRAPPED WITH 3/4" THICK POLYETHYLENE.
9. NO OTHER UTILITY LINES MAY BE PLACED IN THE SAME TRENCH WITH WATER LINE UNLESS APPROVED BY THE CITY ENGINEER.
10. ANY CONFLICT WITH EXISTING UTILITIES SHALL BE IMMEDIATELY CALLED TO THE ATTENTION OF THE CITY ENGINEER.
11. LANDSCAPING AND IRRIGATION ADJACENT TO VALUITS SHALL DRAIN AWAY FROM VALUITS.
12. WATER MAINS WILL NOT BE TAPPED AS CALLED OUT ON THE APPROVED PLANS. UNDER SPECIAL CIRCUMSTANCES, WHEN A CONTRACTOR SUBMITS A REQUEST FOR A SHUTDOWN CONTRARY TO THE APPROVED PLANS THE SHUTDOWN IT WILL BE DONE AFTER HOURS AND ALL OVERNIGHT FEES FOR CITY PERSONNEL, EQUIPMENT AND VEHICLES MUST BE PAID IN ADVANCE.
13. THE CONTRACTOR ARE REQUIRED TO WRITE THE LOT NUMBER WITH A BLACK PERMANENT MARKER ON THE INSIDE OF THE WATER METER BARNETS AS THEY ARE INSTALLED.

SEWER NOTES

1. ALL SANITARY SEWER CONSTRUCTION AND MATERIALS SHALL COMPLY WITH SOUTH VALLEY SEWER SEWER DISTRICTS STANDARDS AND CONSTRUCTION SPECIFICATIONS.
2. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND INVERT ELEVATIONS OF EXISTING MANHOLES BEFORE STAKING OR CONSTRUCTING ANY NEW SEWER LINES.
3. FOUR FEET MINIMUM OF COVER IS REQUIRED OVER ALL SEWER LINES.
4. ALL MANHOLE LIDS TO BE RAISED OR LOWERED TO FINISHED GRADE.
5. SEWER MATERIALS TO BE STURBED 15' INSIDE PROPERTY AND MARKED WITH A TREATED 2X4 PAINTED GREEN.
6. ALL SEWER TO BE BACKFILLED WITH DISTRICT APPROVED SELECT BACKFILL AND COMPACTED PER DISTRICT STANDARDS.

EROSION CONTROL NOTES

1. CONTRACTOR TO PROVIDE DUST CONTROL, AT ALL TIMES, CONTRACTOR SHALL PROVIDE THE NECESSARY MITIGATION TO KEEP DUST IN THE AIR QUALITY PERMIT OBTAINED FROM THE STATE OF UTAH, DEPARTMENT OF AIR QUALITY, DIVISION OF AIR QUALITY, ENFORCEANCE OF THESE CODES AND STATUTES IS NOT AN ACCEPTABLE REASON FOR NOT COMPLYING WITH THESE REQUIREMENTS. THE CITY INSPECTOR MAY REQUIRE SUE ADDITIVES TO CONTROL DUST. PROVISIONS TO CONTROL DUST MUST BE ON SITE AND OPERATIONAL PRIOR TO ANY LAND DISTURBANCE.
2. EXISTING PAVED ROADWAYS ARE TO BE KEPT CLEAN AT ALL TIMES, CONTRACTOR TO MAINTAIN STREETS TO BE FREE FROM DIRT AND DEBRIS.
3. ALL FENCES, TEMPORARY SEGMENT BARRIERS, TEMPORARY BERM, AND OTHER EROSION CONTROL DEVICES ARE TO BE INSPECTED AND MAINTAINED WITHIN 24 HOURS AFTER EACH SIGNIFICANT STORM EVENT (0.5 INCHES).
4. INSPECTIONS OF ALL EROSION CONTROL DEVICES SHOULD OCCUR DAILY, AND ALSO AFTER SIGNIFICANT CONSTRUCTION EVENTS.
5. CONTRACTOR TO REPLACE DAMAGED EROSION CONTROL DEVICES, OR DEVICES THAT DO NOT FUNCTION PROPERLY.
6. ENVIRONMENTAL FENCE NOT NEEDED WHERE EXISTING FENCES EXIST ON ADJACENT PROPERTY.

FIRE DEPARTMENT NOTES

1. ON ANY NEW HOSE OR BULIDING ALUMINUM, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMBUSTIBLE CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WHEN THE CONSTRUCTION SHALL COMPLE.
2. AN ACCESSIBLE WATER SUPPLY.
3. CONTRACTOR SHALL CALL THE PUBLIC WORKS DEPARTMENT AND ENGINEERING INSPECTOR FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE BACK FILLING.
4. PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE SHALL BE APPROVED BEFORE BEING CONSTRUCTED.
5. A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
6. THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE, SHALL BE NOT LESS THAN FORTY-FIVE FEET (45') OUTSIDE RADIUS AND TWENTY-TWO FEET (22') INSIDE RADIUS.
7. A FIRE APPARATUS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN ONE-HUNDRED FIFTY FEET (150') FROM THE DEPARTMENT VEHICLE ACCESS DRIVEWAY. SUCH DRIVEWAYS SHALL BE CONSIDERED ONE-HUNDRED FIFTY FEET (150') FROM THE END OF THE DRIVEWAY. THE DRIVEWAY SHALL BE APPROVED BY THE FIRE DEPARTMENT PRIOR TO CONSTRUCTION.
8. (107) ALONG ALL DESIGNATED FIRE LINES, SIGNS TO BE PLACED ON BOTH SIDES OF ALL ACCESS ROADS IFY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS SHALL BE INSTALLED AT LEAST 5' WEISHERD FROM THE BOTTOM EDGE OF THE SIGN TO THE NEAR EDGE OF PAVEMENT. WHERE PARKING OR PEDESTRIAN MOVEMENTS OCCUR, THE CLEARANCE TO THE BOTTOM OF THE SIGN SHALL BE AT LEAST 7'. THE CURB ALONG OR NEAR THE DESIGNATED FIRE LINES SHALL BE PAINTED WITH WHITE-RED STRIPES IN ADDITION TO THE SIGNS.
9. ELECTRICAL PROTECTED CIRCUIES AND PRE-INSTALLED ELECTRICAL SYSTEMS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO CONSTRUCTION. ALL ELECTRICAL SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE CITY OF LOS ANGELES ELECTRICAL CODE (ELC).
10. F.I. APPROVAL, CATES ARE ONLY ALLOWED WITH PRIOR APPROVAL.
11. ALL UNDERGROUND FIRE LINES THAT SERVICE AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE NO SMALLER THAN SIX (6) INCHES IN DIAMETER AND HAVE A PIV BETWEEN THE WATER MAIN AND THE BUILDING. IF A PIV SEVERE SUFFICIENT TO SITE CONSTRAINTS, A PIV MAY BE USED WITH THE APPROVAL OF THE CITY ENGINEER OR THE CALIFORNIA WATER SUPPLY. ALL FIRE LINES MUST BE INSTALLED ON THE SURFACE OF THE BUILDING. THE FIRE LINES SHALL BE PROTECTED BY A MINIMUM OF TWO INCHES OF CONCRETE OR TWO INCHES OF STEEL PLATE.
12. FROM THE PIV TO THE BUILDING SHALL BE PERMITTED OR DUCTILE IRON FROM THE MAIN WATER LINE TO THE W/O.
13. POST INDICATION VALVES (PIV) SHALL BE BETWEEN 6 AND 40 FEET FROM BUILDINGS NOT EXCEEDING THREE STORIES OR EQUIPMENT IN HEIGHT AND BETWEEN 30 AND 40 FEET ON BUILDINGS IN EXCESS OF THREE OR MORE STORIES IN HEIGHT OR EQUIPMENT.
14. ALL NEW BUILDINGS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS, SURFACE SHALL BE PAVED BEFORE THE APPLICATION OF COMBUSTIBLE MATERIAL.
15. ALL NEW BUILDINGS EQUIPPED WITH A FIRE DEPARTMENT CONNECTION (FDC) MUST HAVE INLETS SECURED WITH KNOX BRAND LOCKING RED CAPS) WITH A SMOKE COLLAR. ALL NEW BUILDINGS ARE ALSO REQUIRED TO HAVE A KNOX BRAND RED LOCK BOX MOUNTED ON THE EXTERIOR BUILDING, SUCH THAT FIRE DEPARTMENT PERSONNEL MAY GAIN ACCESS IN CASE OF AN EMERGENCY.

PROJECT BASIS OF BEARING AND BENCHMARK

- THE BASIS OF BEARING FOR THIS SURVEY IS SOUTH 86°27'37" WEST FROM THE FOUND MONUMENT IN SINGLE JACK CIRCLE AND THE FOUND MONUMENT IN DOUBLE JACK CIRCLE. THE BENCHMARK FOR THIS PROPERTY IS A ALUMINUM CAP MONUMENT IN SINGLE JACK CIRCLE. THE MONUMENT HAS AN ELEVATION OF 4492.33.



WILDING
ENGINEERING

14773 South Heritage Drive Way
Burrpaul, Utah 84005
801.983.0112
www.wildingengineering.com

DRAWING NOTES:

1	SOUTH JORDAN CITY REDLINES	5/13/24
NO.	REVISION	DATE

G:\DATA\23247 10667 S Single Jack Circle\dwg\23247 Single Jack Circle C101 Overall Sheets.dwg
PLOT DATE: May 13, 2024

DRAWING	
BDA	
CHECKED	PROJECT #
	23247
DATE	4/4/24
SCALE	NONE
SHEET	C101

LOT 18
COUNTRY ROADS SUBDIVISION

LOT 15
COUNTRY ROADS SUBDIVISION

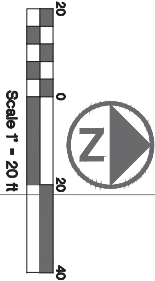
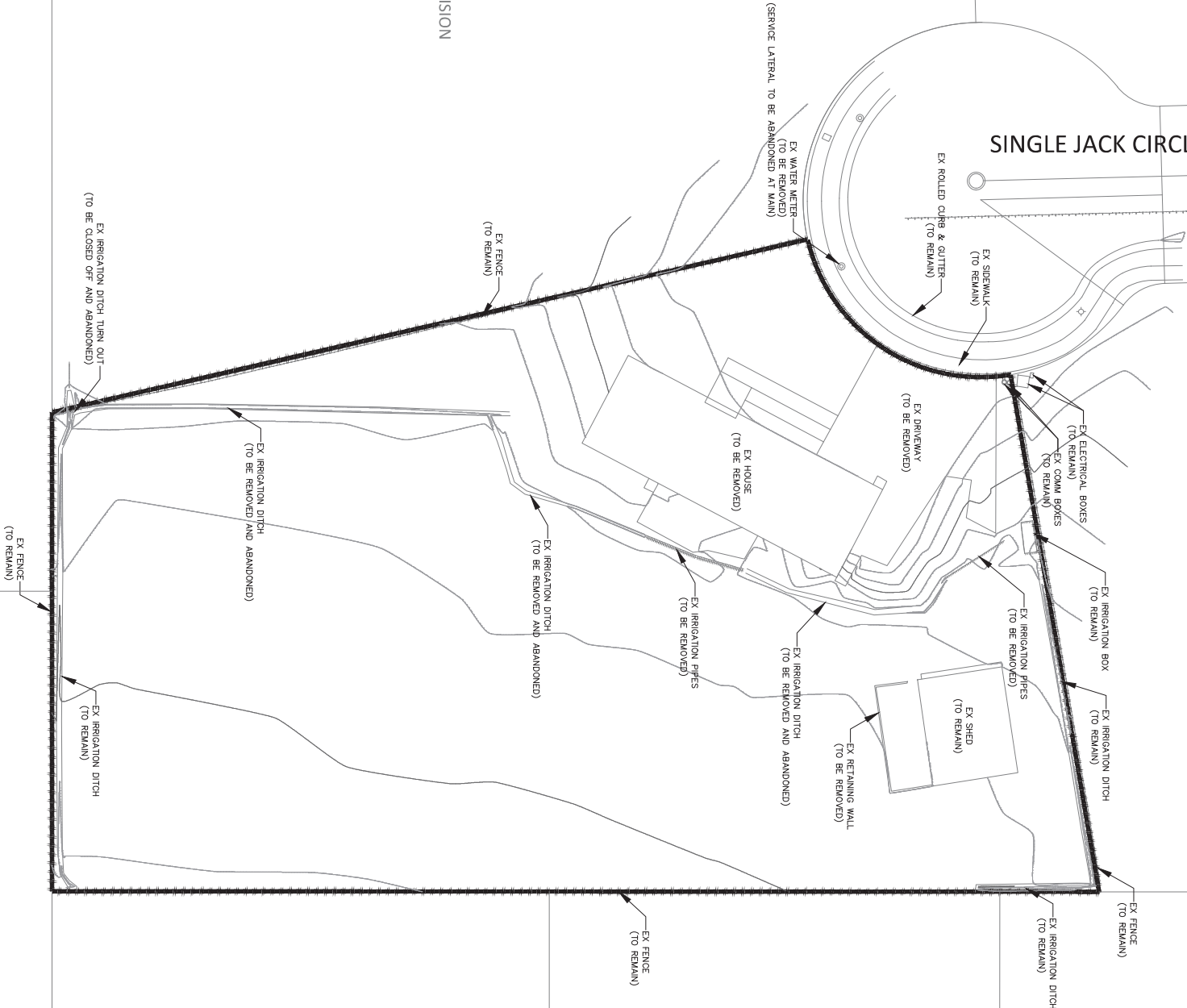
LOT 14
COUNTRY ROADS SUBDIVISION

LOT 13A
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

LOT 13B
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

LOT 17
COUNTRY ROADS SUBDIVISION

SINGLE JACK CIRCLE



WILDLING
ENGINEERING

14721 SOUTH HERITAGE STREET WAY
SUITE 100
BLUFFDALE, UTAH 84015
WWW.WILDLINGENGINEERING.COM

DRAWING NOTES:

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PLOT DATE: May 13, 2024

1	SOUTH JORDAN CITY RESIDUES	5/13/24
NO.	REVISION	DATE

PROJECT INFORMATION

MANO-SEPP
PROPERTY

DEMOLITION PLAN

SOUTH JORDAN, UTAH

DRAWN	CHECKED	PROJECT #
BDA		23247

DATE
4/4/24

SCALE
1" = 20'

SHEET
C201



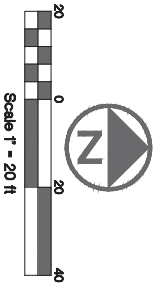
ROBERT ROSS AND HOLLY ROSS
ENTRY NO. 13432692

LOT 1
MARTIN PEASE SUBDIVISION

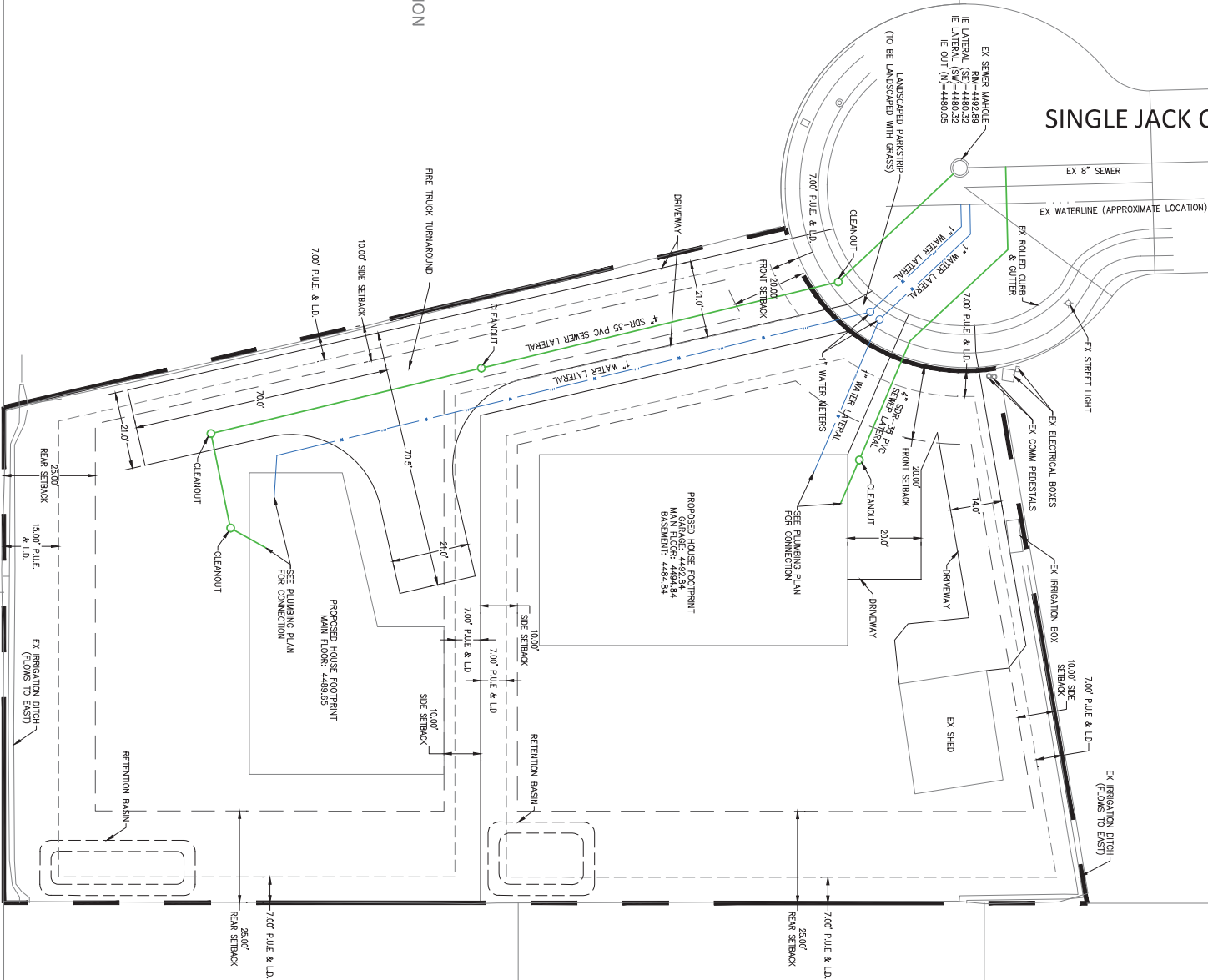
LOT 18
COUNTRY ROADS SUBDIVISION

LOT 15
COUNTRY ROADS SUBDIVISION

LOT 14
COUNTRY ROADS SUBDIVISION



SINGLE JACK CIRCLE



LOT 17
COUNTRY ROADS SUBDIVISION

LOT 13B
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

ROBERT ROSS AND HOLLY ROSS
ENTRY NO. 13432692

LOT 1
MARTIN PEASE SUBDIVISION



WILDLING

ENGINEERING

14721 SOUTH HERITAGE STREET WAY
BLUFFDALE, UTAH 84005
801-888-1115
WWW.WILDLINGENGINEERING.COM

- DRAWING NOTES:
- CONTRACTOR TO VERIFY LOCATIONS OF EXISTING WATER AND SEWER LATERALS AND NOTIFY ENGINEER OF ANY FIELD MODIFICATIONS.
 - CONTRACTOR IS RESPONSIBLE FOR ALL BURIED UTILITIES, SHOWN OR NOT SHOWN.
 - WATER AND SEWER LATERALS TO MAINTAIN TO MINIMUM OF 10 FEET OF SEPARATION.
 - SEWER LATERAL TO HAVE A MINIMUM SLOPE OF 2.0%.
 - ROAD CUTS IN THE OIL-BE-SAC FOR THE UTILITIES TO BE REPAIRED PER SOUTH JORDAN CITY'S STREET REPAIR AND REPAVING POLICY AND PER SOUTH JORDAN CITY'S STANDARD DRAINING #3010

LEGEND

EXISTING WATERLINE

PROPOSED WATERLINE

EXISTING SEWER

PROPOSED SEWER

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PLOT DATE: May 14, 2024

1	SOUTH JORDAN CITY REQUINES	5/13/24
NO.	REVISION	DATE

PROJECT INFORMATION

MANO-SEPP
PROPERTY

MASTER SITE & UTILITY PLAN

SOUTH JORDAN, UTAH

DRAWN

BDA

CHECKED

PROJECT #

23247

DATE

4/4/24

SCALE

1" = 20'

SHEET

C202

UTAH

REGISTERED PROFESSIONAL ENGINEER

STATE OF

NO. 528753

MIKE E. CARLTON

05/12/2023

ENGINEER'S STAMP

LOT 18
COUNTRY ROADS SUBDIVISION

LOT 15
COUNTRY ROADS SUBDIVISION

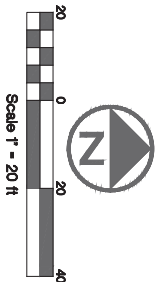
LOT 14
COUNTRY ROADS SUBDIVISION

LOT 17
COUNTRY ROADS SUBDIVISION

LOT 13A
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

LOT 13B
COUNTRY ROADS FIRST
AMENDMENT SUBDIVISION

LOT 1
MARTIN PEASE SUBDIVISION





WILDLING

ENGINEERING

14721 SOUTH HERITAGE STREET WAY


BLUFFDALE, UTAH 84005


801-868-8111


WWW.WILDLINGENGINEERING.COM


- DRAWING NOTES:
- DATE OF FIELD SURVEY: SEPTEMBER 11, 2023
 - THIS DRAWING ONLY REPRESENTS THE EXISTING CONDITIONS AND THE PROPOSED CHANGES. ANY CHANGES TO THE EXISTING CONDITIONS HEREON ARE FROM A RECORD OF SURVEY PERFORMED BY WILDLING ENGINEERING.
 - CONTRACTOR IS RESPONSIBLE FOR ALL BURIED UTILITIES, SHOWN OR NOT SHOWN.
 - WINDOW WELL ELEVATIONS MUST BE A MINIMUM OF 3" ABOVE FINISHED GRADE.
 - DOWNSPOUTS SHALL BE PLACED TO DIRECT ROOF DRAINAGE TO THE STREET OR BACKYARD RETENTION AREA.
 - PER IRC, FINISHED GRADE MUST SLOPE AWAY A MINIMUM OF 5% FOR 10 FEET AROUND THE PERIMETER OF ANY HOUSE.
 - PER SOUTH JORDAN CITY REQUIREMENTS, THE HOUSE ELEVATION IS ELEVATION FROM BEING MORE THAN 4" ABOVE THE TOP OF CURB.
 - CONTRACTOR TO ALTER SWALE CROSS-SECTION WHERE THE STANDARD SWALE IS TO BE A MINIMUM OF 6" DEEP, GRAVEL OR GEOTEXTILE SWALE TO PREVENT EROSION IF SWALE SIDE SLOPES ARE 2:1 OR STEEPER. CONTRACTOR TO NOTIFY ENGINEER OF ANY DESIGN CHANGES.


LEGEND


 EXISTING CONTOUR (5')


 PROPOSED CONTOUR (1')

 PROPOSED CONTOUR (1')

 DRAINAGE SWALE

 DRAINAGE ARROW

 EXISTING SPOT ELEVATIONS

 PROPOSED SPOT ELEVATIONS

C:\DATA\23247 10667 S Single Jack Circle\dwg\23247 Single Jack Circle C101 Overall Sheets.dwg
PLOT DATE: May 13, 2024

1	SOUTH JORDAN CITY REQUIRES	5/13/24
REVISION		DATE

PROJECT INFORMATION

MANO-SEPP
PROPERTY

GRADING AND DRAINAGE PLAN


SOUTH JORDAN, UTAH

DRAWN
BDA

CHECKED

DATE
4/4/24

PROJECT #
23247



SCALE
1" = 20'

SHEET
C203

Storm Drainage Retention Calculations

Mano-Sepp Property

80% percentile storm event retention volume

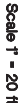
Area and Weighted C Calculation

Location	Impervious Acreage	Pervious Acreage	Total Acreage	80% Depth	Impervious C	Pervious C	Impervious Retained Volume	Pervious Retained Volume	Total Retained Volume
North Lot	0.176	0.333	0.509	0.52	0.95	0.20	316	126	441
South Lot	0.198	0.315	0.513	0.52	0.95	0.20	355	119	474

10T18

LOT 15

LOT 14

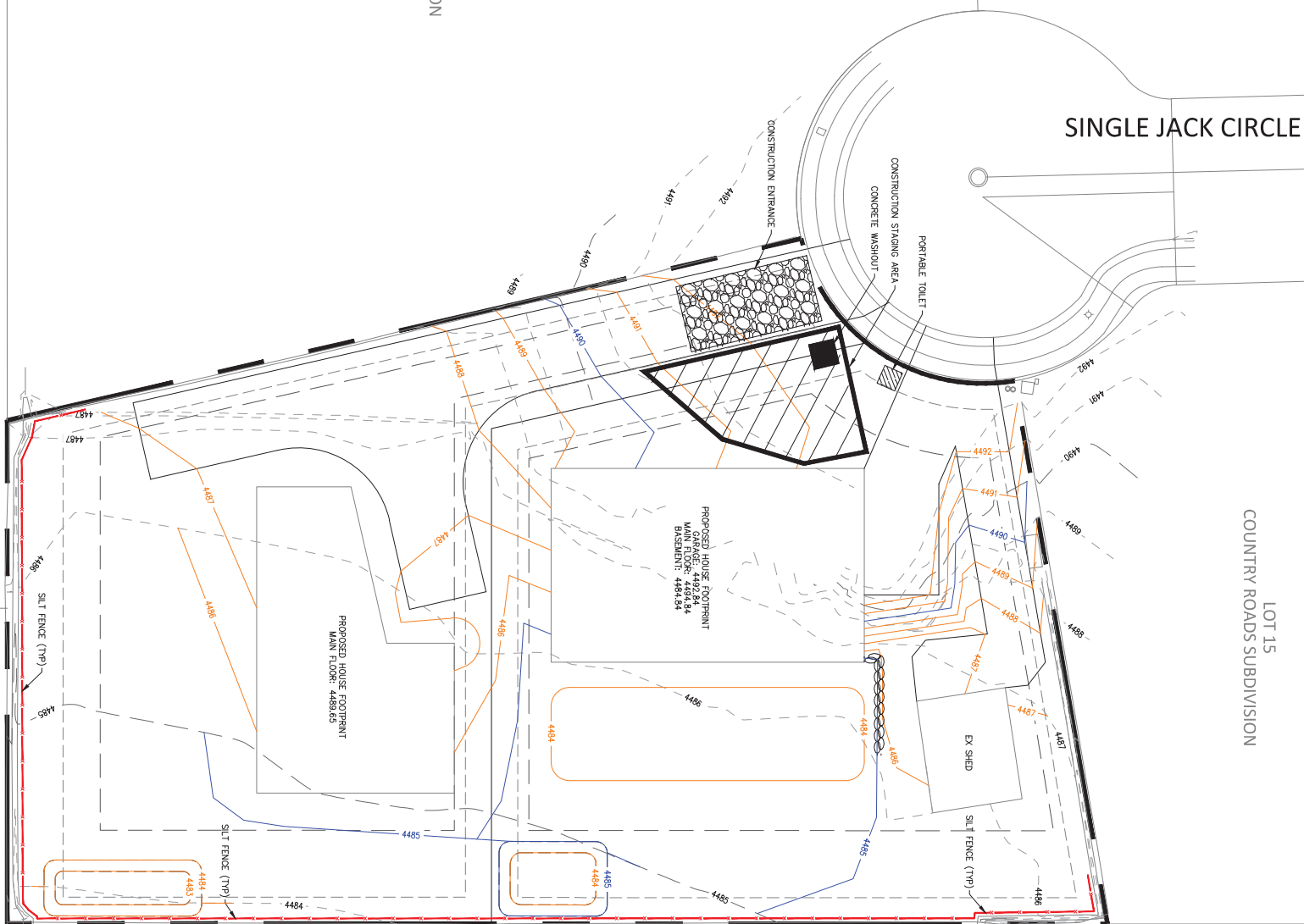


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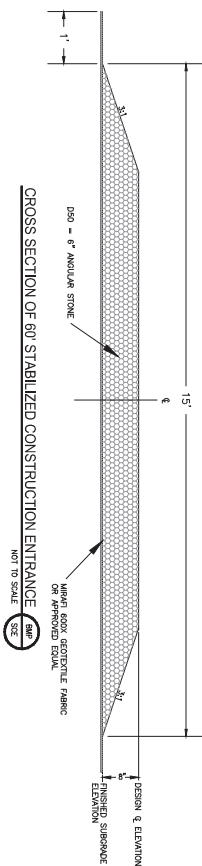
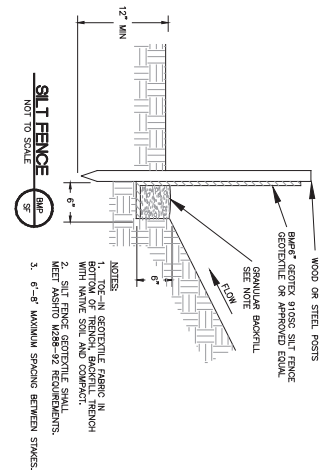
LEADING ENGINEER

ring.com

OTES:



ENTRY NO. 13432692



LEGEND

EXISTING CONTOUR (5')

EXISTING CONTOUR (1')

SILT FENCE

1	SOUTH JORDAN CITY REDLINES	5/13/24
NO	REVISION	DATE

PROJECT INFORMATION

MANO-SEPP
PROPERTY

EROSION CONTROL PLAN

SOUTH JORDAN, UTAH

DRAWN **BDA** CHECKED PROJECT # **23247**

100

SHEET

ENGINEER'S STAMP

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PLOT DATE: May 13, 2024



DATE	REVISION	BY	REASON
08/11		KS	
		KS	
		1/06	

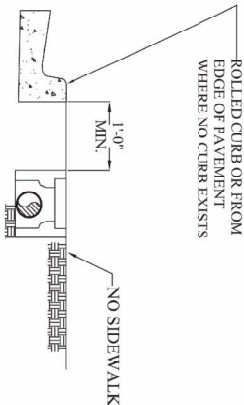
SOUTH JORDAN CITY

TRENCH CROSS SECTION

TERMINOLOGY & STANDARD SIZES

WALTER MEIER COVER
NTS

REPAIRED BY _____	
SOUTH JORDAN CITY	
METER SERVICE	
METER NO. _____	
DATE _____	
BY _____	

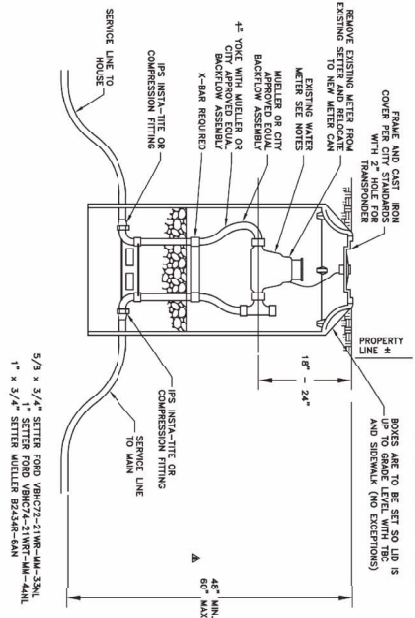


SOUTH JORDAN CITY	
DATE	WATER METER LOCATION
REVENUE	
BY	



SERVICE TAPS

SOUTH JORDAN CITY	
3/4" - 2" WATER METER PLAIN SERVICE INSTALLATION	
SHEET NO.	
DATE	BY
DATE	BY
DATE	BY
DATE	BY
DATE	BY

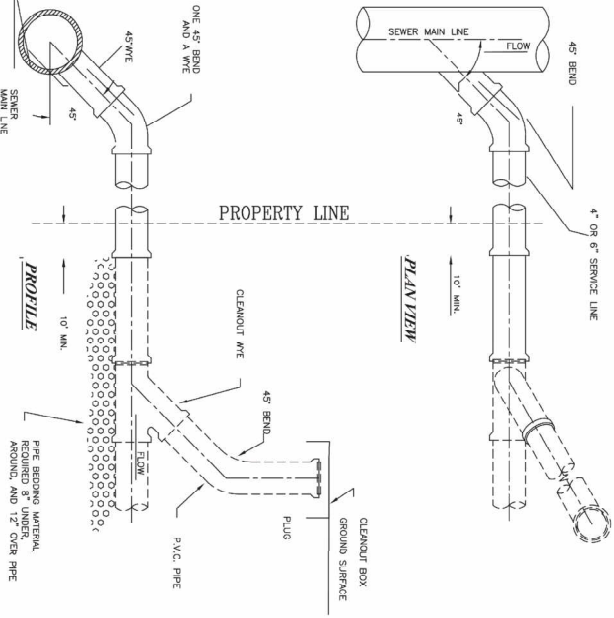


METER SERVICE
N.T.S.

COMPRESSION FITTINGS ARE EITHER
FORD QUICK JOINTS OR
MUELLER 110 COMPRESSION

1. INSPECTOR WROTE TO BACCHETTI REGARDING THE MATTER BOOK, REQUESTING INSPECTION OF INSTALLATION BY ENGINEER.
2. INSPECTOR MET WITH ALBERTA MONTANA POWER SERVICE REPRESENTATIVE AND THEY AGREED TO EXAMINE THE MATTER BOOK, CONVEYING IT TO THE ACHING MOUNTAIN WATERSHED. IT TOOK APPROXIMATELY 10-15 MINUTES TO EXAMINE THE MATTER BOOK.
3. BACCHETTI:
 - a. INSTALLED NEW PANEL IN MAIN SERVICE, TESTED WIRING IN ROOM.
 - b. NEW CONSTRUCTION, NEW ELECTRICAL CENTER, OF THE OTHER BUILDING, CITY REQUIREMENTS.
 - c. ALL WIRING SAID TO BE INSULATION IN THE PAPER SHEATH WITHIN 4 INCH OF THE PROPERTY LINE (SHOULD BE 18 INCHES FROM LINE) INSULATION.

SOUTH JORDAN CITY											
3/4" AND 1" METER SERVICE	<table border="1"> <tr> <td>DATE</td> <td>BY</td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	DATE	BY								
DATE	BY										



NOTES:

1. ALL SERVICES SHALL BE OF DOMESTER MANUFACTURE, UNLESS DIRECTED OTHERWISE AND SHALL BE EXTENDED FROM MAIN CONTRACTOR'S SCHEDULE.
2. MINIMUM SLOPE 1/4" PER FOOT (2%) OR WHERE APPOINTED BY THE DESIGN 1/8" PER FOOT(1%).
3. CULMAN-GUTS SHALL BE NO LESS THAN 100 FEET LONG MEASURED FROM THE UPSTREAM ENTRANCE OF THE CULMAN-GUT.
4. ALL 42" CONNECTIONS TO MAIN MUST BE CONSTRUCTED WITH ONE 42" BEND AND 45° WELLS.
5. IF OTHERS ARE NOT ALLOWED, 90° SHALL BE MADE WITH TWO 45° BENDS OF A CURVE WITH 45° ENDS.
6. IF OTHERS ARE USED WHEN CONNECTING TO EXISTING MAIN LINE, ALL JOINT-ON-WORK IS TO BE DONE BY TRAINED PERSONNEL.

SOUTH VALLEY SEWER DISTRICT STANDARD SEWER/SERVICE CONNECTION AND CLEAN-OUT



1. DRAWING NOTES

DRAWN BDA	CHECKED
---------------------	---------

SOUTH JORDAN, UTAH

MANO-SEPP PROPERTY CONSTRUCTION DETAILS

SOUTH JORDAN, UTAH

DATE _____

4/4/24

NONE

SHEET

C401

G: \DATA\23247 10667 S Single Jack Circle\dwg\23247 Single Jack Circle C401 Details.dwg
PLOT DATE: May 13, 2024

PLOT DATE: May 13, 2024

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06/25/2024

Issue: **ACCESSORY BUILDING:
CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL STANDARDS OF
ACCESSORY BUILDINGS IN R-3 ZONE**

File No.: PLCUP202400087
Property Address: 4051 W. Liberty Creek Drive
Applicant: Brett Catmull
Property Owner: Brett Catmull & Rhonda Catmull
Submitted By: Andrew McDonald, Planner I

Staff Recommendation (Motion Ready):

I motion to **approve** the Conditional Use Permit (File No. **PLCUP202400087**) based on the findings and conclusions listed in the Staff Report.

ACREAGE:	(.24) Acre
CURRENT ZONING:	Residential (R-3, 3 Units per Acre)
CURRENT/FUTURE LAND USE:	Stable Neighborhood (SN)
NEIGHBORING ZONING/LAND USE:	North: Single-Family Residential (R-3) East: Single-Family Residential (R-3) West: Single-Family Residential (R-3) South: Single-Family Residential (R-3)

CONDITIONAL USE REVIEW STANDARDS:

Any land use that presents any detrimental effects to the underlying zone and neighboring properties shall be reviewed and approved by means of a conditional use permit. A conditional use shall not be established or commenced without the approval of the Planning Commission or City Council. The permit shall be indefinite and run with the land unless otherwise indicated by the governing body. Imposed conditions shall be rooted in substantial evidence, and be the least restrictive way to mitigate any identified detrimental effects.

ACCESSORY BUILDINGS CONDITIONAL USE REVIEW:

Applications for a conditional use shall demonstrate that the proposal is consistent with the character of the underlying zone and surrounding area. Analysis includes, but is not limited to, consideration of nearby structures, uses, and applicable declarations of conditions, covenants & restrictions ("CC&Rs").

BACKGROUND:

The applicant is proposing to construct a 1,500 sf² (50' x 30') detached garage building in the south-east corner of the subject property. The property is Lot 26 of the Liberty Creek Phase 1 Subdivision, and has no known Covenants, Conditions, & Restrictions (CC&Rs) recorded on the property. If CC&Rs exist, it is a civil matter between the property owner and enforcing party(s) to resolve.

There is (10') Public Utility Easement along the south property line. The applicant will be required to obtain Easement Release & Encroachment letters as part of the Building permit review.

The applicant is requesting conditional use approval for the architectural standards for accessory buildings in the R-3 Zone. The applicant is requesting the Commission review an exception to the following:

1. The footprint of the accessory buildings shall not exceed 60% the footprint of the main building (including the footprint of an attached garage)

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- The applicant has provided a written statement providing additional background on the applicant's intent for the building (See Supporting Materials).
- Access to the building will be the existing driveway approach from Liberty Creek Drive, and the (24') wide side yard. The side-yard driveway access from Liberty Creek Drive to the proposed building will be required to be paved with masonry, asphalt, or concrete.
- It is the intent to use the building for personal storage, and will not be operating a commercial retail business out of the garage. The applicant would be allowed to sell their crafted carvings. If no customers were coming to the home, the applicant would be exempt from needing a business license. A business license would be required if any number of customers were coming to the home, and it would be limited to a maximum of six vehicles (round-trip) per day.
- Accessory buildings in the surrounding area consist of mainly sheds and detached garages built within the parameters of City Code.
- The proposed building will include: electrical, plumbing, and HVAC utilities with no habitable space.
- The R-3 Zone does not permit guesthouse ADUs.
- The plans indicate two garage door openings and one man door on the north elevation (See Supporting Materials). The placement of these doors and openings orients those inwards and

staff does not perceive them as creating a detrimental effect to the neighboring residential properties. There is no second-story level or windows proposed in this application.

- The existing home is a classic brick facade and shingle roof with an overall height of roughly (18'-23'). The proposed height (16'8'') does not exceed the height of the main dwelling.
- The proposed height would require a minimum setback of (4') to the property lines. The application proposes setbacks of (4') from the south property line, and (4') from the east property lines.
- The footprint of accessory buildings in the R-3 Zone cannot exceed 60% of the footprint of the main building. The footprint of the main building is 1,636 sf². The accessory building, without a CUP, could not exceed 981 sf². The footprint of the proposed building exceeds the 60% restriction by roughly 519 sf².
- The footprint of the proposed building is less the footprint of the main building, and is allowed to be constructed via a conditional use permit.
- Properties in the R-3 are allowed to cover 40% of the property with buildings and structures. With construction of the proposed building, the building coverage of the property would be roughly 30%.
- The average wall height does not exceed (16').
- The standard roof pitch is 3:12, which is the minimum required for the R-3 Zone.
- Staff cannot identify any detrimental effects that would result from the construction of this building. The proposed building meets the conditional use review standards.

Conclusions:

Staff holds that no detrimental effects could be identified as a result of approving this application. New facts presented during the public hearing which contradict these findings would warrant further investigation by Staff.

Recommendation:

Staff recommends that the Planning Commission hear comments at the public hearing and **Approve** the application, unless comments made at the hearing justify further investigation by Staff.

ALTERNATIVES:

- Approve the application as proposed by the applicant, and presented by Staff.
- Approve the application with reasonable conditions imposed to mitigate detrimental effects identified with substantial evidence provided on the record.
- Motion to further investigate substantial evidence provided on the record, and schedule for a later commission meeting date.

SUPPORT MATERIALS:

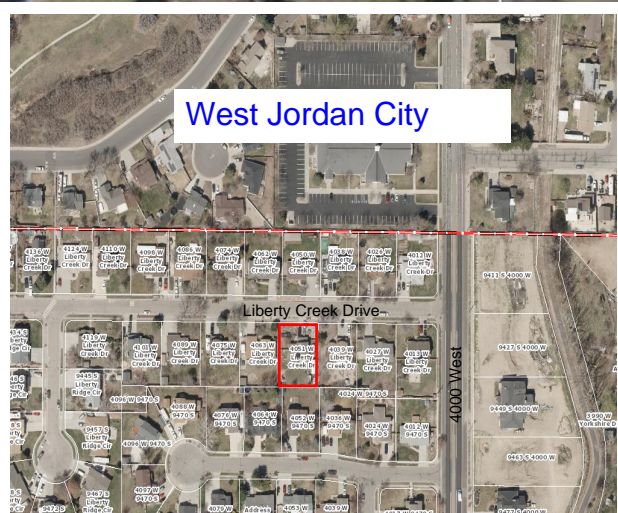
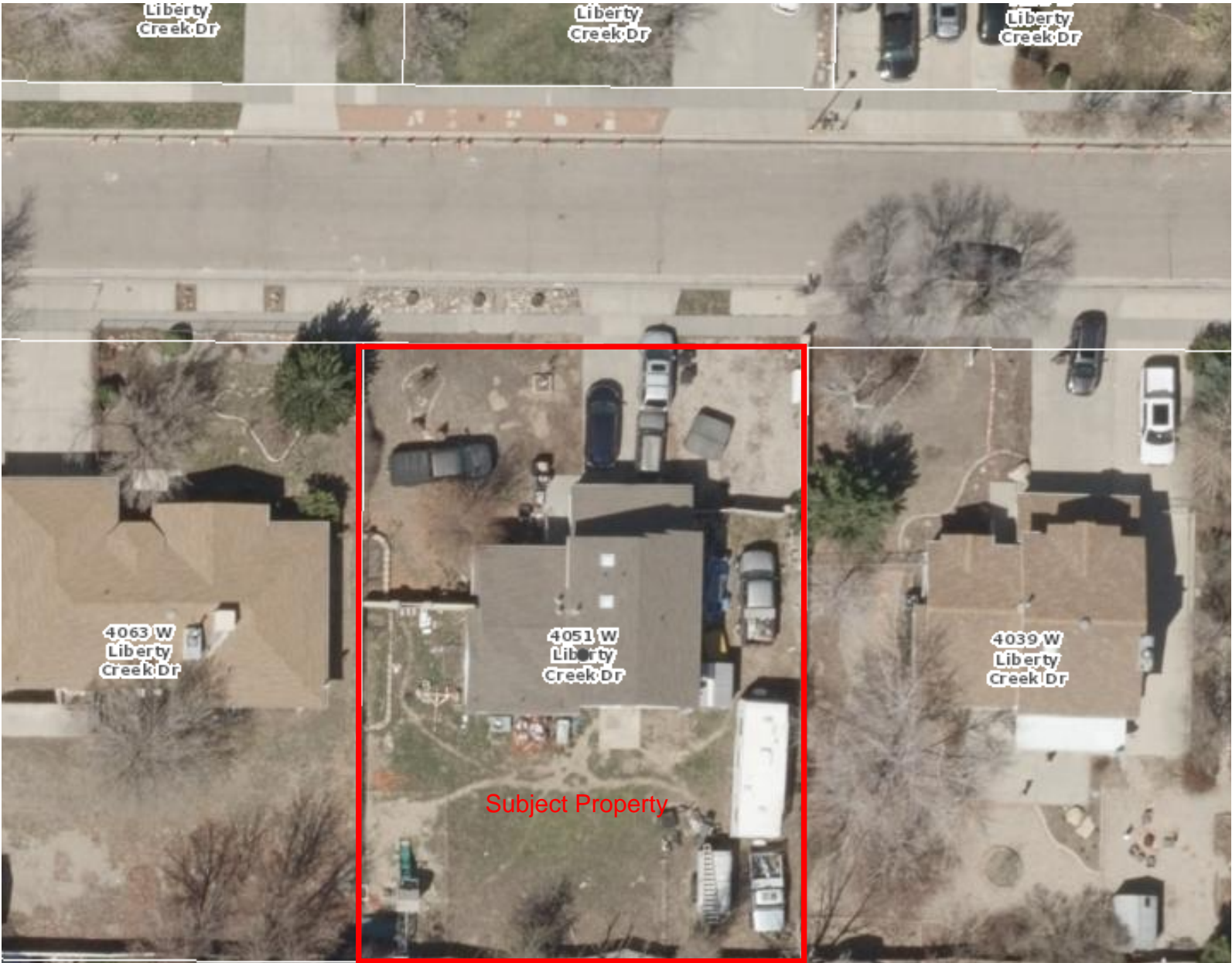
- Location Map
- Zoning Map
- Letter from the Applicant
- Site Plan
- Building Elevation Renderings
- Public Mailing Notice



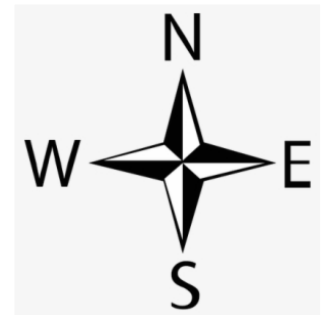
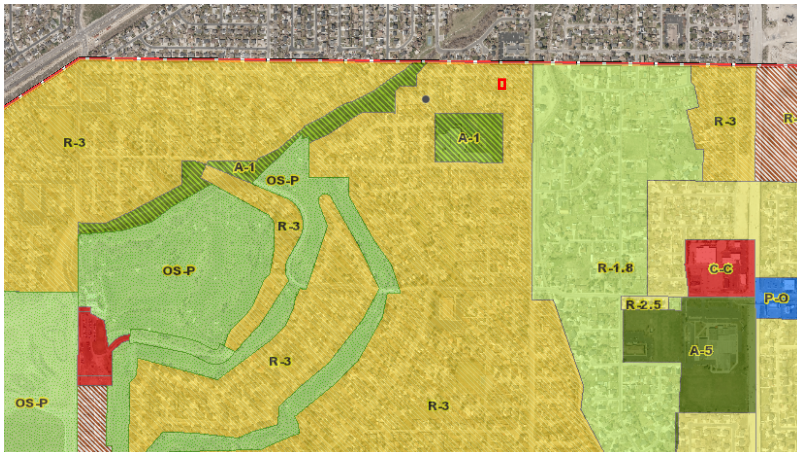
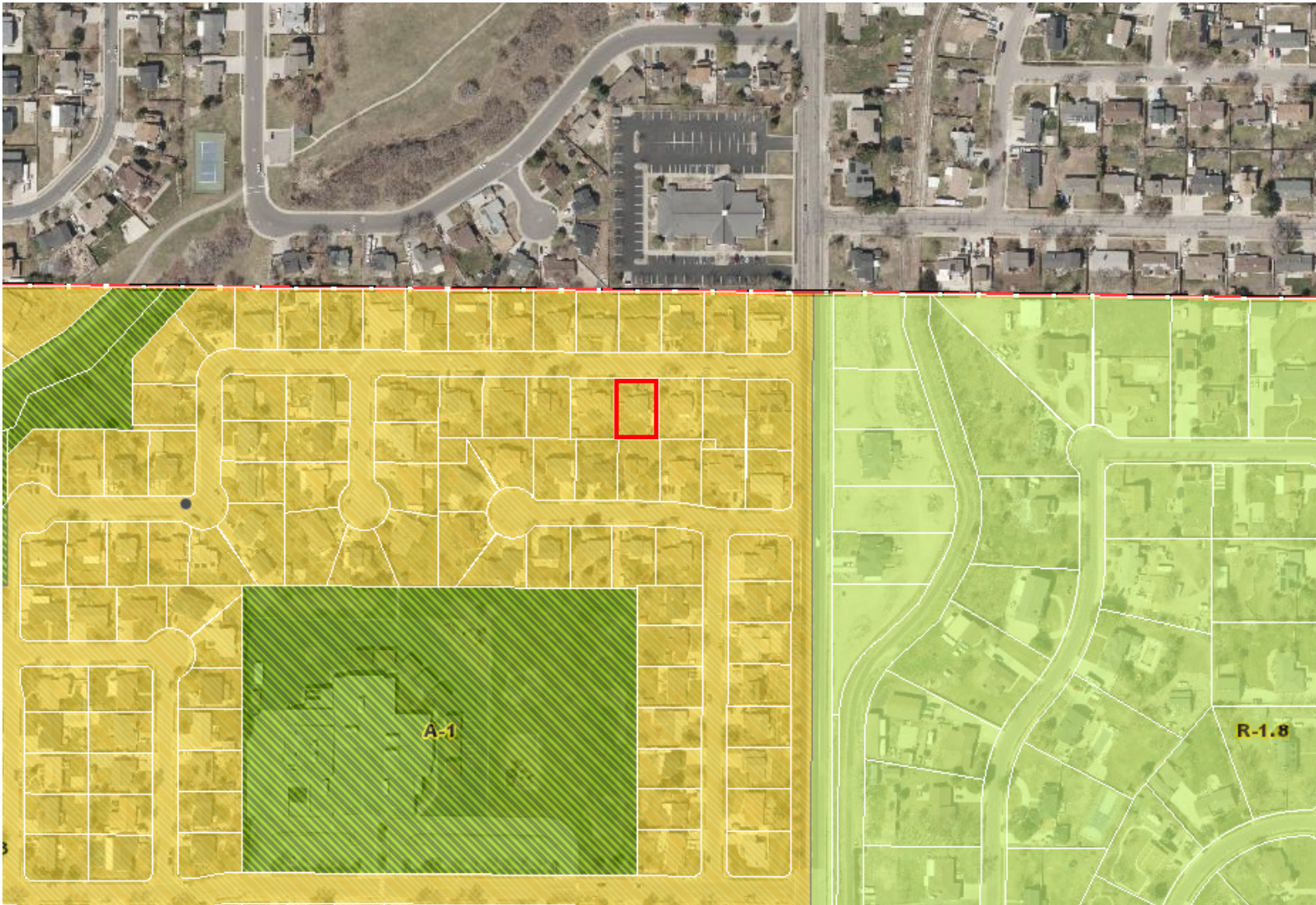
Andrew McDonald, AICP
Planner I, Planning Department

Location Map

Item H.4.



Current Zoning Map



May 16, 2024

Brett Catmull
4051 W. Liberty Creek Dr.
South Jordan, Utah 84009

RE: Reasons for Conditional Use Permit Request

We have many reasons for requesting a conditional permit for a larger detached garage. The list below will detail such reasons. Also, it's taken this long to have some money.

1. We have been storing our boat at an inside facility for 18 months and the cost of doing so just keeps going up. Right now, we pay \$350 per month to keep the boat inside & they're talking about an increase this coming July. We'd rather put the money into a nice garage to save money & have easier access. The boat's total length is 29'.10" long. It's an expensive boat that needs to be inside.
2. I've been an electrician for over 42 years and have a great deal of tools & some equipment that currently take up space in our garage that's attached to the house. We've never been able to pull our vehicle in due to the tools etc. It would be nice as we're getting older / wiser to have the vehicle(s) in the garage, especially for winter.
3. 4 years ago, my mother needed to move in with us due to health concerns. We needed to move her and her belongings in, so our basement storage was moved out to an off-site storage unit at \$170.00 a month.
4. I'm also a semi-pro wood carver & enjoy competing, but space is so limited that it makes it almost impossible for me to have the space necessary to do an adequate job & be able to compete in more competitions. So, this too comes with equipment & the need for organized space to be as efficient as possible. I plan on retiring in the next 8 years or so & plan on this being a big part of what I do during retirement. But I need some space...
5. Along with my carvings I at times incorporate "leather" & it too has a few pieces of equipment.

As you can tell, we need more enclosed space to keep our boat in good condition. I need to move several things out of the garage attached to the house & some outside items to clean things up and become more organized. Your approval of this detached garage would be an enormous help for us going forward to make our life better in many ways.

Thanks again for your consideration,

Brett & Ronda Catmull

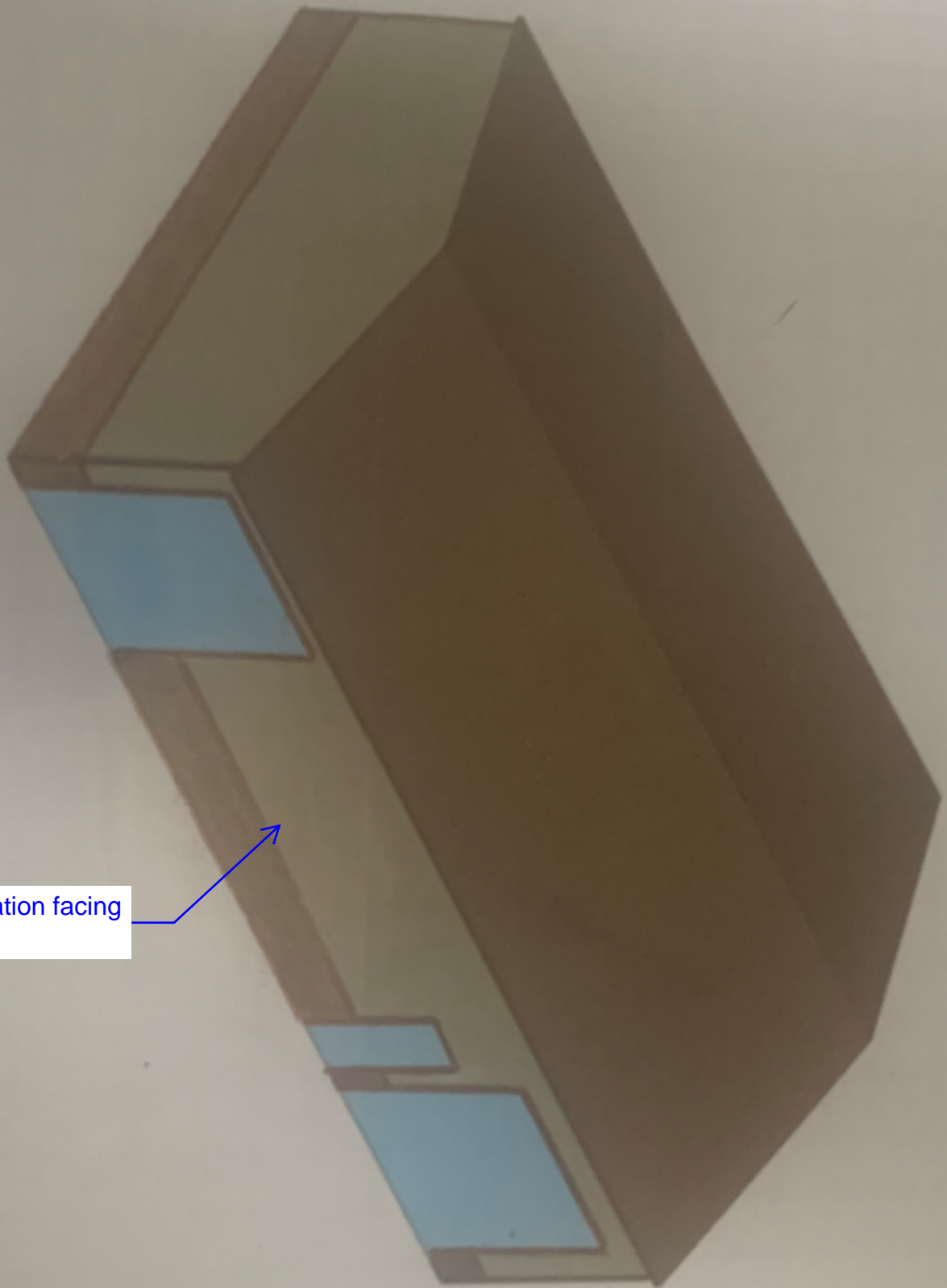
(Residents of South Jordan for over 30 years)

Site Plan



Building Rendering

Item H.4.



North Elevation facing
home

NOTICE OF PUBLIC HEARING

June 14, 2024

Dear Recipient:

Brett Catmull has filed an application (File #**PLCUP202400087**) for property located at **4051 W. Liberty Creek Drive.** The applicant is requesting that the South Jordan City Planning Commission review a conditional use permit for the architectural standards for accessory buildings in the R-3 Zone, as listed in City Code § 17.40.020.I(3b).

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday June 25, 2024** in the South Jordan City Council Chambers (Basement of City Hall; 1600 W. Towne Center Drive). All interested parties are invited to attend. The published agenda and packet can be accessed online at [<https://www.sjc.utah.gov/254/Planning-Commission>] **by 12:00 p.m. on June 21, 2024.**

Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon an individual's internet connection, not the City. Virtual attendance does not permit participation in the public hearing. In-person attendance is required for participation in the public hearing.

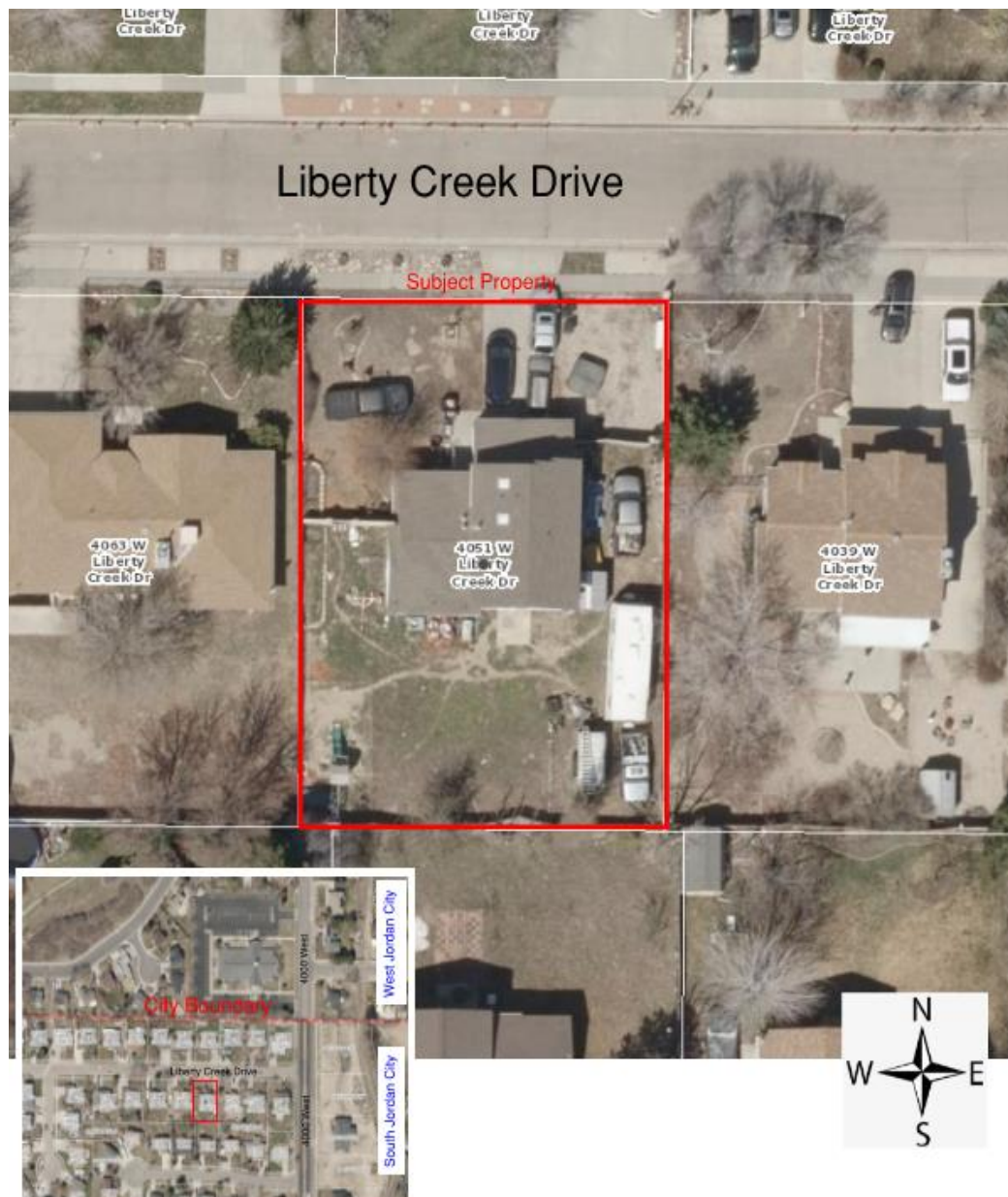
Public comments and concerns may be submitted in writing by mail or by emailing Andrew McDonald at amcdonald@sjc.utah.gov, **by 12:00 p.m. on June 25, 2024.** This ensures that any comments received can be reviewed by City Staff and the Commission, and included in the record prior to the meeting. Any

emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emails received.** Comments may also be given, and added to the record, during the item's public hearing portion of the meeting.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-HELP** during regular business hours or by contacting the email provided.

Respectfully,
Andrew McDonald, AICP
City of South Jordan Planning Department

Location Map of Subject Property



Source: City of South Jordan Online GIS map as of June 2024.

SOUTH JORDAN CITY**PLANNING COMMISSION REPORT**

Meeting Date: 06/25/2024

Issue: **ACCESSORY BUILDING:
CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL STANDARDS OF
ACCESSORY BUILDINGS IN R-1.8 ZONE**

File No.: PLCUP202400106
Property Address: 2544 W. Van Ross Drive
Applicant: Ricardo Rodrigues
Property Owner: Ricardo Rodrigues
Submitted By: Andrew McDonald, Planner I

Staff Recommendation (Motion Ready):

I motion to **approve** the conditional use permit (File No. **PLCUP202400106**) based on the Findings and Conclusions listed in this report.

ACREAGE:	(.77) Acre
CURRENT ZONING:	Residential (R-1.8, 1.8 Units per Acre)
CURRENT/FUTURE LAND USE:	Stable Neighborhood (SN)
NEIGHBORING ZONING/LAND USE:	North: Single-Family Residential (R-1.8) East: Single-Family Residential (R-1.8) West: Single-Family Residential (R-1.8) South: Single-Family Residential (R-1.8)

CONDITIONAL USE REVIEW STANDARDS:

Any land use that presents any detrimental effects to the underlying zone and neighboring properties shall be reviewed and approved by means of a conditional use permit. A conditional use shall not be established or commenced without the approval of the Planning Commission or City Council. The permit shall be indefinite and run with the land unless otherwise indicated by the governing body. Imposed conditions shall be rooted in substantial evidence, and be the least restrictive way to mitigate any identified detrimental effects.

ACCESSORY BUILDINGS CONDITIONAL USE REVIEW:

Applications for a conditional use shall demonstrate that the proposal is consistent with the character of the underlying zone and surrounding area. Analysis includes, but is not limited to, consideration of nearby structures, uses, and applicable declarations of conditions, covenants & restrictions ("CC&Rs").

BACKGROUND:

The applicant, on behalf of the property owner, is proposing to construct a 3,200 sf² (80' x 40') detached garage building, Accessory Dwelling Unit (ADU) space. The ADU is being built for the applicant's aging parents, and eventual son. The garage space will be for the applicant's personal storage of vehicles and miscellaneous items. The supporting materials contains a letter from the applicant discussing their justification for the CUP request.

The property is Lot 13 of the Van Ross Estates Amendment 4 subdivision. There are no known Covenants, conditions, and restrictions (CC&Rs) recorded on the property. If there are CC&Rs, it would be a private, civil matter between the applicant and the enforcing party.

There is a 20-foot Drainage (DE) and Public Utility Easement (PUE) along the north/rear property line and a 7-foot DE and PUE bisecting the property east to west. The proposed building does not conflict with either of these easements; and Staff is not requiring additional action be taken by the applicant.

The applicant is requesting conditional use approval for the architectural standards for accessory buildings in the R-1.8 Zone. The applicant is requesting the Commission review an exception to the following Code Provisions:

1. Accessory buildings may not be taller than the main building (§17.40.020(I)(3a));
2. The footprint of accessory buildings shall not exceed the footprint of the main building (§17.40.020(I)(3b));
3. Any portions of accessory buildings within (20') of a property line shall not have openings (windows & doors) that are visible from the property line and located in an exterior wall where the floor height exceeds (4') above grade (§17.40.020(I)(3c)(1).

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- Access to the building will use an existing approach (roughly 13-15 feet wide) on Van Ross Rive, along the east side of the property. The existing driveway access is paved with asphalt. The existing side driveway will be extended north to the new garage ADU, and paved with concrete (See Site Plan).
- There will be no business use of this building. The property owner does not intend to shelter farm animals in the proposed building. There are no farm animals currently on the property.
- Accessory buildings are common to the neighborhood. The Commission approved a CUP for a similar request north-east of the subject property roughly two years ago, and has recently approved a CUP for a similar request in May 2024.
- The east half of the building will be a 2,000 sf² garage space for storage of the applicant's personal property. There are buildings currently located along the east property line. These buildings will be taken down, and their contents transferred to the garage space.

- The west half of the building will have a 1,200 sf² ADU on the main floor. The subject property qualifies to have a detached ADU guesthouse. The maximum size allowed would roughly 1,286.6 sf². The applicant is proposing 1,200 sf². The applicant has submitted the application for the required ADU permit.
- The plans indicate two garage doors and two man doors on the south elevation, along with one garage door on the north elevation (See Supporting Materials). The placement of these doors are oriented inwards. The garage door on the north elevation is 10-feet high, and is screened from view by a 6-foot fence between the garage and the adjacent properties to the north. The distance between the garage door and the neighboring homes to the north is roughly 245-feet. Staff does not find substantial evidence to warrant these openings as a detrimental effect of allowing the building's construction. No substantial evidence of harm has been provided to Staff.
- The existing home is a classic brick facade and shingle roof rambler with an overall height of roughly 17-feet. The proposed height (24'1 1/4") exceeds main structure by roughly 7-feet, and thus requires a Conditional Use Permit.
- Guesthouse ADUs are required to be architecturally compatible with the main building. The exterior materials of the proposed building will be shingles and lap siding. The main building is dark shingles and white painted brick. The applicant has expressed their intent to match the color schemes.
- A guesthouse ADU is required to be at least 10-feet from all property lines. In addition, Guesthouses must still meet the minimum setback requirements for accessory buildings relative to the overall height proposed. The proposed height would require a setback of 12-feet to the property lines. The east and north setbacks comply with code requirements. The applicant has been informed that the west property line setbacks will have to increased by 2-feet for building permit approval.
- The building does propose have a second-story with windows. Any portions of a building that are within 20-feet of a property (and have windows on second levels) require a CUP. The west elevation has two windows on the second story that are within 20-feet of the west property line. These windows are meant to be transparent to allow for natural light, and reduce energy consumption during daylight hours. No substantial evidence to warrant the windows being a detrimental effect of the buildings construction has been provided to Staff or can be found by Staff.
- The footprint of accessory structures in the R-1.8 Zone must be equal to or less than the footprint of the main building (including attached garages). The footprint of the existing building (including the attached garage) is 2,626 sf². The overall footprint of the proposed building exceeds the main footprint by roughly 574 sf², and thus requires a Conditional Use Permit.
- Staff finds no detrimental effects in building one large building instead of multiple smaller buildings.

- Properties in the R-1.8 are allowed to cover 40% of the property with buildings and structures. With construction of the proposed building, the building coverage would be roughly 17%.
- The roof pitch meets the minimum requirements of the R-1.8 Zone.
- The average wall height meets the requirements of the R-1.8 Zone.
- The applicant has been in contact with their neighbors while designing this building, and has been mindful of the adjacent property owners.

Conclusions:

The proposed building is in compliance with development standards of the R-1.8 Zone. Staff concludes that approval of the application would be consistent The General Plan, and the surrounding neighborhood. Staff holds that no detrimental effects could be identified as a result of approving this application. New facts presented during the public hearing which contradict these findings would warrant further investigation by Staff.

Recommendation:

Staff recommends that the Planning Commission hear comments at the public hearing and **approve** the application, unless comments made at the hearing justify further investigation by Staff.

ALTERNATIVES:

- Approve the application as proposed by the applicant, and presented by Staff.
- Approve the application with reasonable conditions imposed to mitigate detrimental effects identified with substantial evidence.
- Motion to further investigate the application, and schedule for a future Commission meeting.

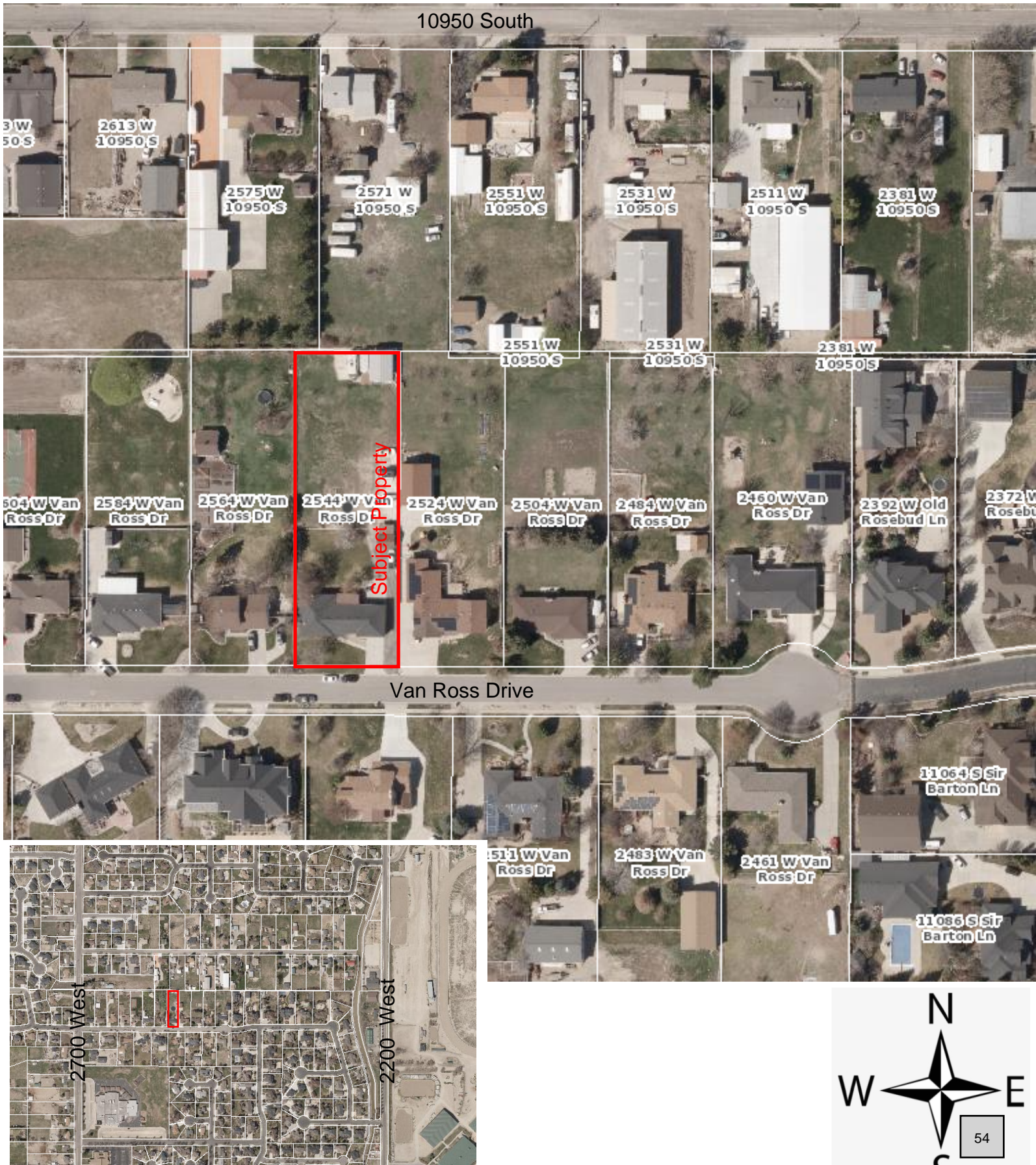
SUPPORTTING MATERIALS:

- | | |
|----------------------|---------------------------------|
| • Location Map | • Letter from Applicant |
| • Current Zoning Map | • Applicant's Response to Staff |
| • Site Plan | • Public Mailing Notice |
| • Floor Plans | • ADU Affidavit |
| • Building Elevation | • Owner's Affidavit |

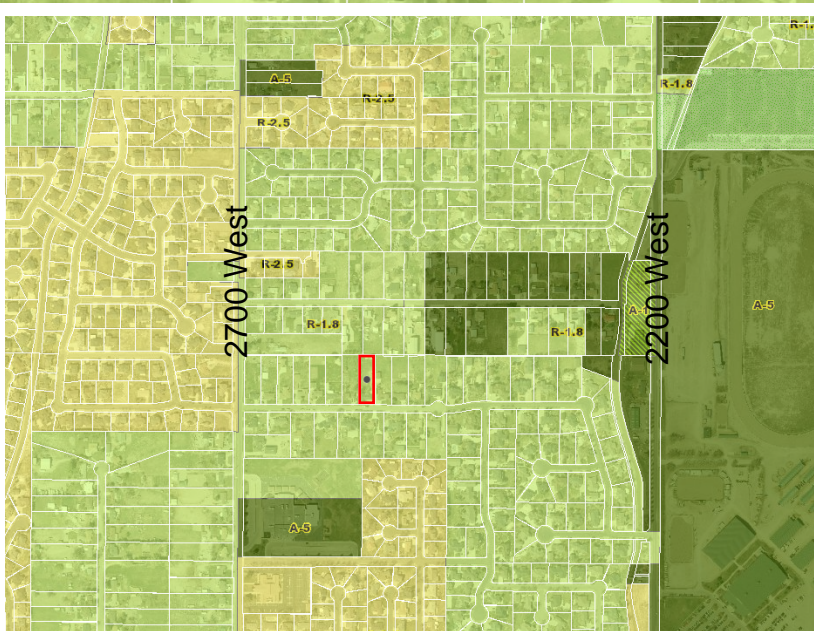
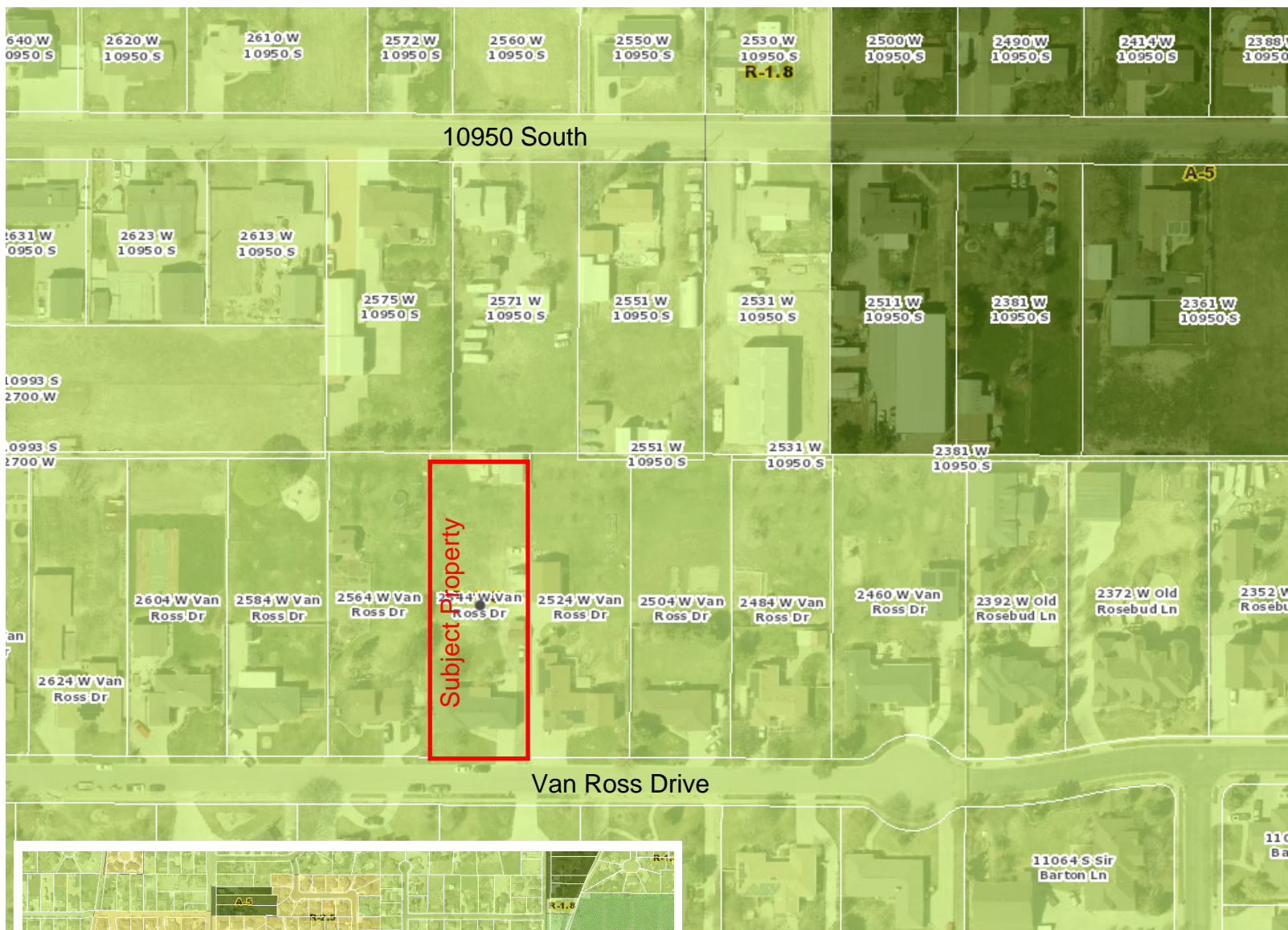


Andrew McDonald, AICP
Planner I, Planning Department

Location Map



Current Zoning Map



RODRIGUES RESIDENCE

2544 W Van Ross Dr
South Jordan, UT 84095

Item H.5.

PRELIMINARY

RODRIGUES RESIDENCE

2544 W Van Ross Dr
South Jordan, UT 84095
Rick Rodrigues

DESCRIPTION

DATE

PROJECT #: 108
DRAWN BY: rrp
CHECKED BY: --
ISSUED: 06.10.2024

COVER SHEET

A-001

PLAN INFORMATION

SQUARE FOOT SCHEDULE	
Name	Area
1. FIRST FLOOR	1200 SF
2. STORAGE	1500 SF
GARAGES	2000 SF

PROPOSED ACCESSORY STRUCTURE IN
SOUTH JORDAN, UT.

DETAILS

4. KITCHEN AND DINING
5. (1) BED
6. LIVING
7. (2) BATH
8. HALLWAY
9. GARAGE

NOTE:
CONTRACTOR AND PERMITTING JURISDICTIONS
SHALL REVIEW THE GEOTECHNICAL REPORT AND
COMPLY STRICTLY TO THE RECOMMENDATIONS.

ABBREVIATIONS

1. FLOOR PLAN AND DIMENSIONS PROVIDED BY
CONTRACTOR
2. ANY OTHER TRUSS DESIGN AND ENGINEERING
3. CARRYOVER (WHERE SHOWN IS SCHEMATIC ONLY)

ABBREVIATIONS & SYMBOLS

DESCRIPTION

BUILDING SECTION

SYMBOL

XX
X-XXX

SECTION DETAIL

XX
X-XXX

ELEVATIONS

INTERIOR
XX / BLOCK
X-XXX

DETAIL

A1 VIEW NAME
SUB DESCRIPTION
SCALE

FINISH ELEVATION

SL. TOP OF
ELEVATION

DESCRIPTION

WINDOW TYPES

WALL TYPES

DOOR NUMBER

REMARKS

REVISIONS

ABBREVIATIONS

CPT CERAMIC TILE

CT CERAMIC TILE

WHD WOOD FLOORING

A.F.F. ABOVE FINISHED FLOOR

C.C. CONCRETE

W.C. WALK IN CLOSET

C.P.B. CEMENT BOARD

TYP. TYPICAL

MFL METAL

SHEET INDEX

- A-001 COVER SHEET
A-002 ARCHITECTURAL SITE PLAN
A-101 MAIN FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 ROOF PLAN
A-201 EXTERIOR ELEVATIONS
A-202 EXTERIOR ELEVATIONS

RODRIGUES RESIDENCE

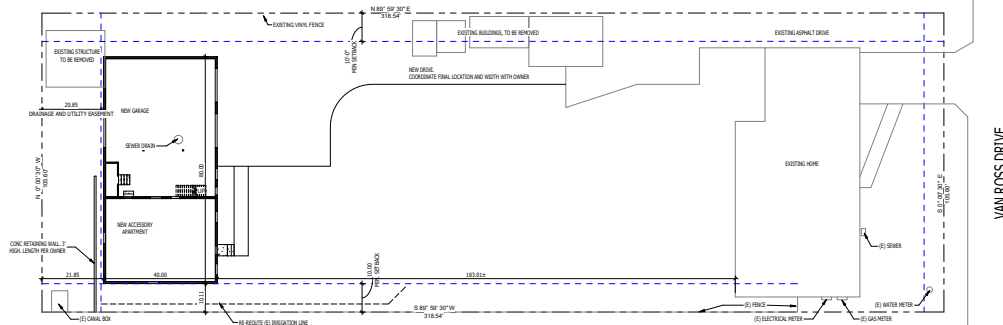
2544 W Van Ross Dr
South Jordan, UT 84095
Rick Rodriguez

[illegible]

PROJECT #: 106
DRAWN BY: nsp
CHECKED BY: --
ISSUED: 06.10.2024

ARCHITECTURAL
SITE PLAN

A-002



NOTES:

1. FINISH GRADE SHALL HAVE A SLOPE AWAY FROM THE BUILDING OF 6" MINIMUM FOR THE FIRST TEN FEET AND A 2% SLOPE THEREAFTER. ALL DRAINAGE FROM LOT SHALL DRAIN INTO AN APPROVED DRAINAGE SYSTEM. ALL EARTH FILL TO RECEIVE CONCRETE FLOORS, WALKS, DRIVES, ETC., SHALL BE SETTLED AND TAMPED TO 90% MINIMUM COMPACTION.

NORTH

[illegible]

1
NORTH

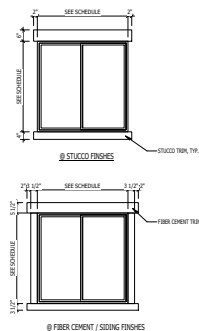
PRELIMINARY

NAME	CLASSE	PROFESSORE
...

MAIN FLOOR
PLAN

A-101



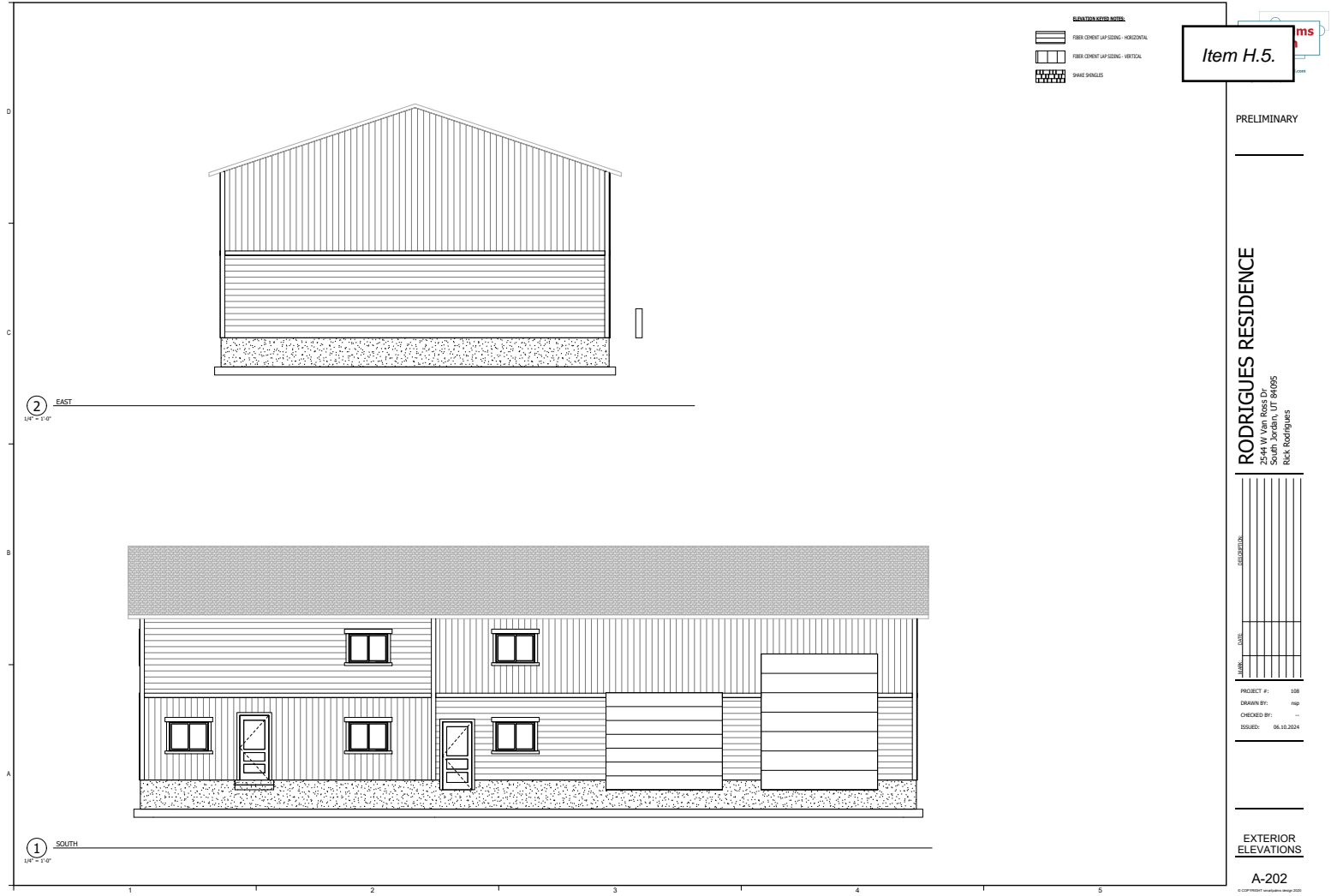


2544 W Van Ross Dr
South Jordan, UT 84095
Rick Rodrigues

[illegible]

A-201

15/04/2024 10:00 AM 15/04/2024 10:00 AM



Letter from Applicant/Property Owner

We would like to build a garage/apartment combo in the yard. The apartment will have 3 bedrooms and 2 bathrooms (1,200sq/ft) and the rest of the garage will have 2,000sq/ft, totaling 3,200 sq/ft. The size of the building will be 574 sq/ft larger than the allowed based on the size of the primary residence.

Justification for the CUP: The apartment is being built for my aging parents (late 70s) and eventually my disabled son (cerebral palsy). Both purposes require the apartment to be on the main floor because they are not able to climb stairs (in the event the apartment was upstairs). My garage and storage area will be limited in size for the purpose of storing vehicles and RV. Asking to increase the size by 574 sq/ft would allow me to have main level space for my personal items.

From: Rick Rodrigues [REDACTED]
Sent: Wednesday, June 12, 2024 7:02 AM
To: Andrew McDonald
Subject: Re: CUP Application PLCUP202400106 Review Questions

Good morning Andrew,

Here are the answers to the 3 questions:

1. The intent for the windows on the west elevation was to have them transparent and able to open. If there is an issue with that, let me know, we can easily adjust.
2. Color Scheme - similar to the main house. FYI, we painted the house white last month. Now that I think of it, I hope it's not an issue.
3. One RV door 12wx12h and two 12wx10h (front and back)

We can easily shift the property by 2 ft to the east.

We'll make sure to have the changes to the drawing done when we needed.

Thanks for the feedback.

Rick
[REDACTED]

On Tue, Jun 11, 2024 at 3:16 PM Andrew McDonald <AMcDonald@sjc.utah.gov> wrote:

Good Afternoon Rick,

I have completed the review of the application, and the CUP is needed for three reasons:

1. The overall height of the building exceeds the overall height of the main building
2. The overall footprint of the building exceeds the footprint of the main building
3. The second story above the apartment has windows in the west elevation that are in a portion of the building within (20') of the property line.

I do have some follow up questions for the report. Please respond to them in this email so that I have a written response from yourself, being the applicant/property owner.

1. Will the windows on the second story above the apartment, in the west elevation, be transparent and able to be opened?
2. What color scheme do you intend to have the exterior have?
3. What is the height of the three garage doors?

Something else that we should note and discuss for the building permit are the setbacks, particularly the setback on the west property line. The application proposes a minimum setback of (10') from the west property line. Although that is the minimum default requirement for guesthouse ADUs, they must also meet the requirements of accessory buildings. In this circumstance, the overall height being proposed is over (24'), which means that the setback on the west property line would need to be at least (12') because accessory buildings are required to have a minimum of (3') plus one foot for every foot that the height exceeds (16'). This would mean that the building would need to shift (2') east. It looks like the setback on the east property line is large enough to handle the decrease and still meet the minimum requirement. Right now, I don't need new plans for the two windows or the site plan setbacks. I can make the note in the report and mention any differences in the presentation. When it comes to the building permit, the site plan will need to be updated and the notes about the detail spec notes of the two windows, if they stay, will need to be updated.

Andrew McDonald, AICP | Planner I | City of South Jordan

1600 W. Towne Center Drive

South Jordan City, Utah 84095

M-Th 8 A.M – 6 P.M. | Friday 8 A.M. – 12 P.M.

O: 801.253.5203 Ext. 5029 | F: 801.254.3393



NOTICE OF PUBLIC HEARING

June 14, 2024

Dear Recipient:

Ricardo Rodrigues has filed an application (File #**PLCUP202400106**) for property located at **2544 W. Van Ross Drive**. The applicant is requesting that the South Jordan City Planning Commission review a conditional use permit for the architectural standards for accessory buildings in the R-1.8 Zone, as listed in City Code §17.40.020(I).

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday June 25, 2024** in the South Jordan City Council Chambers (Basement of City Hall; 1600 W. Towne Center Drive). All interested parties are invited to attend. The published agenda and packet can be accessed online at [<https://www.sjc.utah.gov/254/Planning-Commission>] **by 12:00 p.m. on June 21, 2024.**

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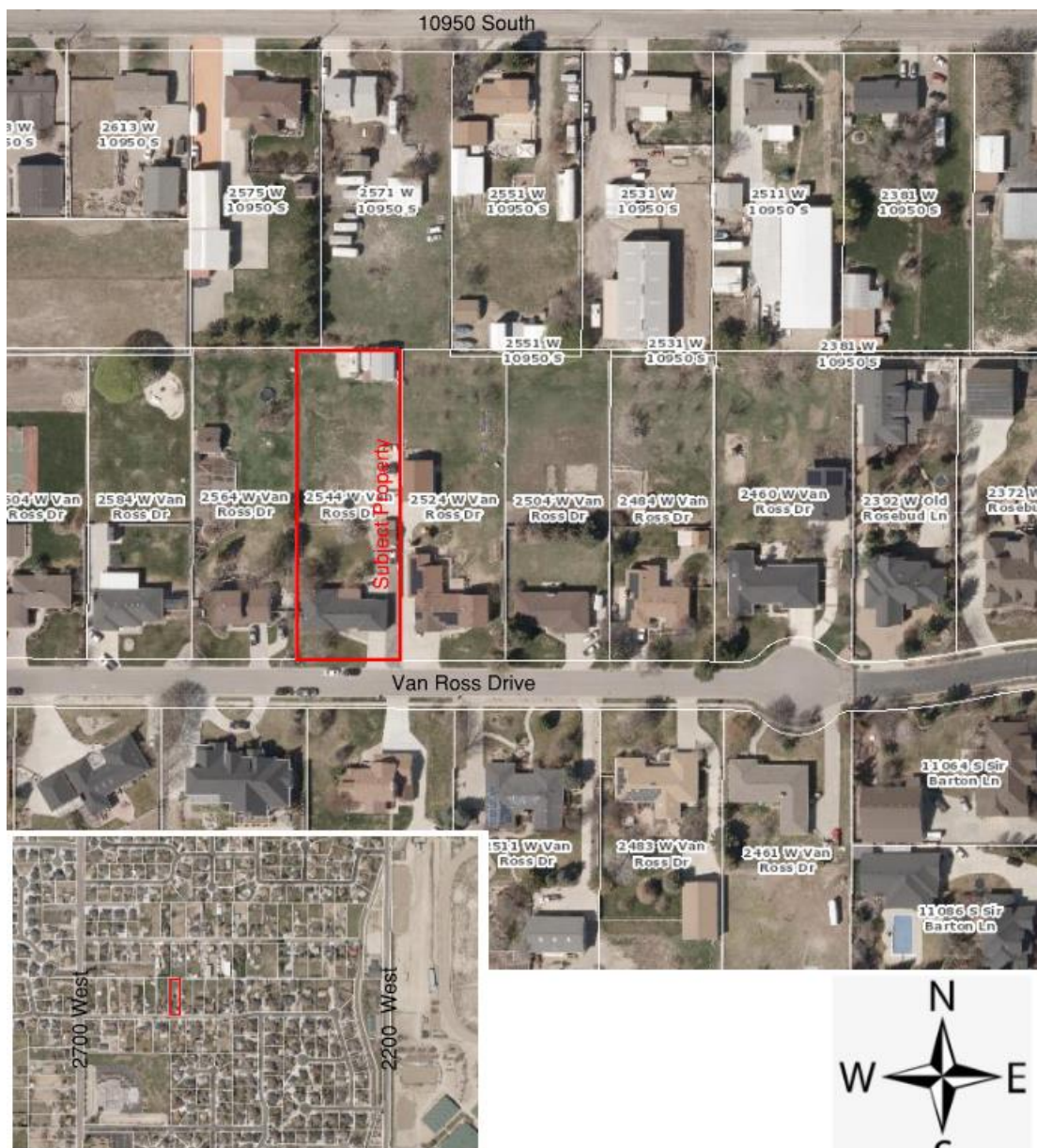
Public comments and concerns may be submitted in writing by mail or by emailing Andrew McDonald at amcdonald@sjc.utah.gov, **by 12:00 p.m. on June 25, 2024.** This ensures that any comments received can be reviewed by City Staff and the Commission, and included in the record prior to the meeting. Any

emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emails received.** Comments may also be given, and added to the record, during the item's public hearing portion of the meeting.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-HELP** during regular business hours or by contacting the email provided.

Respectfully,
Andrew McDonald, AICP
City of South Jordan Planning Department

Location Map of Subject Property



Source: City of South Jordan Online GIS Map as of June 2024



DocQuery

Parcel Number • 27-21-201-050-0000

Active Parcel Number

Acreage • 0.7700

Address • 2544 W VAN ROSS DR • SOUTH JORDAN • 84095

Owner of Record

RODRIGUES, RICARDO P

A handwritten signature in black ink, appearing to be 'RP' or similar initials.

Legal Description • Property Description For Taxation Purposes Only

LOT 13, VAN ROSS ESTATES AMD 4. 5678-0242 5716-2001 9096-5286 9486-2235 9884-1163 9942-6704

OWNER'S AFFIDAVIT

This Owner's Affidavit (this "Affidavit") is made by Ricardo Rodriguez (the "Owner") who is the legal and right property owner(s) of the following parcel(s): 2544 W. 16th Ross Dr. South Jordan UT 84095 (the "Property").

The Owner acknowledges that N/A (the "Representative") is authorized to represent Owner's interests in the Property for the following purposes (check all that apply):

- | | |
|---|---|
| <input type="checkbox"/> Rezone the Property | <input type="checkbox"/> Variance Request |
| <input type="checkbox"/> Change Property's Future Land Use designation | <input checked="" type="checkbox"/> Accessory Dwelling Unit |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Reasonable Accommodation Request |
| <input type="checkbox"/> Subdivision or Subdivision Amendment | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Site Plan (may include a minor site plan or site plan amendment) | _____ |
| <input type="checkbox"/> Small Residential Development | _____ |
| <input checked="" type="checkbox"/> Conditional Use Permit | _____ |

The Owner understands that this authorization allows the Representative to submit applications to the City of South Jordan for the above-checked purposes.

OWNER SIGNATURE

Ricardo Rodriguez

OWNER SIGNATURE

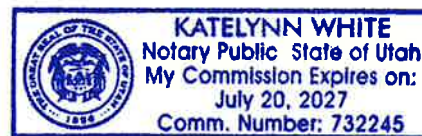
State of UTAH

County of Salt Lake

On the 13 day of June, 2024, personally appeared before me Ricardo Rodriguez, the signer of the above instrument, who duly subscribed and swore before me that he executed the same.

Katelynn White

Notary Public



(seal)

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 06/25/2024

Issue: CJ ESTATES
PRELIMINARY SUBDIVISION PLAT
Address: 10593 S. 3200 W.
File No: PLPP202400063
Applicant/Developer: Craig Bonham
Property Owner: Keith Walmer

Submitted by: Andrew McDonald, Planner I
Jared Francis, Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the CJ Estates preliminary subdivision plat, File No. PLPP202400063, subject to the findings and conclusion in the staff report.

ACREAGE:	Approximately (.88) Acres
CURRENT ZONE:	Residential (R-2.5)
FUTURE LAND USE PLAN:	Stable Neighborhood (SN)
NEIGHBORING ZONES/USES:	North – Residential (R-1.8) South – Residential (R-2.5) West – Residential (R-2.5) East – Residential (R-1.8)

STANDARD OF APPROVAL:

Once all application requirements have been met, redline corrections made, revised plans and plat submitted and City staff approval given, the preliminary subdivision plat application will be scheduled on the Planning Commission agenda for a public hearing at which public comment will be taken. Notice of the public hearing shall be provided in accordance with chapter 16.04 of this title. The Planning Commission shall receive public comment at the public hearing regarding the proposed subdivision. The Planning Commission may approve, approve with conditions or if the project does not meet City ordinances or sanitary sewer or culinary water requirements, deny the preliminary subdivision plat application.

City Code § 16.10.060

BACKGROUND:

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the CJ Estates (formerly known as Walmer Subdivision) subdivision. The property currently

has an existing house with horse pasture. The application proposes subdividing the property into two lots. The new lot would be addressed and accessed from Alexander Park Lane. Most of the infrastructure was installed when the adjacent subdivision to the east developed. There will be no improvements made along 3200 west. Lot 2 will have full improvements along Alexander Park Lane. There is a small portion being dedicated to the City for the Right-of-Way Improvements.

There is a private irrigation line, running along the south property line, that services the properties to the east. The plat will require a (10') Private Irrigation Easement be granted to protect the area the private line is located in. This document will need to record in the Office of the Salt Lake County Recorder's prior to the Plat being recorded during the Final Subdivision application.

The Planning Commission recommended approval of the rezone from R-1.8 to R-2.5 earlier this year. The City Council approved the rezone on March 19th. The overall site plan for this application is similar to the concept plan that was presented with the rezone.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The application meets the Planning, as well as the Subdivision and Development Code requirements of the Municipal Code.
- The underlying zone (R-2.5), restricts density to 2.5 units per acre. The subdivision has a gross density of 2.3 units per acre; and a net density of 1.65 units per acre.
- Lots 1 & 2 are .42 and .45 acres respectfully.
- The project will meet the sewer and the culinary water requirements.
- The project is consistent with the SN future land use designation.

Conclusion:

- The proposed preliminary subdivision application meets City Code requirements and as such should be approved.

Recommendation:

- Staff recommends the Planning Commission take public comments, 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 proposed Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Location Map
- Current Zoning
- Preliminary Subdivision Plat
- Overall Site Plan
- Public Mailing Notice

Andrew McDonald
Andrew McDonald (Jun 19, 2024 08:45 MDT)
Andrew McDonald, AICP
Planner I, Planning Department

Brad Klavano
Brad Klavano (Jun 19, 2024 14:16 MDT)
Brad Klavano, P.E.
Director of Engineering Services

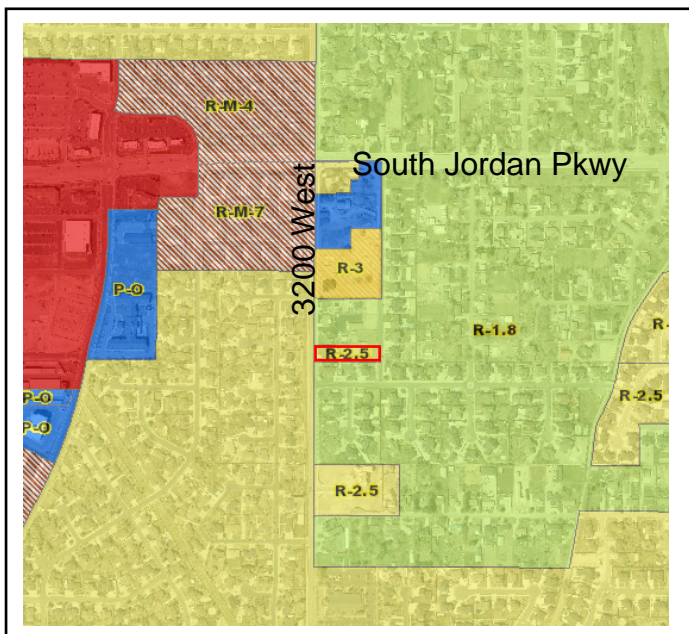
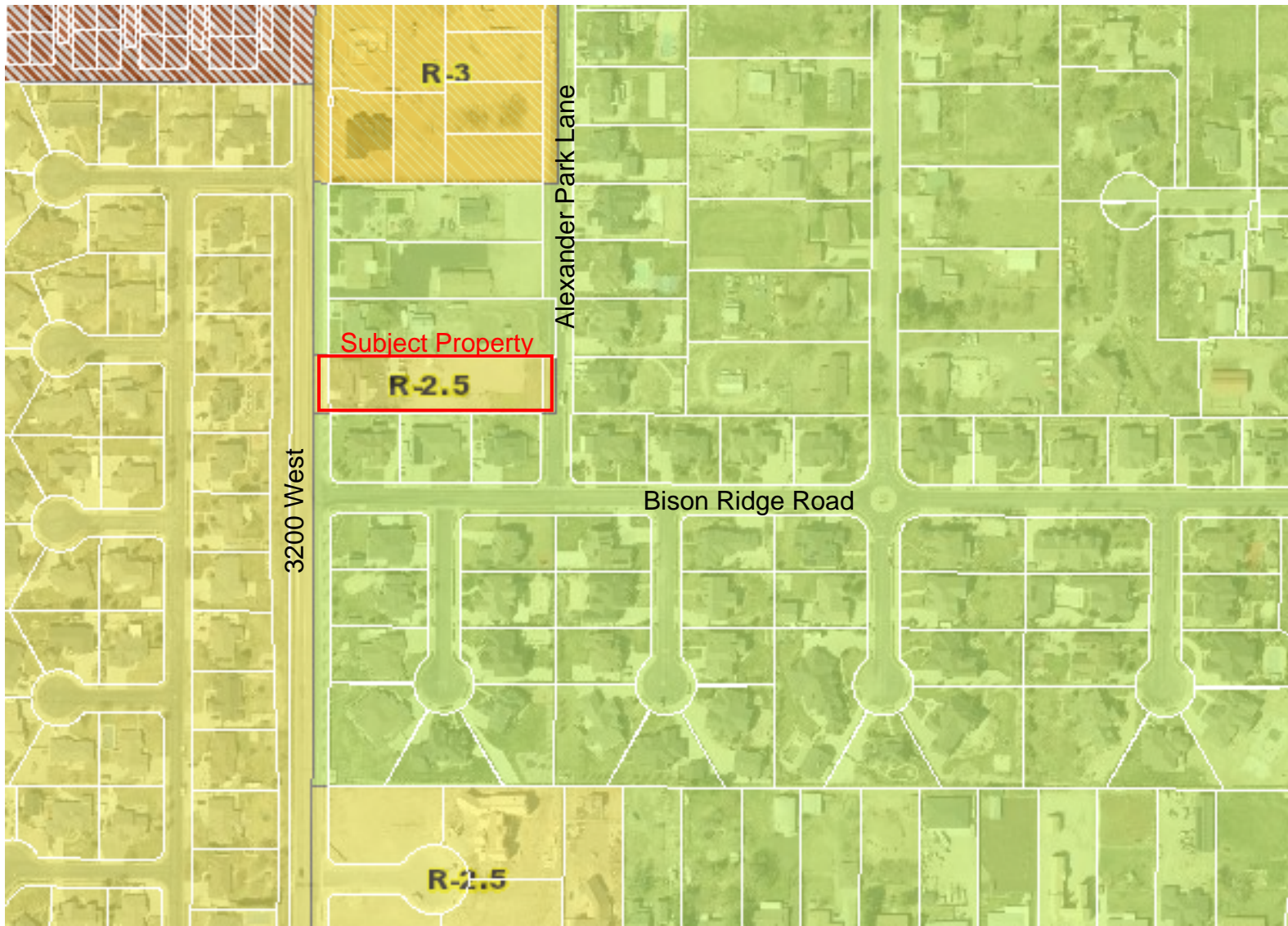
Location Map



Source: City of South Jordan GIS Map as of February 2024.



Current Zoning Map



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



PH: 801.446-HELP @SouthJordanUT

NOTICE OF PUBLIC HEARING

June 14, 2024

Dear Recipient:

High Country Homes & Development Inc., on behalf of property owner, has filed an application (File #**PLPP202400063**) at **10593 S. 3200 W.** The applicant is requesting that the South Jordan City Planning Commission review a Preliminary Subdivision Application to divide the subject property into a 2-lot subdivision.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 300' (feet) of the subject property; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday June 25, 2024** in the South Jordan City Council Chambers (Basement of City Hall; 1600 W. Towne Center Drive). All interested parties are invited to attend. The published agenda and packet can be accessed online at [<https://www.sjc.utah.gov/254/Planning-Commission>] **by 12:00 p.m. on June 21, 2024.**

Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon on individual's internet connection, not the City. Virtual attendance does not permit participation in the public hearing. In-person attendance is required for participation in the public hearing.

Public comments and concerns may be submitted in writing by mail or by emailing Andrew McDonald at amcdonald@sjc.utah.gov, **by 12:00 p.m. on June 25, 2024.** This ensures that any comments received can be reviewed by City Staff and the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emails received.** Comments may also be given, and added to the record, during the item's public hearing portion of the meeting.

[Type text]

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-HELP** during regular business hours or by contacting the email provided.

Respectfully,
 Andrew McDonald, AICP
 City of South Jordan Planning Department

Location Map of Subject Property



Source: City of South Jordan GIS Map as of February 2024.

Memo

TO: South Jordan Planning Commission
CC: File
FROM: Steven Schaefermeyer, Director of Planning
SUBJECT: Moderate Income Housing Plan Amendment

DATE: June 20, 2024

In 2019, the South Jordan City Council approved a Moderate Income Housing Plan (the “Plan”) required by Utah Code §§ 10-9a-403 and -408. The City Council adopted the Plan in January 2021 as part of the South Jordan General Plan. The Utah Department of Workforce Services (“DWS”) is required to review and approve for compliance the Plan and a yearly report of the City’s progress to implement the Plan.

During the 2022 Utah legislative session, the state legislature further clarified the “menu items” that cities must pick from and include in their Moderate Income Housing Plans. As a result, the City Council adopted an update to the current plan in 2023 (Resolution R2023-03). That update added a clear implementation plan that not only complied with changes to state law, but also conformed to Utah Department of Workforce Services expectations and interpretation of the Utah Code requirements.

To comply with DWS’s expectations, the attached Resolution R2024-38 would once again amend the Plan. This year’s amendment updates the prior year timeline showing the City’s past effort to implement the Plan.¹ This timeline is in addition to the more detailed yearly report City staff submits to DWS. The amendment also updates the expected timeline to implement the remaining actions. City staff requests that the Planning Commission forward a positive recommendation to City Council to ensure the City comply with all moderate income housing plan and reporting requirements.

¹ To keep the Plan clear, the prior year timeline does not include actions already taken in 2024. City staff will report those actions to DWS as part of the City’s report on action taken during the current reporting period (08/01/23-07/31/24).

RESOLUTION R2024-38

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING THE SOUTH JORDAN MODERATE INCOME HOUSING PLAN AS PART OF THE SOUTH JORDAN GENERAL PLAN.

WHEREAS, pursuant to Utah Code §§ 10-9a-403 and -408, the South Jordan City Council (the “City Council”) must review and approve the Moderate Income Housing Plan (the “Housing Plan”) as an element of the City of South Jordan’s (the “City”) General Plan; and

WHEREAS, the Housing Plan includes, among other things, (1) an estimate of the need for moderate income housing in the City for the next five years; (2) a description of the progress made within the municipality to provide moderate income housing, demonstrated by analyzing and publishing data on the number of housing units in the municipality that are at or below (i) 80% of the adjusted median family income, (ii) 50% of the adjusted median family income, and (iii) 30% of the adjusted median family income; (3) a description of any efforts made by the municipality to utilize a moderate income housing set-aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency; and (4) a description of how the municipality has implemented any of the recommendations related to moderate income housing; and

WHEREAS, on November 19, 2019 the City Council approved Resolution R2019-56 adopting the Housing Plan; and

WHEREAS, to comply with changes to Utah Code and Department of Workforce Services implementation and reporting requirements, the City Council amended the Housing Plan on January 17, 2023 (Resolution R2023-03); and

WHEREAS, the South Jordan Planning Commission reviewed this newly proposed amendment to the Housing Plan and made recommendations to the City Council; and

WHEREAS, the City Council reviewed this newly proposed amendment to the Housing Plan and finds that adopting the amended Housing Plan will enhance the public health, safety and general welfare, and promote the goals of the General Plan and moderate income housing requirements of Utah Code.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Adoption. The City Council hereby adopts this amendment to the Housing Plan, attached as Exhibit A, as part of the City’s General Plan.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

[SIGNATURE PAGE FOLLOWS]

**APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH,
ON THIS _____ DAY OF _____, 2024 BY THE FOLLOWING VOTE:**

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
City Recorder

Approved as to form:

Office of the City Attorney

EXHIBIT A

Affordable Housing Development

GOAL: Ensure development of well-designed housing that qualifies as Affordable Housing to meet the needs of moderate-income households within the City.

STRATEGY: Create or allow for, and reduce regulations related to, internal or detached accessory dwelling units in residential zones. (Utah Code § 10-9a-403(2)(b)(iii)(E))

TIMELINE:

2020

- The City Council approved Ordinance 2020-10 amending the requirements for accessory dwelling units (ADUs), which clarified and streamlined the City's existing ADU regulations.¹ At that time, the South Jordan City Municipal Code ("City Code") already permitted internal ADUs in almost all single-family zones, detached ADUs in some single-family zones, and ADUs in the City's largest mixed-use zone where the Daybreak planned community is located.
- After passing Ordinance 2020-10, the Planning Commission and the City Council discussed with City staff additional ideas and changes that would have expanded where ADUs are permitted in the City. The City put these discussions on hold until after the 2021 legislative session because the City wanted to see the outcome of HB 82 (2021) before making additional changes to the City's ADU regulations.
- The City approved 34 ADU applications.²

2021

- The City Council approved Ordinance 2021-16, which made additional changes to the City's ADU regulations to meet the new state requirements (HB 82).
- City staff began discussing with the developers of the Daybreak community (the "Daybreak Developer") changes to the community's ADU regulations, which are not subject to HB 82.
- The City began more formally tracking and sharing ADU permit approval numbers.
- The City approved 25 ADU applications.

2022

- City staff continued discussing with the Daybreak Developer changes to the ADU regulations, and agreed on a path towards developing and agreeing on standards for permitting more ADUs than are already permitted in the development.
- The City approved 42 ADU applications not including detached ADUs in Daybreak.

2023

- City staff continued to meet with the Daybreak Developer to discuss the expanding opportunities to build ADUs in the Daybreak development. These discussions led Daybreak to draft a pattern book that would regulate ADUs and expand the types of residential lots and

¹ City staff approves ADUs administratively and there is no requirement for a public hearing.

² The ADUs reported for each year in the Plan do not include detached ADUs that the City has approved in Daybreak. The Daybreak ADUs are approved according to a different process under the 2003 Daybreak Master Development Agreement.

structures in the community that could accommodate an ADU. City staff reviewed the pattern book and provided comments. City staff also clarified that any changes to Daybreak's ADU regulations requires an amendment to the Daybreak Master Development Agreement ("Daybreak MDA").

- The City approved 38 ADU applications.
- Between 2012 and the end of 2023, the City approved 245 ADU applications.

IMPLEMENTATION:

2024

- **Work toward long-term ADU solution for Daybreak.**
 - City staff will provide a brief summary to the Daybreak Developer regarding the current ADU regulations under the City's Planned Community (PC) Zone and Daybreak MDA.
 - City staff will work with the Daybreak Developer to finalize their ADU pattern book and discuss possible amendments to the Daybreak MDA.
- **Advertise ADU changes and report ADU permits.**
 - City staff will finalize its draft illustrative guide to reflect changes to the City's detached ADU regulations. This illustrative guide will help residents and elected officials understand the City's ADU regulations.
 - City staff will post the guide on the City's website and promote it on the City's social media accounts.
 - City staff will continue to track and report ADU permit numbers by year.
- **Consider additional modifications to the City's ADU requirements.**
 - City staff will research additional changes to the City's Accessory Dwelling Unit Floating Zone, particularly expanding opportunities for and streamlining regulations of detached ADUs.
 - City staff will schedule time with the Planning Commission and City Council to discuss potential changes, and if changes are warranted, a timeline for adopting those changes.

STRATEGY: Amend land use regulations to allow for higher density or new moderate income residential development in commercial or mixed-use zones near major transit investment corridors. (Utah Code § 10-9a-403(2)(b)(iii)(G))

TIMELINE:

2020

- The City drafted an amendment to its General Plan to include two subarea plans. One of the subareas is the Jordan Gateway area, which includes a FrontRunner station and one bus line.
- The City continued discussions about development opportunities in the town center area of the Daybreak community called “Downtown Daybreak,” which is entitled to build a variety of housing types (apartments, condominiums, and other attached housing and small-lot residential) along the existing TRAX Red Line.
- The City approved various types of detached and attached housing in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 2,549 existing and approved residential units (731 small-lot SF, 803 townhomes, 227 condominiums and 788 apartments).

2021

- The City Council approved the two subarea plans, including the Jordan Gateway area. The Jordan Gateway subarea plan proposes allowing additional housing near an existing bus route and FrontRunner station, and repurposing existing parking lots for additional development.
- The City’s discussions regarding the development of Downtown Daybreak were reenergized by the new Daybreak Developer, the Larry H. Miller Group, and plans for Downtown Daybreak began to solidify. These plans include a significant number of entitled housing units near the existing and planned TRAX Red Line stations.
- The City approved 77 townhomes, 50 condominiums and 400 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,076 existing and approved residential units (731 small-lot SF, 880 townhomes, 277 condominiums and 1,188 apartments).

2022

- The City’s continuing discussions regarding the development of Downtown Daybreak led the City and Daybreak Developer to draft an application for a Housing and Transit Reinvestment Zone (“Daybreak HTRZ”). The Daybreak HTRZ will jumpstart the development of more than 100 acres in Downtown Daybreak, which is situated along one future and two existing TRAX stations. Among other things, the HTRZ proposes more than 4,700 residential units, with more than 10% of those units being affordable.
- The City began reviewing a development proposal called “Altitude” that would add approximately 187 attached residential units to the Jordan Gateway subarea. If approved, this proposal will lay the groundwork for additional housing development in the subarea.
- City staff discussed with the City Council possible changes to the City’s Planned Development (PD) Floating Zone. The PD Floating Zone is the City’s primary tool for allowing multifamily residential development in infill properties throughout the City, including near major transit investment corridors.

2023

- In March the Governor’s Office of Economic Development formed a HTRZ committee, which unanimously approved the Daybreak HTRZ.
- City staff continued to work closely with the Daybreak Developer to realize the Downtown Daybreak plan by beginning its review of various permits for phase one of Downtown Daybreak and working collaboratively to solve public infrastructure challenges as they arise.
- In July, the Planning Commission approved the preliminary plat for phase one of Downtown Daybreak.
- The City continued to review and discuss the Altitude development proposal that would add approximately 187 attached residential units to the Jordan Gateway subarea.
- City staff continued to work on a draft for changes to the PD Floating Zone with plans to present the draft to the Planning Commission and City Council at the beginning of 2024.
- The City approved 10 condominiums and 326 apartments in Daybreak that are within one-half mile of the two existing TRAX stations for a total of 3,412 existing and approved residential units (731 small-lot SF, 880 townhomes, 287 condominiums and 1,514 apartments).

IMPLEMENTATION:

2024

- **Continue partnering with Daybreak to develop and implement plans for Downtown Daybreak and the Daybreak HTRZ.**
 - The City will continue to work collaboratively with the Daybreak Developer to review and approve City land use applications and permits required to build and implement the Downtown Daybreak plan, including the affordable housing aspects of the Daybreak HTRZ, and work through the various public infrastructure challenges a development that size encounters.
- **Consider changes to the PD Floating Zone.**
 - City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.

STRATEGY: Amend land use regulations to eliminate or reduce parking requirements for residential development where a resident is less likely to rely on the resident's own vehicle, such as residential development near major transit investment corridors or senior living facilities. (Utah Code § 10-9a-403(2)(b)(iii)(H))

TIMELINE:

2020-2023

- When a development, housing or otherwise, is proposed in an area near transit, the developer and City staff review the parking requirements and identify opportunities for reduced parking. During the approval process, parking can be reduced by approval of the City Council or through creating shared parking agreements (*see* City Code §§ 16.26 and 17.70).
- City staff researched parking statutes in other cities with similar characteristics and discussed adjusting parking ratios and adding flexibility to ensure residential projects are not over parked on a case-by-case basis.

IMPLEMENTATION:

2024-2025

- **Strengthen the existing parking reduction ordinance.**
 - City staff will discuss the “Parking and Access” chapter of the City Code and its research of parking standards with the Planning Commission and City Council during the third or fourth quarter of 2024, and follow up that discussion with a proposed text amendment by the end of 2024 or beginning of 2025.

STRATEGY: Implement zoning incentives for moderate income units in new developments. (Utah Code § 10-9a-403(2)(b)(iii)(J))

TIMELINE:

2022

- City staff discussed possible changes to the City's PD Floating Zone with the City Council. The PD Floating Zone is the City's primary tool for incentivizing moderate income units in new developments.
- Shoreline PD Zone
 - In March the City Council first discussed a PD Floating Zone that incentivizes moderate income housing units on approximately 191 acres of rehabilitated water reclamation property near Utah 111 (a.k.a. Bacchus Highway) called Shoreline.
 - The zoning process creates a new unique mixed-use zone that provides flexibility for the developer to respond to the changes in the housing market, and build more than 1,600 housing units of a wide variety.
 - After its discussions with the City Council, the Shoreline developer submitted an application to create the Shoreline PD Zone, and City staff began its formal review. City staff continued discussing the Zone with the developer, but progress slowed because of discussions about the realignment of U-111 and related studies.

2023

- The City continued to work with the Utah Department of Transportation and landowners regarding the realignment of U-111 and the effect it would have on planned housing in the area and the Shoreline PD Zone. After some of the major issues were resolved, the Shoreline developer submitted a revised zoning proposal and City staff began its review of the revised proposal.
- After additional discussions with the City Council, the Shoreline developer revised its zoning proposal to include minimum residential project densities of 20 units per acre near the intersection of 11800 South and U-111 to support the possibility of adding transit to the area in the future. The mixed-use zone also allows ADUs in addition to the over 1,600 primary dwelling units that can be built in the Shoreline PD Zone.
- In November, the City Council approved the Shoreline PD Zone.

IMPLEMENTATION:

2024

- **Consider changes to the PD Floating Zone.**
 - City staff will present proposed changes for further discussion and possible adoption to the Planning Commission and City Council.
- **Continue partnering with the Shoreline developer to develop and implement the Shoreline PD Zone plans.**
 - The City will sign a development agreement with the Shoreline developer.
 - The City will continue to work collaboratively with the Shoreline developer to coordinate planned changes to U-111 and review and approve land use applications and permits within the Shoreline PD Zone.

STRATEGY: Demonstrate utilization of a moderate income housing set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency to create or subsidize moderate income housing. (Utah Code § 10-9a-403(2)(b)(iii)(P))

TIMELINE:

2020

- The City opened its Down Payment Assistance Program to employees, using funds set aside for moderate-income housing from the City's Redevelopment Agency ("RDA"). The City later opened this Program to anyone qualifying as low- and moderate-income. The Program seeks to give assistance to households who otherwise would not be able to become homeowners, while ensuring home ownership as a long-term successful goal.
- The City's Community Development Block Grant ("CDBG") collaborated with Assist, a local non-profit that provides home repairs to low- and moderate-income households.
- The City used RDA funding to provide rental assistance through a community partner, Utah Community Action ("UCA"). This kept low- and moderate-income families housed during the pandemic. The City also uses its CDBG money to fund rental assistance through UCA.

2021

- In 2019, the City collaborated with Ivory Homes to use RDA funds to provide nine units designated as workforce housing that are deed-restricted to low- and moderate-income families. Ivory completed the units and sold them to nine families, a mix of qualified City and school district employees.

2022

- The City Council approved an infill residential project with 30 residential units and required the developer to seek funding from the RDA for at least three low- to moderate-income, deed-restricted units.
- The CDBG program continues to fund projects to improve walkability and quality of life in low- and moderate-income qualifying neighborhoods.
- The City began serious discussions with a developer to build a senior center and a large "for rent" housing development on property owned by the City using millions of RDA funds (the "Senior Housing Project"). The Senior Housing Project is planned to have deeply affordable units that would be deed- and low-income restricted.

2023

- The City announced Ivory Innovations as its partner for the Senior Housing Project, and in May Ivory Innovations presented a concept of the Project to the City Council.
- The City submitted a rezone application for the Senior Housing Project that included a concept plan showing a proposed 17,000 square foot senior center and 138 senior housing units, including 104 that will be dedicated as affordable.
- In September the City hosted a neighborhood open house to answer questions and receive feedback from the community. After the open house, City officials and Ivory Innovations quickly began exploring how to address the many concerns that they heard from residents of the adjacent neighborhoods.

IMPLEMENTATION:

2024

- **Continue partnership with Ivory Innovations to build the Senior Housing Project.**
 - City officials will continue to work with Ivory Innovations to address community concerns about the Senior Housing Project and explore all options for addressing those concerns.
 - City staff will maintain consistent communication with Ivory Innovations and establish clear benchmarks and timelines to ensure the Senior Housing Project is progressing from concept, to approval and then to construction.

2024-2025

- **Seek City Council and RDA Board approval of the Senior Housing Project.**
 - City staff will make necessary changes to the pending rezone application that reflect any solutions to neighborhood concerns that City officials and Ivory Innovations are able to propose.
 - City staff will schedule required public hearings for the Senior Housing Project, prepare the necessary information and documents, and seek necessary recommendations and approvals from the Planning Commission and City Council.
 - City staff will draft a RDA funding agreement for the income restricted units in the Senior Housing Project and seek necessary approvals from the RDA Board to finalize the agreement with Ivory Innovations.

STRATEGY: Develop and adopt a station area plan in accordance with Section 10-9a-403.1. (Utah Code § 10-9a-403(2)(b)(iii)(W))

TIMELINE:

2022

- Prior to the adoption of Utah Code § 10-9a-403.1, the City developed the area around the South Jordan FrontRunner Station, which area is now defined as a station area that is approximately half in South Jordan and half in Sandy. Development of this station area included partnerships with the Utah Transit Authority
- and prominent commercial developers to develop immediately around the FronRunner station. The portion of this station area in South Jordan already contains the following uses:

<i>Uses</i>	<i>Quantity</i>	<i>Unit of Measurement</i>
Warehouse/Flex	90,000	Sq. Ft.
Retail/Restaurant	40,000	Sq. Ft.
Instruction/Training	20,000	Sq. Ft.
Manufacturing	310,000	Sq. Ft.
Office	739,000	Sq. Ft.
Hotel	552	Rooms
Multifamily Residential	684	Units
Car Dealership	3	Lots
Church	2	Buildings
Protected Open Space	75 (approx.)	Acres

- The City's continuing discussions with the Daybreak Developer led to the Daybreak HTRZ application. Daybreak's current zoning and entitlements, along with the plans associated with the Daybreak HTRZ meet the requirements and intent of Utah Code § 10-9a-403.1.

2023

- In May South Jordan submitted an approved resolution to Wasatch Front Regional Council ("WFRC") for the 4800 W Old Bingham Hwy TRAX Station ("4800 W Station") that outlined previous actions the City took and the impracticability of redeveloping the station area.
- In August the WFRC Regional Growth Committee ("RGC") approved the resolution for the 4800 W Station, which was the first of its kind reviewed by the RGC and satisfied the station area plan (SAP) requirement for the 4800 W Station.
- City staff continued work on another resolution that is more complex and involves three existing TRAX stations and one future TRAX station located in or adjacent to the Downtown Daybreak.
- City staff communicated with adjacent communities where there are shared station areas and joint planning may be possible.

IMPLEMENTATION:

2024

- **City staff will work with WFRC to hire a consultant to finish all the required SAPs or SAP resolutions.**
 - City staff/City's consultant will collect all existing land use plans and agreements that are applicable to station areas in the City to incorporate them in the creation of SAPs or SAP resolutions that outline prior action or impracticability.

- City staff/City's consultant will begin drafting SAPs or SAP resolutions for stations areas where a full-scale plan is impracticable or unnecessary.

2025

- **The City Council will adopt all SAPs or SAP resolutions by the deadline established by State law, and submit the SAPs or SAP resolutions to the RGC for approval.**
 - City staff/City's consultant will present all SAPs or SAP resolutions to the City Council for its approval.
 - City staff/City's consultant will present all SAPs or SAP resolutions to the RGC for its approval.