

**CITY OF SOUTH JORDAN**  
**PLANNING COMMISSION MEETING AGENDA**  
**CITY COUNCIL CHAMBERS**  
**TUESDAY, JANUARY 23, 2024 at 6:30 PM**



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, January 23, 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. 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 January 23, 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.](#) January 9, 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. **BOWTHORPE SUBDIVISION PRELIMINARY SUBDIVISION**

Address: 2555 W 11400 S

File No: PLPP202300069

Applicant: Austin Bowthorpe

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 18th day of January, 2024.

Cindy Valdez

South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
January 9, 2024**

Present: Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Laurel Bevens, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, Deputy City Recorder Cindy Valdez, Deputy City Engineer Jeremy Nielson, GIS Coordinator Matt Jarman, IT Director Jon Day, Long Range Planning Analyst David Mann, Planner Miguel Aguilera, Meeting Transcriptionist Diana Baun

Others: Porter Garner, Chloe Quist, Tristan Christensen, Dan & Joby Kamp, Casey Copier, Lee Brown, Daniel Stringham, Jacob Hyde, Lucas Sundshon

Absent: Commissioner Steve Catmull

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

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

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

**B. MOTION TO APPROVE AGENDA**

**Commissioner Gedge motioned to approve tonight's agenda as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Catmull was absent from the vote.**

**C. APPROVAL OF THE MINUTES**

**C.1. December 12, 2023 Planning Commission Meeting Minutes**

**Commissioner Bevens motioned to approve the December 12, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Catmull was absent from the vote.**

**D. STAFF BUSINESS - *None***

**E. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Chair Michele Hollist gave a brief review of the City Council Meetings from January 2, 2024.

**Commissioner Bevans motioned to table the Planning Commission Board Elections and other necessary appointments until the next meeting. Chair Hollist seconded the motion; vote was unanimous in favor. Commissioner Catmull was absent from the vote.**

**Chair Hollist motioned to open the meeting for general public comment before continuing the meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor. Commissioner Catmull was absent from the vote.**

Commissioner Nathan Gedge suggested discussing the possibility of adding public comments to future agendas at the next meeting.

Chair Hollist opened the meeting for public comment.

**Joby Kamp (Resident)** – My biggest concern with South Jordan is Beckstead Lane. It just seems like it is a patchwork quilt with no rhyme or reason to it. We have homes, we have commercial, we have homes, we have commercial, we have farmland; it just seems like it is a messy conglomerate and it would be really nice to know what you guys feel is going on. I don't know who the city planner is, or who has come up with this plan, but we have lived here for nine years now and there is really no rhyme or reason to Beckstead, it is really messy.

Chair Hollist closed public comment and asked staff to forward those comments to City Council. She shared that from what she knows, sometimes infill projects can be tricky as things develop a piece at a time. She recommended going to the City Land Use Plan, which is updated every 10 years.

City Planner Greg Schindler agreed that the City Land Use Map was the best place to look, but reminded the public that the designations are broad and can include commercial development and residential development. The east side of Beckstead is pretty much all residential, and that was planned that way because of the density of those developments; they were not allowed to be built on the other side of the canal back in the days when these projects were approved. On the other side of Beckstead, previous and current City Councils have preferred to see commercial development along Redwood. Since it is not necessarily a wide strip between Redwood and Beckstead, that is why there is more commercial along Beckstead. Recently a townhome project was approved off Beckstead, but on the Redwood side there is commercial development. The property along Redwood is expensive and the property owners along Redwood want to build commercial or higher density to get the most out of it. The general plan can be found on the city's website with the designations and definitions.

**F. SUMMARY ACTION - None**

**G. ACTION - None**

**H. ADMINISTRATIVE PUBLIC HEARINGS**

### **H.1. GARCIA LAW OFFICES SITE PLAN APPLICATION**

Address: 10931 S Beckstead Lane

File No.: PLSPR202300173

Applicant: Casey Copier

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist asked if the parking was the only issue being considered tonight.

Planner Aguilera confirmed that yes, the developer agreed to contact the neighboring property owner to work out a parking agreement, allowing them to occupy four stalls.

Chair Hollist asked if staff could confirm that the neighboring property had four extra stalls to share.

Planner Aguilera believes they had five extra spaces.

Chair Hollist asked if there was a way to document these types of agreements to ensure they keep track of parking spaces for properties. The commission and staff discussed her suggestion and some ideas.

Chair Hollist invited the applicant forward to speak.

**Casey Copier (Applicant)** – He is representing the architect on this project and discussed some of the renderings submitted to the city.

Chair Hollist opened the public hearing for comments.

**Lee Brown (Resident)** – Do you have a picture that shows the island in the middle of Beckstead in relationship to this building?

Chair Hollist closed the public hearing and asked staff to address Mr. Brown's question.

Staff was able to show the aerial view of that section of Beckstead from the Staff Report. Staff and the commission also discussed the history of the lot and what got them to this point today, as well as traffic flows.

**Commissioner Gedge motioned to approve File No. PLSPR202300173, Site Plan Application, based on Staff Report, discussion and public comment tonight. Chair Hollist seconded the motion.**

### **Roll Call Vote**

**Yes – Commissioner Gedge**

**Yes – Chair Hollist**

**Yes – Commissioner Bevens**

**Absent – Commissioner Catmull**

**Motion passes 3-0, unanimous in favor. Commissioner Catmull was absent from the vote.**

## **I. LEGISLATIVE PUBLIC HEARINGS**

### **I.1. TEXT AMENDMENT – AMENDING SUBSECTION 17.130.050 (PD FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO UPDATE THE LANGUAGE REGARDING THE PURPOSE AND ESTABLISHMENT OF THE PD FLOATING ZONE.**

File No.: PLZTA202300132

Applicant: South Jordan City

Planner David Mann reviewed background information from the Staff Report.

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

**Commissioner Bevens motioned to forward a positive recommendation on File No. PLZTA202300132, Proposed Text amendment to the PD Floating Zone, based on the Staff Report and other information presented tonight. Chair Hollist seconded the motion.**

#### **Roll Call Vote**

**Yes – Commissioner Bevens**

**Yes – Chair Hollist**

**Yes – Commissioner Gedge**

**Absent – Commissioner Catmull**

**Motion passes 3-0, unanimous in favor. Commissioner Catmull was absent from the vote.**

## **J. OTHER BUSINESS**

City Planner Greg Schindler discussed the next Planning Commission meeting.

## **ADJOURNMENT**

**Chair Hollist motioned to adjourn the January 9, 2024 Planning Commission Meeting. Commissioner Bevens seconded the motion; vote was unanimous in favor, Commissioner Catmull was absent from the vote.**

**The January 9, 2024 Planning Commission Meeting adjourned at 7:13 p.m.**

# **SOUTH JORDAN CITY PLANNING COMMISSION REPORT**

**Meeting Date: 01/23/2024**

**Issue:** Bowthorpe Subdivision  
**PRELIMINARY SUBDIVISION**  
**Address:** 2555 W 11400 S  
**File No:** PLPP202300069  
**Applicant:** Austin Bowthrope

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

**Staff Recommendation (Motion Ready):** I move that the Planning Commission **approve**, File No. PLPP202300069.

**ACREAGE:** 0.95 Acres  
**CURRENT ZONE:** Single-Family Residential (R-2.5)  
**CURRENT USE:** Single family home  
**FUTURE LAND USE PLAN:** SN (Stable Neighborhood)

**NEIGHBORING ZONES/USES:** North – 11400 South  
 South – A-5 Neighborhood Residences  
 West – R-2.5 Neighborhood Residences  
 East – R-3 Neighborhood Residences

## **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. (Ord. 2007-01, 1-16-2007)

City Code § 16.10.060

## **BACKGROUND:**

The applicant is requesting that the Planning Commission approve a preliminary subdivision plat for the property located at 2555 W 11400 S. The proposed subdivision will divide the current lot into two separate lots. The larger of the two lots (Lot 1) will be 0.5 acres and be located adjacent

to 11400 S. The smaller lot (Lot 2) will be 0.45 acres and be located directly south of Lot 1 on 2570 W., which is a private road. Lot 1 will maintain its current address of 2555 W 11400 S while Lot 2 will have the new address of 11443 S 2570 W.

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

#### **Findings:**

- The subject property's current zoning is R-2.5 and has an existing residence on the north side.
- The subject property's current zoning does not allow animal rights, despite Lot 1's size after subdivision.
- Once the property is subdivided, both new lots will become the Bowthorpe Subdivision.
- There is a 10 foot wide Sanitary Sewer Easement running north-south parallel to the east property line of both lots.
- There is a 13 foot wide Public Utility Easement running east-west parallel to 11400 S. on Lot 1.
- Lot 2 has a proposed 15 foot wide waterline easement on the west side of the lot that is to include a water meter for the property.
- No Site Plan for future structures or proposed developments on the subdivided lots were provided as part of this application.

#### **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



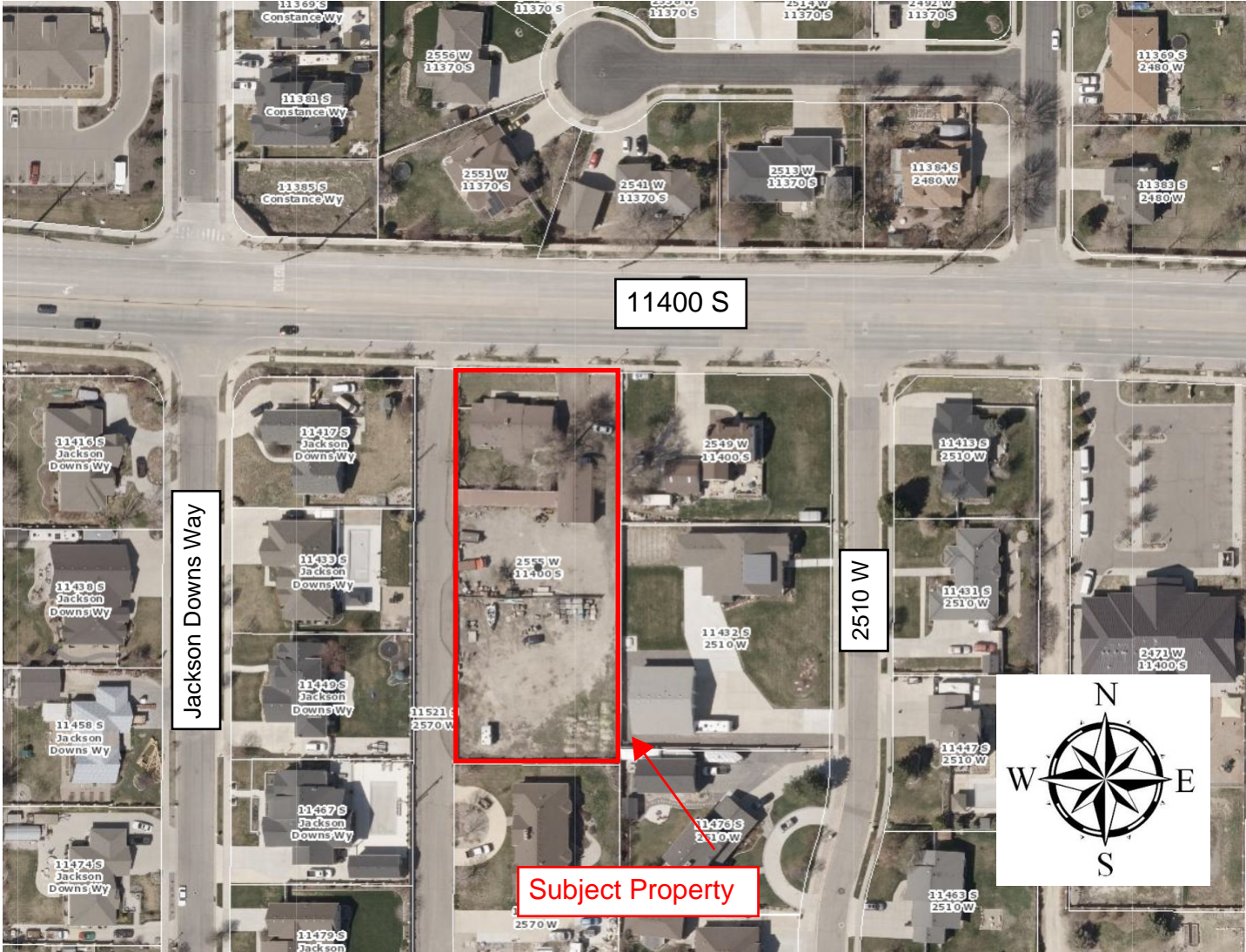
*Miguel Aguilera*

---

Miguel Aguilera  
Planner I, Planning Department

**Location Map**  
2555 W 11400 S  
*South Jordan City*

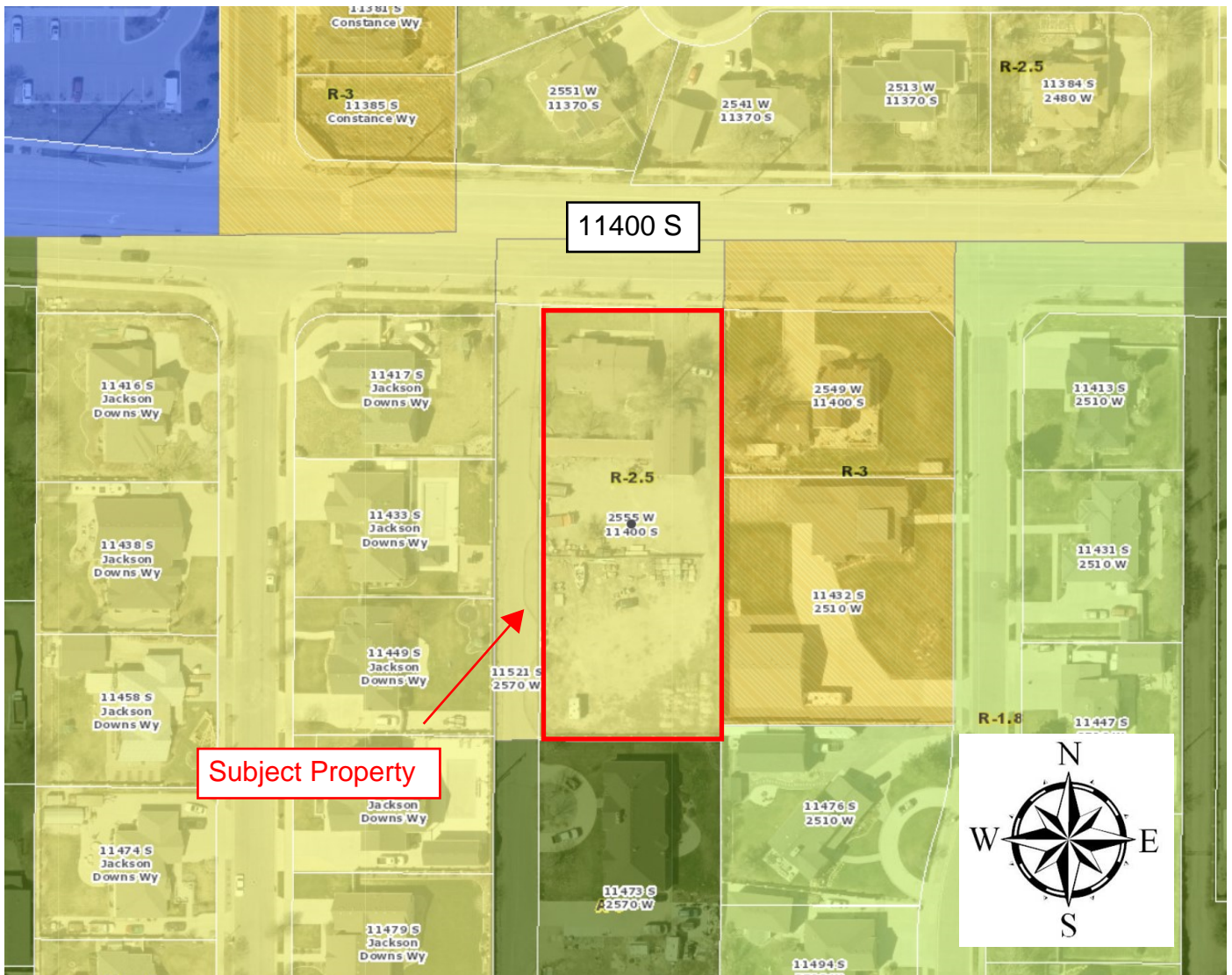
*Item H.1.*



# Zoning Map

2555 W 11400 S  
South Jordan City

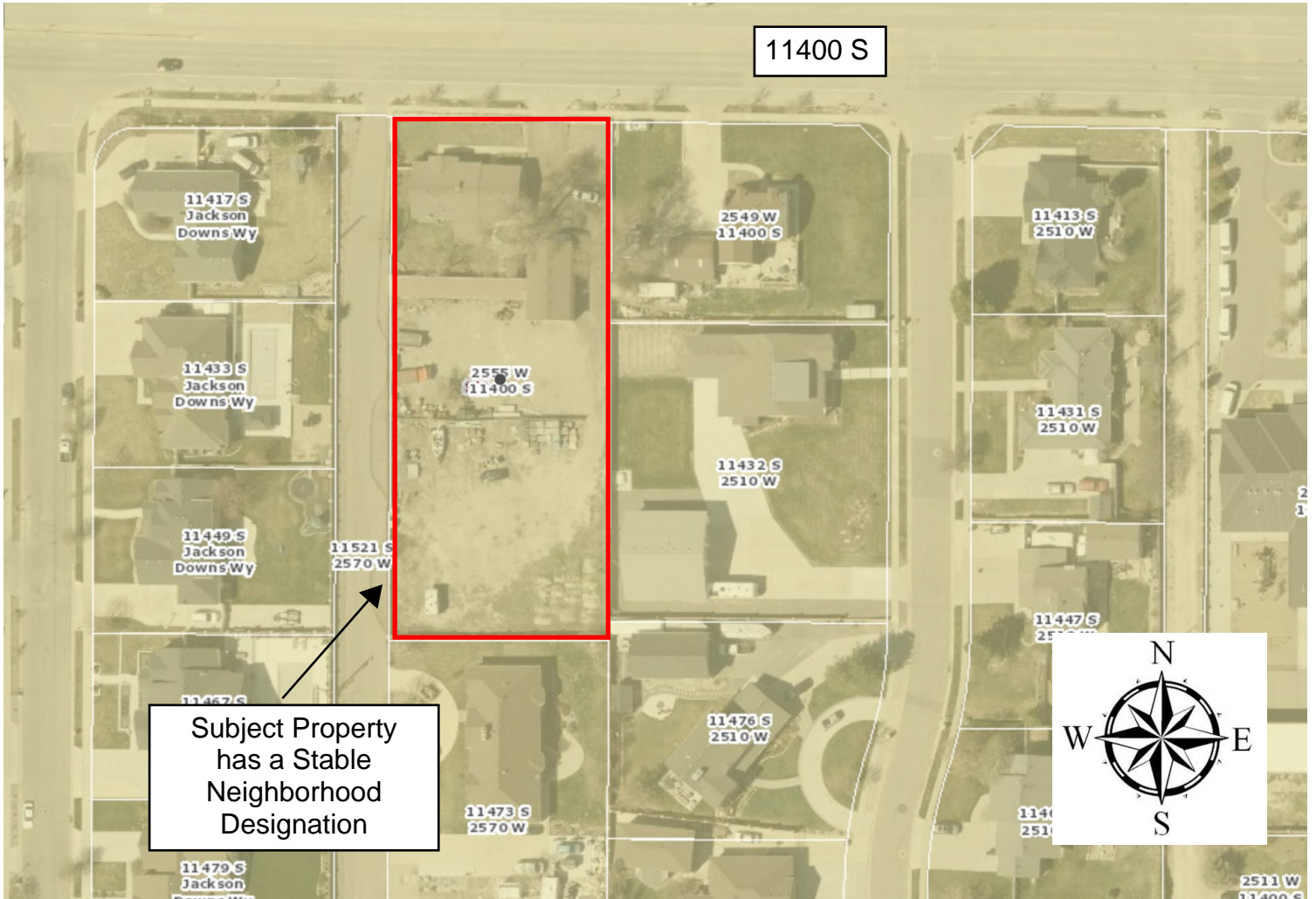
Item H.1.





# Land Use Map

2555 W 11400 S  
South Jordan City

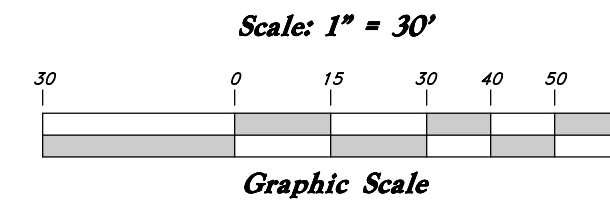
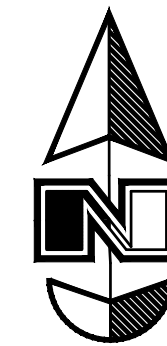
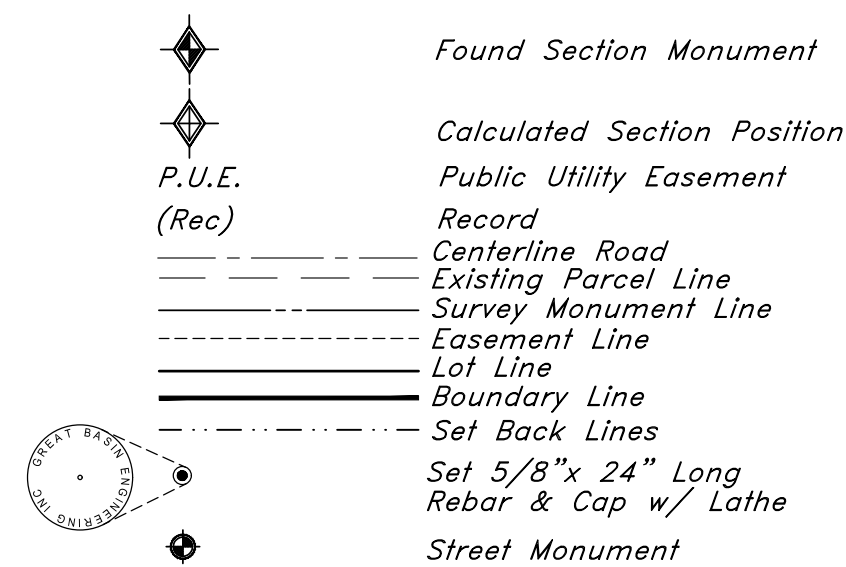




# Bowthorpe Subdivision

A part of the Southeast Quarter of Section 21,  
T3S, R1W, SLB&M, U.S. Survey  
South Jordan City, Salt Lake County, Utah  
April 2023

## LEGEND



**Vicinity Map**  
(Not to Scale)

## SURVEYOR'S CERTIFICATE

I, Joshua Gore, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold License No. 13086382 in accordance with Title 58 Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I also do hereby certify that this plat of Bowthorpe Subdivision in South Jordan City, Salt Lake County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, and have filed a Record of Survey map (ROS) of the existing property boundaries shown on this plat and verified the locations of the boundary in accordance with Section 17-23-17. Monuments have been set as depicted on this drawing.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**TENTATIVE FINAL**

13086382  
License No.

Joshua Gore

## OWNER'S DEDICATION

We, the undersigned owners of the hereon described tract of land, hereby set apart and subdivide the same into lots as shown on this plat, and name said tract Bowthorpe Subdivision, and hereby dedicate to South Jordan City, Salt Lake County, Utah, and hereby dedicate grant and convey to South Jordan City, Salt Lake County, Utah all those parts or portions of said tract of land designated as public utility and drainage easements as shown hereon, the same to be used for the installation, maintenance and operation of public utility service lines and drainage, as may be authorized by South Jordan City.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Blake Bowthorpe

Owner

## ACKNOWLEDGMENT

State of Utah } ss  
County of }

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2023 by \_\_\_\_\_.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_  
Print Name

## LEGAL DESCRIPTION

Beginning at the point on the South Right-of-Way line of 11400 South Street, as established by UDOT Project Number SP-15-7(156)293, said point being 698.21 feet South 89°57'38" East along the Center Section line of said Section 21, and 47.82 feet South 00°04'22" West from the Center of said Section 21, and running thence South 88°43'56" East 132.03 feet along said South Right-of-Way line; thence South 0°04'22" West 312.35 feet; thence North 89°57'38" West 132.00 feet; thence North 0°04'22" East 315.18 feet to the point of beginning.

Contains 41,417 Sqft. or 0.951 acres more or less. Contains two lots

## NARRATIVE

This Subdivision Plat was requested by Blake Bowthorpe for the purpose of creating two buildable lots he parcel shown hereon.  
The Basis of Bearings for this survey, is North 89°57'38" East from the Brass Cap Monument Marking found on the Center and the East Quarter of Section 21, Township 3 South, Range 1 West, Salt Lake Base and Meridian, U.S. Survey.  
Property corners were set as depicted on this plat.

# Bowthorpe Subdivision

A part of the Southeast Quarter of Section 21,  
Township 3 South, Range 1 West, Salt Lake Base and Meridian U.S. Survey  
South Jordan City, Salt Lake County, Utah

## BOARD OF HEALTH

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

Salt Lake Valley Health Department

## SOUTH JORDAN CITY PLANNING DEPARTMENT

Approved by the South Jordan City Planning  
Department on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

South Jordan City Planner

Date

## SOUTH VALLEY SEWER DISTRICT

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
by the South Valley Sewer District.

South Valley Sewer District

## CITY ENGINEER

I hereby certify that this office has examined this  
plat and it is correct in accordance with information on  
file in this office.

South Jordan City Engineer Date

## OFFICE OF THE CITY ATTORNEY

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

South Jordan City Attorney

## SOUTH JORDAN CITY MAYOR

Presented to South Jordan City Mayor this  
day of \_\_\_\_\_, 2023, and it is  
hereby approved.

South Jordan City Mayor

Attest: City Recorder

## 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 RECORDER

