

**CITY OF SOUTH JORDAN**  
**PLANNING COMMISSION MEETING AGENDA**  
**CITY COUNCIL CHAMBERS**  
**TUESDAY, AUGUST 08, 2023 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, August 8, 2023, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

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

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

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

Instructions on how to join the meeting virtually are below.

**Join South Jordan Planning Commission Electronic Meeting August 8, 2023 at 6:30 p.m.**

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

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

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
  - [C.1.](#) July 11, 2023 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **COMMENTS FROM PLANNING COMMISSION MEMBERS**
- F. **SUMMARY ACTION**
- G. **ACTION**

**H. ADMINISTRATIVE PUBLIC HEARINGS**

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

Address: 2341 West 10755 South

File No: PLCUP202300101, PLALU202300100

Applicant: Charlie Wallwork

**H.2. SRI GANESHA HINDU TEMPLE SITE PLAN AMENDMENT**

Address: 1131 West 10290 South

File No: PLSPR202200201

Applicant: Selvam Rajavelu, NJRA Architects

**I. LEGISLATIVE PUBLIC HEARINGS**

**J. OTHER BUSINESS**

**ADJOURNMENT**

**CERTIFICATE OF POSTING**

STATE OF UTAH )

: §

COUNTY OF SALT LAKE )

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

Dated this 3rd day of August, 2023.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
July 11, 2023**

**Present:** Commissioner Michele Hollist, Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Laurel Bevans, Deputy City Engineer Jeremy Nielson, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Senior IS Tech Phill Brown, IT Director Jon Day, GIS Coordinator Matt Jarman, Meeting Transcriptionist Diana Baun, Planner Damir Drozdek, Planner I Miguel Aguilera

**Others:** Megan Visser, Kathy Garrett, Priscilla Garrett, Lisa Hunt, Jayna Nielson, Allison Morgan, Kelsey Berg, Nichole Spencer, Matt Visser, Cassandra Fairclough, Bryan F., Trevor Spencer, John Warnick, Tyler White, Bennion Gardner

**Absent:** Commissioner Aaron Starks, Commissioner Trevor Darby

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

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

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

**B. MOTION TO APPROVE AGENDA**

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

**C. APPROVAL OF THE MINUTES**

**C.1. June 13, 2023 Planning Commission Meeting Minutes**

**Commissioner Catmull motioned to approve the June 13, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion. Vote was unanimous in favor; Commissioner Gedge abstained from the vote. Commissioners Starks and Darby were absent from the vote.**

**D. STAFF BUSINESS - None**

**E. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Commissioner Laurel Bevans gave a brief review of the June 20, 2023 City Council Meetings.

**F. SUMMARY ACTION - *None***

**G. ACTION**

**G.1. SAGEWOOD BARN SITE PLAN**

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked to review images from the Staff Report.

Deputy City Engineer Jeremy Nielson noted that the right turn pocket is shown on the images in tonight's meeting packet.

Commissioner Laurel Bevans addressed the applicant, asking about the existing garage on the site plan and whose property that is located on.

**Megan Visser (Applicant)** responded the garage is on the property purchased from her parents, and under her control.

Commissioner Nathan Gedge noted he will be abstaining from voting for this item as he was not present for the original hearing and discussion.

Commissioner Steve Catmull discussed previous motions and interpretations.

Chair Hollist noted that she is still uncomfortable with the delay and timing, however it sounds like the city's planning department put timing in place and led the applicant to believe that would be acceptable, based on their interpretation of the city council's condition. She will let that go, but agrees with the previous discussion that when a condition is put in place it should be developed with the project.

**Commissioner Catmull motioned to approve File No. PLSPR202300005, Sagewood Barn Site Plan, subject to the city's receipt of an acceptable bond. Chair Hollist seconded the motion. Roll Call Vote was 3-0, unanimous in favor; Commissioner Gedge abstained from the vote. Commissioners Starks and Darby were absent from the vote.**

**H. ADMINISTRATIVE PUBLIC HEARINGS**

**H.1. DAYBREAK VILLAGE 13 PLAT 1 PRELIMINARY SUBDIVISION**

Address: 7092 S South Jordan Pkwy

File No.: PLPP202300059



Applicant: Perigree Consulting on behalf of Miller Family Real Estate

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

Commissioner Nathan Gedge asked about site plan review.

Planner Schindler responded that site plans for Daybreak do not go through city staff.

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

Commissioner Gedge discussed the future property to the west with annexation potential, suggesting preliminary site plans not be given full control through the developer in any master development agreements.

**Commissioner Gedge motioned to approve File No. PLPP202300059, Preliminary Subdivision, subject to all South Jordan City requirements being met prior to the recording the plat. Chair Hollist seconded the motion. Roll Call Vote was 4-0, unanimous in favor. Commissioners Starks and Darby were absent from the vote.**

## **H.2. DAYBREAK VILLAGE 10 NORTH PLAT 4 PRELIMINARY SUBDIVISION**

Address: Generally Southwest of 5600 W and 10200 S

File No.: PLPP202300058

Applicant: Perigree Consulting on behalf of Miller Family Real Estate

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

Chair Michele Hollist asked about the intended uses of the VP Daybreak Operations lots.

Planner Schindler responded they are not a part of this plat and have been subdivided this way for 15 years; they were created as open space lots for the future.

Chair Michele Hollist opened the public hearing for comments.

**Trevor Spencer (Resident)** – we want to understand what that development is intended to be, it sounded like it's public works buildings.

Chair Hollist closed the public hearing.

Planner Schindler gave a description of what will be built on the specific lots.

**Commissioner Bevans motioned to approved File No. PLPP202300058, Preliminary Subdivision, subject to all South Jordan City requirements being met prior to recording**

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

### **H.3. DAYBREAK URBAN CENTER PLAT 1 PRELIMINARY SUBDIVISION**

Address: Generally west of Grandville Avenue between Lake Avenue and 11000 South

File No.: PLPP202300063

Applicant: Perigree Consulting on behalf of Miller Family Real Estate

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

Chair Michele Hollist asked if these P lots were intended to be parking lots.

Planner Schindler responded that they are used to designate parks or another type of open space for public gathering.

Commissioner Nathan Gedge asked to confirm that other than this hearing and the vacation of some right of way in the area, there will be no other opportunities for public comment.

Planner Schindler responded that is correct.

Commissioner Gedge noted his disappointment that a major project this size coming to the city will not have any citizen involvement past tonight.

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

Commissioners and staff discussed the requirements and processes for site plan review and approval, both inside Daybreak and through the rest of the city.

Commissioner Laurel Bevens asked if the C lots marked on the maps could be turned into parking lots at a later date.

Planner Schindler replied that yes, they could turn into ground level parking lots or parking structures.

Commissioner Laurel Bevens asked if, with the ballpark going here, there is a requirement for number of parking spots.

Planner Schindler responded there is a requirement in the city code, which must be followed even in Daybreak. However, there is a provision in the master development agreement where Daybreak can reduce the number of parking spaces required based on proximity to transit stops.

Assistant City Attorney Greg Simonsen referred back to their training on subdivision plats, where they learned that only the preliminary subdivision plat comes before the planning commission. The final plat is reviewed and checked off for the additional requirements by staff, and that is how the process has been set up by the legislative body. He added that the plat for the ballpark will be recorded, which gives notice to the public of what has been approved and more details.

Commissioner Gedge asked if the requirements for staff review are different for Daybreak.

Attorney Simonsen said there is a requirement for Daybreak, that all South Jordan requirements are met prior to recording the plat. He reviews all the Daybreak plats submitted, and in general they look like any other plat being recorded.

Commissioner Gedge predicts lots of public feedback in the next two years in regards to this area and the ballpark, and asked that the city council and the Miller Group create talking points, wording or messaging for newsletters to make sure there is communication with the general public.

**Commissioner Gedge motioned to approve File No. PLPP202300063, Preliminary Subdivision, subject to all South Jordan City requirements being met prior to recording the plat. Chair Hollist seconded the motion. Roll Call vote was 4-0, unanimous in favor. Commissioners Starks and Darby were absent from the vote.**

#### **H.4. SHIELDS LANE SUBDIVISION AMENDED, SUBDIVISION AMENDMENT**

Address: 1720 W Shields Ln

File No.: PLPLA202300036

Applicant: Allison Morgan

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist reviewed maps from the staff report, noting that she believed both Santorini Village and these lots had the same zoning overlay, possibly a Commercial-Mixed Use.

Planner Greg Schindler noted that both areas were probably zoned as mixed use prior to the sale, when the council approved a rezone of part of the property to a Commercial Zone.

Commissioner Nathan Gedge asked if there are any concerns with traffic exiting either of the two lots being discussed tonight going eastbound on Shields Lane, especially with the convenience store/gas station on the corner.

Deputy City Engineer Jeremy Nielson replied there were no concerns, as they are working to combine the accesses with the Kum & Go access. If staff finds there are hazards or issues being caused there, they can restrict access in the future.

Chair Hollist invited the applicant up to speak, she had nothing to add to the staff report.

Chair Hollist opened the public hearing for comments.

**Lisa Hunt (Resident)** my concern is with the traffic. I had a number of questions, right now the traffic on Emporio is heavy and we have residents that park on both sides of that road, so it's a very narrow driveway going into Santorini. From the map we received in the mail, it appeared as if there was a driveway going into the parking lot of this area, or going out so they could come in by Kum & Go, but then go out the other way. Am I reading the map correctly? Has there been any consideration for doing a median on 9800 South, and if so does that mean the street will need to be widened. Concerning the parking lot, our townhomes are very close to the parking lot. When the gas station went in they were very strategic as to where they put their lighting, so that during the evening it wasn't shining right into bedroom windows. They did plant trees, and that will help with some of the lighting. Lastly, when the eight foot retaining wall was put in they ended up breaking our sprinkler system. On Emporio, Santorini HOA is responsible for that park strip in front and I wonder if that is going to change to the new owners; who will be responsible for that park strip there. Will there be a fence between the two properties. I can see where the driveway comes in from Kum & Go., but couldn't tell if there was a fence there or just a line dividing the two properties.

**Jayna Nielson (Resident)** my concern is the entrances to these properties, are they going to be on Shield's Lane or Emporio Ave. We were concerned about increased traffic in the neighborhood, especially if it's going to be a school going in there. I am real familiar with pick up and drop off times, and how people will sit in a line to pick up and drop off their children, and I don't want then sitting in my neighborhood to pick up their kids.

Chair Hollist closed the public hearing. She noted that some of the comments and questions tonight will be relevant to the actual site plan application, so they will answer them as they make sense for this particular item for the subdivision.

Engineer Nielson address the entrances, stating there will be two entrances into this daycare. One off Emporio Drive on the east side, with the other combined with the Kum & Go station. Both accesses will be full access at this point in time. In regards to evaluating roads, there are all kinds of reports done, including safety reports, to see if there is an increase in accidents. When they see that kind of increase, staff evaluates what could be done to improve the safety; part of that evaluation is the consideration of restricting access.

Planner Schindler noted that with regards to maintaining the park strip currently owned by the HOA, it should have a new owner but he's not sure how the development agreement was written up. Normally the adjacent property owner takes care of the park strips.

Commissioner Gedge noted that any issues between the HOA and current property owners would be a civil issue.

Chair Hollist acknowledged they will need to address the lighting issues and parking with the next item. Regarding the fence, that is usually required between different uses, but these are not different zones and she asked staff about any fencing requirements here.

Planner Aguilera responded that on the east side the applicant is showing a six foot vinyl fence along the perimeter, visible on the site plan. It is his understanding that there is currently a masonry wall on the other side.

Commissioner Gedge asked if this property and the Kum & Go have different property owners, and if so, do they need to have a cross access agreement to allow for the sharing of the entrance.

Engineer Nielson responded yes, that is one of the conditions for the next item's approval.

**Commissioner Gedge motioned to approve File No. PLPLA202300036, Amended Subdivision Amendment, with the condition of a cross access agreement. Chair Hollist seconded the motion. Roll Call Vote was 4-0, unanimous in favor. Commissioners Starks and Darby were absent from the vote.**

#### **H.5. EVERBROOK ACADEMY DAYCARE CENTER SITE PLAN APPLICATION**

Address: 1720 W Shields Ln

File No.: PLSPR202300037

Applicant: Allison Morgan

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist asked about the square footage calculations, if it was typical for 40% of the square footage to be excluded from those calculations including hallways, pantries, etc. Is there anything in the code that excludes them from converting those spaces into classrooms at a later date.

Planner Aguilera responded the corridor space is included in the overall square footage for parking. The code defines floor area as existing occupied areas, and that's how staff interpreted it to mean all the classrooms, multipurpose room and the lobby, but not spaces like bathrooms, laundry and the pantry.

Staff and commissioners discussed spaces used for calculations in the past, as well as how the calculations were made for this space.

Chair Hollist asked if a pick up and drop off plan was submitted.

Planner Aguilera responded there was a traffic pick up/drop off memo, with the hours of operation typically from 6:00 am to 6:00 pm. However, as a daycare people will come and go with kids at different times.

Commissioner Gedge asked what agency will be regulating the childcare portion of this application, whether that's the county or state. Also, with this being next to a convenience store, are there any issues with pedestrian access in the shared parking lot.

Engineer Nielson noted staff didn't have any concerns with pedestrian access and that the city does not regulate safety items regarding the daycare.

Commissioner Steve Catmull asked if the Kum & Go has a license to serve alcohol, and if so, are there any proximity requirements near a school. He also asked who checks for proximity to convicted felons and other safety issues like that.

Planner Schindler reiterated that the city does not deal with the safety licensing of daycare businesses, and noted that the Kum & Go was built first and had the liquor license before this was proposed.

Chair Hollist asked to address the public comments from the previous item related to lighting.

Planner Aguilera discussed the applicant's photometric plan submitted with the commission, noting it meets all city requirements.

Commissioner Bevans noted there was little to no lighting at the back of the playground and asked if that will be an issue when it gets dark earlier.

Chair Hollist asked if a queue is used in the drop off plan, what happens if it extended onto a road.

Engineer Nielson responded that queuing issues will trigger staff to speak with the business and work with them to avoid creating a hazard. Regarding potential police enforcement with queuing onto streets, if they are public streets like Emporio, there are no restrictions in terms of parking while waiting on a public street.

Commissioner Bevans asked if the code looks at daycares and preschools differently.

Planner Schindler responded in the uses section they are not different, the definitions list both at the same time.

Commissioner Gedge noted that since both are listed in this zone, no conditional use is required.

Commissioner Bevans asked about it being a corner lot and having two addresses.

Planner Schindler responded that each frontage must have an address, and the lot is recorded with both addresses. However, before construction the county chooses one address for the lot.

**Allison Morgan (Applicant)** – Regarding maintenance of the right of way, it is her assumption that since this property was removed from the Santorini zoning with a subsequent development

agreement, the HOA may be maintaining that area as a matter of practice. However, their landscape plan shows their improvements and that they would be responsible for the right of way adjoining both Emporio and Shields. Whether documented or not, she is agreeable to that condition. This is a daycare facility, not a school with a start and stop time, so there is no queuing plan or one way circulation because it functions more like a retail parking lot. Parents are required to escort their children in for drop off by badging into the building, signing in and dropping off the kids, same with picking up the kids at the end of the day. Her role in this transaction is the developer of the building, which is leased to the tenant who is the actual operator. She will be responsible for constructing the building in accordance with city requirements for Certificate of Occupancy, then the tenant comes through and procures the licensing. She believes the state is the one who licenses the daycare, and they have a very rigorous inspection process. Once the Certificate of Occupancy inspection process is passed, then state licensing comes through and checks everything including the play area and fencing. She doesn't anticipate the proximity to the Kum & Go being an issue, as in other municipalities where there has been a restriction on the use it has been a city code or liquor license issue. In the tenants' operational experience, they are aware the store is there and they are not concerned. The tenants operate other schools in the Salt Lake Metro area, and throughout the nation, and are familiar with Utah's licensing requirements. Regarding capacity, she believes state maximum licensing for this facility would be approximately 160 enrolled students. They do age infant through school age at part-time and full-time, so it's not expected that 160 children will be there all day together. Staff can range up to 20 people she believes at full capacity, and the staffing fluctuates with the enrollment. Operating hours are expected to be around 6:00 am to 6:00 pm, Monday through Friday only. She anticipates sufficient parking for drop off needs even if staffing is at the max capacity of 20. Lighting was discussed, she was unsure if during the darker winter months they would have the kids go out and play after 4:00 pm. There are no blind spots in these play areas, everything is fenced and corralled so no kids can sneak around corners anywhere; she imagines lighting is taken into consideration with that in mind as well. If there was a concern from the operator and they wanted to install additional lighting, there are aware that would require additional city review at that time.

Commissioner Bevans noted that at the ARC meeting there appeared to be a gate coming out of the east side of the playground, but she doesn't see it on the plans in front of her tonight.

Ms. Morgan responded that gate had been removed and was an error.

Commissioner Bevans asked about access, whether it's open to the public or only available with a key card.

Ms. Morgan noted there is only the one front door that opens into the lobby/reception area. That lobby area may be open to the public, but beyond that they are restricted and keyed areas. Every classroom exits directly into a fenced hallway/sidewalk to get to the play area, which avoids having children running through the building and disrupting other classrooms. Egress is not an issue, however there is no public access through a non-fenced area.

Chair Hollist opened the public hearing for comments.

**Jayna Nielson (Resident)** – We were concerned about the amount of traffic going through Santorini Village because Emporio Drive hooks up to Santorini Drive, which will take you either around the subdivision or over to Redwood Road. We were concerned with a lot of traffic going through that area. Parking is another big thing with that because there are a lot of residents that park on the street on Santorini, and there are lanes through there just for the garages.

**Cassandra Fairclough (Resident)** - since Kum & Go has come in, I have noticed an increase in traffic and I am concerned again with the increased traffic. There is a stop sign at the corner of Emporio and Santorini that I see people run all the time, and there are children everywhere. I am concerned about the increased people coming into the community. I noticed the other day as I went into Kum & Go that they have currently blocked their access to Redwood Road, and I don't know if that is going to change or not. I don't know if that is going to increase the traffic that goes into our community. Even though they talked about no drop off times for the proposed academy, there are oftentimes in the morning when I go to leave for work already and I have to wait for people on Emporio to make a left hand turn, then I have to make a left hand turn as well on Shields. It already is a concern for me and I assume others in the community, but I just wanted to voice my concerns with the traffic that has already increased with the Kum & Go and concerns with the new proposed academy.

**Lisa Hunt (Resident)** – Cassandra brought up a really good question, what are the procedures that you follow to put speed bumps on A public road.

Chair Hollist closed the public hearing. She then asked staff to address questions from the public comments.

Engineer Nielson discussed road ratings, noting they did traffic counts on Santorini Drive in 2018, prior to the Kum & Go. At that time, the road was a level of service B, with about 400 vehicles per day; which is really good for a residential street. There is traffic, but from a citywide perspective it is pretty light.

Chair Hollist asked if the alleyways in the neighborhood are marked as a private lanes, local access only, etc.

Engineer Nielson responded they usually aren't marked with those types of signs, but with blue street coordinate signs used for private lanes. Since it's private, the owner could put a sign up saying whatever they want since it's not city controlled. Santorini and Emporio are both public roads, and the counts on Emporio are available, but from 2017. At that time, Emporio did have a bit more traffic, about 600 vehicles per day, which would still put it at a level of service B.

Commissioner Gedge noted that since both Santorini and Emporio are public roads, they are open to anybody who wishes to travel them, since they are owned by the city.

Engineer Nielson discussed speedbumps on a public road, stating that if there are concerns regarding speeding staff can definitely do a speed study and the traffic committee will analyze



those results, making suggestions for action to be taking by the city if the study indicates issues. Regarding speedbumps specifically, that is not a traffic calming measure the city does any longer as the practice was stopped back in the 90s for many reasons, one being liability with vehicles being damaged on the bumps. He also discussed enforcement of stop signs, as that is a citywide issue with drivers on low volume local streets. There have been quite a few counts in subdivisions, and on average about 20% of drivers unfortunately completely ignore stop signs on residential streets.

Chair Hollist asked about the Kum & Go's Redwood access blockage, and if that is temporary.

Engineer Nielson assumes it is temporary, but he was not aware of it so he will have to look into it since they do need that access open.

Commissioner Gedge believes that access might be blocked due to vehicles moving northbound on Redwood Road trying to cross over and access off the Redwood Access into the Kum & Go with a left hand turn across the three lanes. He would also like to know what the official reason is, as they may need to look at other measures to prevent that type of activity.

Assistant City Attorney Greg Simonsen noted that having filled up at the station this morning, at that time you could make a right hand turn off Redwood Road into the Kum & Go. If you wanted to make a right hand turn out of Kum & Go directly on to Redwood, that was still blocked. He doesn't know the reason, possibly a UDOT permit issue or something else, but you still could access off Redwood Road into the Kum & Go as of this morning.

Engineer Nielson agreed to look into the issue.

Commissioner Bevans asked if staff knew how close the access on Shields Lane is to Redwood coming out of the Kum & Go.

Engineer Nielson responded it's roughly about 280 feet.

The commissioners and staff discussed the accesses at the Kum & Go and options for joining into and leaving traffic while entering and exiting the station, as well as the traffic options for Santorini Village residents.

Commissioner Gedge asked about resident concerns with parking on both sides of the road in Santorini Village, and whether that posed a concern for emergency access, garbage collection and other city services to staff.

Engineer Nielson noted there are pockets for parking along Santorini Drive, with the road width being at least as wide as Daybreak Roads, if not a little bit wider; that does not include the additional width where there are parking pockets.

**Commissioner Bevans motioned to approve File No. PLSPR202300036, Site Plan Application, with the condition of the cross access easement.**

Commissioner Catmull noted that the address listed may not be the official address for the business, and asked if that could be an issue in the future since that address is the only one referenced for this motion.

Commissioners and staff discussed options, deciding it was best to use the address of the current parcel since it will be subdivided in the future.

Commissioner Bevans asked about addressing the park strip maintenance in their motion.

Commissioners and staff discussed options, with Planner Schindler noting the applicant agreed, on record, that they would maintain that area.

**Chair Hollist seconded the motion. Roll Call Vote was 4-0, unanimous in favor. Commissioner Stark and Darby were absent from the vote.**

**I. LEGISLATIVE PUBLIC HEARINGS - *None***

**J. OTHER BUSINESS**

Commissioners and staff discussed this being the only meeting in the month of July.

**ADJOURNMENT**

**Chair Hollist motioned to adjourn the July 11, 2023 Planning Commission Meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor. Commissioners Starks and Darby were absent from the vote.**

The July 11, 2023 Planning Commission Meeting adjourned at 8:30 p.m.

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 08/08/2023**

**Issue:** WALLWORK DETACHED GARAGE AND ADU  
CONDITIONAL USE PERMIT AND ACCESSORY DWELLING UNIT  
**Address:** 2341 West 10755 South  
**File No:** PLCUP202300101  
PLALU202300100  
**Applicant:** Charlie Wallwork

**Submitted by: Damir Drozdek, Planner III**

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

- PLCUP202300101 to allow for the proposed footprint size pertaining to the new detached accessory building; and
- PLALU202300100 to allow for the proposed guesthouse size located within the same structure.

---

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

---

## **CONDITIONAL USE REVIEW:**

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

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

The Planning Commission shall approve a conditional use permit application if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed conditional use in accordance with applicable standards.

The Planning Commission may deny a conditional use permit application if the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards. Further, City Code § 17.18.050 provides:

**I. COMPLIANCE AND REVOCATION:**

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

**STANDARD OF REVIEW:**

**17.130.030.020: REVIEW PROCESS**

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

**BACKGROUND:**

The applicant has applied for Conditional Use Permit (CUP) and Accessory Dwelling Unit (ADU) permit to construct a detached garage and a living space on the second floor of the building. The proposed building will be located to the south and behind the existing home. It is located at 2341 West 10755 South.

The bottom floor of the building will be used for storage of collector cars and other motorized equipment. The second floor of the building will have a living space that the applicant intends to rent out to his daughter. The footprint of the garage comes out to 2,400 sq. ft., while the main dwelling, according to the County records, has a footprint of approximately 2,000 sq. ft. The conditional use permit is to allow for a larger footprint than the home.

The ADU permit is pertaining to the proposed size of the ADU. According to the County records, the home contains 2,971 sq.ft. of living space. The City Code requires Planning Commission's review and approval for all guesthomes that exceed 1,500 sq.ft., or 35% of the main dwelling living area. In this case, 35% of the home comes out to be 1,040 sq. ft. The proposed ADU contains 1055 sq. ft. of living space and that exceeds the allowed 35% as required by the City Code.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The footprint of accessory buildings in the R-2.5, R-3, R-4, R-5 and R-M Zones shall not exceed sixty percent (60%) of the footprint of the main building, including the footprint of an attached garage, except that the Planning Commission may approve a conditional use permit for an accessory building with a footprint that is greater than sixty percent (60%) but in no case shall exceed the footprint of the main building. In the R-1.8 Zone, the footprint of an accessory building, such as a barn or a stable, shall not exceed the footprint of the main building, except with a conditional use permit approved by the Planning Commission (see City Code §17.40.020:I.3.b.).
- Guesthouse Planning Commission Approval: In addition to the requirements of subsections A and B of this section, guesthouses that propose a floor area greater than thirty five percent (35%) of the living area for the primary dwelling or one thousand five hundred (1,500) square feet shall require review and approval by the Planning Commission. (See City Code § 17.130.030.020:C.).
- Staff has not identified any potential detrimental effects that the Guesthouse may cause if approved as proposed.

### **Conclusion:**

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

### **Recommendation:**

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

### **ALTERNATIVES:**

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

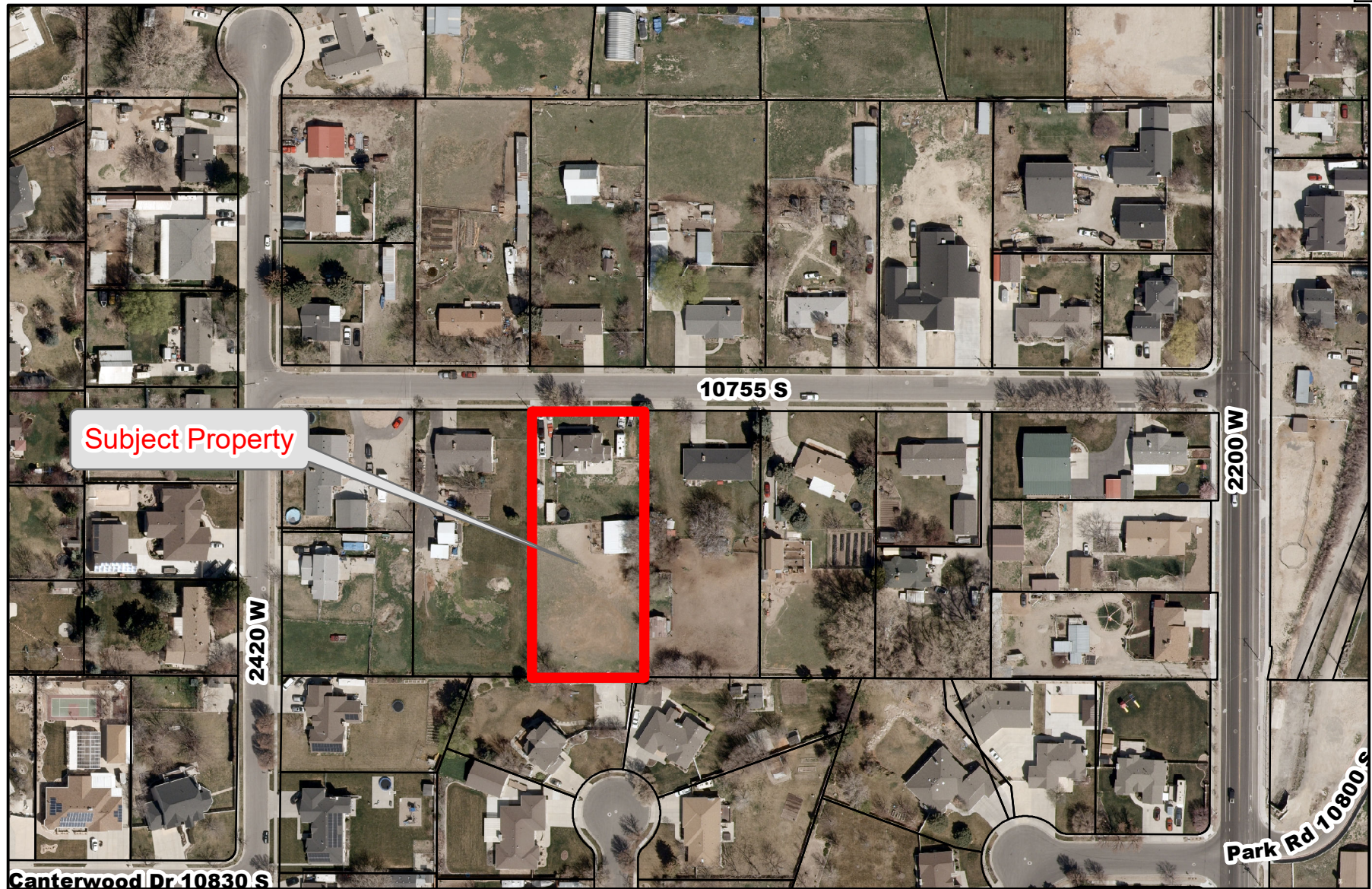
### **SUPPORT MATERIALS:**


- |                   |                                      |
|-------------------|--------------------------------------|
| • Aerial Map      | • Upper Floor Plan                   |
| • Zoning Map      | • Aerial photos of nearby properties |
| • Site Plan       | • Applicant's Letter                 |
| • Elevations      | • ADU Affidavit                      |
| • Main Floor Plan |                                      |



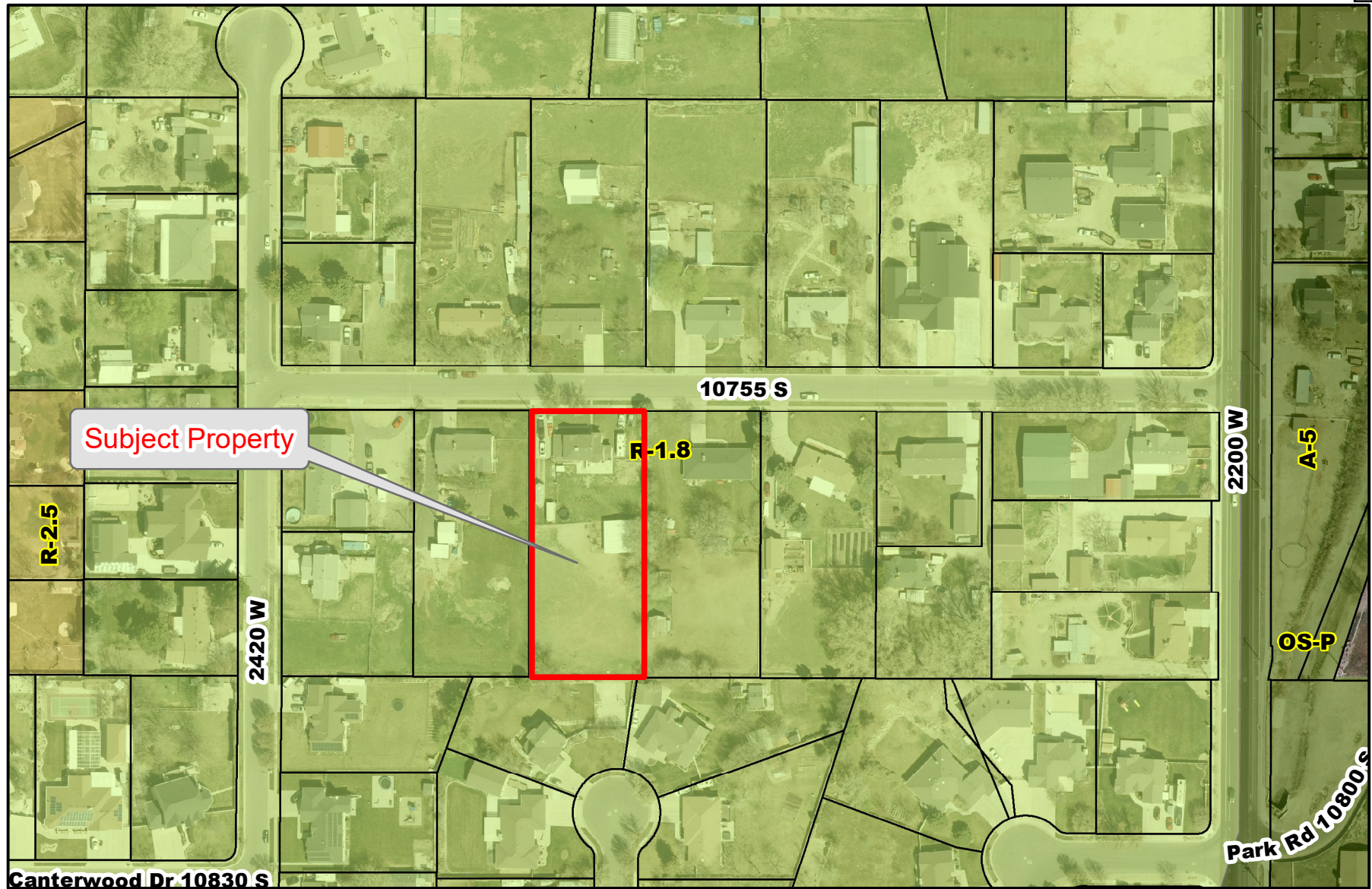
Damir Drozdek, AICP  
Planner III






<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2022</p> 
--	---	---





<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2022</p> 
--	--	---

Homeowner:  
Charlie Wallwork  
801 557-4215

General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
S101

DESCRIPTION:  
SITE PLAN

Scale: 1" = 20 Feet

Creative  
Line  
L.L.C.  
Custom Home  
Solutions  
CreativeLinePlans.com  
©Ashlie Hull  
801 628-7041

10755 SOUTH STREET

Parking Space

Wallwork Residence  
Detached Garage Plan  
Parcel # 27-16-429-004-0000  
733 South Mountain Road  
South Jordan, Utah

Area: 43,560 Sq. Ft.  
100 Acres

Scale: 1" = 20'



--- Property Line  
--- Building Setbacks

Note: All storm water and dirt will be kept on site during construction until final landscaping is done.

Note: Surface drainage shall be diverted to a storm sewer, conveyance or other approved point of collection so as to not create a hazard. Lot shall be graded so as to drain surface water away from foundation walls. The grade away from the foundation walls shall fall a minimum of 6 inches within the first 10 feet (no 5% slope).

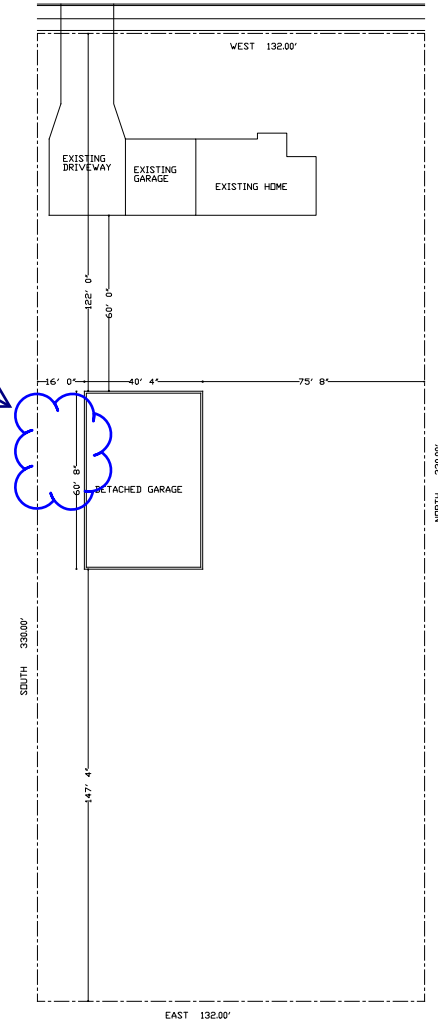
Note: The grade adjacent to all foundation walls shall fall a minimum of 6 inches within the first 10 feet (5% slope).  
R40.3 Landings, ramps, patios, porches or decks, which are required to be level or can have a maximum slope of 1/4" per foot. All other pervious surfaces within 10 feet of the foundation walls must slope a minimum of 1/4" per foot away from walls.

Note: Street, curb, and gutter will be inspected and cleaned of all mud and dirt at the end of every day.

Note: Gravel bags (or equivalent BMP) to be placed and maintained around any storm drain inlet adjacent to or immediately downstream from site during construction.

Note: Berms or swales may be required along property lines to prevent storm water flow onto adjacent lots. Final grading shall blend with adjacent lots.

Note: A lined concrete washout area must be provided at the site for all concrete, paint, stucco, or masonry work. Washout on the ground is prohibited.





Item H.1.

## FIRE

- Garage - 5/8" Type "X" gypsum board on walls and ceiling, or to roof - nail 8 6" D.C. All beams and structural members covered with 5/8" gypsum board.
- Door between Garage and Dwelling - Solid core wood or "B" label door not less than 1 3/4".
- Smoke Detectors - Shall receive their primary power from the building wiring and shall be equipped with battery back-up. All detectors shall be wired in series so the alarm is audible in all sleeping areas.
- Smoke Detectors - Install in each sleeping room. Mount at a central point in the corridor or area giving access to each separate sleeping room.
- Smoke Detectors - In dwellings with basements and more than one story, a detector shall be installed on each story and in the basement. When sleeping room area is in an upper level, the detector shall be placed on the ceiling in close proximity to the stairway.
- Smoke Detectors - Where ceiling height of a room open to the hallway serving the bedrooms exceeds that of the hallway by 24" or more, detectors shall be installed in the hallway and the adjacent room.
- Space under Stairs - Enclose any usable space under stairs with 5/8" gypsum board.
- Stair Stringers - Fire block walls at all stair stringers.
- Fire Blocking - All stud cavities greater than 10".
- Carbon monoxide alarms shall be installed on each habitable level of a dwelling unit equipped with fuel-burning appliances. All carbon monoxide detectors shall be listed and comply with UL 694 and shall be installed in accordance with provisions of this code and NFPA 720-4055.

## EXCAVATION

- Footings - Bear on natural undisturbed soil, free of plant material or debris.
- Final Grade - Provide positive drainage away from all project foundations - Minimum slope of 2% for first 10' with 1".
- Footings on or adjacent to slope surfaces shall be founded in material with an embedment and setback from the slope surface sufficient to provide vertical and lateral support for the footing against lateral settlements. Except as provided for in section R405.1, all foundations on or adjacent to slope surfaces shall be founded in material that meets the criteria. Where the slope is steeper than one unit vertical in one unit horizontal, 100 percent slope, the required setback shall be measured from an imaginary plane 45 degrees (0.79 rad) to the horizontal, projected upward from the toe of the slope. R405.1.2
- On graded sites, the top of any exterior foundation shall extend above the elevation of the finished ground surface or the line of an approved drainage device a minimum of 12 inches (305 mm) plus 2 percent. Alternate elevations are permitted subject to the approval of a qualified engineer. It can be demonstrated that the required drainage to the point of discharge and away from the structure is provided at all locations on the site. R405.1.3
- Alternate setbacks and clearances are permitted, subject to the approval of the building official. The building official is permitted to require an investigation and recommendation of a qualified engineer to demonstrate that the intent of this section has been satisfied. Such an investigation shall include consideration of material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material. R405.1.4
- If a land drain has been installed to the lot in which you are building, it shall be extended to the building and connected to a footing drain, R405.1. If a land drain is provided to the home, all eaves and drains must connect to the footing foundation drainage system. R405.1.5
- Brans shall be provided around all concrete or masonry foundations that retain earth and enclose habitable or usable spaces located below grade. Drainage ties, gravel or crushed stone drains, perforated pipe or other approved systems or materials shall be installed at or below the area to be protected and shall discharge by gravity or mechanical means into an approved drainage system.
- In other than Group I soils, a sump shall be provided to drain the porous layer and footing. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (508 mm sq), extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved sewer system.

## ATTIC VENTILATION / ACCESS

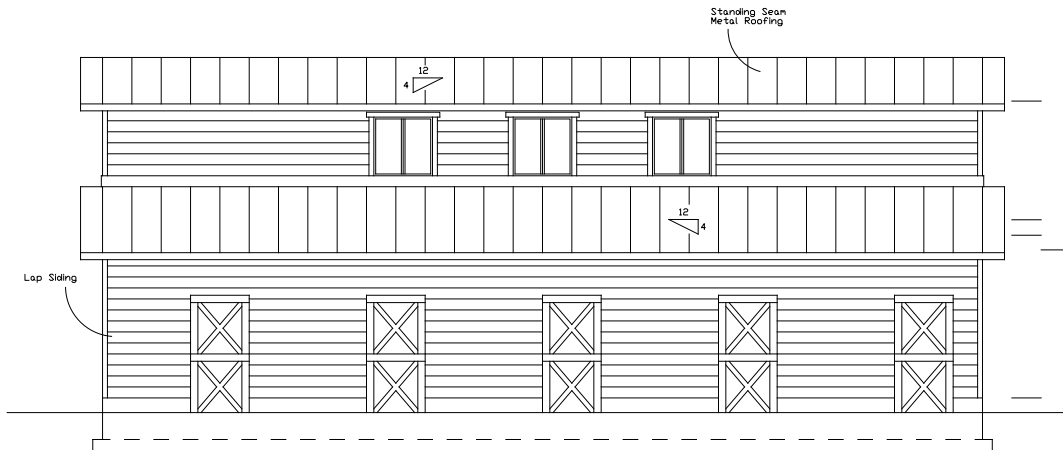
- Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of the roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall be provided with corrosion-resistant net mesh, with the least dimension being 1/8 inch. R806.1
- The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 500 and not more than 80 by ventilators located in the upper portion of the space to be ventilated at least 3 feet above the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm is installed on the warm side of the ceiling. R806.2
- Where eave or cornice vents are installed, insulation shall not block the free flow of air. A minimum of 1 inch space shall be provided between the insulation and the roof sheathing at the location of the vent. R806.3
- Provide a 20" x 30" Attic Access to all attic areas, not located above a closet shelf, with 30" minimum headroom above access door.
- The attic access door from the conditioned space to unconditioned space (attic) shall be weather stripped and insulated to a level equivalent to the insulation on the surrounding surfaces.

## FLASHING

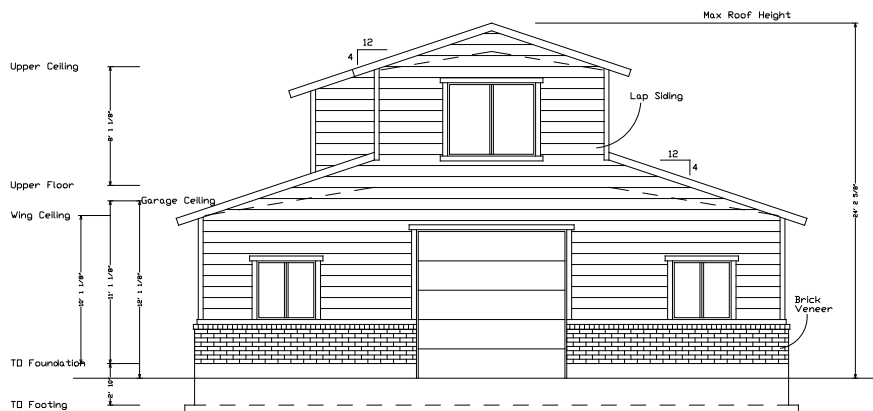
- Flashing shall be installed in such a manner so as to prevent moisture from entering a wall, roof, or floor and redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar projections and at built-up gutters and similar locations where moisture could enter the wall. Flashing with projected flanges shall be installed on both sides and the ends of copings, under sills and continuously above projected trim, including shall be installed in the direction of the penetration to stucco, masonry, siding or brick veneer. The flashing shall be approved corrosion-resistant flashing. R703.2, R703.3, R902, R905
- R902.2.1 Ice Barrier. In areas where there has been a history of ice forming along the eaves causing a backup of water, an ice barrier that consists of at least two layers of underlayment cemented together or of a self-adhering polymer modified bitumen sheet shall be used in lieu of normal underlayment and extend from the lowest edges of all roof structures to a point at least 24 inches inside the exterior wall line of the building.

## ENERGY EFFICIENCY

- The thickness of blown or sprayed roof/ceiling insulation (fiberglass or cellulose) shall be written in inches (no) on markers that are installed at least one every 300 sq ft (28 m<sup>2</sup>) throughout the project. The markers shall be affixed to the energy 300 sq ft and marked with the minimum installed thickness with numbers a minimum of 1 inch (25 mm) high. Each marker shall face the attic access opening.
- All materials, systems and equipment shall be installed in accordance with the manufacturer's installation instructions and the provisions of this code.
- A permanent certificate shall be posted on or in the electrical distribution panel. The certificate shall be completed by the builder or registered design professional. The certificate shall list the pre-2009 R-value of insulation installed in or on ceiling, roof, walls, foundation (slab, basement wall, crawlspace wall and/or floor) and ducts outside conditioned spaces. The certificate shall also list the type and efficiency of heating, cooling and service water heating equipment.



East elevation → Right Elevation



South Elevation → Front Elevation

Homeowner:  
Charlie Wallwork  
801 557-4215

General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
A201  
DESCRIPTION:  
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

Creative  
Line  
L.L.C.  
Custom Home  
Solutions  
CreativeLinePlans.com  
©Ashlie Hull  
801 628-7041

**FOOTINGS, FOUNDATION & CONCRETE**

1. Footings - Bear on undisturbed soil. Not to be placed on frozen ground or in water. Continuous nonshrink pour. Minimum 30" below grade.
2. Footings - Changes in elevation shall be stepped not higher than 1/2 the step length, and not greater than 4". Minimum 6" thickness on vertical step.
3. Footings, Foundation, Interior Slabs - Normal weight concrete with compressive strength equal to at least 3000 PSI within 28 days of pouring.
4. Water/Cement Ratio - No greater than .50 and slump shall be 3" or less - Minimum cement content shall be 568 lbs. per cubic yard.
5. Reinforcement - Free from rust and oil and other non-metallic coatings that hamper bonding capacity.
6. Foundation - Any opening to have two vertical #4 bars on each side of opening, tied to horizontal bar.
7. Foundation - 2 #4 bar above and below each window opening extending 36" beyond opening.
8. Anchor Bolts - 1/2" x 10" @ 32" O.C.
9. Splices - Reinforcement shall lap a minimum of 30 bar diameters unless otherwise noted.
10. Foundation - Width is 8" unless otherwise noted.

**MECHANICAL**

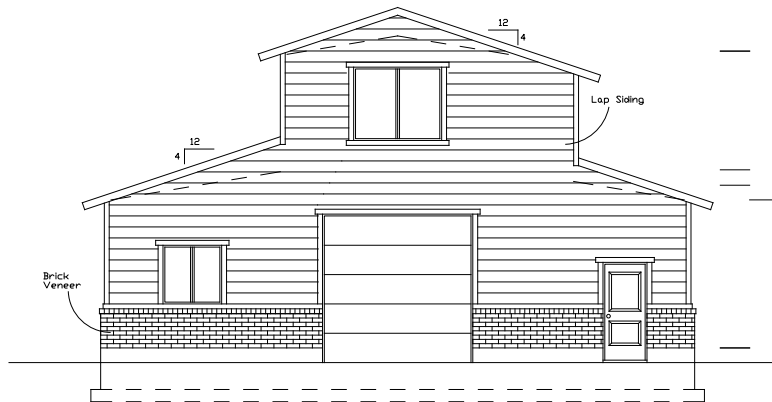
1. All heating and ventilating equipment shall be installed in accordance with current mechanical code requirements.
2. HVAC system shall be designed by mechanical contractor.
3. Heat loss calculations and MEEC Check to be performed by mechanical contractor.
4. Provide 6" clearance from combustible on side of furnace and 30" working space in front of all heating controls.
5. Provide fresh air for combustion by ducts leading from gas appliance enclosure to outside of building. Mechanical system provider to determine size of duct required by mechanical code. Cover must with corrosion resistant metal insect screen. Vents shall terminate 4" below sill, horizontally and at least 12" above a door, operable window, or gravity feed air to building.
6. Combustion air shall be supplied for one vertical or horizontal opening, which has an area of 1 square foot per 3,000 BTU/H of the total input rating of all appliances within the space. IRC G241.6.2
7. Heating duct joints shall be mechanically secured using at least 3 sheet metal screws evenly spaced. Support ducts with approved metal hangers.
8. Flue vents and exhaust vents shall be at least 36" above and outside air inlet located 10' - 0" and at least 4" - 0" from a property line.
9. All restrooms to be provided with an exhaust fan capable of providing 5 air changes per hour.
10. Deeling to garage openings and penetrations with ducts and plumbing penetrations through walls or ceilings separating the deeling from the garage shall be protected in accordance with R202.5.
11. A water heater or furnace located in a garage will be elevated a minimum of 18" and be enclosed inside of walls to protect from vehicular impact. IRC M503.7 IRC R202.7
12. Condensate from all cooling coils or evaporators shall be conveyed from the drain pan outlet to an approved place of disposal. Condensate shall not discharge into a street, alley or other area so as to cause a nuisance. IRC R411.3
13. A secondary drain or auxiliary drain pan shall be required for each cooling or evaporator coil where damage to any building components will occur as a result from overflow from the equipment drain pan or leakage in the condensate drain piping, or stoppage in the condensate drain piping. Drain piping shall be minimum of 3/4 inch (191 mm) nominal pipe size. IRC M411.2.1 IRC R411.3
14. Gutter down spout shall terminate outdoors and shall not exceed a total combined horizontal and vertical length of 25 feet. Minimum length of duct shall be reduced 2'-1/2" for each 45 degree turn and 5 feet for each 90 degree bend. Duct shall be a minimum nominal size of 4". IRC M502.4.4 (and State Amendment).
15. All buildings are considered to be unusually tight construction and all combustion air to rooms or spaces containing fuel-burning appliances shall be sourced from the outdoors or from spaces freely communicating with the outdoors. IRC M247.1

**FRAMING & SHEATHING**

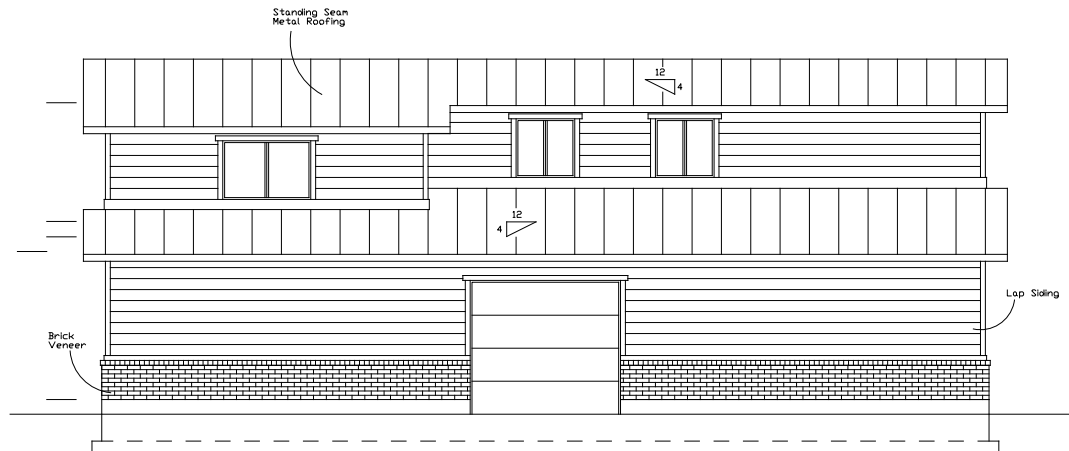
1. Studs - Maximum of 16" O.C.
2. Floor Sheathing - 3/4" T&G 40/20 OSB nailed with 8d nails 6" O.C. at all panel edges, supported edges, and all blocking. Field to be nailed with 8d nails 10" O.C.
3. Sheathing - Nails shall be a minimum of 3/8" from panel edge.
4. Floor Joists - Blocked at all bearing points.
5. Wall Sheathing - 2x4 blocking at all horizontal edges. Use 8d nails 6" O.C. at edges, and 10" O.C. in field.
6. Wall Sheathing - Extend over rim joist and nail to wall studs above and below. Extend down to sill plate and nail.
7. Roof Sheathing - 7/16" OSB nailed with 8d nails 6" O.C. at panel edges, and 12" O.C. in field.
8. Blocking - Solid 2" nominal blocking at ends or points of support of all wood joists and trusses.
9. Connections - Wood to concrete, wood to steel, and wood to wood (except stud to plate) connected with metal connectors.
10. Hangers - Install joist, rafter, and beam hangers according to manufacturer's specifications.
11. Staples - May be substituted for nails at rate equal to load values.
12. Solid Bearing - Through floor systems and posts down to concrete footings.
13. Attic Access - 20" x 30" with a switched light in attic space. 30" headroom required.
14. Basement Ceiling - Minimum unfinished height of 7' 6".
15. Structural Framing for all exterior decks, which are not sheltered by the roof or eaves, shall be constructed with naturally durable wood or pressure-treated wood as required by IRC R317.1.3 This would include the deck support joists and beams.
16. All fasteners installed into preservative-treated wood are to be zinc coated or treated as required by IRC R317.3.

**MASONRY**

1. Ties - Brick or stone veneer shall have corrosion resistant ties of not less than 22 ga. x 3/4" or #10 ga. wire spaced not more than 16" O.C. horizontal and 18" O.C. vertical. Anchor ties shall have 6 lip or hook, on the extended leg, that will engage or enclose the #3 ga. horizontal joint reinforcement wire.
2. Moisture barrier required, or full 1" airspace.
3. Wall Reinforcement - Minimum of .0007 each way, or a total of .002.
4. R703.7.6 Veeholes. Veeholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 33 inches on center. Veeholes shall not be less than 3/16 inch in diameter. Veeholes shall be located immediately above the flashing.



North Elevation



West Elevation

Homeowner:  
Charlie Wallwork  
801 557-4215

General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
A202  
DESCRIPTION:  
EXTERIOR ELEVATIONS

Scale: 1/4" = 1 Foot

Creative  
Line  
L.L.C.  
Custom Home  
Solutions  
CreativeLinePlans.com  
©Ashlie Hull  
801 628-7041

Item H.1.

Homeowner:  
Charlie Wallwork  
801 557-4215

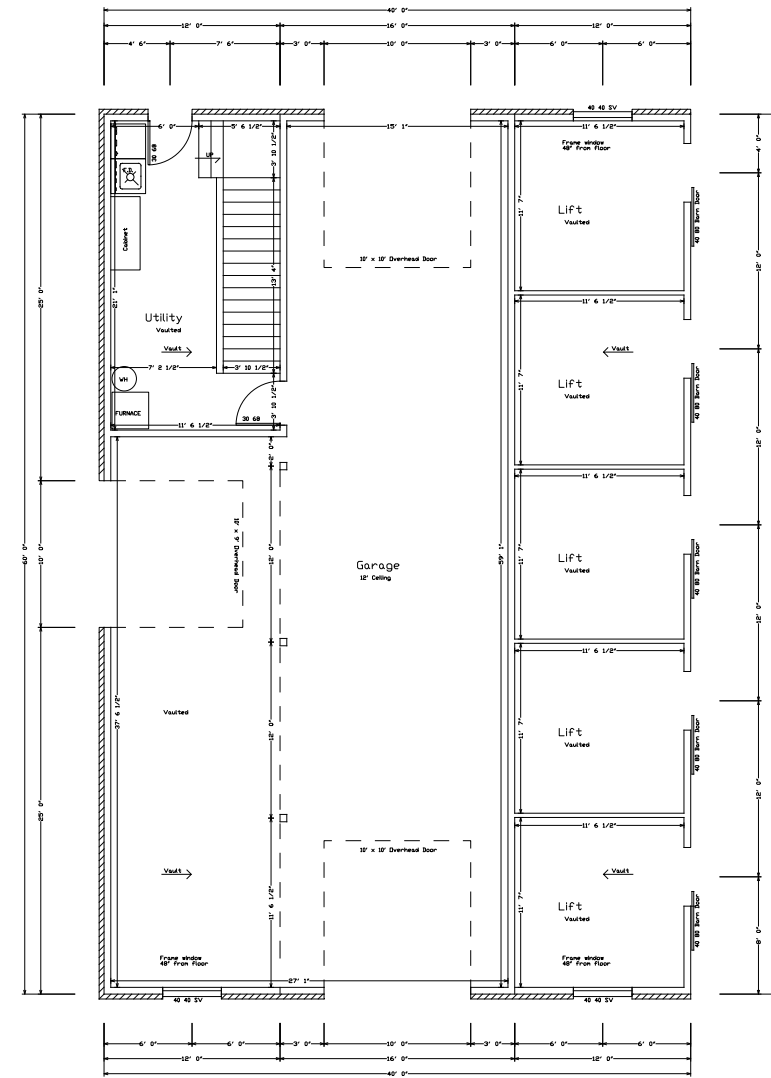
General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
A101  
DESCRIPTION:  
MAIN FLOOR PLAN

Scale: 1/4" = 1 Foot

Creative  
Line  
L.L.C.  
Custom Home  
Solutions  
CreativeLinePlans.com  
©Ashlie Hull  
801 628-7041



Main Floor Plan

Main Floor: 2400 Sq. Ft.

Item H.1.

Homeowner:  
Charlie Wallwork  
801 557-4215

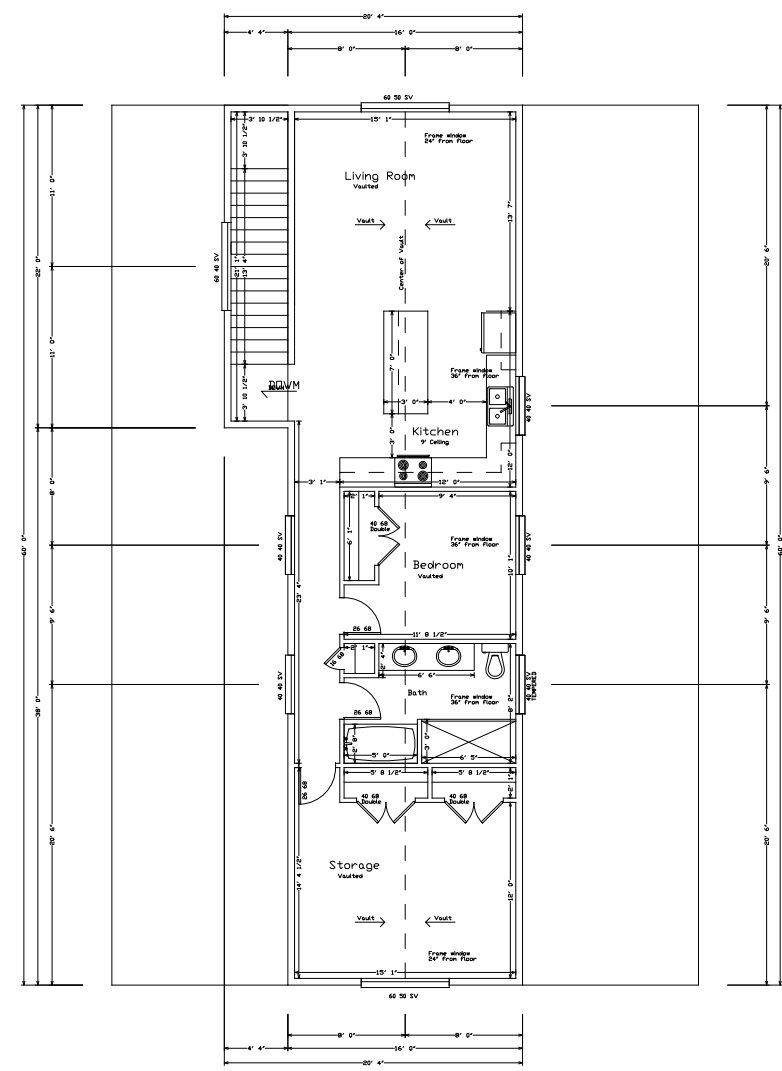
General Contractor:

WALLWORK RESIDENCE  
GARAGE PLAN  
2341 West 10755 South  
South Jordan, Utah

SHEET NO:  
A102  
DESCRIPTION:  
UPPER FLOOR PLAN

Scale: 1/4" = 1 Foot

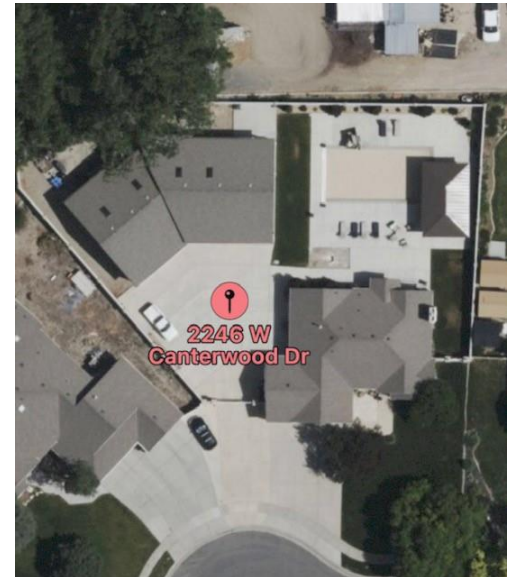
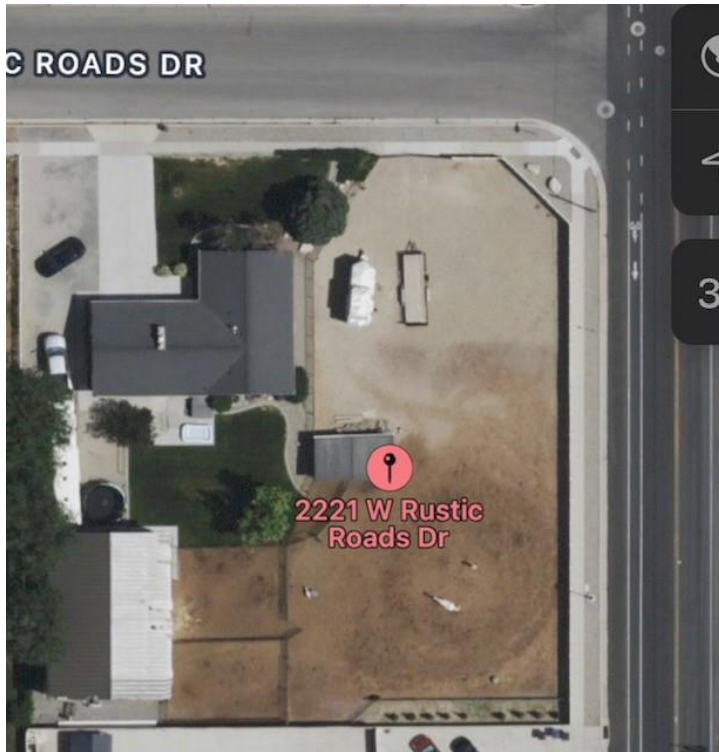
Creative  
Line  
L.L.C.  
Custom Home  
Solutions  
CreativeLinePlans.com  
©Ashlie Hull  
801 628-7041



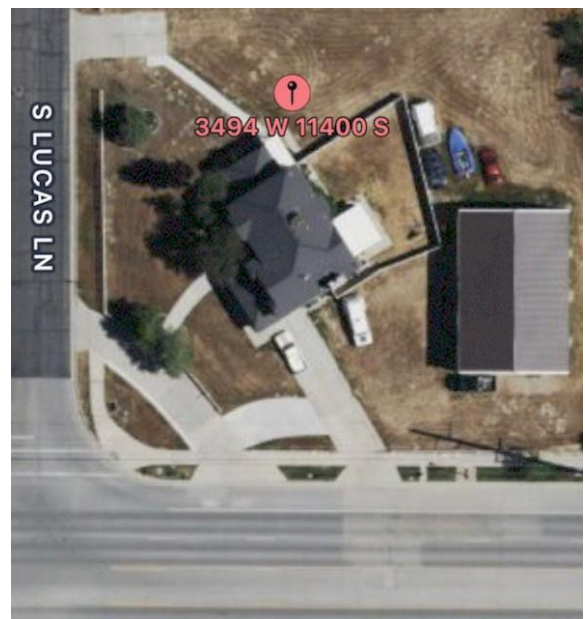
Upper Floor Plan

Upper Floor: 724 Sq. Ft.  
Storage: 236 Sq. Ft.

**Nearby properties with large detached structures**







**Damir Drozdek**

---

**From:** Charlie Wallwork <ccwallwork@earthlink.net>  
**Sent:** Wednesday, July 19, 2023 12:50 AM  
**To:** Damir Drozdek  
**Subject:** PLALU202300100

Damir,

Here is the information you are asking for.  
I hope I have everything you need.

This will be a personal garage for my car collection and other items.  
There will definitely not be a business run out of the Garage.

4. Why I'm needing this large of a structure (Garage) I actually did not think it was a large structure.  
I have a few collector cars (Shelby Mustangs) (2) GT 500 (1) GT 350R and (1) GT350 4 of them to be exact. (1) Corvette Z06 I can provide pictures and vin #s if needed. I also have Trucks, trailers, and a Boat Yamaha 255XD and several other items.

As far as the ADU my daughter will be living in the ADU. She would love to buy a house but with interest rates so high and the housing market how it is that's definitely not going to happen. She has Graduated from Utah State University and is planning on finishing Vet school soon. It's a long process.

Here is a list of addresses with large structures.  
I can also send pictures off of google maps if needed.

2221 W 10755 S

2246 W Canterwood Dr

10700 S 2200 W

10590 S 2200 W

2221 W Rustic Roads Dr

2511 W 10950 S

2531 W 10950 S

11350 S 2865 W

3494 W 11400 S

I also have an estimate from a contractor for the driveway to the parking space.

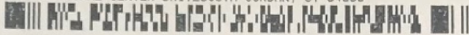
If you have any questions or I forgot to do anything please let me know.

Thank you



WHEN RECORDED RETURN TO:  
CITY OF SOUTH JORDAN  
1600 W TOWNE CENTER DRIVE  
SOUTH JORDAN, UT 84095

14117485 B: 11425 P: 6166 Total Pages: 2  
06/14/2023 11:43 AM By: CSeIman Fees: \$40.00  
Rashelle Hobbs, Recorder, Salt Lake County, Utah  
Return To: CITY OF SOUTH JORDAN  
1600 W. TOWNE CENTER DRIVESOUTH JORDAN, UT 84095



### Accessory Dwelling Unit Affidavit

Charlie Wallwork is the landowner of record of real property (the "subject property") located at 2341 W. 10755 S. in the City of South Jordan, Utah (the "City"). The landowner is applying to construct an Accessory Dwelling Unit (as that term is defined in the ordinances of South Jordan City) on the subject property. I am either the owner or co-owner of the subject property or I am the beneficiary of a trust that owns the subject property or I am an owner of a legal entity that owns the subject property. As a condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I personally pledge that myself and any co-owners will comply with all regulations of the Accessory Dwelling Unit Floating Zone as set forth in the ordinances of the City and will personally occupy the property as a full time resident. As a further condition of receiving all necessary permits and entitlements to construct and use an Accessory Dwelling Unit on the subject property I authorize annual inspections of the Accessory Dwelling Unit by authorized South Jordan representatives. I understand that this affidavit must be signed, notarized and recorded at the Salt Lake County Recorder's Office before any permit is issued allowing the construction or use of the proposed Accessory Dwelling Unit.

X   
(signature of property owner)

Dated this 12 day of June, 2023

State of Utah )

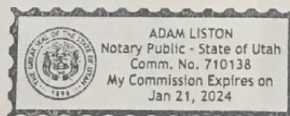
)ss

County of Salt Lake )

On the 12 day of June, 2023, personally appeared before me Charlie D. Wallwork the signer(s) of the above instrument, who duly subscribed and swore before me that they executed the same.

NOTARY PUBLIC

Residing in Salt Lake County, Utah



Salt Lake County  
Rashelle Hobbs, Recorder  
2001 South State Street  
Suite #N1-600  
Salt Lake, UT 84190  
(385) 468-8145

Receipt: 23-40047

Product	Name	Extended
AFFID	AFFIDAVIT	\$40.00
	Document #	14117485
	Book/Page	B 11425 P 6166
	# Pages	2
Sub-Total		\$40.00
Service Fee		\$2.00
Total		\$42.00
Tender (Credit Card New)		\$42.00
Transaction ID	19258950103	
Service Fee	\$2.00	
Credit Card #	*****7300	
Entry method	Chip	
Auth Code	01402P	
Credit Card Invoice #	BPI379S146	

Signature \_\_\_\_\_

Have a great day!

6/14/23 11:43 AM CSeIman  
Workstation: RE-CSHC-DTP



# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 08/08/2023**

**Issue:** SRI GANESHA HINDU TEMPLE  
SITE PLAN AMENDMENT  
**Address:** 1131 West 10290 South  
**File No:** PLSPR202200201  
**Applicant:** Selvam Rajavelu, NJRA Architects

**Submitted by: Damir Drozdek, Planner III**  
**Shane Greenwood, Supervising Senior Engineer**

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve** application PLSPR202200201 to allow for construction of additional surface parking area and to realign the access road on property located at 1131 West 10290 South with the following requirements:

- To provide 15' water line easement for all proposed water lines, and
- To provide cash to the city in lieu of 10400 South road improvements east of Hindu Temple Lane before the City will issue any permits.

<b>ACREAGE:</b>	Approximately 2.5 acres
<b>CURRENT ZONE:</b>	A-5 and A-1 (Agricultural, 5 acre or 1 acre min. lot size)
<b>CURRENT USE:</b>	Raw land
<b>FUTURE LAND USE PLAN:</b>	EC (Economic Center)
<b>NEIGHBORING ZONES/USES:</b>	North – A-1 / Hindu Temple South – C-C and P-O / Office condos West – P-O / Office East – R-3 / Single family residence

## **STANDARD OF REVIEW:**

All proposed commercial, office, industrial, multi-family dwelling or institutional developments and alterations to existing developments shall meet the site plan review requirements outlined in this chapter and the requirements of the individual zone in which a development is proposed. All provisions of this title, title 17 of this Code, and other City requirements shall be met in preparing site plan applications and in designing and constructing the development. Building permits may not be obtained nor shall any site work be performed prior to site plan approval. (Ord. 2007-01, 1-16-2007)

## **BACKGROUND:**

The applicant is looking to construct additional parking space and to realign the access road to the Hindu Temple located at 1131 West 10290 South. The access road connects to Hindu Temple Lane, which is a public road that comes off South Jordan Parkway and runs north to the temple grounds. The road improvements will be made at the north end of Hindu Temple Lane and to the access road itself. The proposed realignment of the access road will provide for safer and more efficient access to the grounds. In addition, the proposed improvements will also include an entry feature and gate. The gate will control the access to the grounds and will provide additional security.

The new surface parking facility will be located to the south and east of the existing facility. The new parking area will provide approximately 140 parking stalls. Occasionally, the temple will have larger events that may require additional parking space. The new facility will provide such space and additional capacity for such events.

Private improvements will include new fencing, landscaping and a retention pond. An existing private lane to the south of the temple and west of the intersection of Hindu Temple Lane and 10400 South will also be improved with new curb, gutter and sidewalk. A six foot (6') decorative masonry wall will be installed around the project perimeter. Decorative aluminum fencing will be installed around the pedestrian areas nearby the new gate. Landscaping will consist of shade trees and ground vegetation. The ground cover will consist of rock mulch. There will be no sod planted with the project. The retention pond will be built immediately to the west of the access road.

Public improvements will consist of a new water line, water meter and a fire hydrant. Road improvements will also be made to the intersection immediately to the south of the temple grounds. The intersection is part of the public right-of-way (ROW). The applicant has deeded the required ROW along 10400 South at the east end of the project. The applicant will provide cash in lieu of the improvements along this section of 10400 South before the City will issue any permits.

## **STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:**

### **Findings:**

- The additional parking and the realignment of the access road that is proposed to be constructed is regarded as an "accessory use" to the main use on the property (religious).
- The project meets the Planning and Zoning (Title 17) and the Subdivision and Development (Title 16) Code requirements.

### **Conclusion:**

- The proposed project will meet the requirements of the Subdivision and Development (Title 16) and the Planning and Zoning (Title 17) Codes and thus it 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:**

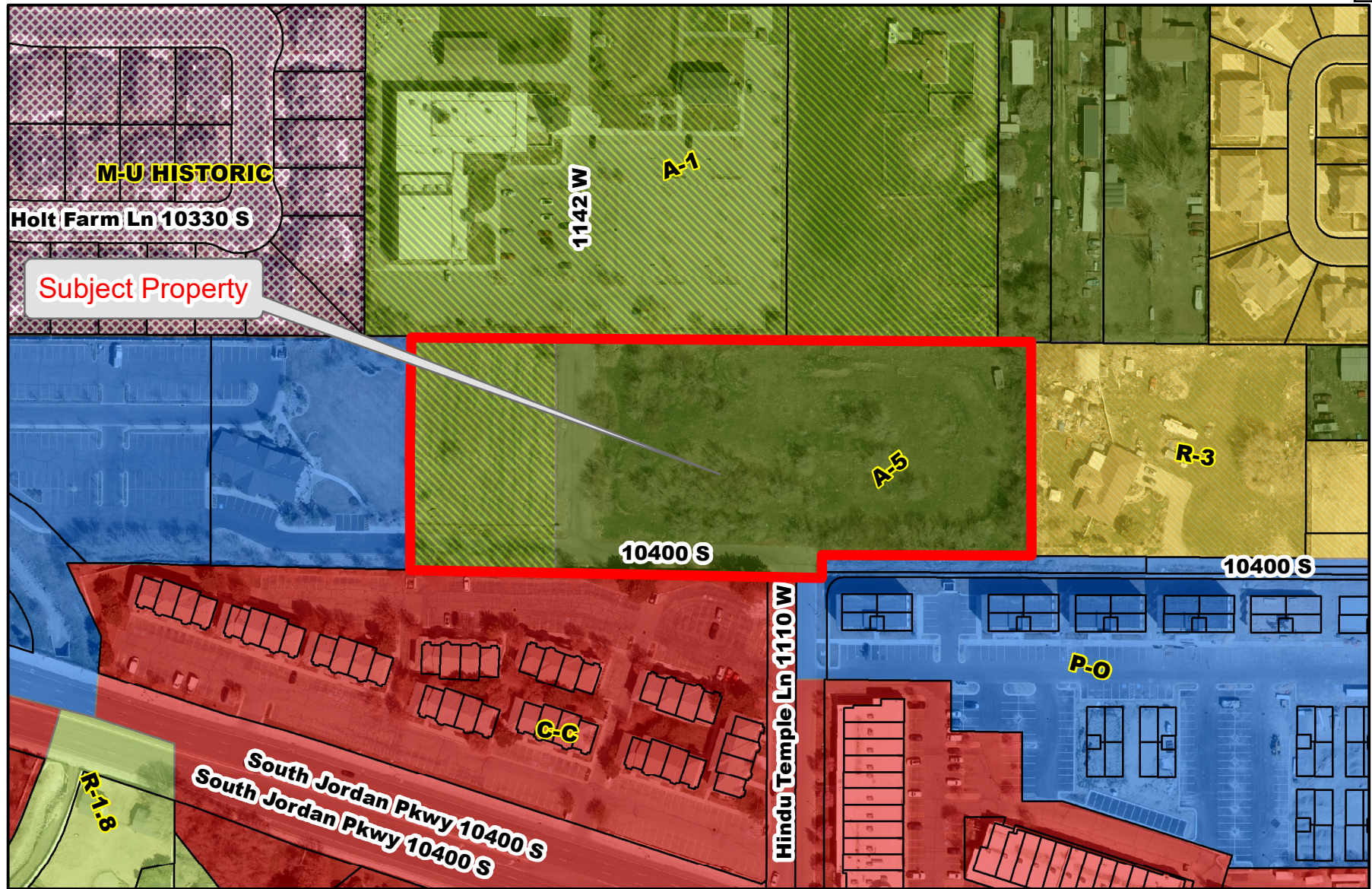
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


**SUPPORT MATERIALS:**

- Aerial Map
- Zoning Map
- Civil Site Plan
- Architectural Overall Site Plan
- Architectural Site Plan
- Landscaping Plan
- Entrance Element

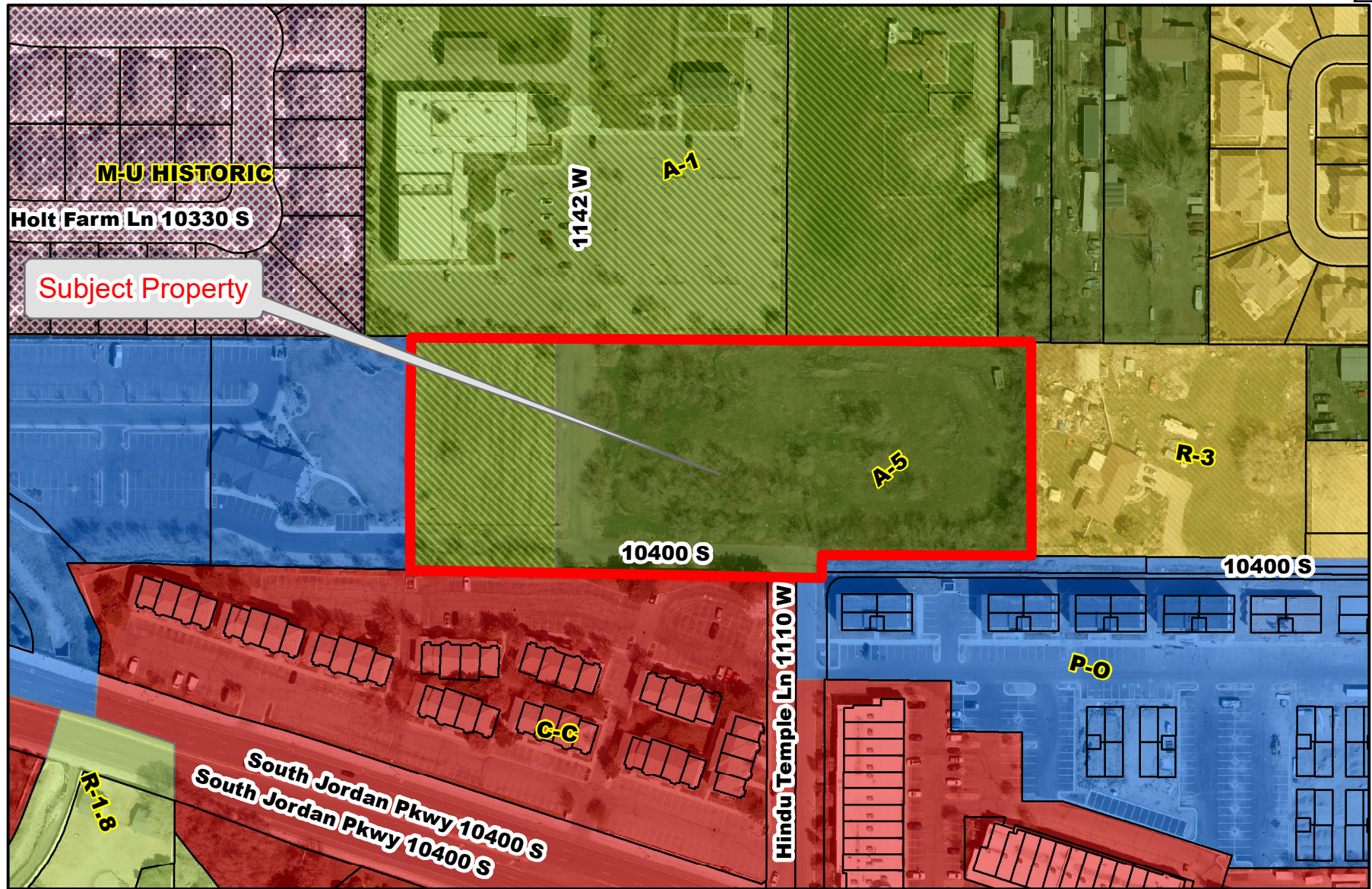



Damir Drozdek, AICP  
Planner III  
Planning Department



<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<p><b>Aerial Map</b></p> <p><i>City of South Jordan</i></p>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2022</p> 
--	---	---

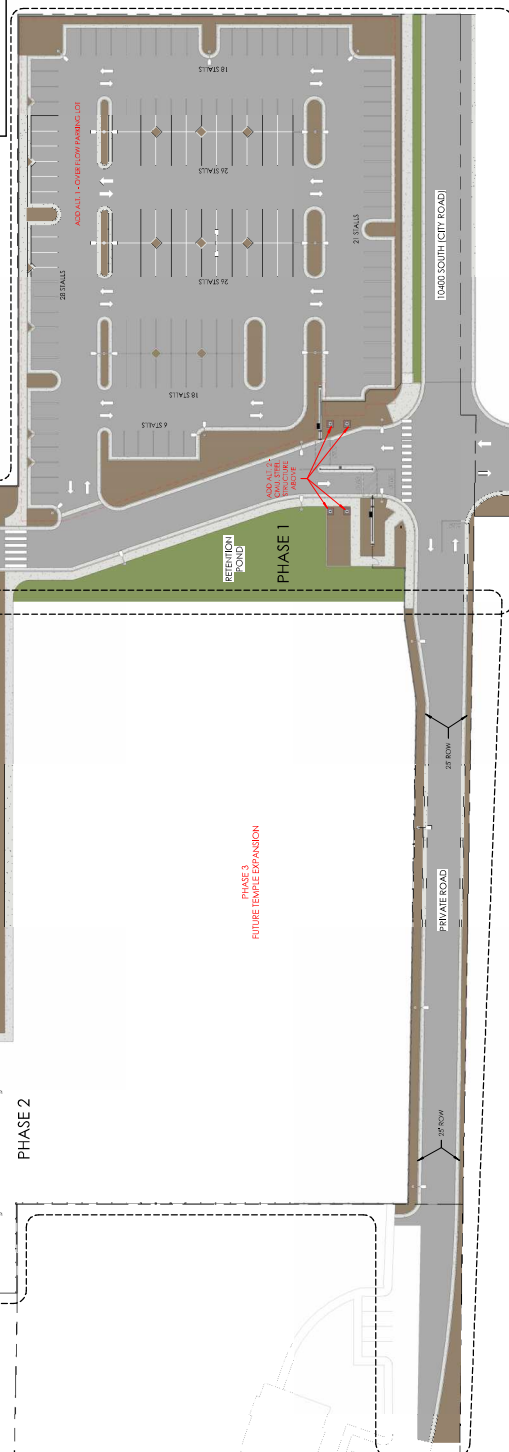




<p><b>Legend</b></p> <p>STREETS</p> <p>PARCELS</p>	<h2>Zoning Map</h2> <h3>City of South Jordan</h3>	<p>0 50 100 200 300 400 Feet</p> <p>Aerial Imagery 2022</p> 
--	---	---











SEE SHEET LS100 FOR  
BID ALTERNATE AND PHASING

LANDSCAPE NOTES

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF ALL LANDSCAPE AND IRRIGATION MATERIALS FOR BIDDING AND INSTALLATION PURPOSES. IF DISCREPANCIES EXIST, THE PLAN SHALL INDICATE.
2. PLANT MATERIAL AND OTHER LANDSCAPE ITEMS TO BE INSTALLED PER PLANT LEGEND; ANY SUBSTITUTIONS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
3. SEE IRRIGATION SHEETS FOR ALL IRRIGATION REQUIREMENTS.
4. SANDY LOAM TOPSOIL TO BE INSTALLED AT THE FOLLOWING DEPTHS: 12" OF IMPORTED SANDY LOAM TOPSOIL (INCLUDING MIN. 2% IRON OXIDE FOR COMPACTION) PRIOR TO SPREADING; IN ALL NEW PLANTER AREAS, ORGANIC COMPOST IS AVAILABLE THROUGH MULCH COMPANIES (CONTACT 435-737-2440 FOR SOIL, PEEL, OR TOPSOIL) LAYDOWN AT 1" FEET (45-60-90%).
5. PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK, OR OTHER PAVED AREA. FINISHED GRADE IN TOP OF MULCH OR ROCK PLANTER BEDS TO BE EXCAVATED AS NECESSARY IN ORDER TO ALLOW FOR TOPSOIL, AMENDMENTS AND MULCH. THE FINISHED GRADE OF LAWN AREAS SHALL BE APPROX. 1" BELOW TOP OF LAWN EDGING, SIDEWALK OR OTHER PAVED AREA. FINISHED GRADE OF PLANTER AREAS SHALL BE APPROX. 1" BELOW TOP OF CURB, SIDEWALK OR OTHER PAVED AREA.
6. DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL ROCK/MULCH AREAS. DO NOT INSTALL WEED BARRIER FABRIC IN AREAS SUBJECT TO WOOD MULCH OR OTHER MULCH/LAWN AREAS.
7. INSTALL PRE-EMERGENT HERBICIDE TO THE TOP OF THE FABRIC AFTER INSTALLING PLANTS AND PRIOR TO INSTALLING MULCH. AFTER INSTALLATION OF THE MULCH THE CONTRACTOR SHALL APPLY A SECOND APPLICATION OF SLOW RELEASE PRE-EMERGENT HERBICIDE. APPLY PRE-EMERGENT HERBICIDE PER MANUFACTURER'S RECOMMENDATIONS.
8. ROCK MULCH TO BE INSTALLED IN LANDSCAPE AREAS PER PLANS. FULL MULCH MIN. 2" AWAY FROM BASE OF ALL SHRUBS AND PERENNIALS AND MIN. 4" AWAY FROM ALL TREES.
9. SEE CIVIL, PLANS AND ARCHITECTURAL PLANS FOR EXISTING SITE SURVEY, DEMOLITION PLANS, UTILITY PLANS AND ADDITIONAL INFORMATION. SEE ARCHITECT'S PLANS FOR ALL BUILDING INFORMATION, SITE PLAN, PARKING LAYOUT, ETC.
10. CONTRACTOR TO APPLY FOR ALL NECESSARY PERMITS AND PAY FOR THE SAME.
11. CARE SHALL BE TAKEN NOT TO DAMAGE ANY EXISTING LANDSCAPE OR REMAINS OR ANY OTHER ASPECTS OF THE ADJACENT PROPERTIES. ALL DAMAGE CAUSED AND NECESSARY REPAIRS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO ADDITIONAL COSTS BEING INCURRED BY THE OWNER.
12. EVERGREEN TREES AND SHRUBS NEED TO BE WATERED MULTIPLE TIMES DURING THE FIRST WINTER OR TWO IF THERE IS NOT ENOUGH MAINTENANCE/GROWTH COVER. CONSULT WITH A NURSERY PROFESSIONAL FOR PROPER CARE/WATERING OF ALL PLANTS INCLUDING DECIDUOUS SHRUBS AND PERENNIALS/GRASSES AS THEY MAY NEED SUPPLEMENTAL WATER DURING THE WINTER.

CALCULATIONS

TOTAL LANDSCAPE AREA:	22,750 S.F.	
TOTAL SHRUB COVERAGE:	5970 S.F. ±	50%
TOTAL TREES REQUIRED (1 TREE PER 1,000 S.F. OF LANDSCAPING) = 17 TREES		
TOTAL TREES PROVIDED =	44	
EVERGREEN TREES REQUIRED =	6	
EVERGREEN TREES PROVIDED =	6	
*TOTAL LANDSCAPE AREA BREAKDOWN:	22,750 S.F.	
-DETENTION POND	10,413 S.F.	
-PHASE 1 AREA = (EXISTING + DEMOLITION)	2,108 S.F.	
-PHASE 2 AREA	9,433 S.F.	
**TOTAL SHRUB COVERAGE AREA INCLUDES EVERGREEN TREE COVERAGE DUE TO THEIR LOW BRANCHING GROWTH HABIT. PERCENTAGE BASED OFF OF TOTAL AREA MINUS DETENTION POND AREA.		

DECIDUOUS TREE LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CARPINUS BETULUS 'FASTIGIATA'	7	2" CALIPER
	PYRAMIDALIS EUROPAEUS 'BONSAI'	3	2" CALIPER
	GLADIOLUS TRIFLORUS 'INFERNO'	27	2" CALIPER
	PRUNUS X BIX 'PINK'	1	2" CALIPER
	TILIA CORDATA 'GREENPEACE'		
	GREENPEACE 'LITTLE LEAF' LINDEN		

DECIDUOUS TREE LEGEND

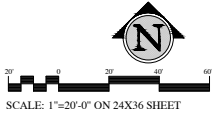
SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	PICEA ABIES 'CURPEANA'	6	7" TALL
	EUPHORBIA HORIZONTALIS 'WILSONI'	13	5 GALLON
	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE'	4	5 GALLON
	PRUNUS BESSEYI 'PALLAS'	7	5 GALLON
	RHUS AROMATICA 'VIRO' LOW'	18	5 GALLON
	ROSA X 'MENDEL'	40	5 GALLON
	SPIRAEA X 'BUMALDA' DARTS RED	17	5 GALLON
	TAXUS X MEDIA 'TENERLOW'	10	5 GALLON

PERENNIAL & GRASS LEGEND

SYMBOL	BOTANICAL NAME/COMMON NAME	QTY	SIZE
	CALCEOLARIA X 'ACUTE' LORNA AVALANCHE'	76	2 GALLON
	HEMEROCALLIS X 'BUTTERFLY' POPCORN'	37	1 GALLON
	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	80	2 GALLON
	LITTLE BUNNY FOUNTAIN GRASS	21	1 GALLON

INERT LANDSCAPE MATERIALS

SYMBOL	DESCRIPTION	QTY	SIZE
	6" DEPTH OF 6" TO 1 1/2" DECORATIVE CRUSHED AND SCREENED ROCK	PER PLAN	6" TO 12"
	4" DEPTH OF 4" TO 6" DECORATIVE CRUSHED AND SCREENED ROCK	PER PLAN	4" TO 6"
	2" DEPTH OF 2" TO 4" DECORATIVE CRUSHED AND SCREENED ROCK	PER PLAN	2" TO 4"
	1" DEPTH OF 1" TO 2" DECORATIVE CRUSHED AND SCREENED ROCK	PER PLAN	1" TO 2"



NJRA Architects, Inc.  
5272 S. College Drive, Suite 104  
Murray, Utah 84123  
801.364.9259  
www.njraarchitects.com



**In Site**  
DESIGN GROUP  
Landscape Architecture Land Planning  
2400 E. 1000 S., Suite 100, Salt Lake City, UT 84143  
801.364.9259 www.insitedesigngroup.com

Sri Ganesha Hindu Temple  
Access Road

NJRA Project # 21401.00  
Construction Bid Set May 18, 2023

OVERALL  
LANDSCAPE  
PLAN

LS101

Item H.2.



- 6/9/2023 2:42:19 PM