

CITY OF SOUTH JORDAN
PLANNING COMMISSION MEETING AGENDA
CITY COUNCIL CHAMBERS
TUESDAY, MAY 28, 2024 at 6:30 PM



Notice is hereby given that the South Jordan City Planning Commission will hold a Planning Commission Meeting on Tuesday, May 14, 2024, in the City Council Chambers, located at 1600 W. Towne Center Drive, South Jordan, Utah with an electronic option via Zoom phone and video conferencing. Persons with disabilities who may need assistance should contact the City Recorder at least 24 hours prior to this meeting.

In addition to in-person attendance, individuals may join via phone or video using Zoom. Please note that attendees joining virtually or by phone may not comment during public comment or a public hearing; to comment, individuals must attend in person.

If the Meeting is disrupted in any way that the City in its sole discretion deems inappropriate, the City reserves the right to immediately remove the individual(s) from the Meeting and, if needed, end virtual access to the Meeting. Reasons for removing an individual or ending virtual access to the Meeting include, but are not limited to, the posting of offensive pictures, remarks, or making offensive statements, disrespectful statements or actions, and any other action deemed inappropriate. The ability to participate virtually is dependent on an individual's internet connection.

To ensure comments are received, please have them submitted in writing to City Planner, Greg Schindler, at gschindler@sjc.utah.gov by 3:00 p.m. on the day of the meeting.

Instructions on how to join the meeting virtually are below.

Join South Jordan Planning Commission Electronic Meeting May 14, 2024 at 6:30 p.m.

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

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

- A. **WELCOME AND ROLL CALL – Commission Chair Michele Hollist**
- B. **MOTION TO APPROVE AGENDA**
- C. **APPROVAL OF THE MINUTES**
 - [C.1.](#) May 14, 2024 - Planning Commission Meeting Minutes
- D. **STAFF BUSINESS**
- E. **Agenda Section**
- F. **SUMMARY ACTION**
- G. **ACTION**

G.1. CONDITIONAL USE PERMIT FOR TEMPORARY PARKING LOT

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

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. CONDITIONAL USE PERMIT FOR SIMPLICITY LASER

Address: 1644 W Towne Center Dr, Suite D-3
File No: PLCUP202400075
Applicant: Leeon Jeffs

H.2. DOMINION ENERGY FAIL SAFE VALUE SITE PLAN

Address: 9804 S. Temple Drive
File No: PLSPR202300143
Applicant: Kevin Mulvey (Mulvey Land Services), Alex Howard (Dominion)

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

Address: 2530 W. 10950 s.
File No: PLCUP202300181
Applicant: Robbie Pope; L.R. Pope Engineering Inc.

I. LEGISLATIVE PUBLIC HEARINGS

J. OTHER BUSINESS

ADJOURNMENT

CERTIFICATE OF POSTING

STATE OF UTAH)

: §

COUNTY OF SALT LAKE)

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

Dated this 23rd day of May, 2024.
Cindy Valdez
South Jordan City Deputy Recorder

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
May 14, 2024**

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

Others: Lexie Ritter, Kathie, Travis Ferraris iPhone

Absent: Commissioner Ray Wimmer

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

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

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

B. MOTION TO APPROVE AGENDA

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

C. APPROVAL OF THE MINUTES

C.1. April 23, 2024 - Planning Commission Meeting Minutes

Commissioner Gedge motioned to approve the April 23, 2024 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion; vote was 5-0, unanimous in favor. Commissioner Wimmer was absent from the vote.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Michele Hollist announced that, per the noticing for this meeting, Zoom participation will still be allowed but public comment will now only be allowed in person during the meeting or submitted to City Staff beforehand.

F. SUMMARY ACTION – *None*

G. ACTION – *None*

H. ADMINISTRATIVE PUBLIC HEARINGS – *None*

H.1. MOSAIC – RESIDENTIAL DEVELOPMENT CONDITIONAL USE PERMIT

Address: 11210 S. River Heights Dr.

File No.: PLCUP202400023

Applicant: Jacob Ballstaedt/Garbett Homes

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist asked specific questions about the variety of homes that will be available, and whether staff feels the mix presented is appropriate.

Planner Damir Drozdek responded that in the past, as long as a project has two different types of housing they will allow it.

Commissioner Laurel Bevans asked about another proposed project on this property in the past, where there were concerns regarding permanent shadowing. The response at that time was to put two story buildings along the majority of the property for prevention, however this current project has all three story buildings.

Planner Drozdek responded there were no concerns from staff, as it is not uncommon to have three story buildings, including in Daybreak and other locations in the city. He also noted that the stub road at the end of the property does not carry an intention of connecting to another street in the future.

Commissioner Bevans asked about the road width and whether that allows for on street parking.

Planner Drozdek responded that it does not allow for that.

Commissioner Bevans asked about the density for this project, noting the development agreement indicates a density of eight units per acre.

Planner Drozdek responded this project itself is about 20 units per acre, but the total property is about four acres with about 80 units.

City Planner Greg Schindler added that the eight units per acre is for the overall district, and in the 200 acres they are allowed to have 1600 units built within the boundaries.

Commissioner Bevans asked why this project is being allowed with no amenities, turf or green space on site with 76 units.

Planner Drozdek responded that any requirements are usually in the City Code, but there is nothing generally requiring amenities.

Commissioner Nathan Gedge asked about contingency plans for emergency access on 10400 South or 11400 South with basically one street for access to all these units.

Chair Hollist expressed her concerns regarding a lack of parking.

Commissioner Gedge referenced Attachment A, a public comment email from a resident, noting that the city has no control over whether these units are owner occupied or who purchases the units.

Chair Hollist invited the applicant forward to speak.

Jacob Ballstaedt (Applicant) – this is a unique situation since there was already a development agreement signed from 10-15 years ago that was originally done when this district was developed; that agreement is what is guiding them regarding what they can and can't do on the site. As stated earlier, the allowed density on the site is way higher than what is being proposed, and they do their best to be sensitive to issues brought up by the commission like guest parking, open space, fire access, etc. They are not required to provide guest parking, but are aware that is necessary. They provided 31 stalls for 76 units, and that is a pretty strong ratio compared to their other developments. They know this is market driven, and people want places to park. They do control the parking spaces in the garage through the CC&Rs, stating the two car garage must be able to accommodate two cars with space for both, it cannot be used purely for storage. He read the public comment (Attachment A) regarding rental properties, and he is familiar with those types of developments. Ideally, strong neighborhoods are created by home ownership and there will always be investors who buy and rent properties. When they sell a community they always try to limit that at 10-20%, and they have previously included in the CC&Rs where they limit rentals and it just isn't a manageable option. During development, the declarant stays in control of the HOA. Once the last unit is sold, they are required to turn over the HOA to the homeowners.

Chair Hollist opened the Public Hearing for comments.

Planner Drozdek noted that when he spoke with the author of the public comment received for this item (Attachment A) prior to this meeting, he informed them they could either attend the meeting to speak, or do so via Zoom; he was unaware of the new restriction on virtual commenting at the time.

Commissioner Gedge noted, as he has in the past, that he questions whether or not someone should be allowed to comment in person if they submit comments to city staff prior to the meeting, since they are now given two chances to address the commission. He suggested restricting any comments addressing the commission to only items not addressed in public comment previously submitted.

Chair Hollist noted there were no comments, in person or via Zoom, and the hearing was closed. She noted that her concerns shared previously are still valid at this point.

Commissioner Sam Bishop wished there were more green space.

Commissioner Gedge asked if they were allowing the 4:12 roof pitch today, or if it would come with the site plan. In addition, he asked if when the property is turned over to the HOA, does the city have to worry about the private road eventually being taken over by the city.

Commissioner Catmull agreed that there are some things in this project that don't quite align with the General Plan, due to the agreement being created so long ago. He suggested discussing with the council putting limitations on the life of unfinished projects like this in a floating zone with a development agreement.

Commissioner Bevans noted that nearby developments have similar pitches on some roofs, so despite some of these roofs not meeting the development agreement, she doesn't have an issue with allowing them here. She has concerns about no green space and zero turf on this project with two and three bedroom townhomes; there will be kids in these townhomes with no driveways, green space, and really nowhere for those kids to go. She sees that as a detrimental effect on this project with no real space for anyone to be, rather than inside.

Planner Schindler noted that the development agreement states the planning commission can approve a lower roof pitch. Additionally, in regards to the streets going from private to public, they can ask for the city to accept the roads as public but there are a lot of requirements for that to happen.

Deputy City Engineer Jeremy Nielson noted that private roads always have a risk of becoming public, but there is a strict process for that to happen and it includes being approved by the City Council.

Planner Drozdek suggested asking the applicant about providing open space for activities.

Mr. Ballstaedt gave some background on Garbett Homes and their choices regarding landscaping and being sustainable/energy efficient, explaining that many of their projects have little to no sod. However, if sod is desirable in certain locations that can be discussed to allow for kids to play and dogs to use. Regarding the roof sheds, when the plans were submitted they went through the Architectural Review Committee and were ultimately approved as submitted. If the roof pitches were to be changed, it would require a complete reworking of the plans and architecture for those units.

Attorney Simonsen addressed the question regarding no open space being a detriment, saying the commission will have to determine that without his influence and decide if they consider it a valid concern. There has also been testimony indicating the density being proposed tonight is less than what was originally allowed under the development agreement, and he noted that could be taken into consideration. It is also his understanding that this particular segment being proposed tonight is not the entire area of the development agreement and they may need or want to consider what is in other areas within the scope of this development agreement; whether that might satisfy concerns or possibly add additional concerns. He also suggested considering that those moving into the units will have choices, they can consider whether there are amenities available. With affordability being such a huge issue right now, it should be considered whether adding additional requirements might affect the cost of these units.

Chair Hollist asked about River Heights Park, accessibility around the area including sidewalks along the public road.

Commissioner Bevans asked about a potential price point for these units.

Mr. Ballstaedt responded he believes they will be around \$500,000, but that could change. There are two and three bedroom units, so the price will change based on that.

Commissioner Gedge noted that he did see some patches of grass between some units on the plans submitted tonight, including one with a dog shown, and asked if that was in fact part of the plan or just a concept.

Mr. Ballstaedt responded they have not submitted a landscape plan yet, so that must be a concept drawing. He repeated their desire to have minimal irrigation and water, and grass is a big consumer of that. The rendering was more for the elevations, not for the landscaping, so he wouldn't count on it but he won't know until they get to that point.

Commissioner Gedge suggested mentioning that in the motion, as people will go back to these minutes and see there is a picture of grass and a dog, and think that is what they can expect.

Commissioner Bevans noted she was able to find their proposed fencing and landscape plan, which does clearly state there will be all shrubs and trees, no turf.

Chair Hollist asked if the individual fenced in areas of each unit will have an option to install grass if they desire on their own after purchase, and whether the HOA would restrict that.

Mr. Ballstaedt responded that if the commission wants them to grass those areas, they are willing to do it as he believes the commission has expressed legitimate concerns about the lack of grass. They are willing to grass some activated areas, and areas that kids can play in, including limited areas inside the fences.

Planner Schindler noted, in regards to grassing the areas in front of the units, if the developer agrees to add grass there it would still be following Jordan Valley's Design Guidelines for landscaping.

Commissioner Catmull asked for clarification that a detrimental effect was in regards to an effect on the zone and area around it, not whether the unit is sellable or the quality of the project.

Planner Drozdek responded it should be anything that could have a negative effect from the use itself.

The commission discussed options for phrasing their motion in regards to grass and open areas.

Commissioner Gedge motioned to approve File No. PLCUP202400023, Conditional Use Permit, in conjunction with the applicable design book and concept plan presented showing different roof pitches as discussed, and that a landscape plan will be presented in the site plan phases showing turf on the activated portions of the property.

Commissioner Catmull expressed concern regarding the specificity of the requirements on a conditional use permit, as he doesn't see the lack of turf as a detrimental effect based on when this development agreement was originally written many years ago.

Commissioner Bevans understands Commissioner Catmull's point, and she believes that as long as the developer states they are willing to comply, which they have, she can trust them to see that at site plan. If not, she will be a definite "no" vote at that point. She thinks this is a great product and that she believes they will do the right thing.

Commissioner Gedge amended his motion to add the phrase "per discussion with the applicant this evening." Chair Hollist seconded the motion.

Roll Call Vote

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

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

Commissioner Gedge motioned to amend tonight's agenda, addressing Item H.3. next, ahead of Item H.2. Chair Hollist seconded the motion; vote was 5-0, unanimous in favor with Commissioner Wimmer was absent from the vote.

Commissioner Bevans motioned to adjourn for a few minutes to allow for a quick break. Commissioner Gedge seconded the motion; vote was 5-0, unanimous in favor with Commissioner Wimmer being absent from the vote.

Chair Hollist motioned to reconvene the meeting. Commissioner Bevans seconded the motion; vote was 5-0, unanimous in favor with Commissioner Wimmer being absent from the vote.

H.2. SOUTH JORDAN CITY PARK PRELIMINARY SUBDIVISION

Address: 10749 S 2200 W

File no.: PLPP202400044

Applicant: Jeremy Nielson/South Jordan City

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist asked about the reasons for this subdivision.

City Planner Greg Schindler responded the city purchased all of the property, and there is a chance of a fire station being built there in the future. Lot 1, where the house is located, is being divided but will stay a home and be re-sold to the public. The rest of the property, if rezone is approved, will be rezoned to the Open Space Park Zone to be used potentially as a park area, extra temporary parking for the park, or having the Redwood fire station moved there in the future potentially.

Deputy City Engineer Jeremy Nielson noted that if, in the distant future the fire station was moved here, it would be a large building as it would include both space for administration and the fire station itself. Regarding football space, they have also been looking at the options with the intent of not impacting the existing sports fields.

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

Commissioner Bevans motioned to approve File No. PLPP202400044, Preliminary Subdivision, based on tonight's discussion. Chair Hollist seconded the motion.

Roll Call Vote

Yes – Commissioner Bevans

Yes – Chair Hollist

Yes – Commissioner Bishop

Yes – Commissioner Gedge

Yes – Commissioner Catmull

Absent – Commissioner Wimmer

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

H.3. CONDITIONAL USE PERMIT FOR TEMPORARY PARKING LOT

Address: 1602 W 11400 S

File No.: PLCUP202400051

Applicant: Travis Ferran

Planner Miguel Aguilera reviewed background information from the Staff Report.

Staff and commissioners discussed the order of presentation, in the absence of a lease agreement. Staff noted that it makes more sense to get the approval for the permit before working out a lease agreement.

Troy Ferran (Applicant's brother) – this will be for additional employee parking, with no overnight parking allowed. The brothers own the building adjacent to this, and this additional parking is needed temporarily to accommodate employees not yet taking a company vehicle home, thus needing to drive their personal car to the office and transfer to a company vehicle when starting work. As the business continues to acquire vehicles, more employees will be able to take home their trucks, which would eliminate the need for employee personal cars on the lot.

Chair Michele Hollist indicated there was public comment received by city staff prior to the meeting, and those comments have been included in the minutes as Attachment B. She asked staff about the city's role in adjacent property damage during construction per the public comment questions.

Assistant City Attorney Greg Simonsen responded that if Risk Management believes a claim for damage against the city is justified, it would be negotiated and taken care of. However, something like this would be handled by insurance, which the applicant renting the property is responsible for obtaining.

Chair Hollist asked about pavement and lighting.

Deputy City Engineer Jeremy Nielson believes this will be covered in a road based surface, not asphalt, and noted there will be no lighting due to the temporary nature of the agreement.

Chair Hollist opened the Public Hearing for comments.

Nancy Lowry and Diana Ziska (Residents) – Nancy Lowry as speaker: First of all, we have a real property exchange agreement with South Jordan, we share that access, we own part of it. We have a temporary easement, "Ziska/Lowry hereby grants and conveys to the city..." we have a signed shared access agreement with South Jordan. We do not believe the shared access includes Travis Ferran building a parking lot. I don't believe it gives the city the right to allow him to do that because we are all part owners. It is a safety issue as we come out of our driveway, come around the corner, there could be a head-on. **Ms. Lowry shared images and the referenced agreement via overhead camera in the chambers, those images are attached as Items C and D.** We own half the driveway in the easement. From 114th turning on to Beckstead Lane going north there are arrows before our driveway to turn, which creates a safety issue trying to turn into the driveway and we'd get that much more traffic turning in with the arrows because there is no

left hand turn from Beckstead into our driveway. Going south on Beckstead there is only a right turn out. The road between the Rocket Express Carwash and Massage Lux, which has no name, has no stop sign at the road onto Beckstead Lane which is another safety issue. We have to come around the corner, which is a blind corner, and if someone is there it is a safety issue. Along with the traffic you have to watch for, people walk their dogs on the sidewalk. From 114th to our driveway it is only 86 feet 3 inches from the no name road, and 70 feet from 114th, so there is a lot of traffic in a short amount of space. Adding traffic coming in that parking lot, with pedestrians, trying to watch behind you so you don't get hit trying to turn into that area, watching what's ahead of you because people are trying to get into the turn lane to go to the carwash, there is a lot going on there for safety. Again, we do have this agreement with South Jordan, which I think is a big point. The safety, our utilities, and I believe another reason is because we have our home up for sale, there is a for sale sign out there. Travis Ferran approached the city previously asking to purchase South Jordan's property and he was told no because there was no revenue in a parking lot. I'm not sure why the city is now considering giving him a conditional use permit while our property is for sale. The city has agreed they would sell their property in addition if a buyer wanted it and I believe that's the 24-36 months provision. Plus, is there a provision in that lease agreement that when our property sells, the city can get themselves out of the lease agreement to sell their property along with our property; we are just over an acre. The reason for the parking is there are three businesses run out of two buildings and they didn't plan for parking for the employees. They have been parking over at the church parking lot, they originally were parking up and down Beckstead Lane, so they didn't plan for parking.

Chair Hollist closed the public hearing and turned to staff for answers to the public comment questions.

Engineer Nielson responded, regarding the road and its markings, that if the road were re-stripped they would probably stripe it differently to accommodate the parking lot better, but with the low volume on Beckstead Lane and the relatively low traffic volume coming from this parking lot, from a temporary basis; they were comfortable with them having full access. If it became an issue they could restrict the access at any time to be a right in/right out.

Chair Hollist recommended, for safety, potentially look at requiring stop signs at both places to show Beckstead has the right of way and drivers need to ensure their way is clear. However, if it was a right-in/right-out, there should be no conflicts.

Engineer Nielson noted the carwash access is private, and sometimes commercial accesses add stop signs, but that choice is up to the property owners. It is implied the main street has the right of way. He doesn't see an issue with requiring a stop sign for the parking lot.

Chair Hollist didn't realize the applicant's access came from around the back, and she feels that requiring signage there would help educate those using the parking lot are aware they cannot block the resident's ability to get around that corner. It will probably be striped to indicate that, but a reminder in the way of a sign could be merited, as it could potentially be an impact that needs mitigation.

Commissioner Catmull added that is important, especially since the owners of the parked vehicles will not be available to move cars out of the way if needed.

Chair Hollist asked about access rights via the city property for the current property owners, but staff was unable to comment on that agreement as it was not included in this application. She noted that based on maps, this would include a joint access agreement.

Attorney Simonsen commented, regarding the agreement being discussed between the property owners and the city, that staff doesn't have a copy of the agreement in front of them at this time, he has not seen it. During the verbal presentation he noted terms used such as "we own part of it," "we have an easement," and all of those are different forms of ownership of property. He would not recommend giving an opinion on a contract you haven't seen, and he cannot do that tonight. How this agreement discussed affects the conditional use permit he is not sure, but it is a contractual arrangement of some type. The residents who have spoken clearly have an agreement, but he doesn't know what that includes or says, and neither does anyone else here. If the city was not involved as an owner, he would suggest to the residents that they deal with the other owner of the property in their private contractual arrangement; that is what they need to do now. They need to go to the city, who happens to be the property owner here, and present the agreement with their argument that this somehow violates their agreement, and that city staff has not been considering it in this application. He doesn't believe it precludes issuing a CUP, but it does raise a concern that needs to be addressed with the residents regarding exactly what the agreement says and whether it bars entering into a lease agreement with the applicant.

Planner Aguilera agreed that he was unaware this agreement existed.

Commissioner Gedge thinks they should table this item due to the open questions left. The city now has a copy of the agreement, but the commission has not seen it yet.

Chair Hollist recommended, before tabling anything, that they finish addressing the presented questions. She was curious about the claim that Mr. Ferran offered to buy this property but the city declined, and if that is the case she questions whether or not this parking need is actually temporary.

Planning staff were unable to comment on any history of potential purchase offers, as they are not the staff who would have dealt with that in the past.

Commissioner Bevens noted this was presented as a temporary issue, and asked if the city has any concerns regarding the inadequate amount of parking in the Beckstead parking lots. Are there businesses located there that shouldn't be, what is the issue causing this need for additional offsite parking, as that seems unusual.

Planner Schindler noted the applicant indicated the reason for the extra parking needed earlier in his comments, and was related to company owned vehicles not yet being taken home by employees at night. The applicant did indicate that once they are able to send each employee home with a vehicle, the need for parking would greatly subside.

Commissioners discussed allowing the applicant on Zoom to speak to the commission, as they have ceased allowing online comments and he does have his brother here in person at the meeting as a representative to speak on his behalf. It was decided that they would continue to allow his brother in person to speak on his behalf, not allowing comments from the applicant online.

Mr. Ferran did note that the nearest building across the street, which has been licensed appropriately, has a parking lot that is not overused. There are parking spaces available there, so the current lot is adequately accommodating all businesses on the lot.

Commissioner Gedge motioned to table File No. PLCUP202400051, Conditional Use Permit, until a date uncertain when the documents have been reviewed, noting that the public hearing has already been completed. Commissioner Bevans seconded the motion.

Roll Call Vote

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

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

I. LEGISLATIVE PUBLIC HEARINGS

I.1. SOUTH JORDAN CITY PARK LAND USE AMENDMENT REZONE

Address: 10749 S 2200 W

File No.: PLZBA202400043

Applicant: Jeremy Nielson/South Jordan City

Planner Miguel Aguilera reviewed background information from the Staff Report.

Chair Michele Hollist asked about the zoning required for a fire station to be built on the second lot in the future. Staff responded that it would be allowed on the lot being zoned as Open Space Park Zone. She says she could see the future owner of the home on Lot 1 fighting the building of a fire station next door when proposed and didn't know if zoning would possibly be an issue as well.

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

Commissioner Bishop motioned to recommend approval of Resolution R2024-32, Approving a Land use Amendment. Chair Hollist seconded the motion.

Roll Call Vote

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

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

Commissioner Bishop motioned to recommend approval of Ordinance 2024-07-Z, Approving Rezone. Chair Hollist seconded the motion.

Roll Call Vote

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

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

J. OTHER BUSINESS

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

ADJOURNMENT

Chair Hollist motioned to adjourn the May 14, 2024 Planning Commission Meeting. Commissioner Gedge seconded the motion. Vote was 5-0, unanimous in favor; Commissioner Wimmer was absent from the vote.

The May 14, 2024 Planning Commission Meeting adjourned at 8:38 p.m.

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

Meeting Date: 05/14/2024

Issue: CONDITIONAL USE PERMIT FOR TEMPORARY PARKING LOT

File No.: PLCUP202400051

Property Address: 1602 W 11400 S, South Jordan, UT 84095

Applicant: Travis Ferran

Submitted By: Miguel Aguilera, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202400051**), based on the Findings and Conclusions listed in this report.

CONDITIONAL USE REVIEW STANDARDS:

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

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

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

1. A conditional use may be commenced and operated only upon:
 - a. Compliance with all conditions of an applicable conditional use permit;
 - b. Observance of all requirements of this title relating to maintenance of improvements and conduct of the use or business as approved; and
 - c. Compliance with all applicable local, State, and Federal laws.

 2. A conditional use permit may be revoked by the City Council at any time due to the permittee's failure to commence or operate the conditional use in accordance with the requirements of subsection II of this section.
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BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit (CUP) for a temporary parking lot located at 1602 W 11400 S. The subject property is city owned and is zoned Agriculture (A-5). The property has an area of 0.25 acres, and does not currently belong to any recorded subdivision.

The lot will be leased from the City to Newport, Inc for a period of 24-36 months. The proposed concept plan shows 28 parking stalls to be built on the property. Entering and exiting is available via Beckstead Lane and 11400 S. Newport, Inc intends for the parking lot to be used by employees only of the nearby Newport Audio Video & Electric and Ferran Construction. The parking lot will not be used for customers.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- The City has provided the owner's affidavit, giving permission for this use.
- The City is currently developing an agreement with the applicant to determine the terms and conditions of leasing this property.
- The applicant will be responsible for all costs associated with required improvements to the property for the temporary parking lot, per City Engineer and City's CUP requirements
- The applicant will be responsible for all ongoing maintenance of property, per City Engineer requirements
- The applicant will be responsible for carrying insurance on property for temporary parking lot use.
- Without a CUP, the applicant would not be able to use the site as a temporary parking lot.

Conclusion:

Based on the application materials and the findings listed in this report, staff concludes that the proposed application is consistent with City Code pertaining to the A-5 Zone. Staff does not anticipate any significant detrimental effects. Staff is unaware of any findings of fact based on substantial evidence to support denial of this application.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. **PLCUP202400051**) with no conditions, based on the findings listed in this report.

ALTERNATIVES TO RECOMMENDATION:

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

SUPPORT MATERIALS:

- Location Map
- Zoning Map
- Proposed Site Plan

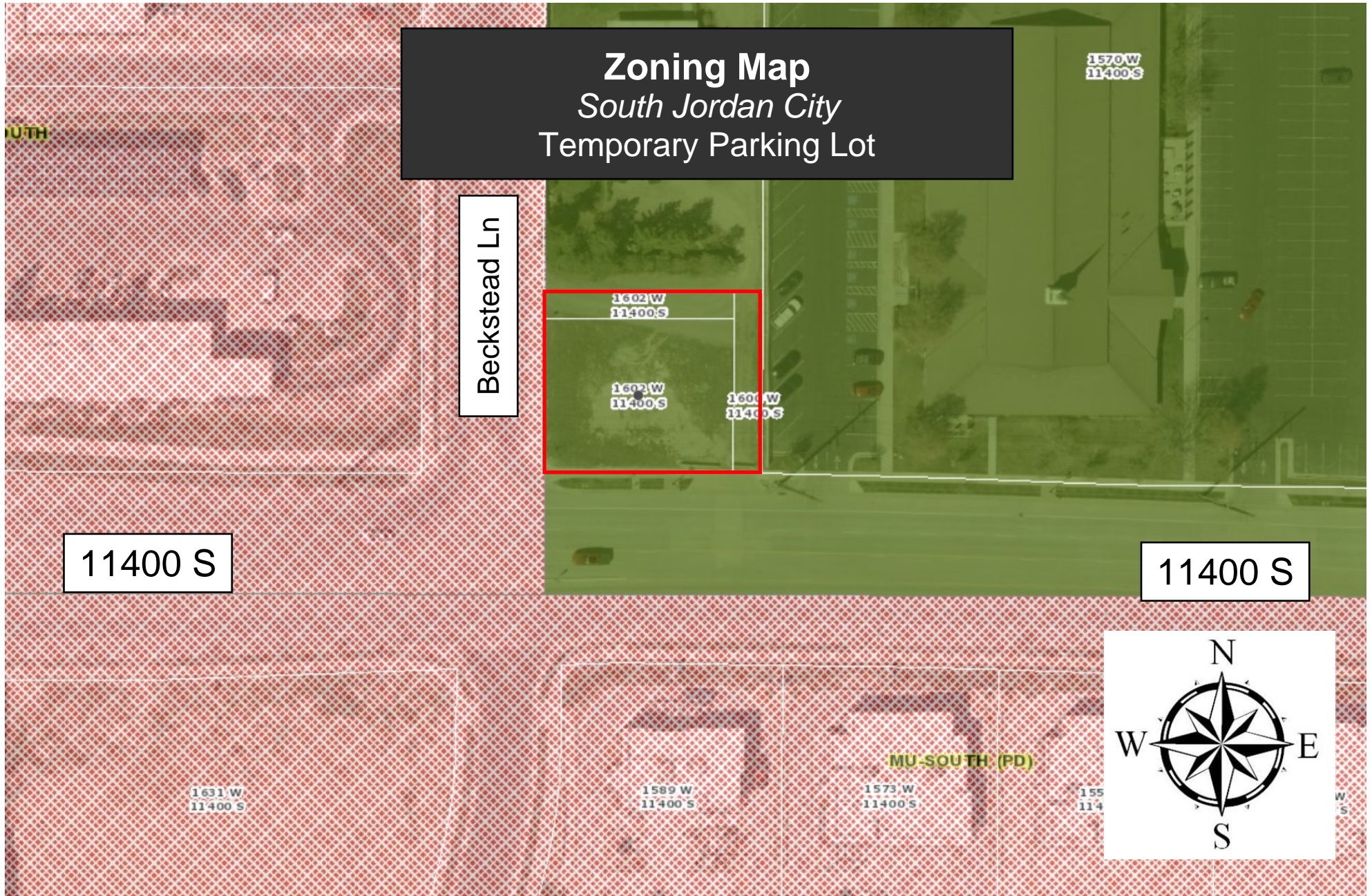
Miguel Aguilera
MIGUEL AGUILERA, PLANNER I
PLANNING DEPARTMENT

Location Map
South Jordan City
Temporary Parking Lot

Beckstead Ln

11400 S





Land Use Map South Jordan City Temporary Parking Lot

Beckstead Ln

11400 S

11400 S



11336 S
Beckstead Ln

11400 S

1570 W
11400 S

1602 W
11400 S

1602 W
11400 S

1600 W
11400 S

1631 W
11400 S

EC

1589 W
11400 S

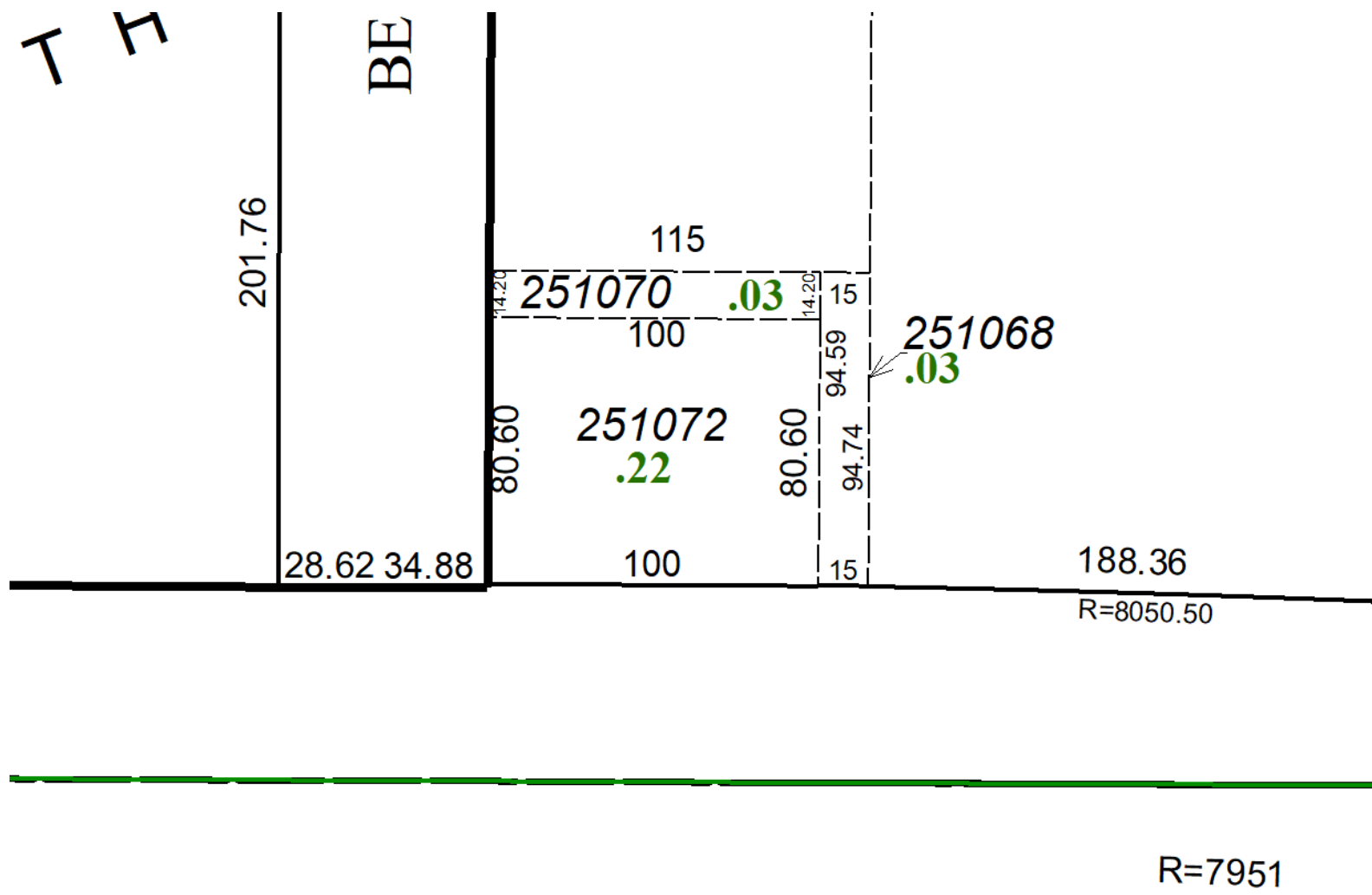
1573 W
11400 S

153
114

C:\Projects\A- Ridgeline Projects\1-2024 RL PROJ\2408 Parking lot Travis F\Parking lot 32224.pln



3
C-101
GOOGLE SITE
SCALE: 1:0.50

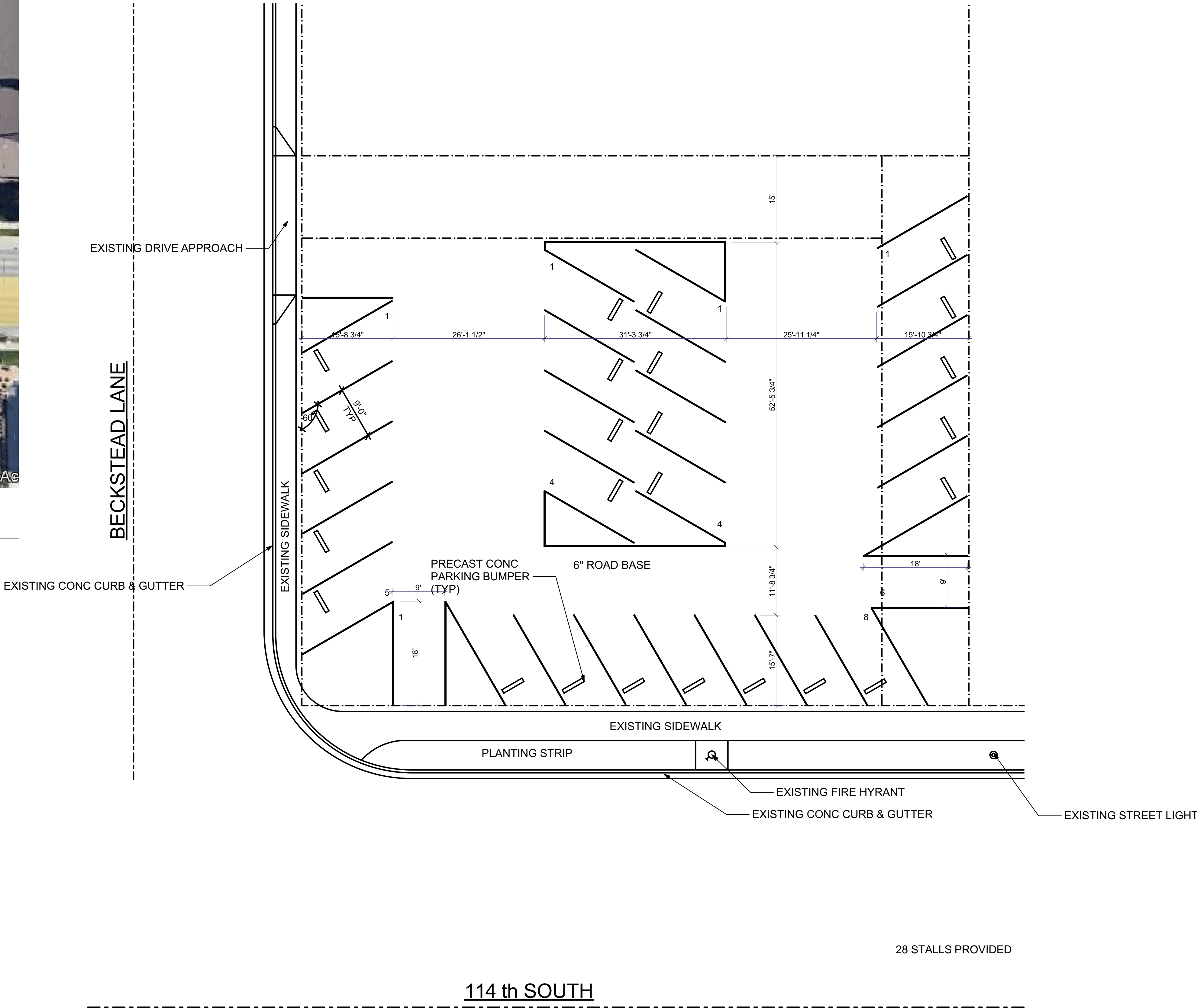


transition to electronically-generated Tax Plats. For parcel information, a survey of the property may be required.

W 1/2 NE 1/4 Sec 22 T3S R1E
SALT LAKE COUNTY, UTAH

1/8/2024

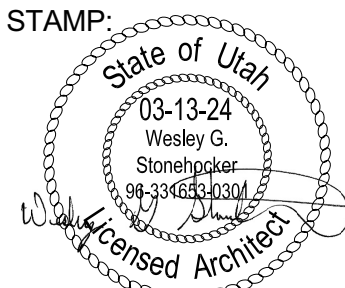
2
C-101
PLATT MAP
SCALE: 1:0.50



1
C-101
SITE PLAN
SCALE: 1" = 10'

RIDGELINE DESIGN ARCHITECTS

1708 EAST 5550 SOUTH #20
SOUTH OGDEN, UT 84403
PHONE: 801-392-6882 FAX: 801-621-1494
www.ridgeline-design.com



DATE: 3-22-2024
REVISION:

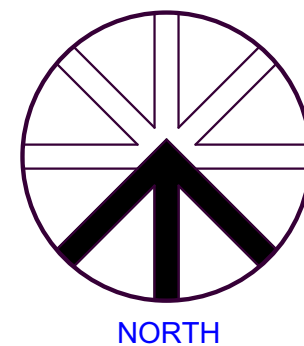
TRAVIS FERRAN
PARKING LOT
BECKSTEAD LANE
SOUTH JORDAN, UTAH

PROJECT NO:
2407

SHEET TITLE:
SITE PLAN

SHEET NUMBER:

C-101



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



PH: 801.446-HELP @SouthJordanUT

May 21st, 2024

ISSUE: Temporary Parking Lot, Conditional Use Permit
ADDRESS: 1602 W 11400 S South Jordan, UT 84095
FILE NO.: **PLCUP202400051**
APPLICANT: Travis Ferran

On May 14, 2024, city staff presented the Conditional Use Permit (PLCUP202400051) application for a temporary parking lot to the Planning Commission. During public comment, information that was unknown to city staff was presented to the commission. To give the City time to consider the previously unknown information, especially the legal consequences of a Shared Access Agreement recorded against the subject property, the Commission tabled the matter. The staff, including the City Attorneys' Office, has now had the opportunity review the record of the testimony presented at the meeting as well as the Shared Access Agreement and is now bringing the matter back before the Commission.

Findings:

- The City owns the Subject Property.
- The shared access agreement does not prevent the proposed lease from the City to Travis Ferran or the Conditional Use of a temporary parking lot.
- The City can lease the property to Mr. Ferran and still fulfill the obligations and purposes of the Shared Access Agreement. The proposed temporary parking lot will not impede access to the property located at 1600 W 11400 S.
- The proposed temporary parking lot will not result in a violation of the City's land use ordinance or temporary use regulations.

Conclusion:

Based on the application materials and the findings listed in the original report, staff concludes that the proposed application is consistent with City Code pertaining to the A-5 Zone. Staff does not anticipate any significant detrimental effects. Staff is unaware of any findings of fact based on substantial evidence to support denial of this application.

Supporting Materials:

- Shared Access Agreement

Miguel Aguilera

Miguel Aguilera
Planner I, Planning Department

When Recorded Mail To:

City Recorder
City of South Jordan
1600 W. Towne Center Drive
South Jordan, Utah 84095

12769369
05/10/2018 04:22 PM \$0.00
Book - 10673 Pg - 3877-3880
ADAM GARDINER
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH JORDAN
1600 W TOWNE CENTER DR
SOUTH JORDAN UT 84095-8265
BY: KRP, DEPUTY - MI 4 P.

RECEIVED
MAY 21 2018
South Jordan City
City Records Office

Affecting Parcel No. 27-22-251-042-0000 and 27-22-251-043-0000

SHARED ACCESS EASEMENT

The City of South Jordan (the “City”), owner of 1602 West 11400 South, South Jordan, Utah, Parcel No. 27-22-251-042-0000, hereby grants and conveys to Diana Ziska & Nancy K. Lowry (“Ziska Lowry”), owners of 1600 West 11400 South, South Jordan, Utah, Parcel No. 27-22-251-043-0000, for the sum of Ten Dollars, and other good and valuable consideration, a permanent shared access easement on a portion of the City’s property, more particularly described as:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF PARCEL 27-22-251-042 THAT IS 577.13 EAST AND 155.80 FT NORTH FROM THE CENTER QUARTER OF SECTION 22, T3S, R1W OF THE SLB&M. ; THENCE EAST 115.00 FT; THENCE NORTH 10.00 FT; THENCE WEST 115.00 FT; THENCE SOUTH 10.00 FT TO THE POINT OF BEGINNING. 1150 SQ FT (0.026 AC)

Ziska Lowry hereby grants and conveys to the City, for the sum of Ten Dollars, and other good and valuable consideration, a shared access easement on a portion of the Ziska Lowry property, more particularly described as:

BEGINNING AT A POINT ON THE NORTHWEST CORNER OF PARCEL 27-22-251-042 THAT IS 577.13 EAST AND 155.80 FT NORTH FROM THE CENTER QUARTER OF SECTION 22, T3S, R1W OF THE SLB&M. ; THENCE EAST 115.00 FT; THENCE NORTH 10.00 FT; THENCE WEST 115.00 FT; THENCE SOUTH 10.00 FT TO THE POINT OF BEGINNING. 1150 SQ FT (0.026 AC)

Each Party shall only be responsible for maintaining the shared access easement to the extent necessary for its use. Notwithstanding the foregoing, to the extent a party causes damage to the shared access easement, such party shall (a) be responsible for repairing said damage to return the shared access easement to the condition in which they were prior to the occurrence of the damage; and (b) to the extent allowed by law, shall defend, indemnify and hold harmless the other party from any claims from any other third parties regarding such damage. If any maintenance is required, the parties shall equally share the expenses.

This shared access easement is effective upon filing this instrument with the Salt Lake County Recorder’s Office. Furthermore, this shared access easement shall run with the land and shall be binding upon the parties hereto and their respective successors and assigns.

THE CITY OF SOUTH JORDAN

Gary L. Whatcott
By: Gary L. Whatcott
Its: City Manager

State of Utah)
)
County of Salt Lake)

The foregoing instrument was acknowledged before me this 3 day of October,
2017, by Gary L. Whatcott its City Manager of the City of South Jordan.



Melanie Edwards
Notary Public

DIANA ZISKA

Diana Ziska

State of Utah)

County of Salt Lake)

The foregoing instrument was acknowledged before me this 11 day of October, 2017, by *Diana Ziska*.



Melanie Edwards
Notary Public

NANCY K. LOWRY

Nancy Lowry

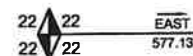
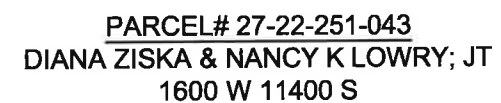
State of Utah)

County of Salt Lake)

The foregoing instrument was acknowledged before me this 11 day of October, 2017, by *Nancy Lowry*.



Melanie Edwards
Notary Public



PARCEL 27-22-251-043 SHARED ACCESS EASEMENT
BEGINNING AT A POINT ON THE SOUTHWEST CORNER OF PARCEL
27-22-251-043 THAT IS 577.13 EAST AND 155.80 FT NORTH FROM
THE CENTER QUARTER OF SECTION 22, T3S, R1W OF THE SLB&M.;
THENCE EAST 115.00 FT; THENCE NORTH 10.00 FT; THENCE WEST
115.00 FT; THENCE SOUTH 10.00 FT TO THE POINT OF BEGINNING.
1150 SQ FT (0.026 AC)

PARCEL 27-22-251-042 SHARED ACCESS EASEMENT
BEGINNING AT A POINT ON THE NORTHWEST CORNER OF PARCEL
27-22-251-042 THAT IS 577.13 EAST AND 155.80 FT NORTH FROM
THE CENTER QUARTER OF SECTION 22, T3S, R1W OF THE SLB&M.
THENCE EAST 115.00 FT; THENCE SOUTH 10.00 FT; THENCE WEST
115.00 FT; THENCE NORTH 10.00 FT TO THE POINT OF BEGINNING.
1150 SQ FT (0.026 AC)



SOUTH JORDAN
1800 West Towne Center Dr. / South Jordan, UT 84095
Phone: (801) 964-3749 / JLVAB-WWW.SJC.UTAH.GOV

**SOUTH JORDAN CITY
ACCESS EASEMENT**

Project No: _____
 Drawn By: _____ Designed By: _____
 File Name: _____
 Checked By: _____ Date: _____

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

Meeting Date: 05/28/2024

Issue: CONDITIONAL USE PERMIT FOR SIMPLICITY LASER

File No.: PLCUP202400075

Property Address: 1644 W Towne Center Dr, Suite D-3, South Jordan UT 84095

Applicant: Leeon Jeffs

Submitted By: Miguel Aguilera, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202400075**), based on the Findings and Conclusions listed in this report.

CONDITIONAL USE REVIEW STANDARDS:

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

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

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

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

BACKGROUND:

The applicant is requesting that the Planning Commission review and approve a Conditional Use Permit (CUP) for Simplicity Laser, a business offering laser hair removal services. The subject property is zoned Mixed-Use Community Center (MU-COMM) and belongs to the South Jordan Town Center Subdivision. The MU-COMM zone requires a CUP for health, beauty, and fitness services.

Business operations are 6 days a week from Monday to Saturday between the hours of 6 AM to 8 PM. It is anticipated that 20-30 clients will be serviced a day with a potential capacity of 50 clients daily. Simplicity Laser intends on only providing laser hair removal services for the time being. Other locations are currently testing facial treatments, a service that may be added to the South Jordan location within the next 12-18 months.

The proposed floor plan of 1,329 square feet shows three exams rooms, a nurse station, one restroom, and a breakroom. Staff does not have any concerns regarding parking for Simplicity Laser. City code requires 3 stalls per chair for beauty services. Their site plan does not show seating; however, each exam room will host one person at a time. Using this to calculate parking yields a required 9 parking stalls, which can be found in existing parking in the front and rear of the building.

FINDINGS, CONCLUSION, & RECOMMENDATION

FINDINGS:

- There are other personal services located along Towne Center Drive including Sharkey's Cuts For Kids and Elements Massage.
- Staff did not find any detrimental effects to the area from this business.
- Without a CUP, the applicant would not be able to obtain a business license for Simplicity Laser.

Conclusion:

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

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing, and **Approve** the Conditional Use Permit Application (File No. **PLCUP202400075**) with no conditions, based on the findings listed in this report.

ALTERNATIVES TO RECOMMENDATION:

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

SUPPORT MATERIALS:

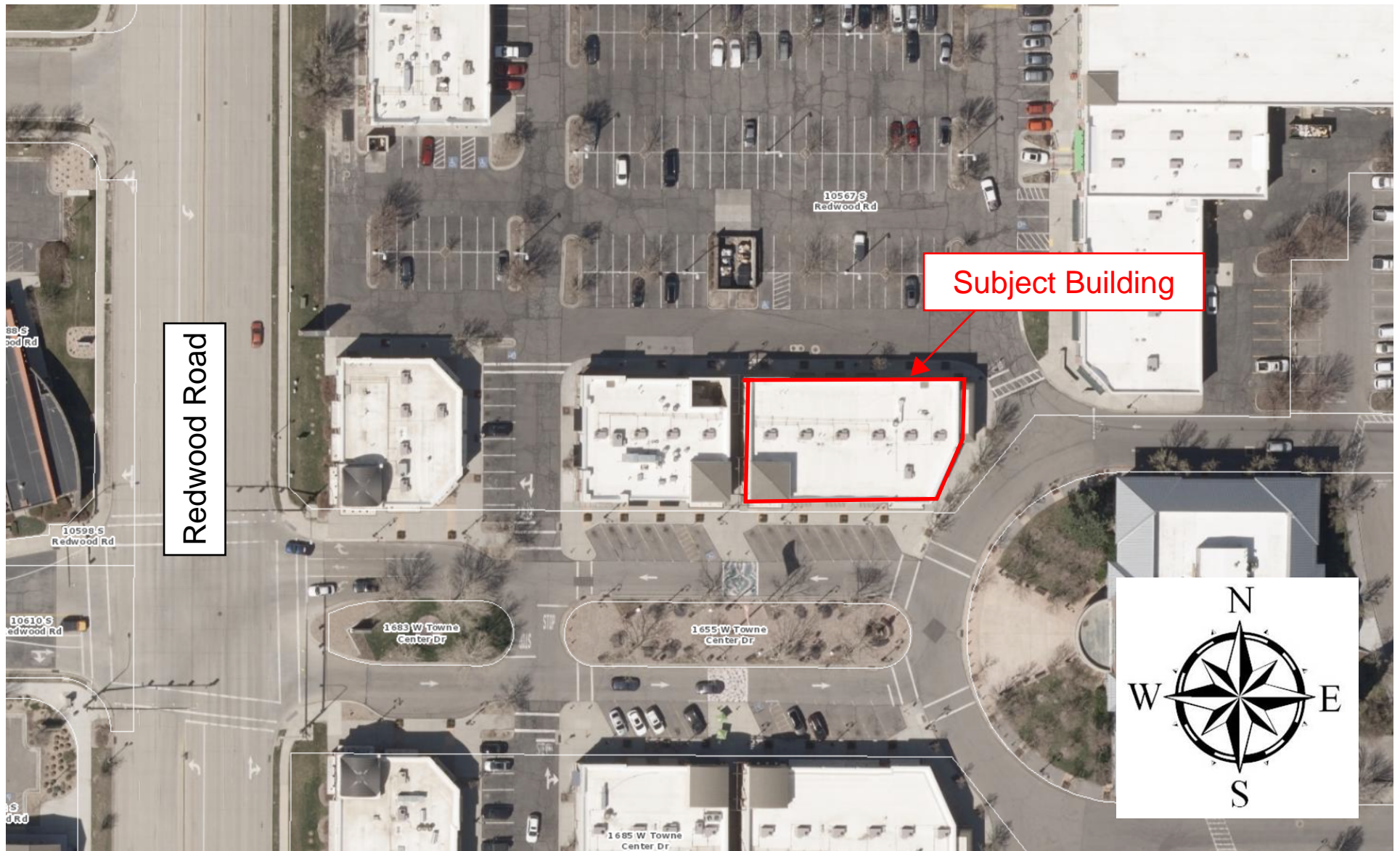
- Location Map
- Zoning Map
- Proposed Floor Plan

Miguel Aguilera
MIGUEL AGUILERA, PLANNER I
PLANNING DEPARTMENT

Location Map

South Jordan City
Simplicity Laser

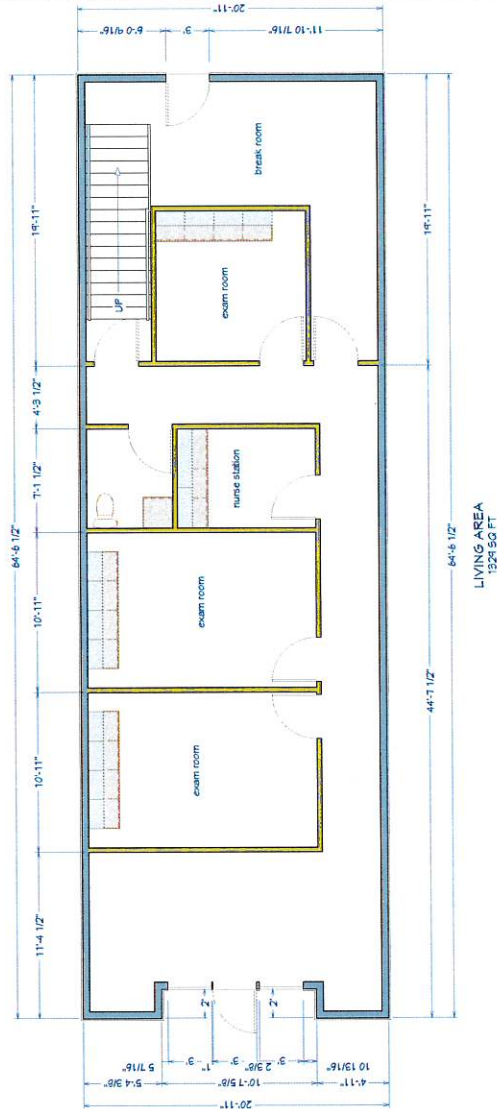
Item H.1.





South Jordan

South Jordan remodel floor plan



SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 05/28/24

Issue: DOMINION ENERGY FAIL SAFE VALVE SITE PLAN

Address: 9804 S. Temple Drive

File No: PLSPR202300143

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

Submitted by: Andrew McDonald, Planner I
Shane Greenwood, Supervising Senior Engineer

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** the Site Plan application (file# PLSPR202300143) based on the findings of fact listed in this report and presented by City staff.

ACREAGE: Approximately 0.62 (acres)
CURRENT ZONE: R-2.5 (Single-Family Residential) & A-5 (Agricultural)
NEIGHBORING ZONES: North – R-2.5 (Residential) & A-5
South – R-2.5 & A-5
West – R-2.5 & R-3
East – R-1.8

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 chapter 16.24 and the requirements of the individual zone in which a development is proposed. All provisions of titles 16 & 17 of the City Code, and other city requirements, shall be met in preparing site plan applications and in designing and constructing the development. The Planning Commission shall receive public comment regarding the site plan and shall approve, approve with conditions or deny the site plan.

BACKGROUND:

The subject property is long and narrow. It currently is within both the R-2.5 and A-5 Zones; and is not within a recorded subdivision. Typically, properties are not permitted to cross between zoning designations. Since the property is not part of a recorded subdivisions, it is possible that a consolidation document was recorded at the county, unknown to the City. The proposed site plan for the valve site will be in the area zoned A-5. A current zoning map and site plan is provided in this report.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The application meets the standards of review.
- There will be no new lighting features.
- A solid, masonry fence will enclose the facility, and screen it from public view.
- The facility will be setback from the Right-of-Way about 11-feet, and landscaped with water wise plantings. Landscaping plans are provided in the supporting materials.
- City Code §17.18.040.F requires public notice be provided to properties within an additional 300-feet of the typical 300-feet notice requirement. See supporting materials.
- The subject property has some private utility easements. The owners of these easements consent to the work being proposed (See Supporting Materials).

Conclusion:

- The proposed application meets the City Code requirements and is consistent with the General Plan.

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.

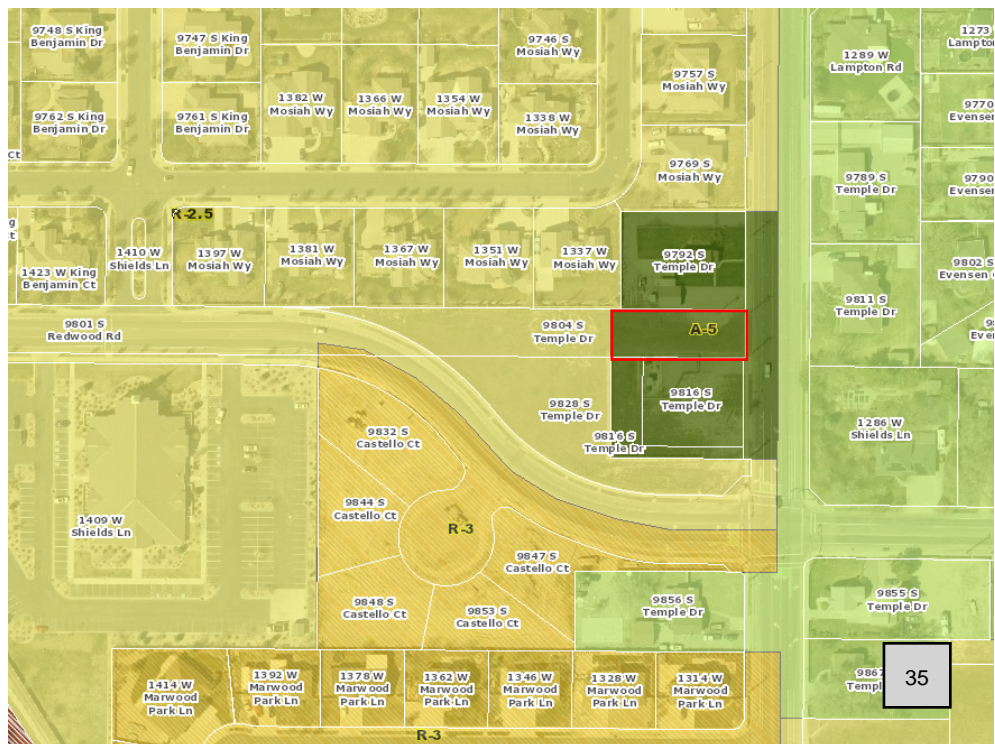
SUPPORT MATERIALS:

- Location & Current Zoning Map
- Approved Site Plan
- Approved Grading Plan
- Approved Civil Details
- Approved Landscaping Plans
- Additional Notice Requirements
- Public Mailing Notice
- Utility Easement Releases

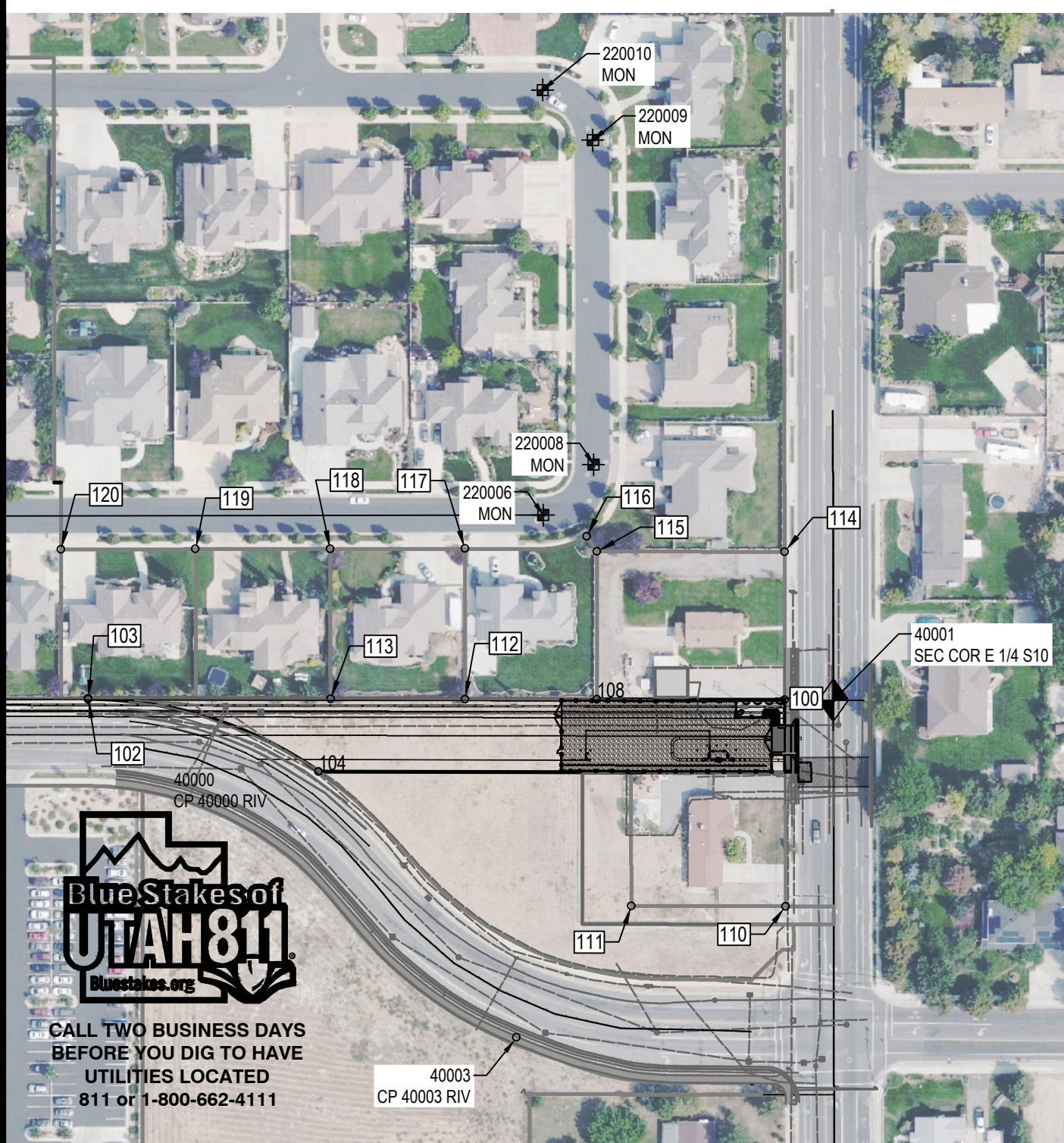
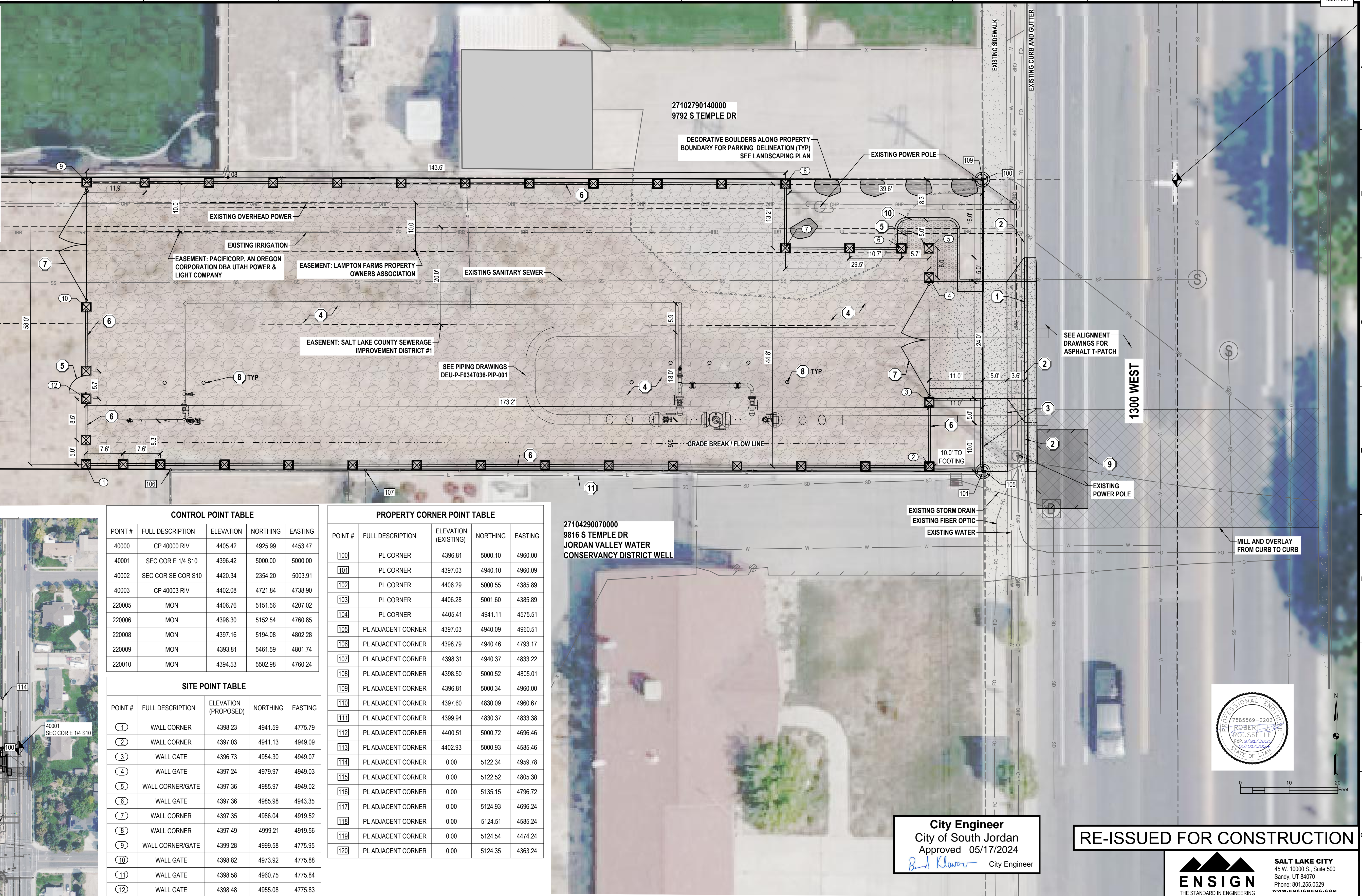


Andrew McDonald, AICP Candidate
Planner I, Planning Department

Location and Current Zoning Map



- SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- SAW-CUT DRIVEWAY APPROACH AND TYPE A FLARE DRIVEWAY APPROACH PER APWA PLAN 222 AND 221.1 AND SPECIFICATIONS (WITH SOUTH JORDAN CITY SUPPLEMENTS TO APWA).
 - CONCRETE CURB AND GUTTER TYPE A PER APWA PLAN 205.1 AND SPECIFICATIONS (WITH SOUTH JORDAN CITY SUPPLEMENTS TO APWA).
 - CONCRETE SIDEWALK PER APWA PLAN 231 AND SPECIFICATIONS (WITH SOUTH JORDAN CITY SUPPLEMENTS TO APWA).
 - GRAVEL SECTION PER DETAIL 1 ON SHEET 06.
 - 4-FT MAN GATE PER DETAIL 4 ON SHEET 06.
 - INSTALL 8-FT PRE-CAST CONCRETE WALL AROUND PERIMETER OF SITE PER DETAIL 5 ON SHEET 06 AND ELEVATION ON SHEET 05.
 - 24-FT WIDE 8-FT TALL WROUGHT-IRON SWING GATE PER DETAIL 3 ON SHEET 06.
 - BOLLARD PER DETAIL 6 ON SHEET 06. FIELD LOCATED.
 - ASPHALT T-PATCH PER DETAIL 2 ON SHEET 07. FOLLOW ASPHALT T-PATCH REQUIREMENTS OF PIPELINE PROJECT TO THE NORTH.
 - LANDSCAPING WALKWAY, SECTION PER DETAIL 1 ON SHEET 06.
 - LOCATE UNDERGROUND ELECTRICAL, IDENTIFY OWNER AND COORDINATE DE-CONFLUCTION WITH WALL INSTALLATION.



CONTROL POINT TABLE				
POINT #	FULL DESCRIPTION	ELEVATION	NORTHING	EASTING
40000	CP 40000 RIV	4405.42	4925.99	4453.47
40001	SEC COR E 1/4 S10	4396.42	5000.00	5000.00
40002	SEC COR SE COR S10	4420.34	2354.20	5003.91
40003	CP 40003 RIV	4402.08	4721.84	4738.90
220005	MON	4406.76	5151.56	4207.02
220006	MON	4398.30	5152.54	4760.85
220008	MON	4397.16	5194.08	4802.28
220009	MON	4393.81	5461.59	4801.74
220010	MON	4394.53	5502.98	4760.24

SITE POINT TABLE				
POINT #	FULL DESCRIPTION	ELEVATION (PROPOSED)	NORTHING	EASTING
①	WALL CORNER	4398.23	4941.59	4775.79
②	WALL CORNER	4397.03	4941.13	4949.09
③	WALL GATE	4396.73	4954.30	4949.07
④	WALL GATE	4397.24	4979.97	4949.03
⑤	WALL CORNER/GATE	4397.36	4985.97	4949.02
⑥	WALL GATE	4397.36	4985.98	4943.35
⑦	WALL CORNER	4397.35	4986.04	4919.52
⑧	WALL CORNER	4397.49	4999.21	4919.56
⑨	WALL CORNER/GATE	4399.28	4999.58	4775.95
⑩	WALL GATE	4398.82	4973.92	4775.88
⑪	WALL GATE	4398.58	4960.75	4775.84
⑫	WALL GATE	4398.48	4955.08	4775.83

PROPERTY CORNER POINT TABLE				
POINT #	FULL DESCRIPTION	ELEVATION (EXISTING)	NORTHING	EASTING
⑩⑩	PL CORNER	4396.81	5000.10	4960.00
⑩①	PL CORNER	4397.03	4940.10	4960.09
⑩②	PL CORNER	4406.29	5000.55	4385.89
⑩③	PL CORNER	4406.28	5001.60	4385.89
⑩④	PL CORNER	4405.41	4941.11	4575.51
⑩⑤	PL ADJACENT CORNER	4397.03	4940.09	4960.51
⑩⑥	PL ADJACENT CORNER	4398.79	4940.46	4793.17
⑩⑦	PL ADJACENT CORNER	4398.31	4940.37	4833.22
⑩⑧	PL ADJACENT CORNER	4398.50	5000.52	4805.01
⑩⑨	PL ADJACENT CORNER	4396.81	5000.34	4960.00
⑩⑩	PL ADJACENT CORNER	4397.60	4830.09	4960.67
⑩⑪	PL ADJACENT CORNER	4399.94	4830.37	4833.38
⑩⑫	PL ADJACENT CORNER	4400.51	5000.72	4696.46
⑩⑬	PL ADJACENT CORNER	4402.93	5000.93	4585.46
⑩⑭	PL ADJACENT CORNER	0.00	5122.34	4959.78
⑩⑮	PL ADJACENT CORNER	0.00	5122.52	4805.30
⑩⑯	PL ADJACENT CORNER	0.00	5135.15	4796.72
⑩⑰	PL ADJACENT CORNER	0.00	5124.93	4696.24
⑩⑱	PL ADJACENT CORNER	0.00	5124.51	4585.24
⑩⑲	PL ADJACENT CORNER	0.00	5124.54	4474.24
⑩⑳	PL ADJACENT CORNER	0.00	5124.35	4363.24

27104290070000
9816 S TEMPLE DR
JORDAN VALLEY WATER
CONSERVANCY DISTRICT WELL

City Engineer
City of South Jordan
Approved 05/17/2024
B. Klawns City Engineer

RE-ISSUED FOR CONSTRUCTION

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
www.ensigneng.com

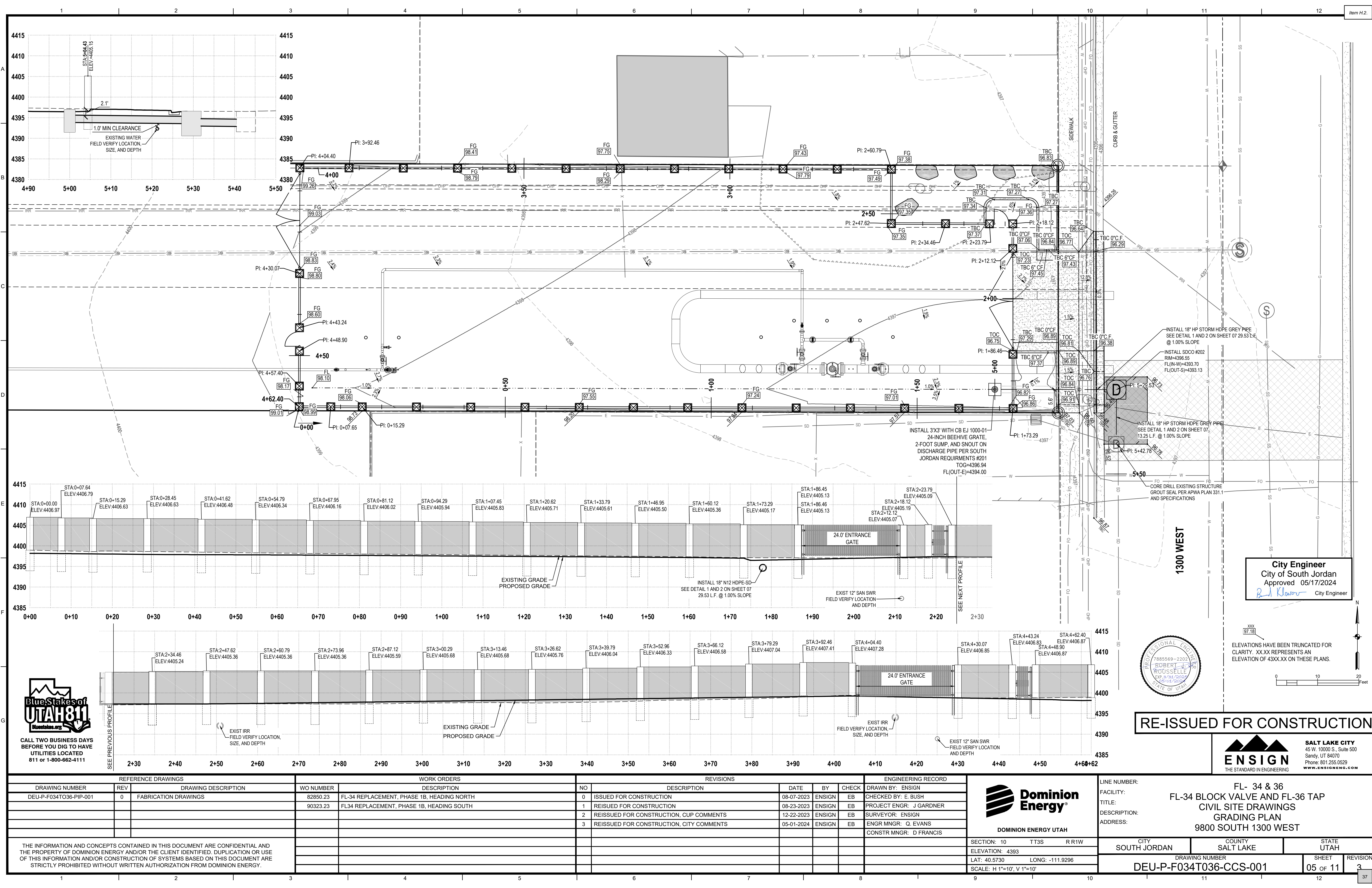
REFERENCE DRAWINGS		
DRAWING NUMBER	REV	DRAWING DESCRIPTION
DEU-P-F034T036-PIP-001	0	FABRICATION DRAWINGS

WORK ORDERS	
WO NUMBER	DESCRIPTION
82850.23	FL-34 REPLACEMENT, PHASE 1B, HEADING NORTH
90323.23	FL34 REPLACEMENT, PHASE 1B, HEADING SOUTH

REVISIONS				ENGINEERING RECORD	
NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: ENSIGN
0	ISSUED FOR CONSTRUCTION	08-07-2023	ENSIGN	EB	CHECKED BY: E. BUSH
1	REISSUED FOR CONSTRUCTION	08-23-2023	ENSIGN	EB	PROJECT ENGR: J GARDNER
2	REISSUED FOR CONSTRUCTION, CUP COMMENTS	12-22-2023	ENSIGN	EB	SURVEYOR: ENSIGN
3	REISSUED FOR CONSTRUCTION, CITY COMMENTS	05-01-2024	ENSIGN	EB	ENGR MNGR: Q. EVANS
					CONSTR MNGR: D FRANCIS

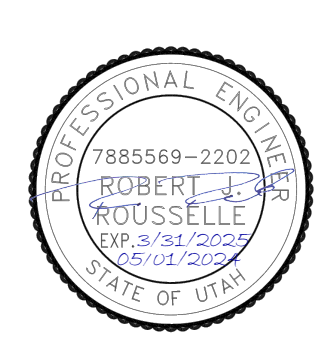
Dominion Energy
DOMINION ENERGY UTAH
SECTION: 10 TT3S RR1W
ELEVATION: 4393
LAT: 40.5730 LONG: -111.9296
SCALE: 1"=10'

LINE NUMBER:	FL- 34 & 36		
FACILITY:	FL-34 BLOCK VALVE AND FL-36 TAP		
TITLE:	CIVIL SITE DRAWINGS		
DESCRIPTION:	SITE PLAN		
ADDRESS:	9800 SOUTH 1300 WEST		
CITY SOUTH JORDAN	COUNTY SALT LAKE	STATE UTAH	
DRAWING NUMBER DEU-P-F034T036-CCS-001		SHEET 04 OF 11	REVISION 3



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811 or 1-800-662-4111

City Engineer
City of South Jordan
Approved 05/17/2024
[Signature] City Engineer



ELEVATIONS HAVE BEEN TRUNCATED FOR CLARITY. XXXX REPRESENTS AN ELEVATION OF 43XX.XX ON THESE PLANS.

RE-ISSUED FOR CONSTRUCTION

ENSIGN
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SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
www.ensigneng.com

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:	ENGIN	
DEU-P-F034T036-PIP-001	0	FABRICATION DRAWINGS	82850.23	FL-34 REPLACEMENT, PHASE 1B, HEADING NORTH	0	ISSUED FOR CONSTRUCTION	08-07-2023	ENGIN	EB	CHECKED BY:	E. BUSH	
			90323.23	FL34 REPLACEMENT, PHASE 1B, HEADING SOUTH	1	REISSUED FOR CONSTRUCTION	08-23-2023	ENGIN	EB	PROJECT ENGR:	J GARDNER	
					2	REISSUED FOR CONSTRUCTION, CUP COMMENTS	12-22-2023	ENGIN	EB	SURVEYOR:	ENGIN	
					3	REISSUED FOR CONSTRUCTION, CITY COMMENTS	05-01-2024	ENGIN	EB	ENGR MNGR:	Q. EVANS	
										CONSTR MNGR:	D FRANCIS	

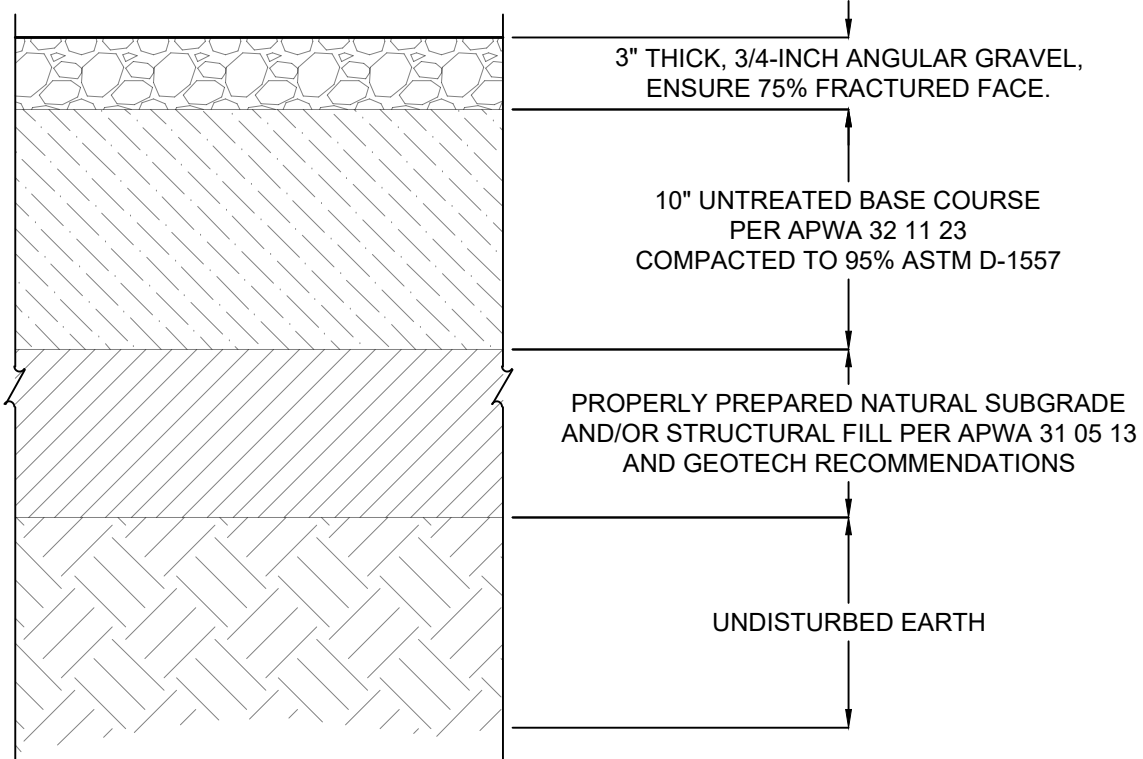
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Dominion Energy
DOMINION ENERGY UTAH
SECTION: 10 TT3S RR1W
ELEVATION: 4393
LAT: 40.5730 LONG: -111.9296
SCALE: H 1"=10'; V 1"=10'

LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:			FL- 34 & 36 FL-34 BLOCK VALVE AND FL-36 TAP CIVIL SITE DRAWINGS GRADING PLAN 9800 SOUTH 1300 WEST		
CITY SOUTH JORDAN	COUNTY SALT LAKE	STATE UTAH	DRAWING NUMBER DEU-P-F034T036-CCS-001	SHEET 05 OF 11	REVISION 3

DOMINION ENERGY ANS/D

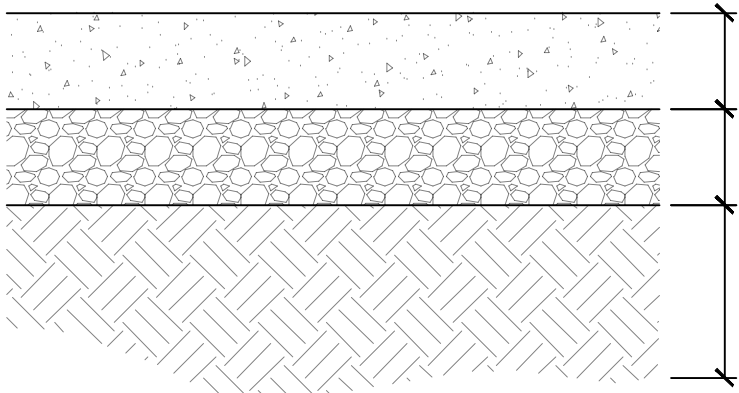
A
B
C
D
E
F
G



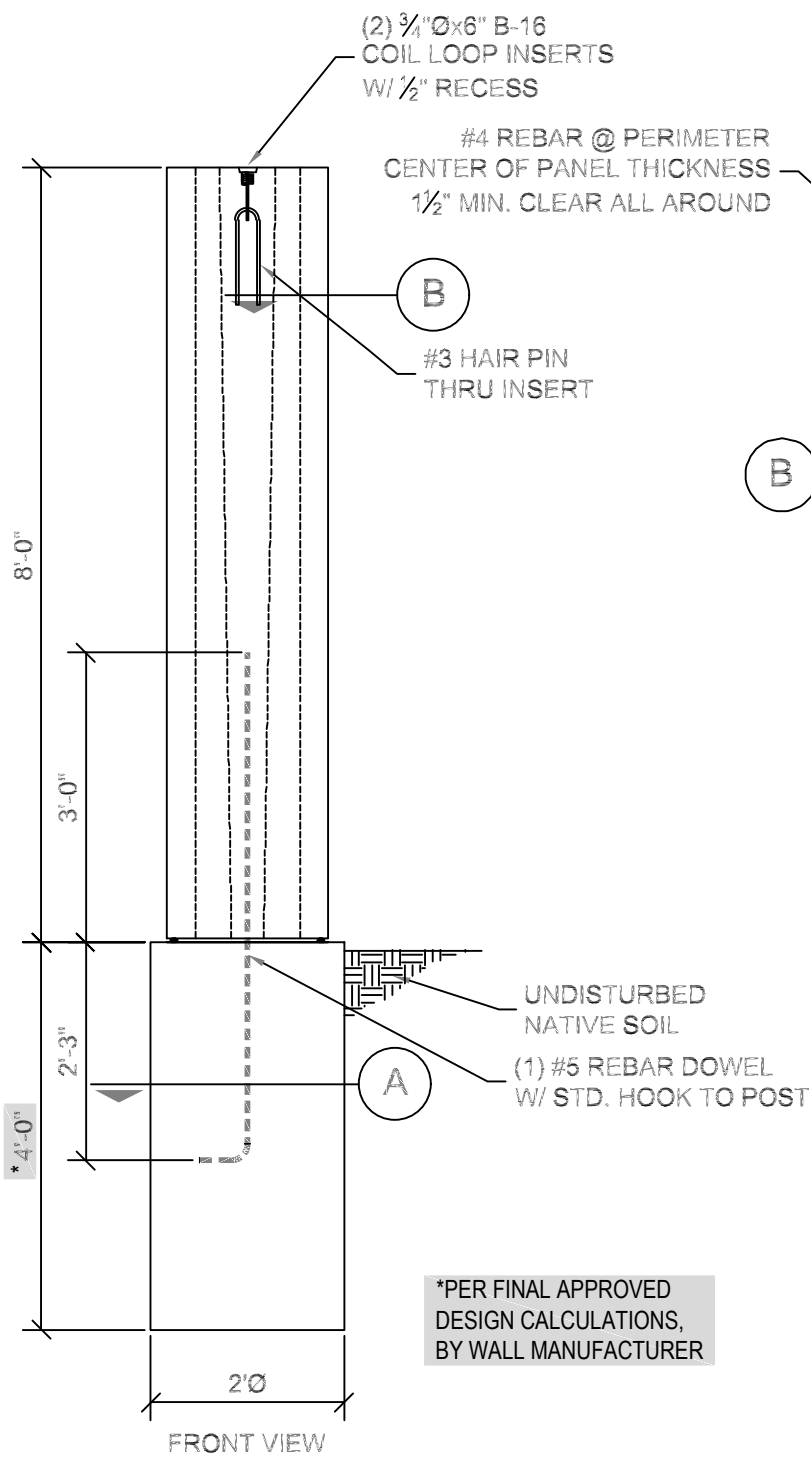
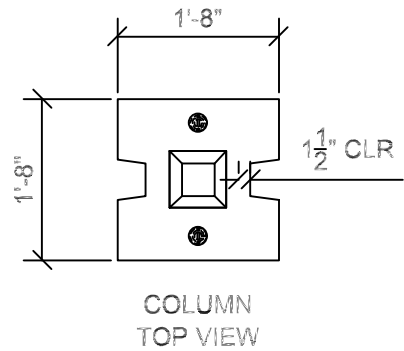
GRAVEL DRIVE SECTION 1
SCALE: 1 1/2" = 1'-0" 04.05

CONCRETE NOTES

1. ALL PAVING TO BE PLACED OVER PROPERLY PREPARED NATURAL SOILS AND/OR PROPERLY PREPARED EXISTING FILL SOILS AND PROPERLY COMPACTED STRUCTURAL FILL WHERE SPECIFIED.
2. ALL STRUCTURAL FILL TO BE PLACED AND COMPACTED PER THE PROJECT GEOTECHNICAL REPORT OR TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE AASHTO T-180 (D-1557) METHOD OF COMPACTION. LIFTS SHOULD BE PLACED PER GEOTECHNICAL RECOMMENDATIONS BUT SHOULD NOT EXCEED 8" IN LOOSE THICKNESS.
3. REMOVE SURFACE VEGETATION AND OTHER DELETERIOUS MATERIALS OVER THE ENTIRE SITE IN PREPARATION OF PROPOSED IMPROVEMENTS.



CONCRETE PAVEMENT SECTION 2
SCALE: 1 1/2" = 1'-0" 04.05

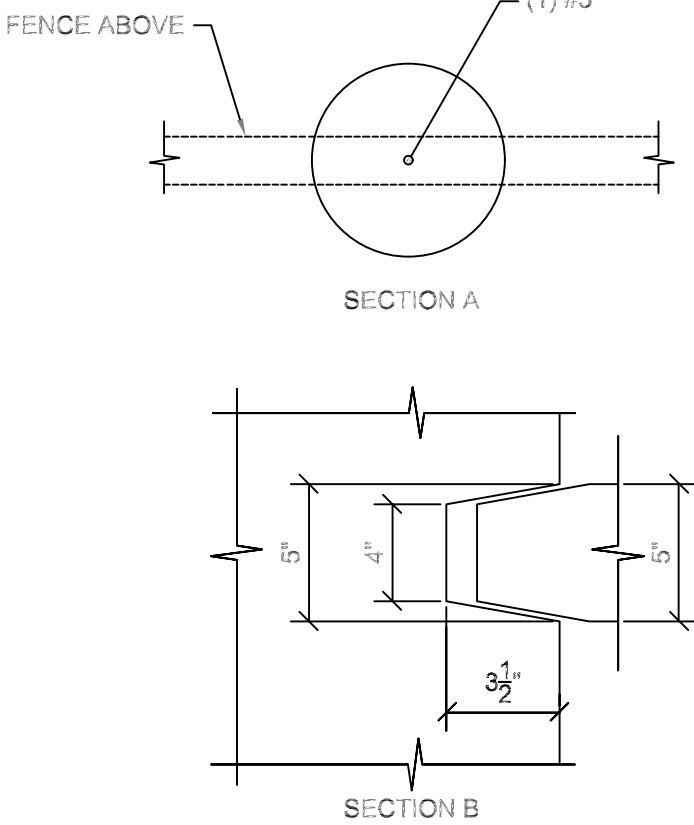


*PER FINAL APPROVED
DESIGN CALCULATIONS,
BY WALL MANUFACTURER

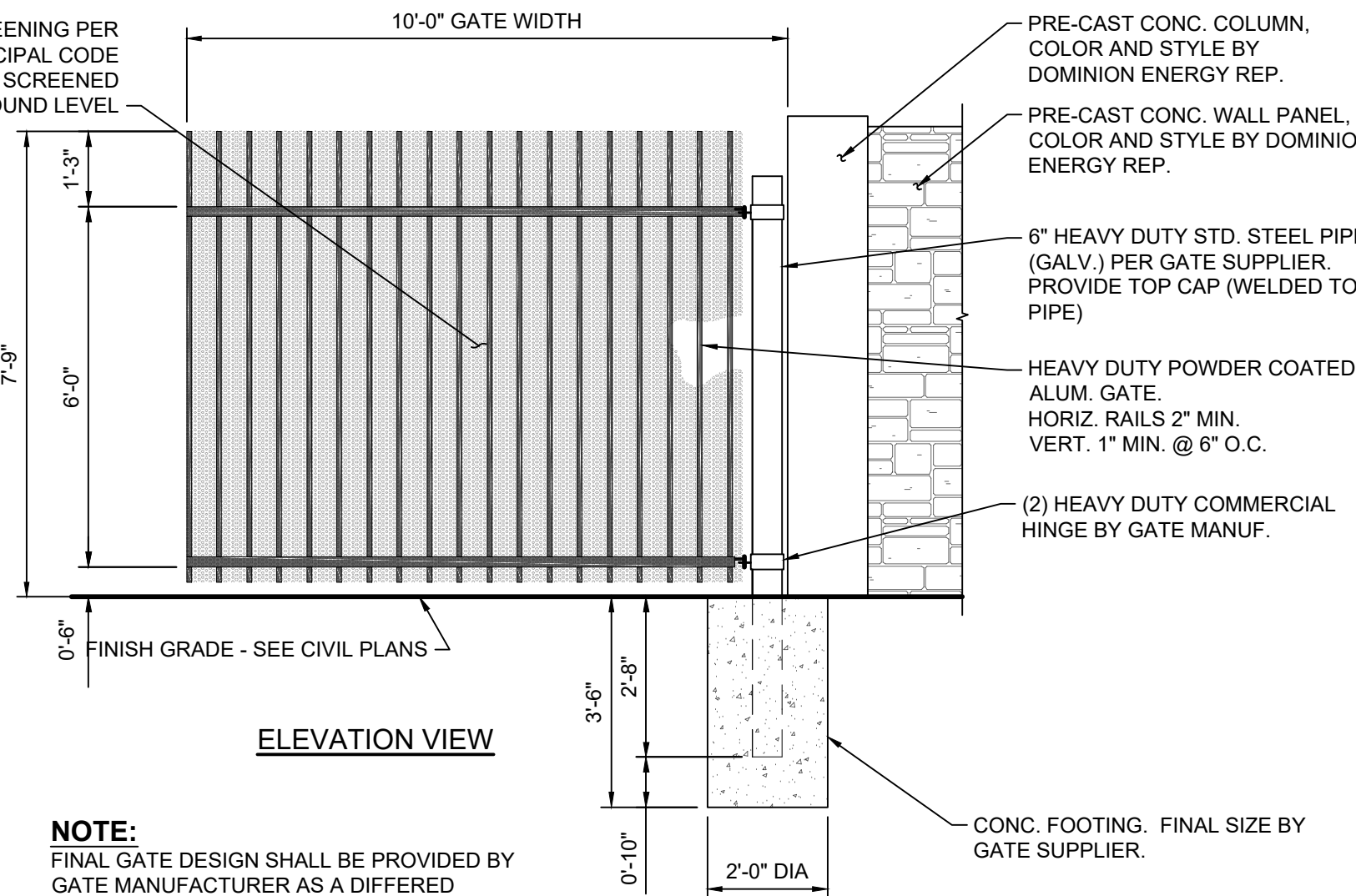
TYPICAL PRECAST CONCRETE WALL DETAIL 5
SCALE: NONE 04.05

NOTES

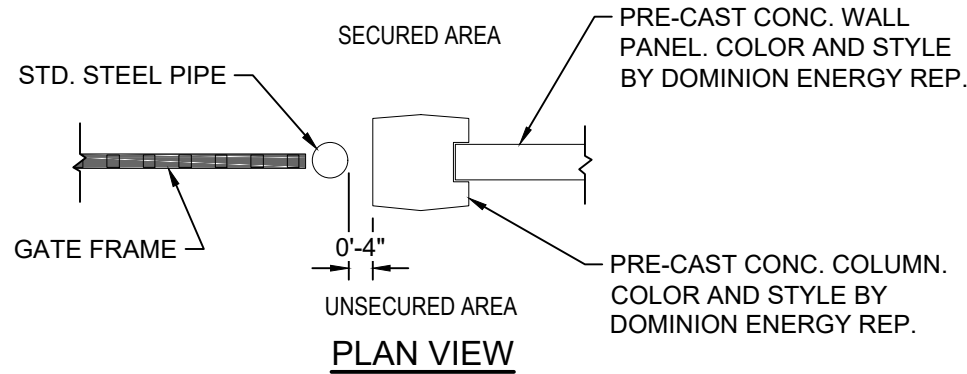
1. POST AND PANEL CONCRETE TO BE 5000 PSI.
2. FOOTING CONCRETE TO BE 3000 PSI.
3. MINIMUM SOIL LATERAL BEARING ALLOWABLE: 150 PSF/FT. OF DEPTH BELOW GRADE
4. MINIMUM ALLOWABLE SOIL BEARING PRESSURE: 2000 PSF.
5. DIMENSIONS MAY BE REDUCED TO FIT PROJECT REQUIREMENTS.
6. GROUT BETWEEN POST AND FOOTING TO BE 2500 PSI.
7. CONTRACTOR SHALL SUBMIT PRE-CAST WALL DESIGN CALCULATIONS AND SHOP DRAWINGS FOR REVIEW BY ENSIGN PRIOR TO INSTALLATION



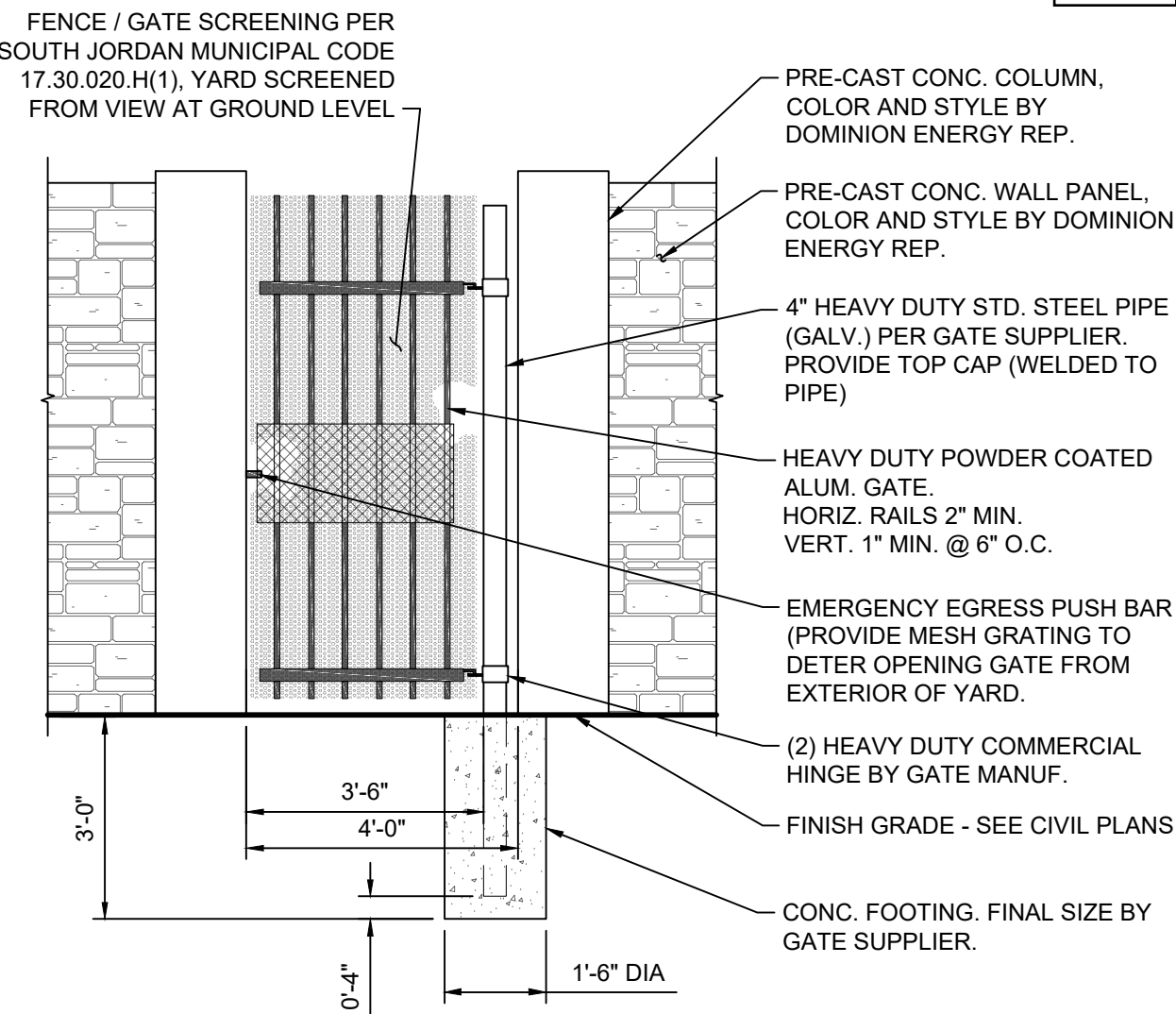
FENCE / GATE SCREENING PER
SOUTH JORDAN MUNICIPAL CODE
17.30.020.H(1), YARD SCREENED
FROM VIEW AT GROUND LEVEL



NOTE:
FINAL GATE DESIGN SHALL BE PROVIDED BY
GATE MANUFACTURER AS A DIFFERED
SUBMITTAL TO ENSIGN ENGINEERING FOR
REVIEW PRIOR TO FABRICATION.

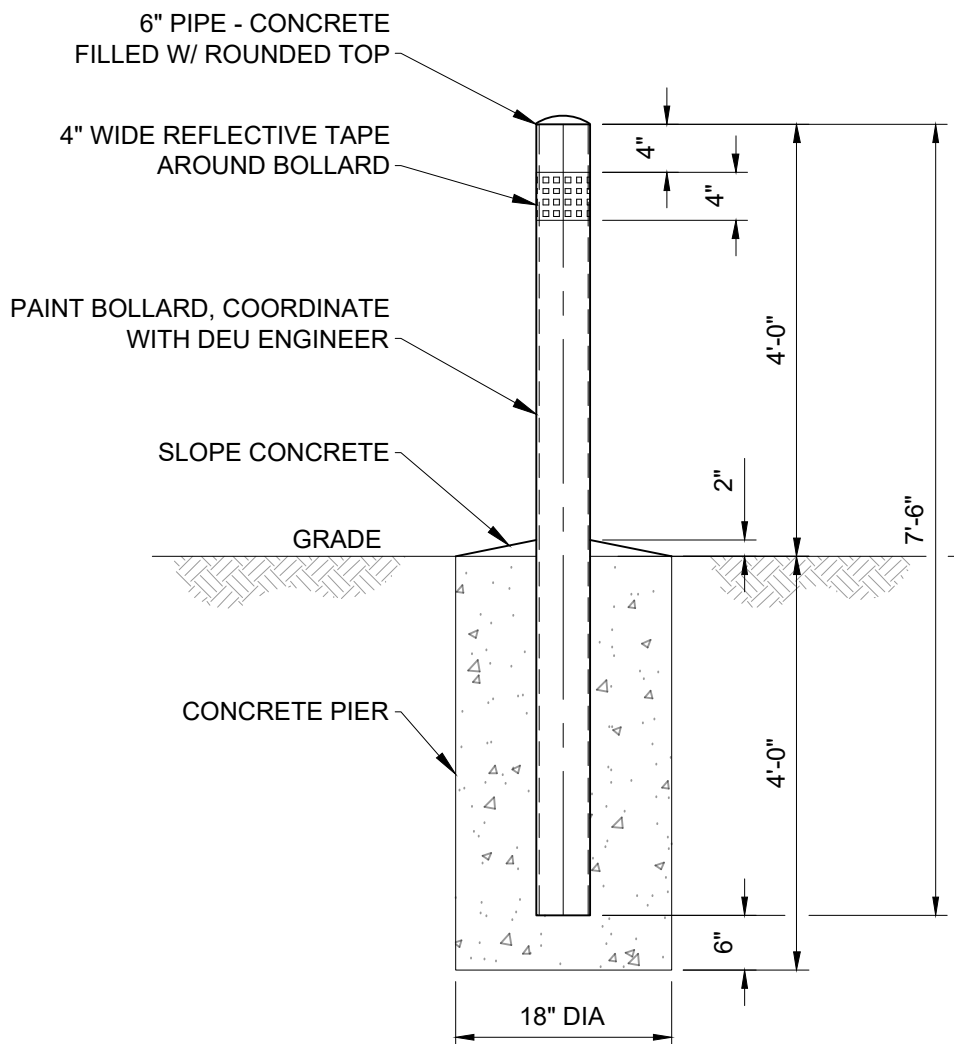


DOUBLE SWING GATE DETAIL 3
SCALE: 3/8" = 1'-0" 04.05

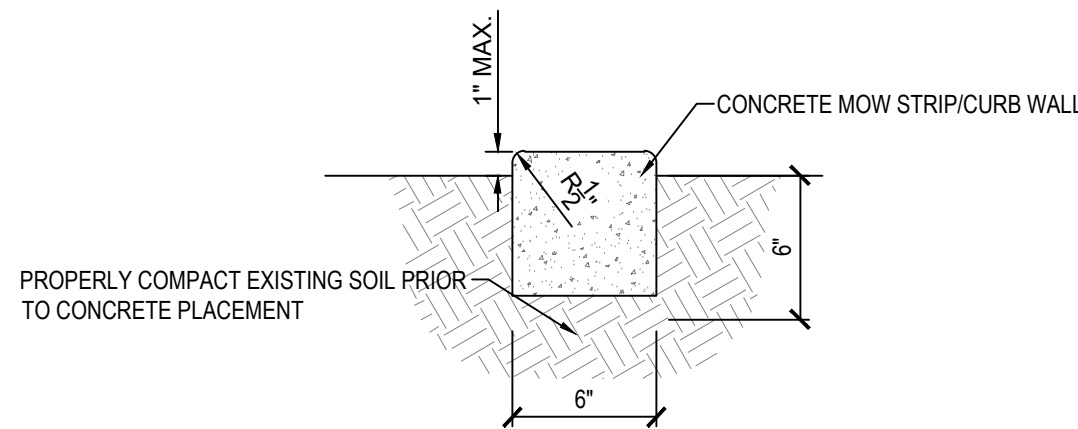


NOTE:
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GATE MANUFACTURER AS A DIFFERED
SUBMITTAL TO ENSIGN ENGINEERING FOR
REVIEW PRIOR TO FABRICATION.

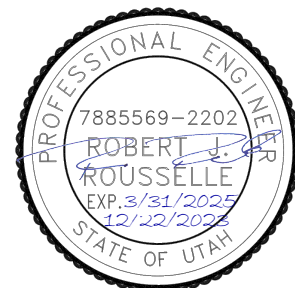
PERSONNEL GATE DETAIL 4
SCALE: 3/8" = 1'-0" 04.05



TYPICAL BOLLARD DETAIL 6
SCALE: NONE 04



CONCRETE LANDSCAPING CURB 7
SCALE: 1 1/2" = 1'-0" 04.05



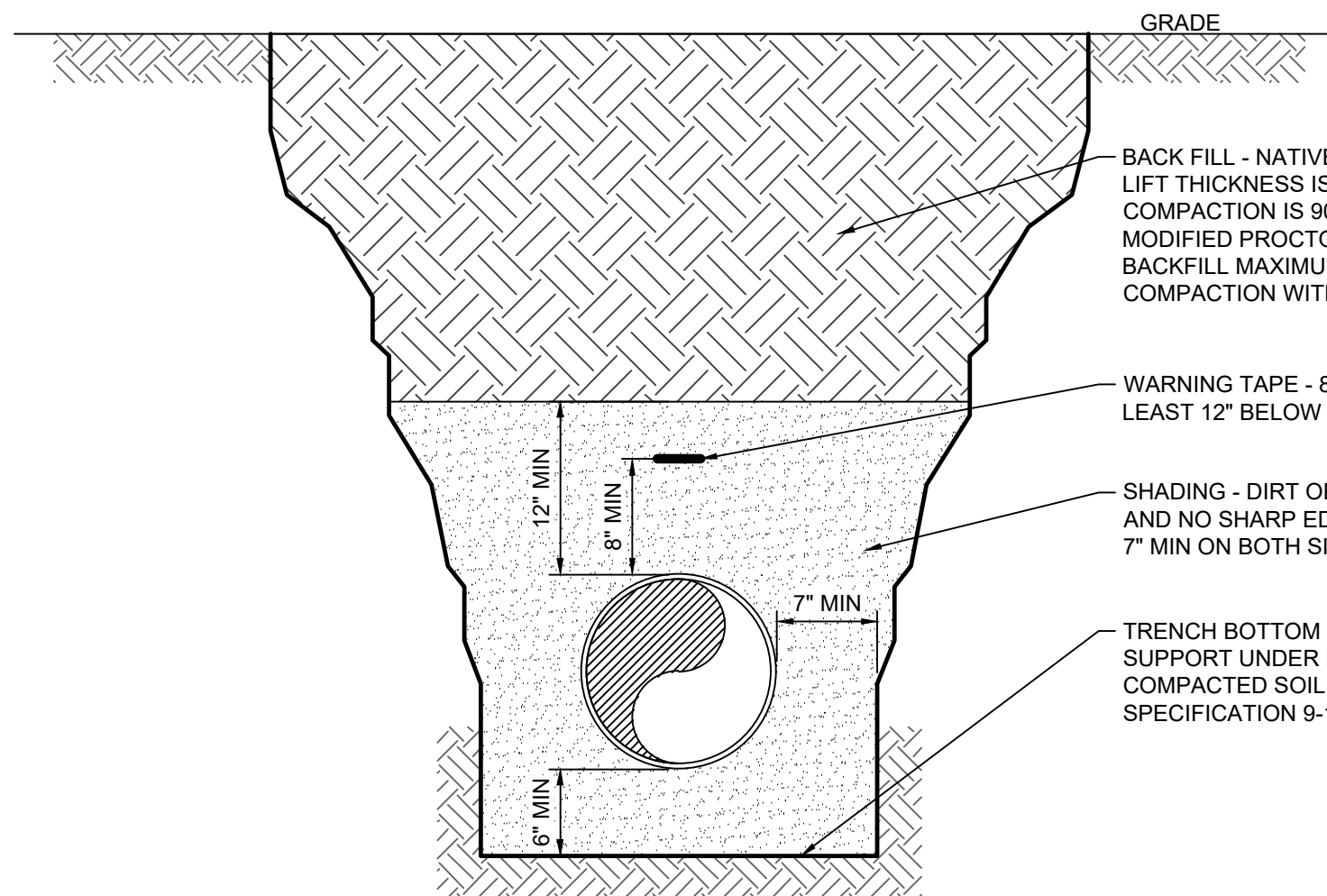
City Engineer
City of South Jordan
Approved 05/17/2024
B. J. Klover City Engineer

RE-ISSUED FOR CONSTRUCTION

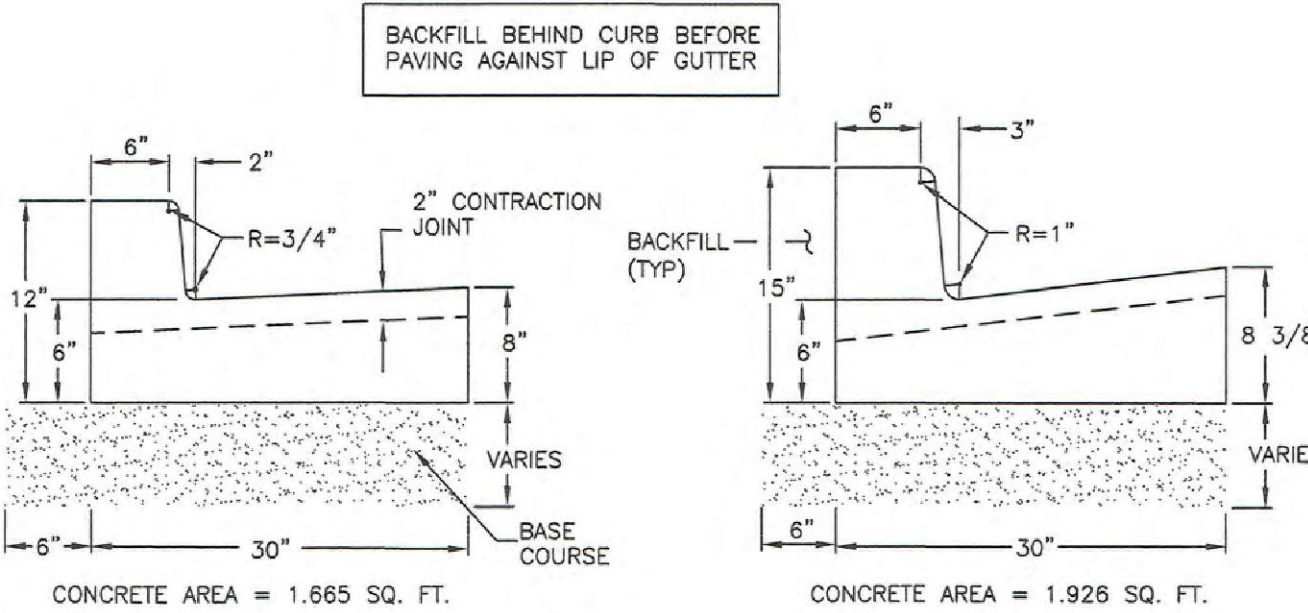


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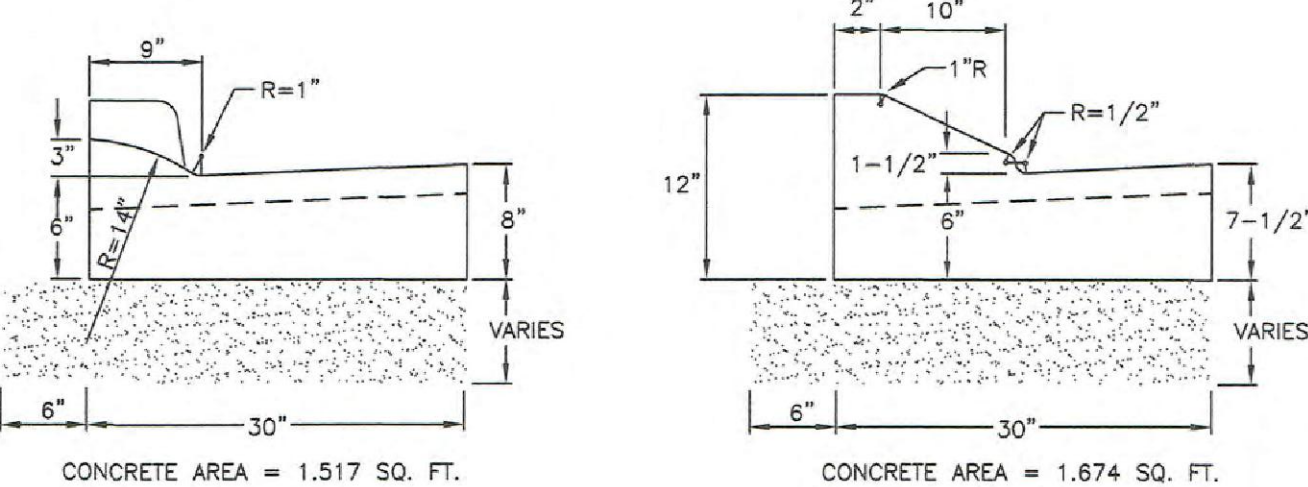
REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD			DOMINION Energy DOMINION ENERGY UTAH SECTION: 10 TT3S RR1W ELEVATION: 4393 LAT: 40.5730 LONG: -111.9296 DATE: AS SHOWN	LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:		
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY:	ENGIN				
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DRAWING NUMBER DEU-P-F034T036-CCS-001													SHEET 06 OF 11		
													REVISION 2		



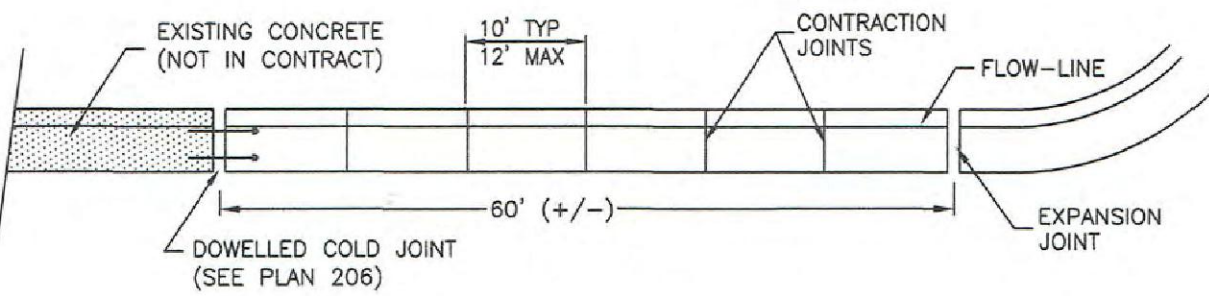
GRANULAR BACK FILL
TYPICAL TRENCH DETAIL
SCALE: NONE



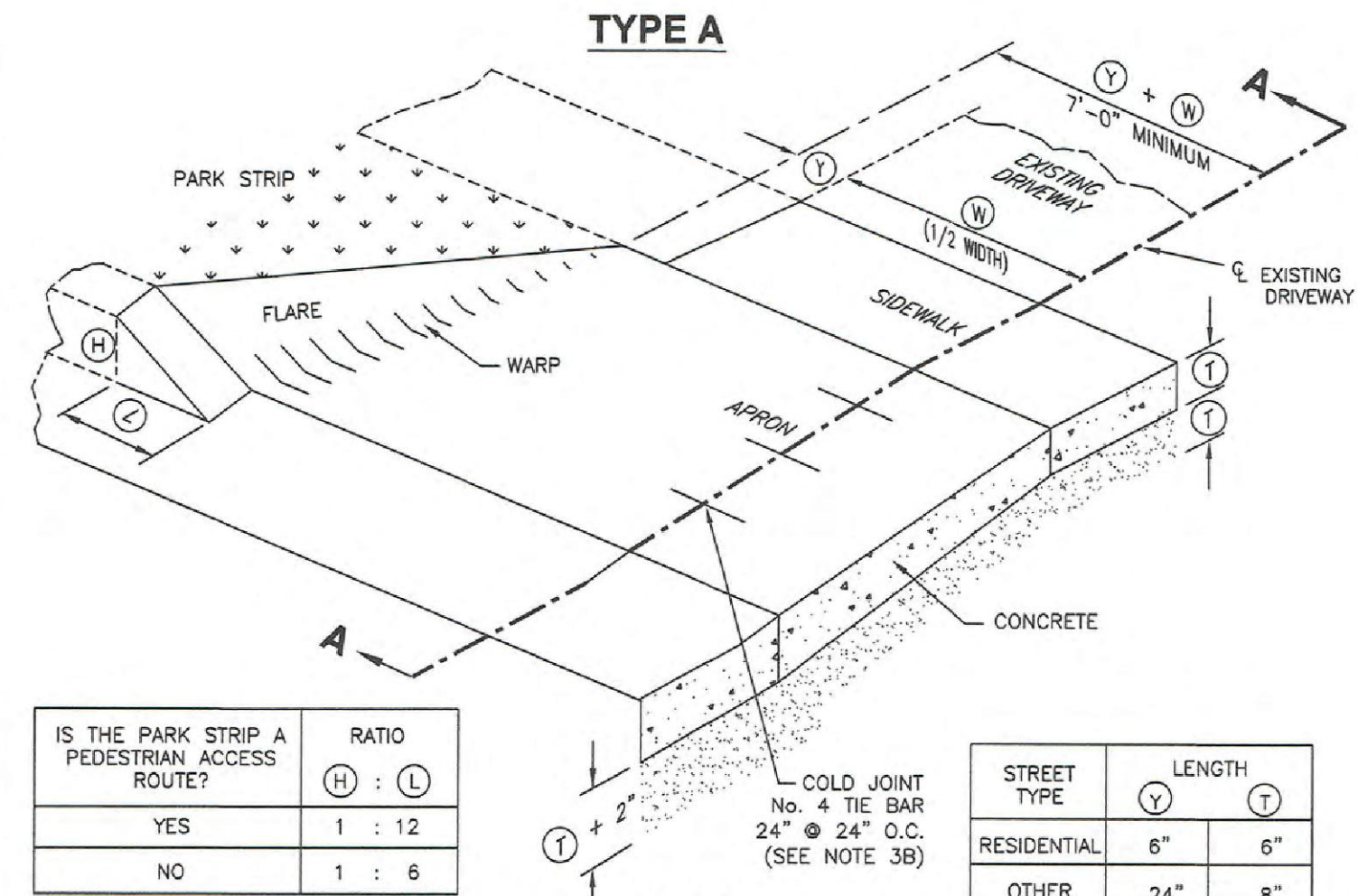
Type A Type B



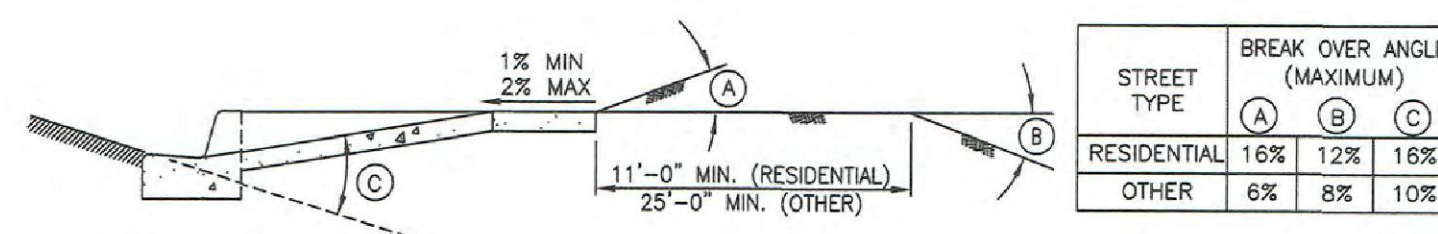
Type C Type D



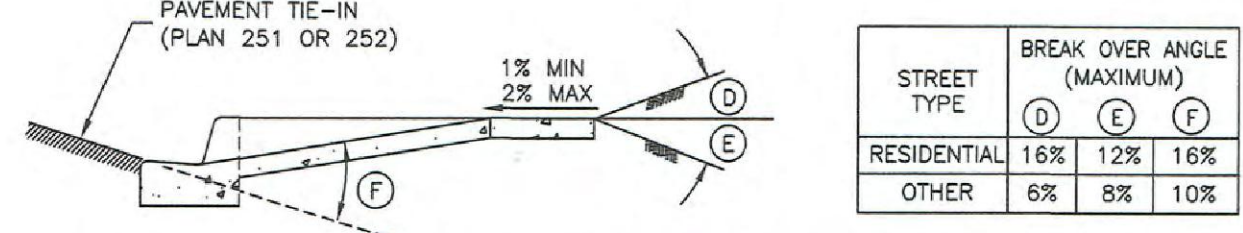
JOINT DETAIL



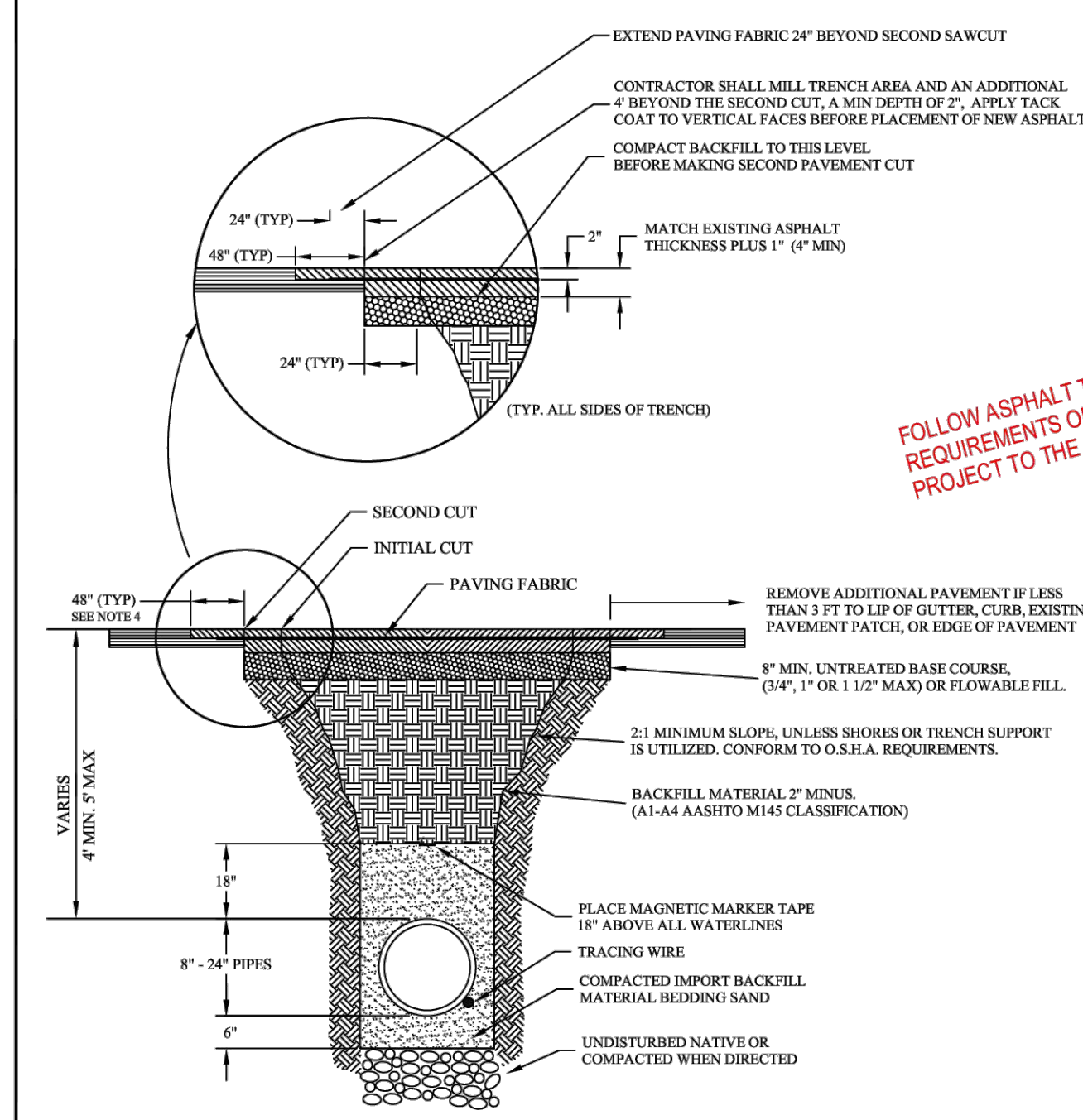
OBLIQUE



SECTION A-A - APPROACH REQUIRING SERVICE TRUCK ACCESS

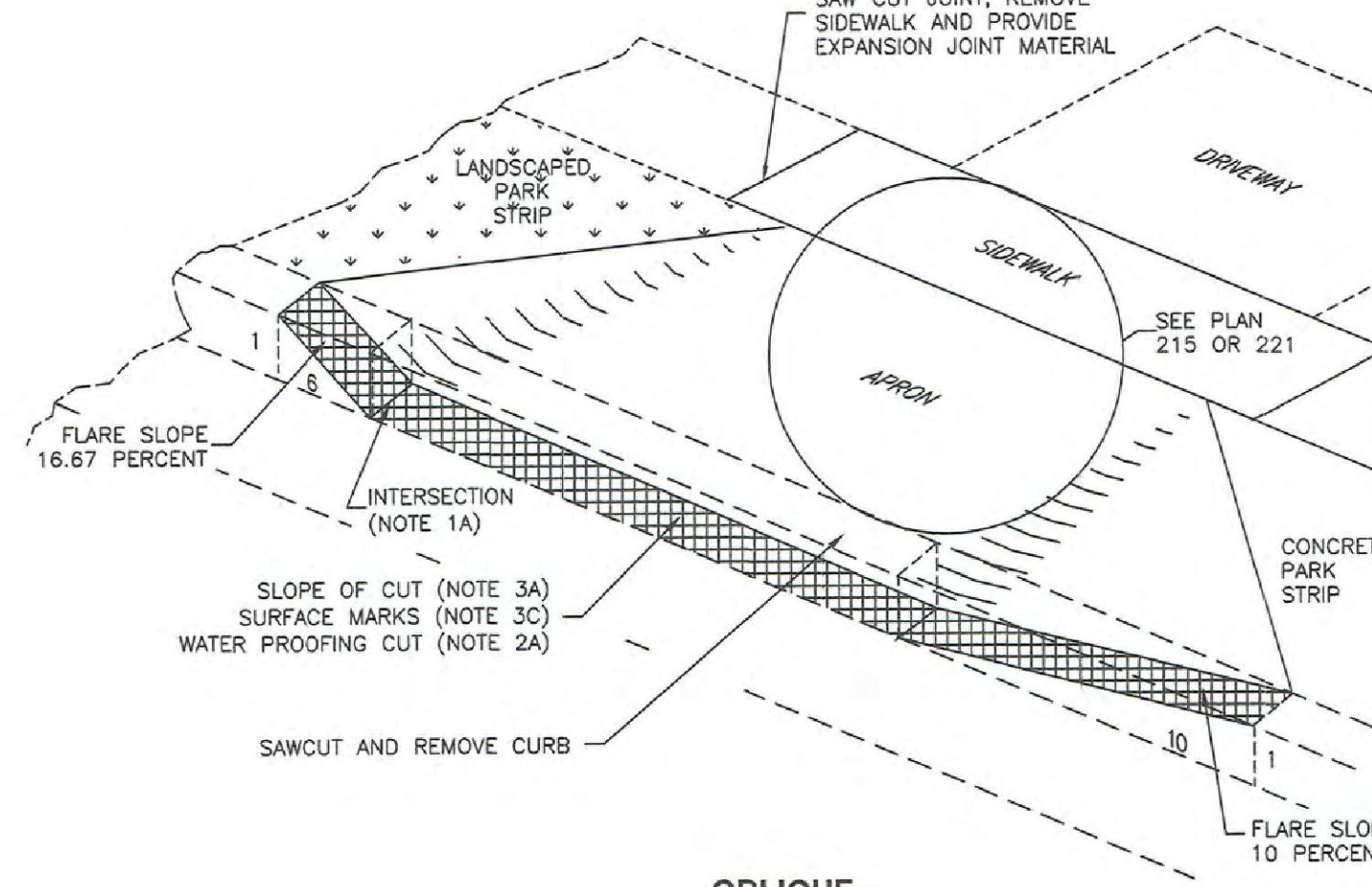


SECTION A-A - TYPICAL DRIVEWAY APPROACH

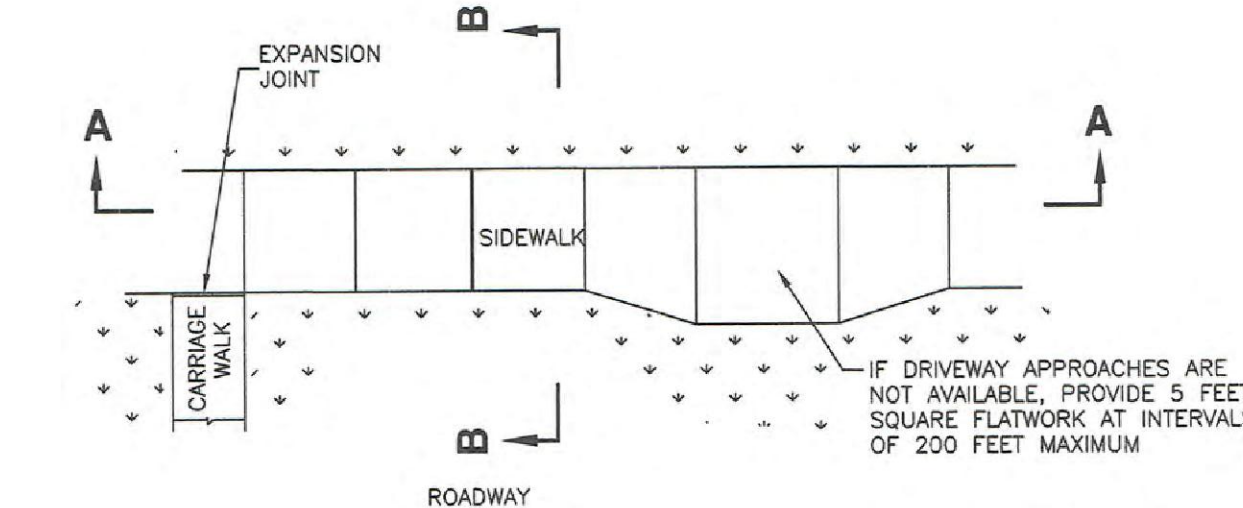


PREPARED BY: SOUTH JORDAN CITY
TRENCH CROSS SECTION
TERMINOLOGY & STANDARD SIZES
STANDARD DRAWING 3010

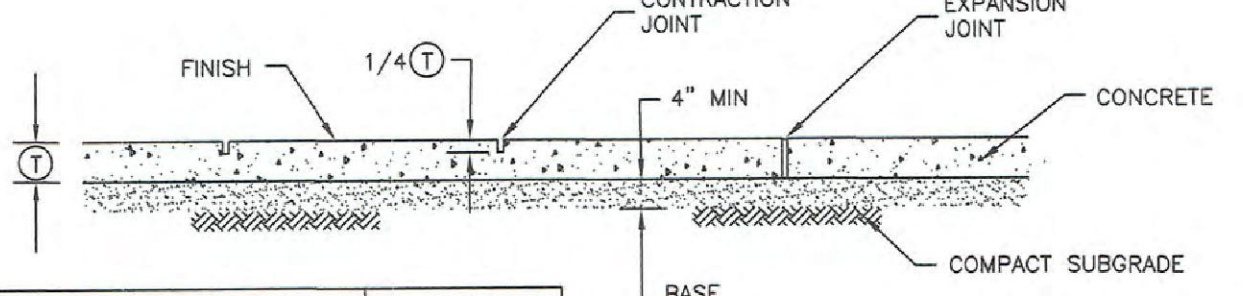
NARRATIVE: THIS PLAN IS USED IF AN EXISTING CURB MUST BE CUT TO INSTALL A DRIVEWAY APPROACH. THE SLOPE OF THE CURB FLARE DEPENDS UPON WHETHER THE PARK STRIP IS LANDSCAPED OR IF THE PARK STRIP IS CONCRETE.



OBLIQUE



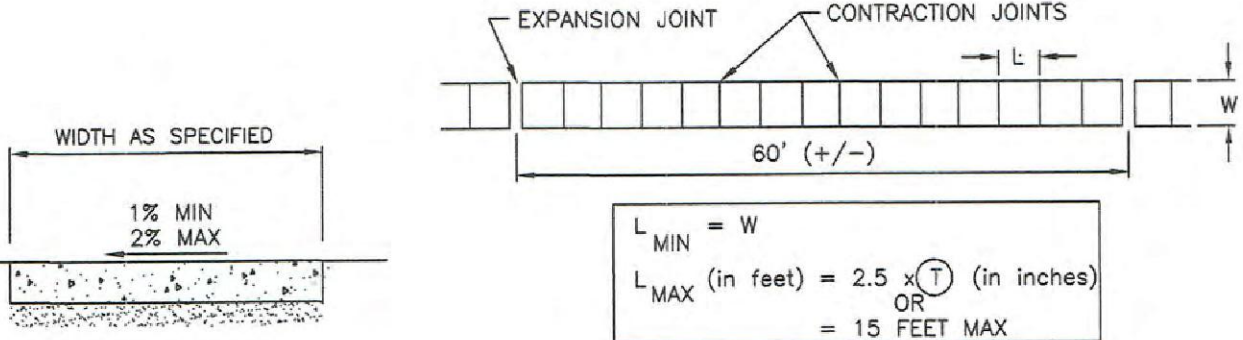
PLAN



SECTION A-A

STREET TYPE	(T)
RESIDENTIAL (WITH PARK STRIP)	4"
RESIDENTIAL (NO PARK STRIP)	6"
OTHER	6"
REPLACING EXISTING SIDEWALK	MATCH EXISTING (4" MIN.)

SEE DRIVEWAY APPROACH PLANS FOR SIDEWALK THICKNESS AT DRIVEWAYS



SIDEWALK JOINT DETAIL

SECTION B-B



Sidewalk

Plan 231
March 2009



Curb and gutter

Plan 205.1
December 2008



Flare driveway approach

Plan 221.1
December 2009



Saw-cut driveway approach

Plan 222
February 2011

RE-ISSUED FOR CONSTRUCTION



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Phone: 801.255.0529
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REFERENCE DRAWINGS	WORK ORDERS
DRAWING NUMBER	WO NUMBER
DEU-P-F034T036-PIP-001	82850.23
	90323.23

DESCRIPTION	DESCRIPTION
FL-34 REPLACEMENT, PHASE 1B, HEADING NORTH	FL-34 REPLACEMENT, PHASE 1B, HEADING SOUTH

REVISIONS	ENGINEERING RECORD
NO	DESCRIPTION
0	ISSUED FOR CONSTRUCTION
1	REISSUED FOR CONSTRUCTION
2	REISSUED FOR CONSTRUCTION, CUP COMMENTS
3	REISSUED FOR CONSTRUCTION, CITY COMMENTS

ENGINEERING RECORD	ENGINEERING RECORD
DRAWN BY: ENSIGN	CHECKED BY: E. BUSH
PROJECT ENGR: J. GARDNER	SURVEYOR: ENSIGN
ENGR MNGR: Q. EVANS	CONSTR MNGR: D. FRANCIS

LINE NUMBER:	FL- 34 & 36
FACILITY:	FL-34 BLOCK VALVE AND FL-36 TAP
TITLE:	CIVIL SITE DRAWINGS
DESCRIPTION:	DETAILS
ADDRESS:	9800 SOUTH 1300 WEST

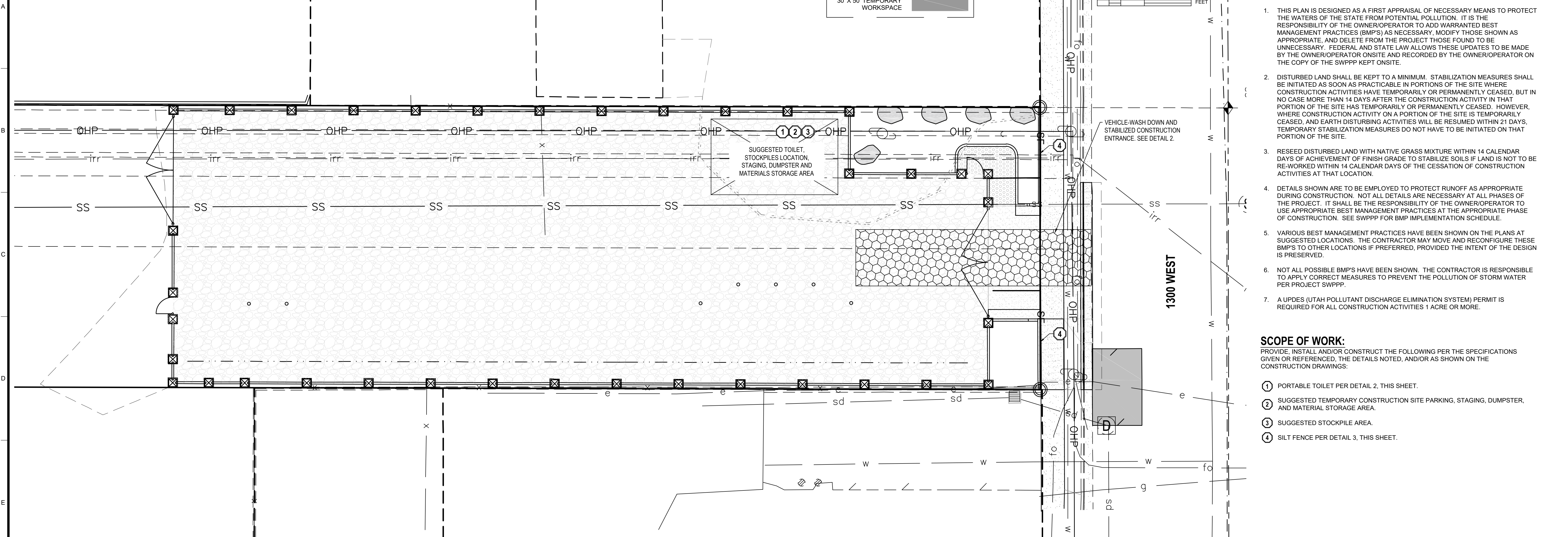
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1	REISSUED FOR CONSTRUCTION
2	REISSUED FOR CONSTRUCTION, CUP COMMENTS
3	REISSUED FOR CONSTRUCTION, CITY COMMENTS

ENGINEERING RECORD	ENGINEERING RECORD
DRAWN BY: ENSIGN	CHECKED BY: E. BUSH
PROJECT ENGR: J. GARDNER	SURVEYOR: ENSIGN
ENGR MNGR: Q. EVANS	CONSTR MNGR: D. FRANCIS

SECTION: 10	TT3S	RR1W
ELEVATION: 4393		
LAT: 40.5730	LONG: -111.9296	
SCALE: AS SHOWN		

CITY	COUNTY	STATE
SOUTH JORDAN	SALT LAKE	UTAH
DRAWING NUMBER	SHEET	REVISION
DEU-P-F034T036-CCS-001	07 OF 11	3



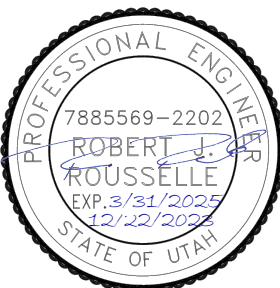
1. THIS PLAN IS DESIGNED AS A FIRST APPRAISAL OF NECESSARY MEANS TO PROTECT THE WATERS OF THE STATE FROM POTENTIAL POLLUTION. IT IS THE RESPONSIBILITY OF THE OWNER/OPERATOR TO ADD WARRANTED BEST MANAGEMENT PRACTICES (BMPs) AS NECESSARY, MODIFY THOSE SHOWN AS APPROPRIATE, AND DELETE FROM THE PROJECT THOSE FOUND TO BE UNNECESSARY. FEDERAL AND STATE LAW ALLOWS THESE UPDATES TO BE MADE BY THE OWNER/OPERATOR ONSITE AND RECORDED BY THE OWNER/OPERATOR ON THE COPY OF THE SWPPP KEPT ONSITE.
2. DISTURBED LAND SHALL BE KEPT TO A MINIMUM. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. HOWEVER, WHERE CONSTRUCTION ACTIVITY ON A PORTION OF THE SITE IS TEMPORARILY CEASED, AND EARTH DISTURBING ACTIVITIES WILL BE RESUMED WITHIN 21 DAYS, TEMPORARY STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE.
3. RESEED DISTURBED LAND WITH NATIVE GRASS MIXTURE WITHIN 14 CALENDAR DAYS OF ACHIEVEMENT OF FINISH GRADE TO STABILIZE SOILS IF LAND IS NOT TO BE RE-WORKED WITHIN 14 CALENDAR DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES AT THAT LOCATION.
4. DETAILS SHOWN ARE TO BE EMPLOYED TO PROTECT RUNOFF AS APPROPRIATE DURING CONSTRUCTION. NOT ALL DETAILS ARE NECESSARY AT ALL PHASES OF THE PROJECT. IT SHALL BE THE RESPONSIBILITY OF THE OWNER/OPERATOR TO USE APPROPRIATE BEST MANAGEMENT PRACTICES AT THE APPROPRIATE PHASE OF CONSTRUCTION. SEE SWPPP FOR BMP IMPLEMENTATION SCHEDULE.
5. VARIOUS BEST MANAGEMENT PRACTICES HAVE BEEN SHOWN ON THE PLANS AT SUGGESTED LOCATIONS. THE CONTRACTOR MAY MOVE AND RECONFIGURE THESE BMPs TO OTHER LOCATIONS IF PREFERRED, PROVIDED THE INTENT OF THE DESIGN IS PRESERVED.
6. NOT ALL POSSIBLE BMPs HAVE BEEN SHOWN. THE CONTRACTOR IS RESPONSIBLE TO APPLY CORRECT MEASURES TO PREVENT THE POLLUTION OF STORM WATER PER PROJECT SWPPP.
7. A UPDES (JUTAH POLLUTANT DISCHARGE ELIMINATION SYSTEM) PERMIT IS REQUIRED FOR ALL CONSTRUCTION ACTIVITIES 1 ACRE OR MORE.

PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS
GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE
CONSTRUCTION DRAWINGS:

- ① PORTABLE TOILET PER DETAIL 2, THIS SHEET.
- ② SUGGESTED TEMPORARY CONSTRUCTION SITE PARKING, STAGING, DUMPSTER, AND MATERIAL STORAGE AREA.
- ③ SUGGESTED STOCKPILE AREA.
- ④ SILT FENCE PER DETAIL 3, THIS SHEET.

1. EXCAVATE 6"x6" TRENCH ALONG LIMITS OF DISTURBANCE AS SHOWN ON CONSTRUCTION DRAWINGS.
2. POSTS SHALL BE POSITIONED ON DOWNSTREAM SIDE OF FENCE.
3. LAY TOE-IN FABRIC FLAP IN BOTTOM OF TRENCH. BACKFILL TRENCH WITH FREE DRAINING GRANULAR MATERIAL. COMPACT TRENCH TO SATISFACTION OF THE ENGINEER OF RECORD.
4. SILT FENCE GEOTEXTILE SHALL MEET AASHTO M289-92 REQUIREMENTS.
5. REMOVE & DISPOSE OF SEDIMENT WHEN ACCUMULATION IS 50% OF EXPOSED FENCE HEIGHT.
6. 10' MAX. SPACING BETWEEN STAKES.
7. SILT FENCES SHALL BE INSTALLED ALONG CONTOURS, NOT UP AND DOWN SLOPES, WITH 10' OVERLAP AT BREAKS.

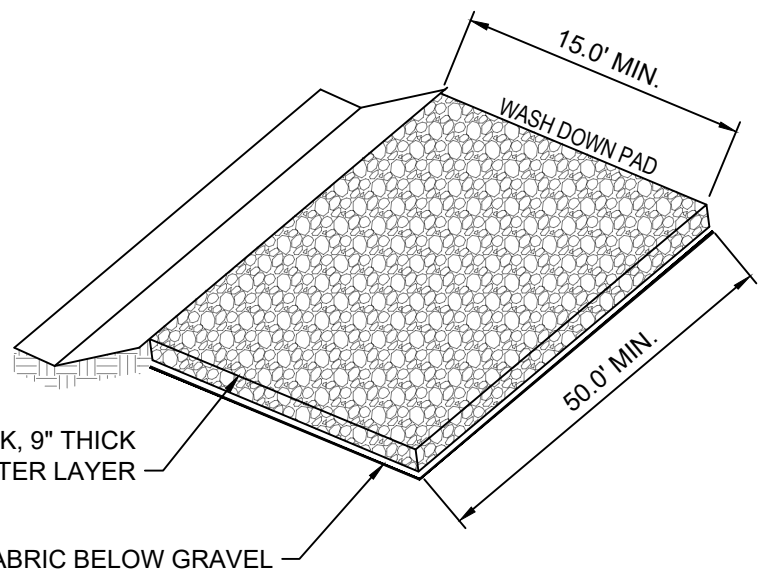
City Engineer
City of South Jordan
Approved 05/17/2024
Bud Klawns City Engineer



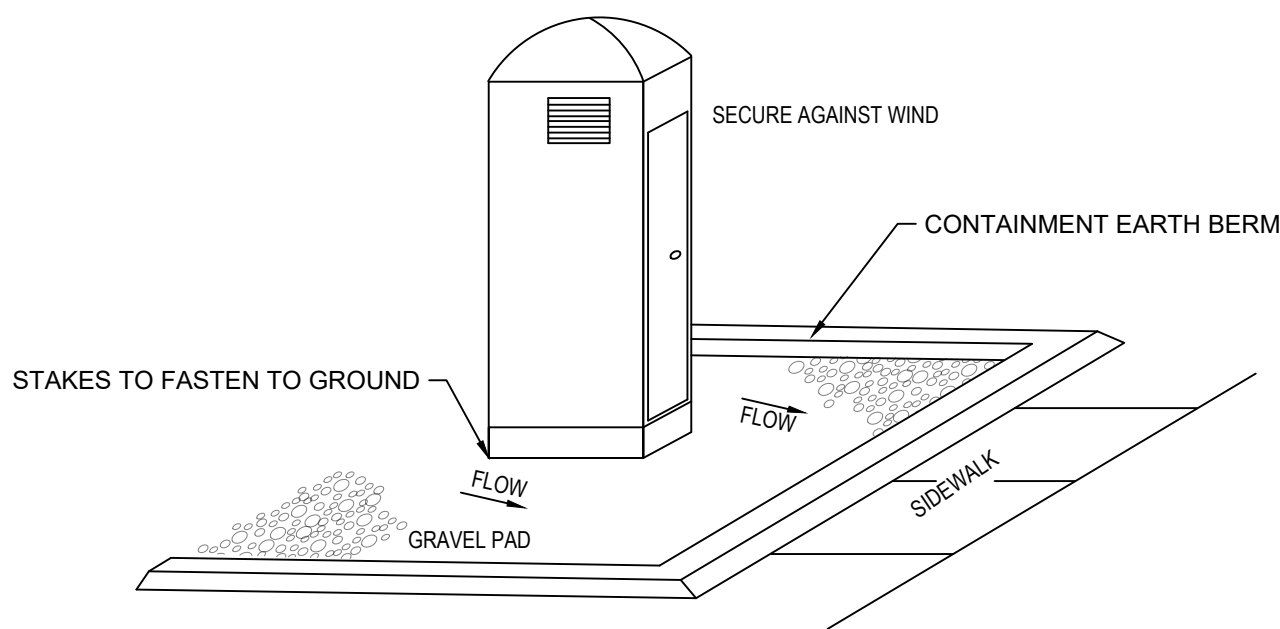
RE-ISSUED FOR CONSTRUCTION



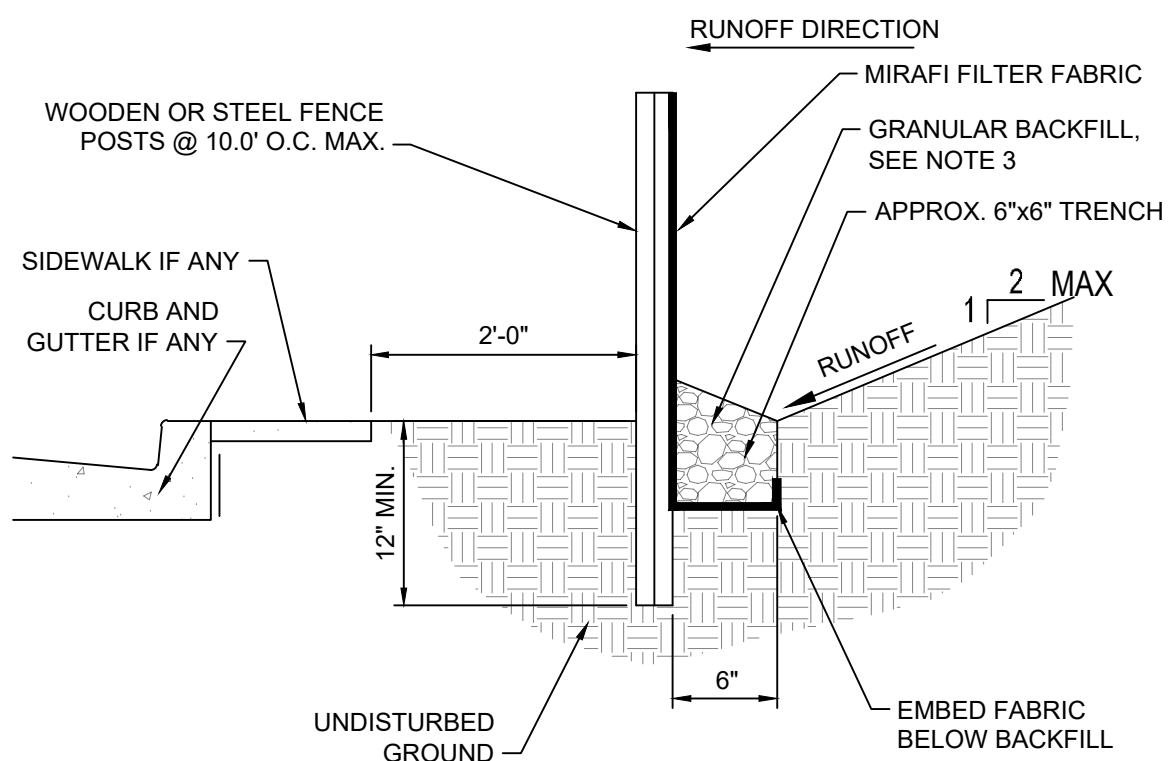
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENGINERS.COM



1. PLACE SIGN ADJACENT TO ENTRANCE " CONSTRUCTION TRAFFIC ONLY - ALL CONSTRUCTION TRAFFIC SHALL ENTER AND EXIT SITE AT THIS LOCATION"




SCALE: NONE

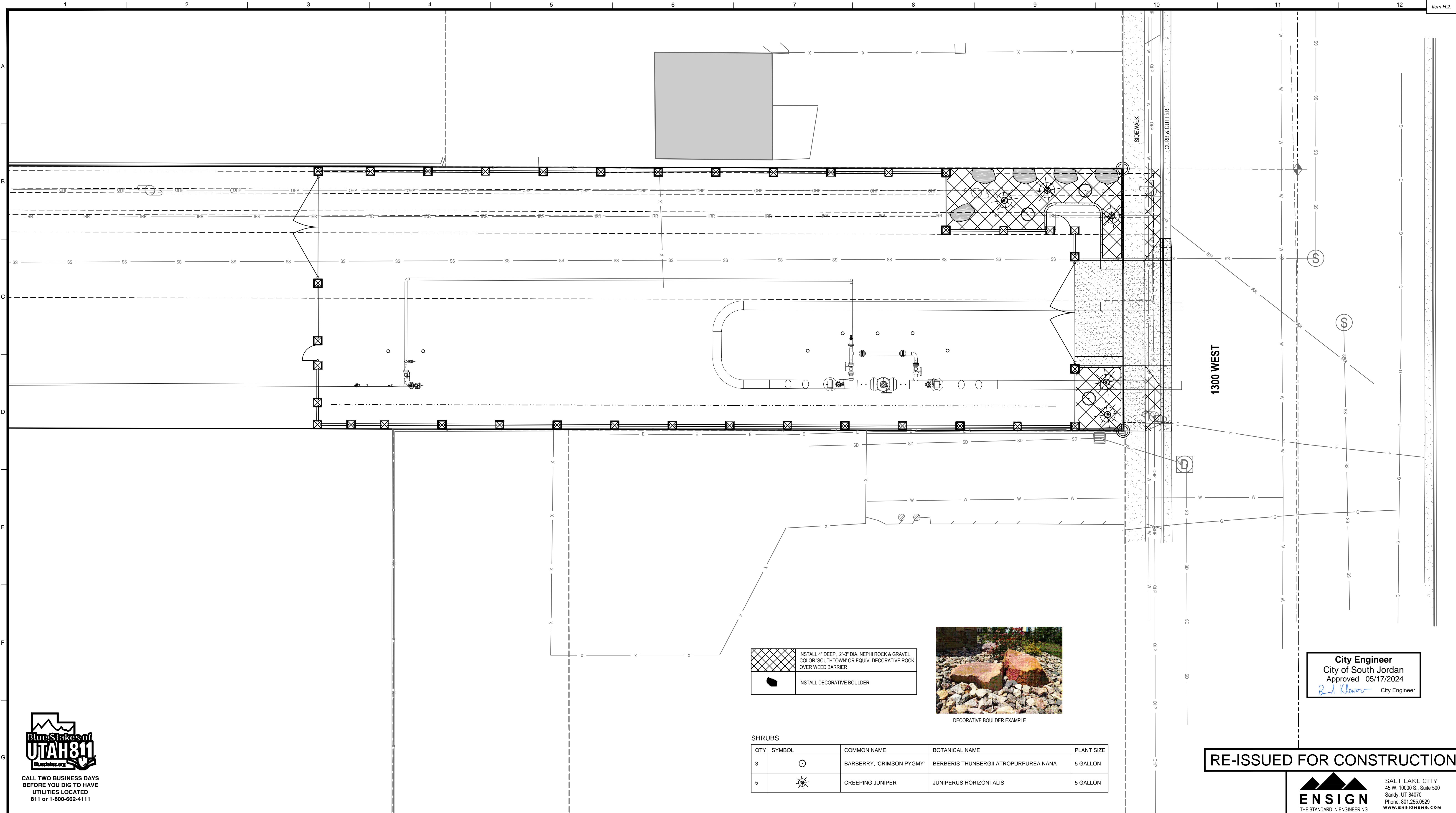


SCALE: NONE



**CALL TWO BUSINESS DAYS
BEFORE YOU DIG TO HAVE
UTILITIES LOCATED
811 or 1-800-662-4111**

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD		<div><div><div>DOMINION ENERGY UTAH</div></div></div>	LINE NUMBER: FL- 34 & 36			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: ENSIGN		FACILITY:	FL-34 BLOCK VALVE AND FL-36 TAP		
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			90323.23	FL34 REPLACEMENT, PHASE 1B, HEADING SOUTH	1	REISUED FOR CONSTRUCTION	08-23-2023	ENSIGN	EB	PROJECT ENGR: J GARDNER		DESCRIPTION:	EROSION CONTROL PLAN		
					2	REISSUED FOR CONSTRUCTION, CUP COMMENTS	12-22-2023	ENSIGN	EB	SURVEYOR: ENSIGN		ADDRESS:	9800 SOUTH 1300 WEST		
										ENGR MNGR: Q. EVANS					
										CONSTR MNGR: D FRANCIS					
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											ELEVATION: 4393	SOUTH JORDAN	SALT LAKE	UTAH	
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												SCALE: AS SHOWN	DEU-P-F034T036-CCS-001		
											SHEET		REVISION		
											08 OF 11		2		



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BlueStakes.org
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City Engineer
City of South Jordan
Approved 05/17/2024
Ben Klawns City Engineer

RE-ISSUED FOR CONSTRUCTION

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THE STANDARD IN ENGINEERING
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										CONSTR MNGR:	D FRANCIS
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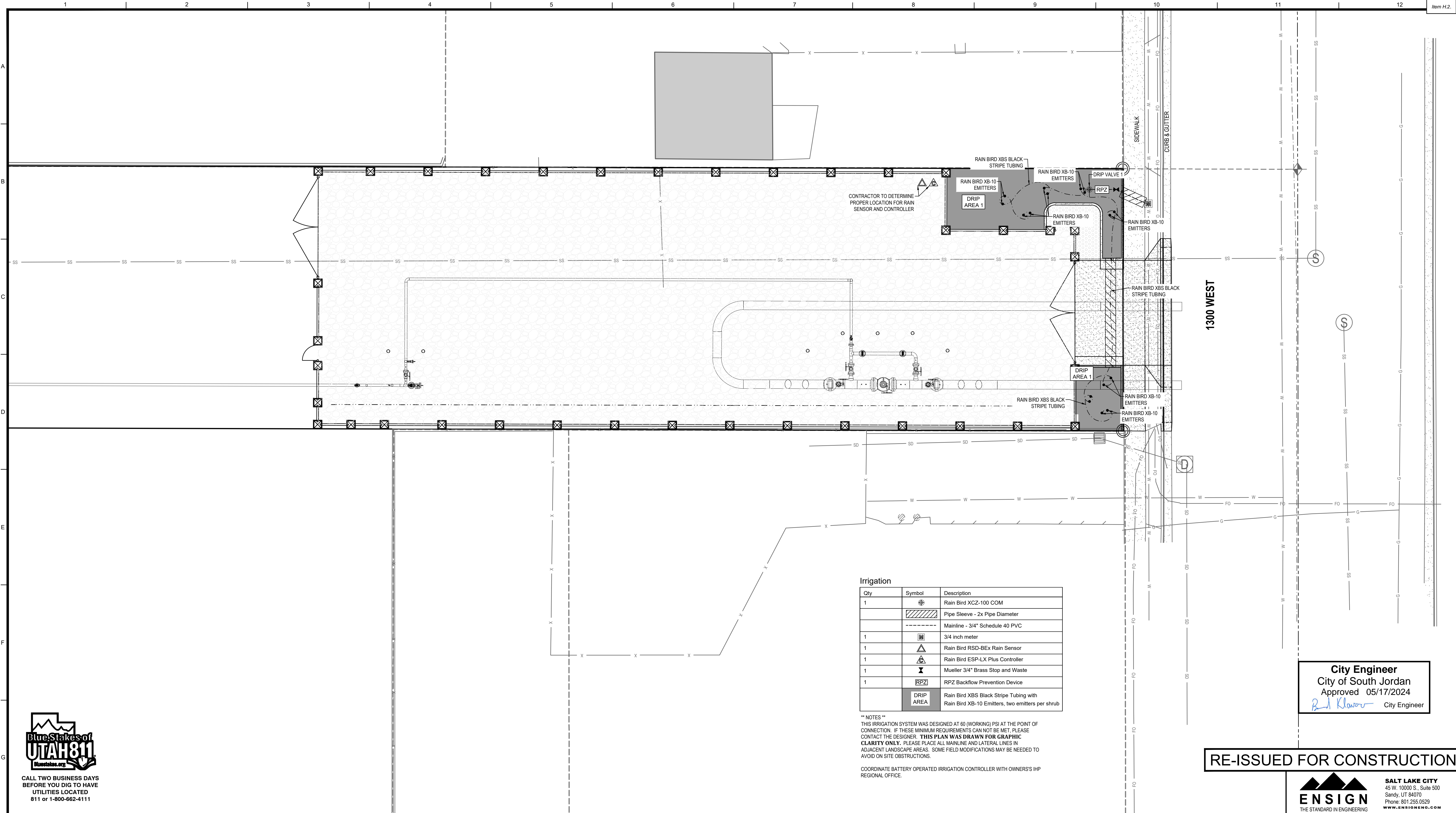


DOMINION ENERGY UTAH

SECTION: 10 TT3S R R1W
ELEVATION: 4393
LAT: 40.5730 LONG: -111.9296
SCALE: 1"=10'

LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:			FL- 34 & 36 FL-34 BLOCK VALVE AND FL-36 TAP CIVIL SITE DRAWINGS LANDSCAPE PLAN 9800 SOUTH 1300 WEST		
CITY SOUTH JORDAN	COUNTY SALT LAKE	STATE UTAH	DRAWING NUMBER DEU-P-F034T036-CCS-001	SHEET 09 OF 11	REVISION 2

DOMINION ENERGY ANS/D



CALL TWO BUSINESS DAYS
BEFORE YOU DIG TO HAVE
UTILITIES LOCATED
811 or 1-800-662-4111

Irrigation			
Qty	Symbol	Description	
1		Rain Bird X8-10 COM	
		Pipe Sleeve - 2x Pipe Diameter	
		Mainline - 3/4\" Schedule 40 PVC	
1		3/4 inch meter	
1		Rain Bird RSD-BEX Rain Sensor	
1		Rain Bird ESP-LX Plus Controller	
1		Mueller 3/4\" Brass Stop and Waste	
1		RPZ Backflow Prevention Device	
		Rain Bird XBS Black Stripe Tubing with Rain Bird X8-10 Emitters, two emitters per shrub	

** NOTES **
THIS IRRIGATION SYSTEM WAS DESIGNED AT 60 (WORKING) PSI AT THE POINT OF CONNECTION. IF THESE MINIMUM REQUIREMENTS CAN NOT BE MET, PLEASE CONTACT THE DESIGNER. **THIS PLAN WAS DRAWN FOR GRAPHIC CLARITY ONLY.** PLEASE PLACE ALL MAINLINE AND LATERAL LINES IN ADJACENT LANDSCAPE AREAS. SOME FIELD MODIFICATIONS MAY BE NEEDED TO AVOID ON SITE OBSTRUCTIONS.

COORDINATE BATTERY OPERATED IRRIGATION CONTROLLER WITH OWNER'S IHP REGIONAL OFFICE.

City Engineer
City of South Jordan
Approved 05/17/2024
Ben Klawns City Engineer

RE-ISSUED FOR CONSTRUCTION

ENSIGN
THE STANDARD IN ENGINEERING
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
www.ensigneng.com

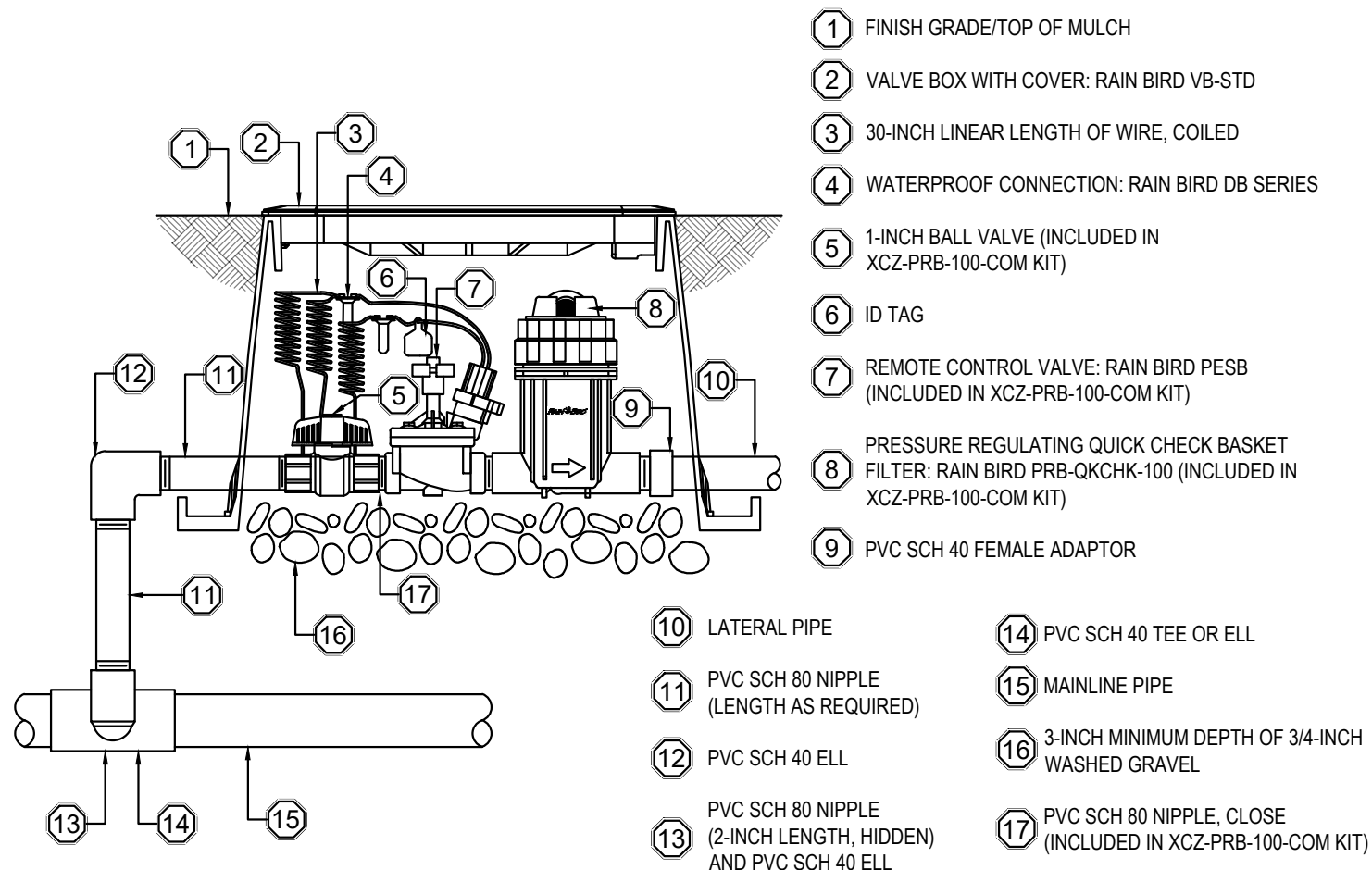
REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD			
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: ENSIGN		
DEU-P-F034T036-PIP-001	0	FABRICATION DRAWINGS	82850.23	FL-34 REPLACEMENT, PHASE 1B, HEADING NORTH	0	ISSUED FOR CONSTRUCTION	08-07-2023	ENSIGN	EB	CHECKED BY: E. BUSH		
			90323.23	FL34 REPLACEMENT, PHASE 1B, HEADING SOUTH	1	REISSUED FOR CONSTRUCTION	08-23-2023	ENSIGN	EB	PROJECT ENGR: J GARDNER		
					2	REISSUED FOR CONSTRUCTION, CUP COMMENTS	12-22-2023	ENSIGN	EB	SURVEYOR: ENSIGN		
										ENGR MNGR: Q. EVANS		
										CONSTR MNGR: D FRANCIS		
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										ELEVATION: 4393		
										LAT: 40.5730 LONG: -111.9296		
										SCALE: 1"=10'		



DOMINION ENERGY UTAH

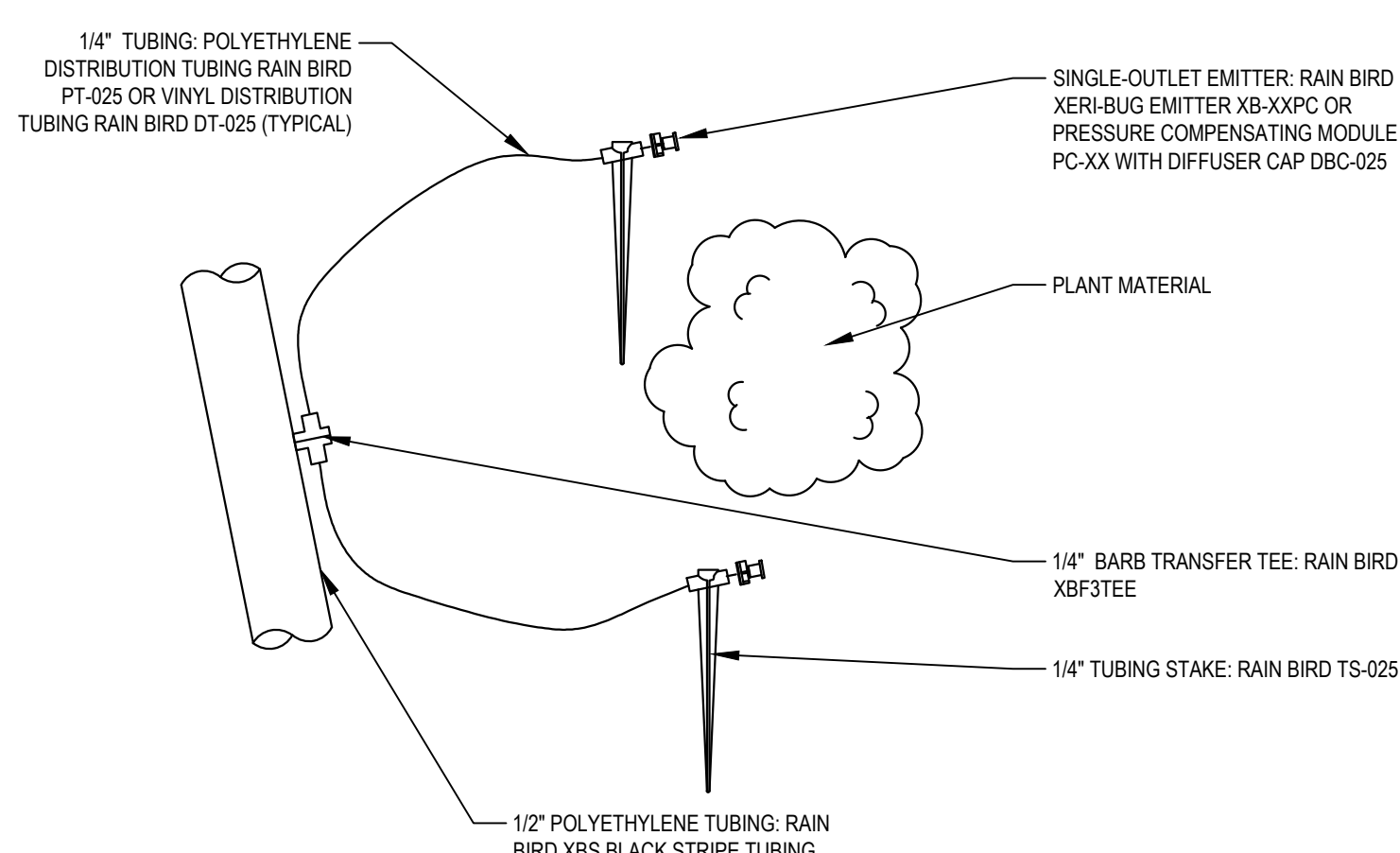
LINE NUMBER: FACILITY: TITLE: DESCRIPTION: ADDRESS:			FL - 34 & 36 FL-34 BLOCK VALVE AND FL-36 TAP CIVIL SITE DRAWINGS LANDSCAPE PLAN 9800 SOUTH 1300 WEST		
CITY SOUTH JORDAN	COUNTY SALT LAKE	STATE UTAH	DRAWING NUMBER DEU-P-F034T036-CCS-001	SHEET 10 OF 11	REVISION 2

DOMINION ENERGY ANS1.D



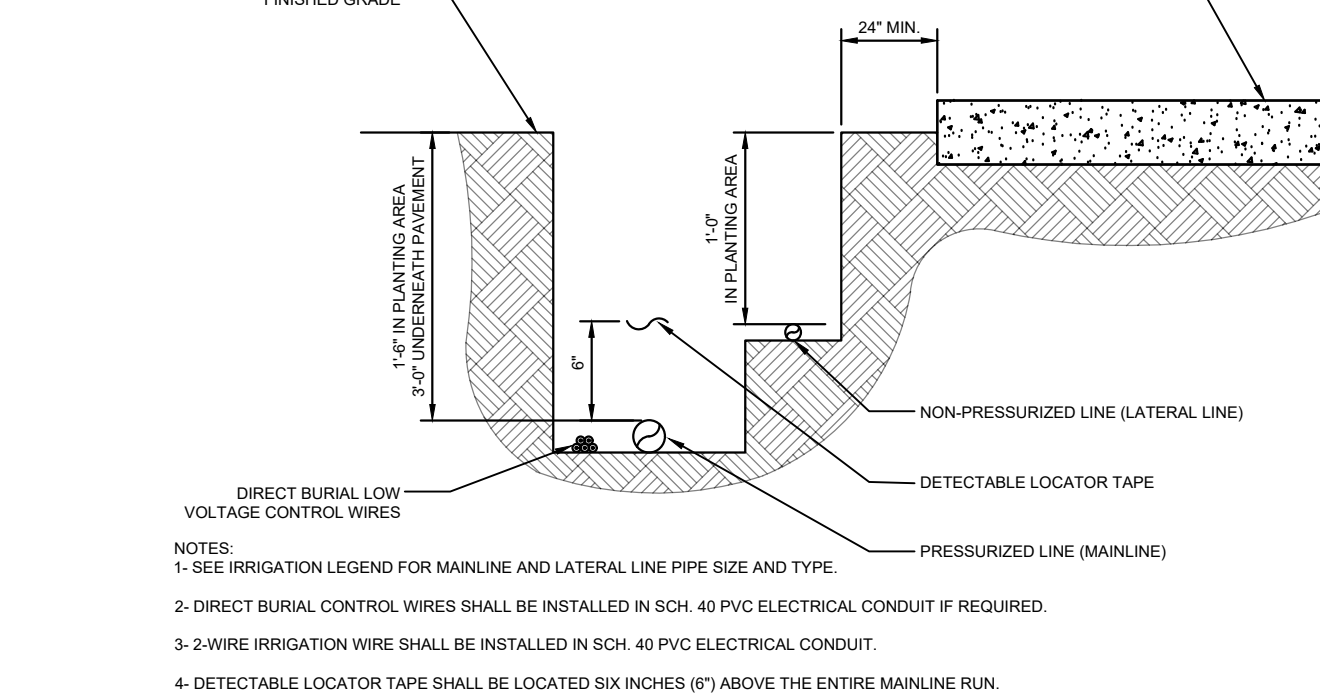
10 DRIP CONTROL ZONE KIT

SCALE: NONE



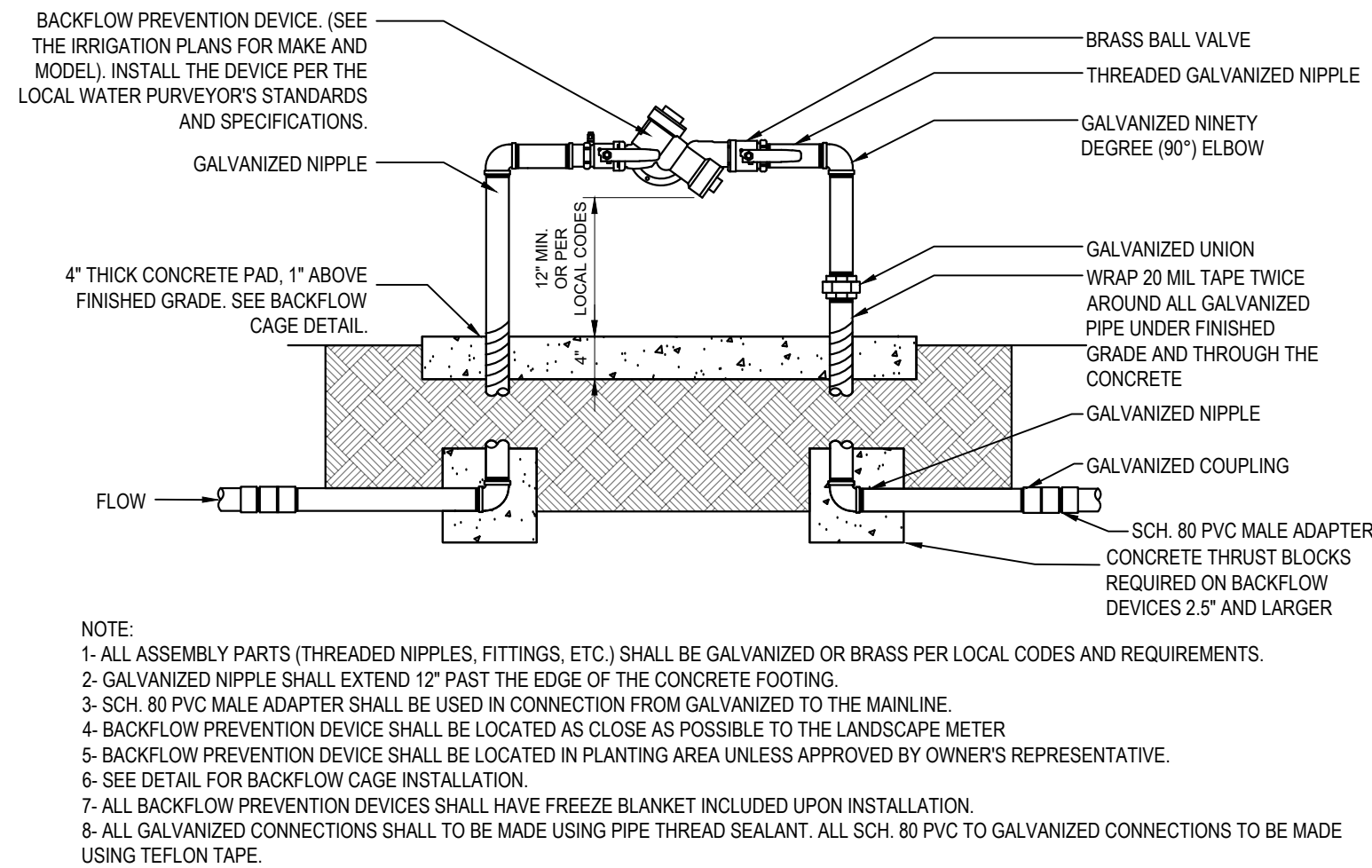
7 DRIP DETAIL

SCALE: NONE



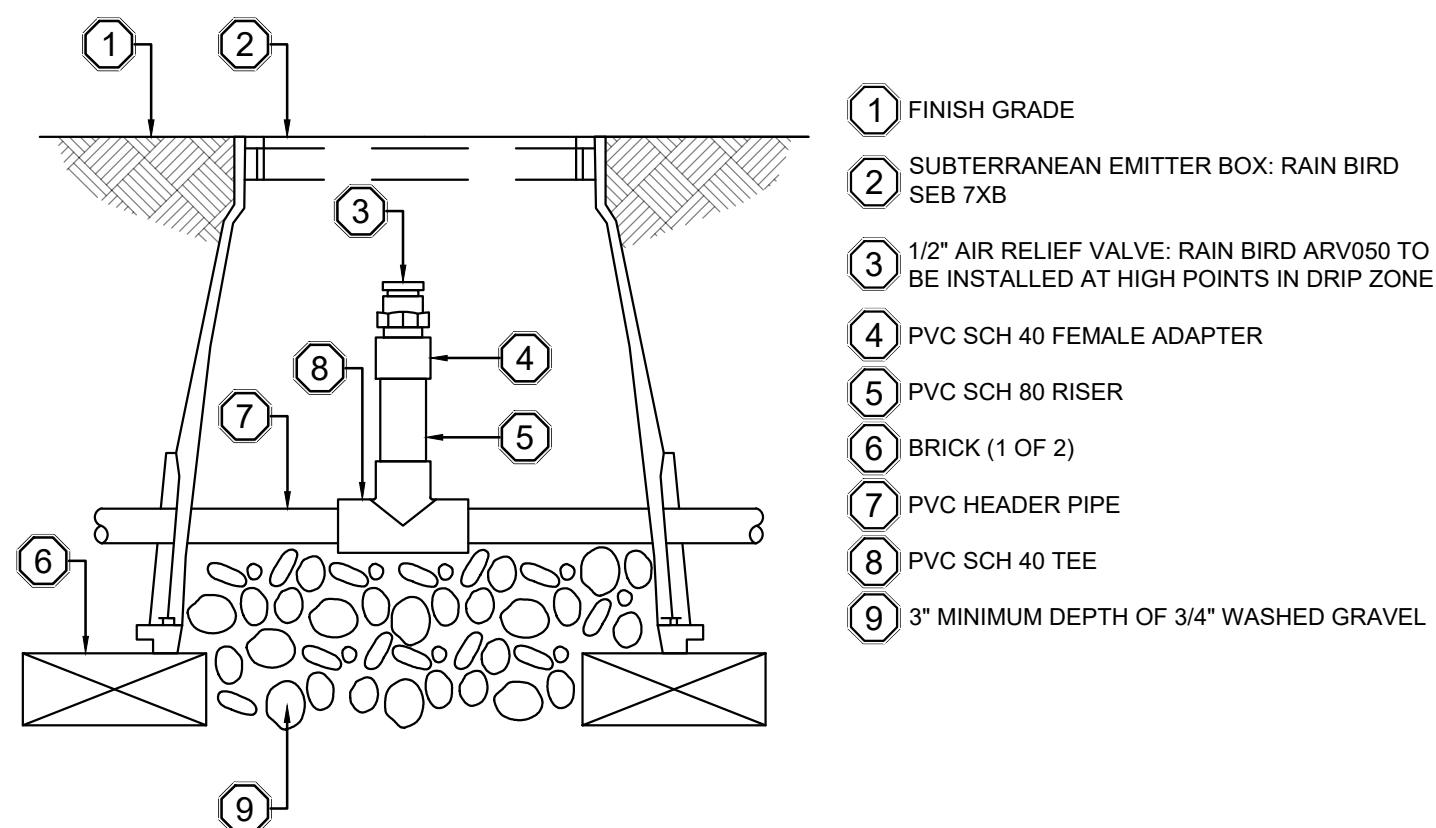
4 IRRIGATION TRENCHING

SCALE: NONE



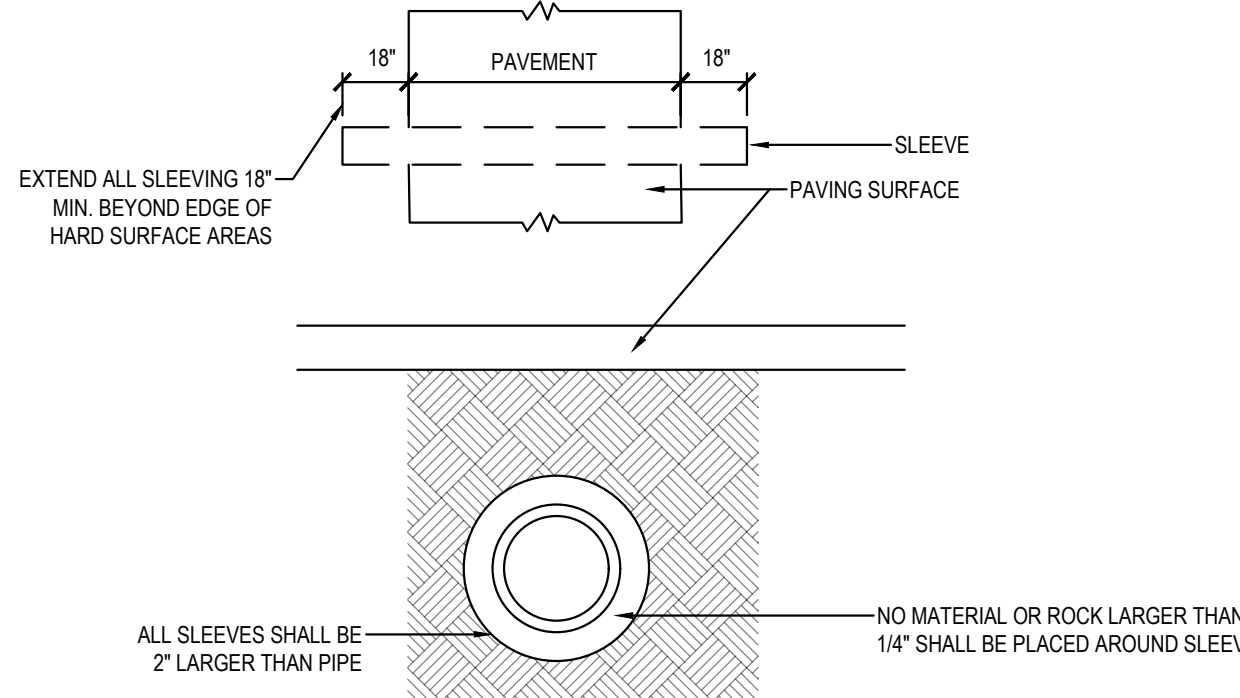
1 BACKFLOW PREVENTER

SCALE: NONE



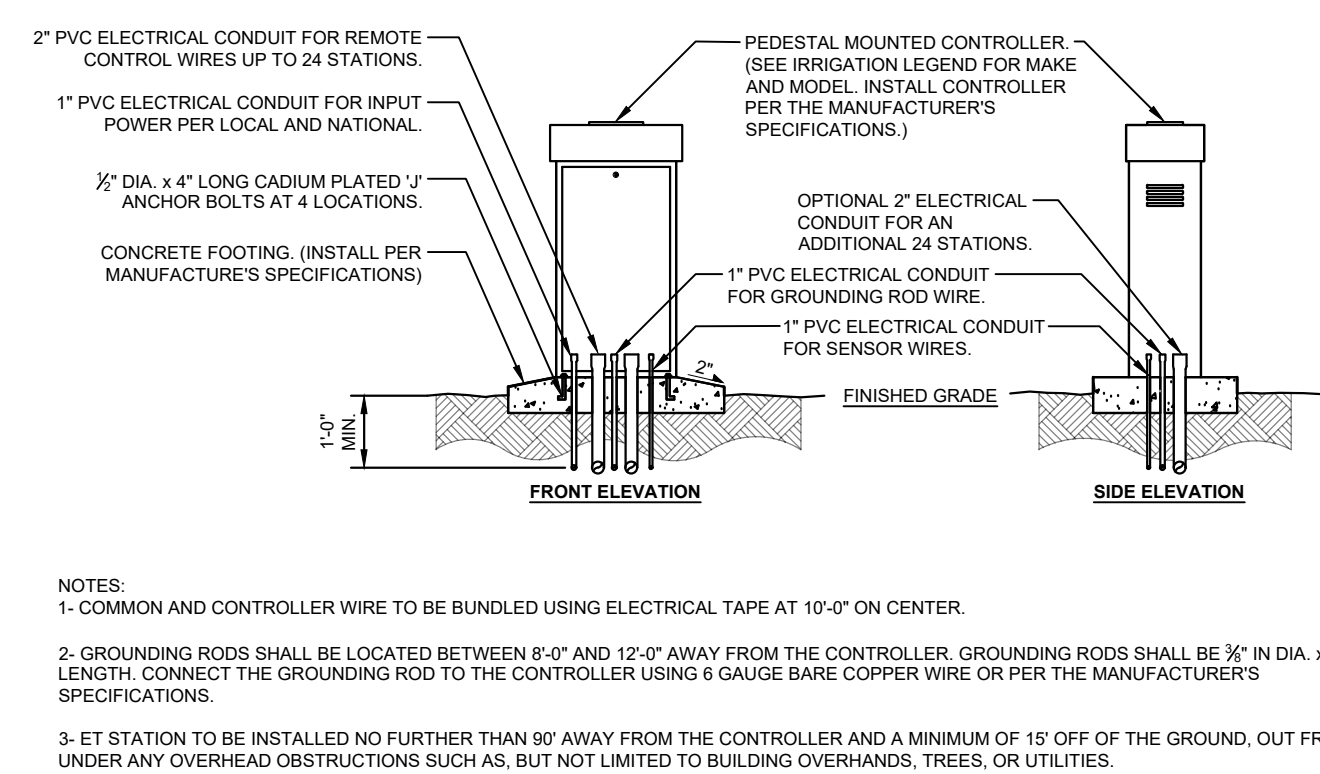
11 AIR RELIEF VALVE DETAIL

SCALE: NONE



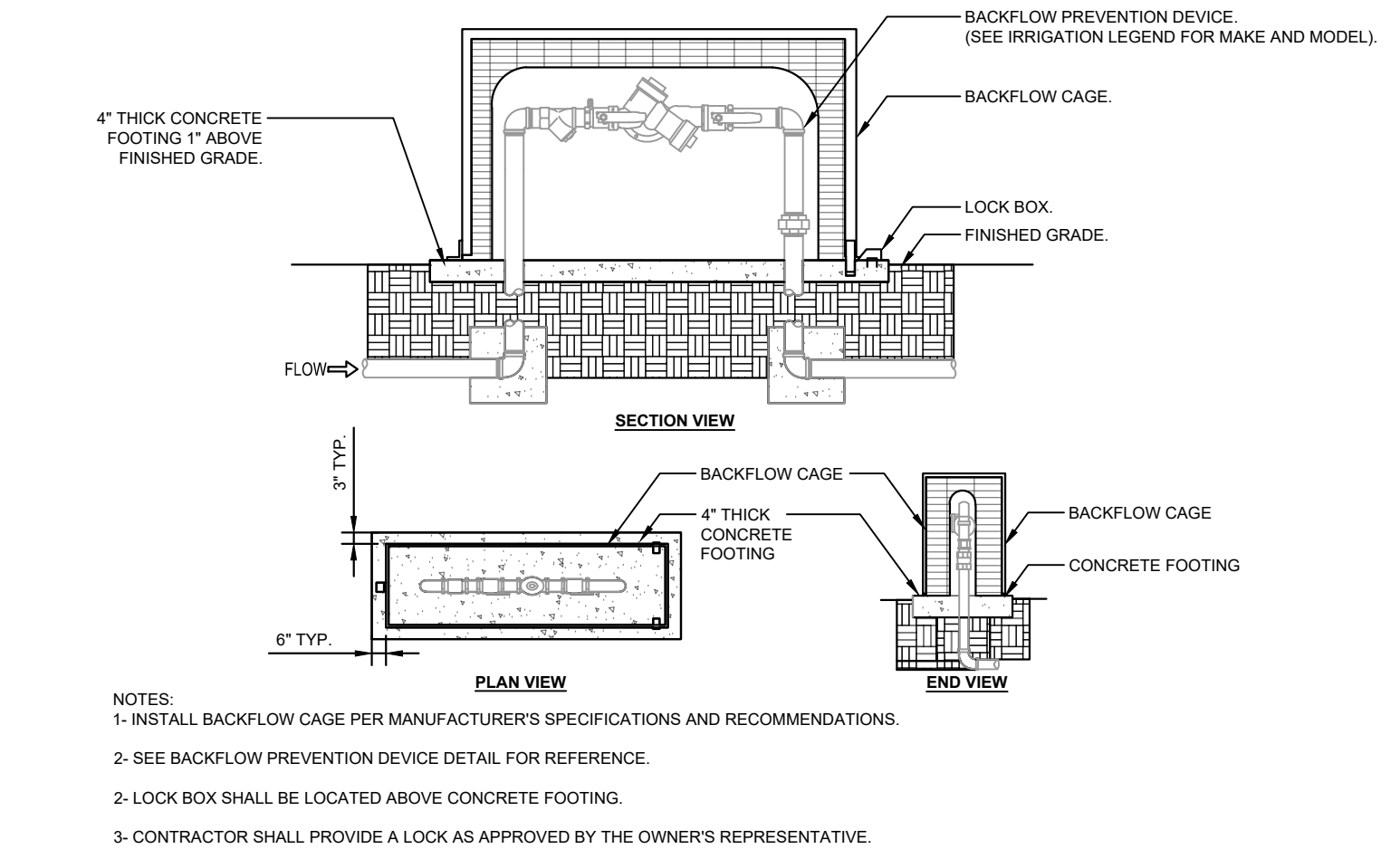
8 PIPE BENEATH PAVEMENT

SCALE: NONE



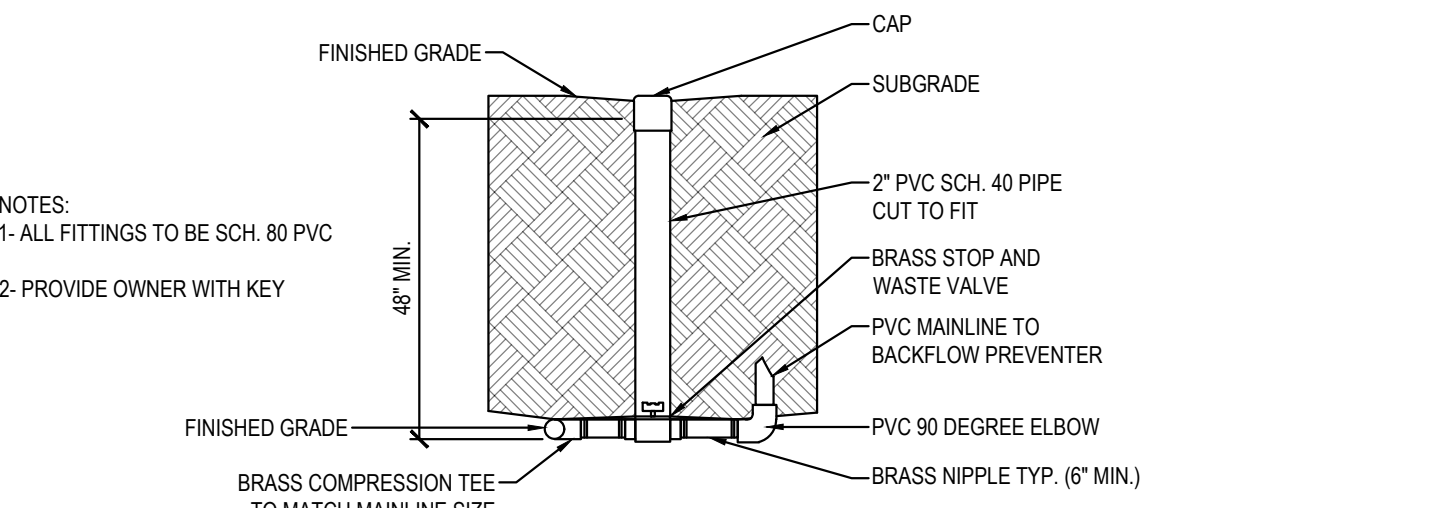
5 IRRIGATION CONTROLLER

SCALE: NONE



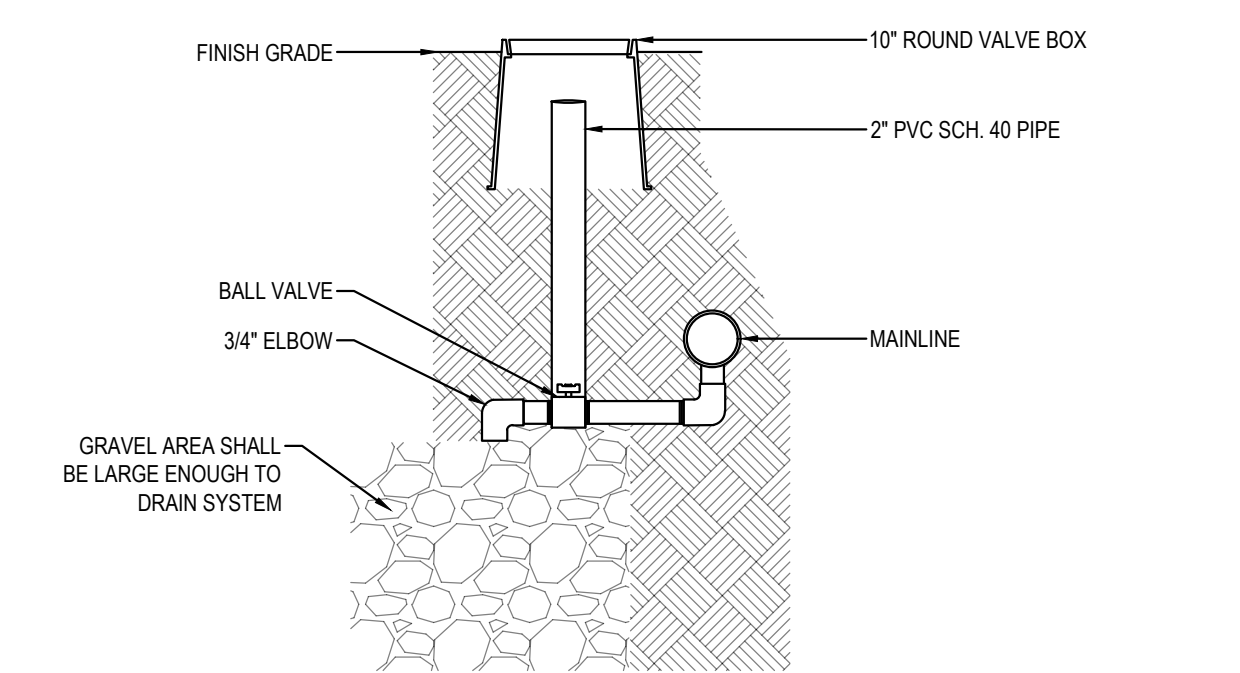
2 BACKFLOW CAGE

SCALE: NONE



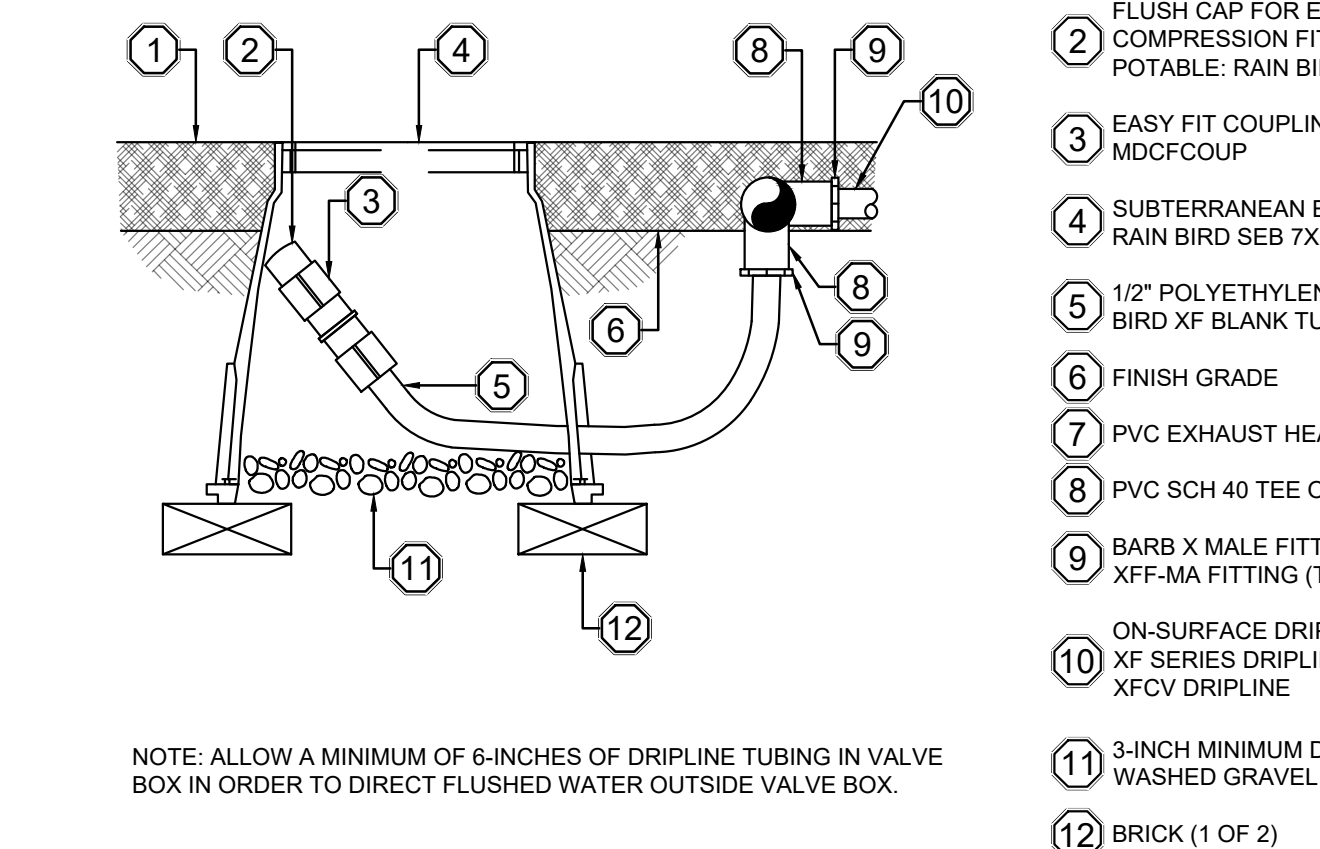
12 MANUAL DRAIN DETAIL

SCALE: NONE



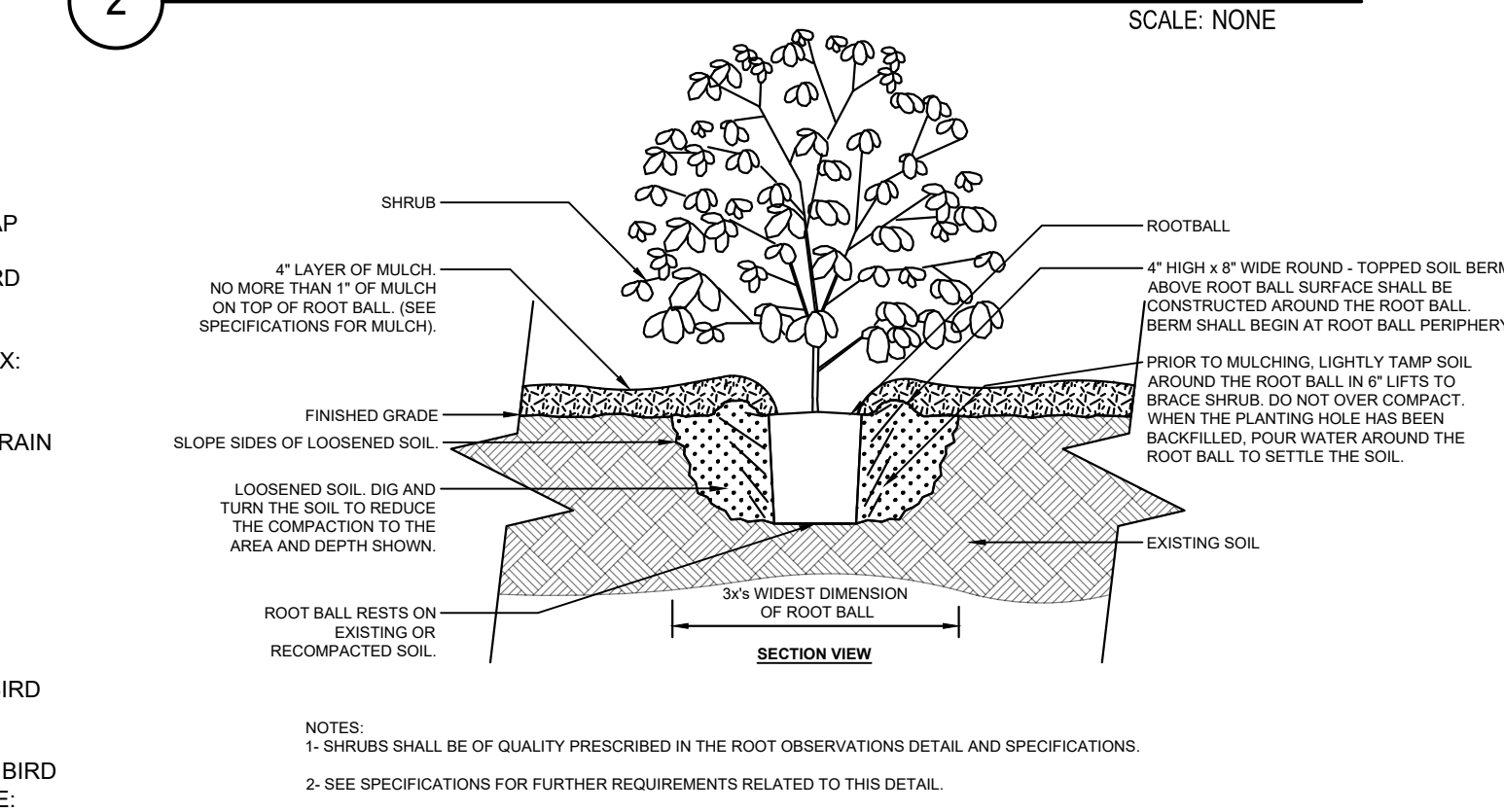
9 STOP AND WASTE VALVE ASSEMBLY DETAIL

SCALE: NONE



6 ON-SURFACE DRIPLINE FLUSH POINT DETAIL

SCALE: NONE



3 SHRUB PLANTING DETAIL

SCALE: NONE



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811 or 1-800-662-4111

City Engineer
City of South Jordan
Approved 05/17/2024
City Engineer

RE-ISSUED FOR CONSTRUCTION



SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529
WWW.ENSGNENG.COM

REFERENCE DRAWINGS			WORK ORDERS		REVISIONS				ENGINEERING RECORD	
DRAWING NUMBER	REV	DRAWING DESCRIPTION	WO NUMBER	DESCRIPTION	NO	DESCRIPTION	DATE	BY	CHECK	DRAWN BY: ENSGN
DEU-P-F034T036-PIP-001	0	FABRICATION DRAWINGS	82850.23	FL-34 REPLACEMENT, PHASE 1B, HEADING NORTH	0	ISSUED FOR CONSTRUCTION	08-07-2023	ENSGN	EB	CHECKED BY: E. BUSH
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DOMINION ENERGY UTAH

SECTION: 10 TT3S RR1W
ELEVATION: 4393
LAT: 40.5730 LONG: -111.9296
SCALE: AS SHOWN

LINE NUMBER:
FACILITY:
TITLE:
DESCRIPTION:
ADDRESS:

FL- 34 & 36
FL-34 BLOCK VALVE AND FL-36 TAP
CIVIL SITE DRAWINGS
LANDSCAPE AND IRRIGATION DETAILS
9800 SOUTH 1300 WEST

CITY SOUTH JORDAN COUNTY SALT LAKE STATE UTAH

DRAWING NUMBER
DEU-P-F034T036-CCS-001

SHEET 11 OF 11
REVISION 2

17.18.040: IMPACT CONTROL MEASURES

Impact control measures, as explained by this section, generally apply to allowed uses when the context or scale of a proposed project increases the potential for negative impacts (e.g., traffic, sound, hazardous waste, light, vibration, odor, glare, etc.) on surrounding properties or on the public health, safety, and welfare. Additional measures may be required of conditional uses, according to section 17.18.050, "Conditional Uses", of this chapter. Impact control measures do not apply to permitted uses that are accessory to an established residential primary use. The City Engineer and Planning Director may modify the requirements of a required impact control measure upon the applicant's showing of good cause (a reason rationally related to the development) and in the best interest of the City. With all required impact control measures, the applicant shall provide the applicable documentation, at the applicant's expense, and demonstrate that the design of a project and operation of the use will adequately mitigate the contextual impact. If the City Engineer or Planning Director determine that the regulations of this section conflict with other regulations of this Code, the more restrictive regulations shall apply.

- A. **Traffic Study:** The purpose of a traffic study is to identify the extent of traffic impacts generated by a use or project on transportation system capacity, level of service, and safety. At applicant's expense, the City shall commission a traffic study from a licensed professional engineer. The applicant shall pay the fee for the traffic study prior to the commencement of the study. Proposed uses and projects that meet any of the following criteria shall provide a traffic study:
1. Initial establishment of uses identified in the required impact control measures table in this section.
 2. Project that may generate more than one hundred (100) trips in a peak hour or one thousand (1,000) total daily trips.
 3. New construction project that exceeds ten (10) acres.
 4. All uses proposing to access residential streets and that may generate more than twenty five (25) trips in a peak hour or two hundred fifty (250) total daily trips.
- B. **Circulation And Access Plan:** The purpose of a circulation plan is to identify a proposed project's potential traffic conflicts generated by proposed access points and vehicular, pedestrian, and bicycle routes. The circulation plan shall show adjacent roads, access points, primary travel routes, drop off and pick up areas, stacking and queuing areas, connections with adjacent properties, and pedestrian and bicycle routes. All projects that meet any of the following criteria shall provide a circulation and access plan:
1. Initial establishment of uses identified in the required impact control measures table in subsection H of this section.
 2. New construction projects proposing the use of a drive-through, car wash, or vehicle bay.
 3. Projects that require a traffic study per subsection A of this section.
 4. Projects that include proposed private streets in residential areas.

- C. Operations Plan: The purpose of an operations plan is to identify the potential sound, vibration, light, glare, odor, crime, hazardous materials, fire, and environmental impacts generated by a use or project based on the operational nature, scale, or practices of an establishment. The operations plan shall include the following information, if applicable: date of commencement of operations; proposed hours and days of operation; a general description of the operation; a projection of the number of persons on site (e.g., employees and customers); types of accessory uses anticipated; hazardous materials to be used or produced on site; and all other relevant information to describe the nature, scale, practices of the establishment. Initial establishment of uses identified in the required impact control measures table in subsection H of this section shall provide an operations plan.
- D. Sound Study: The purpose of a sound study is to determine the potential for detrimental effects from sound generated by the proposed use or project. A sound study shall be commissioned, at the expense of the applicant, from a member of a national acoustical association (i.e., National Council of Acoustical Consultants, Acoustical Society of America, or Institute of Noise Control Engineering) or an expert consultant with demonstrated experience and capacity as determined by the Planning Director. The sound study shall include sufficient information to determine the likelihood of compliance with Salt Lake County Health Department noise regulations and the requirements of this title. All uses that meet any of the following criteria shall provide a sound study:
1. Initial establishment of uses identified in the required impact control measures table in subsection H of this section.
 2. All nonresidential uses that anticipate using outdoor speakers or public address systems.
 3. Initial establishment of the following uses shall require a sound study when located within three hundred feet (300') of a property line of a Residential Zone, an existing dwelling unit, a religious assembly use, or an elementary, secondary education use:
 - a. Outdoor animal activities associated with nonresidential uses, including kennels, runs and corrals.
 - b. Drive-through facilities.
 - c. Car washes or car vacuums.
- E. Rehabilitation And Containment Plan: A containment plan shall be prepared by a qualified expert documenting hazardous materials to be stored, used, or produced in significant quantities and the policies and practices to prevent and contain the accidental or inappropriate discharge of those materials. The plan shall demonstrate that the proposed use will comply with all State and Federal requirements and that the public and the environment will be protected from hazardous conditions. A rehabilitation plan shall also include actions that will be taken upon cessation of activities or uses involving potentially hazardous materials to ensure that the site is free from hazardous materials for future activities or uses. A containment and rehabilitation plan shall be provided for the following uses:
1. Uses identified in the required impact control measures table in subsection H of this section.
 2. Accessory uses that involve significant quantities of hazardous materials.

F. Additional Notice: The purpose of the additional notice control measure is to ensure property owners are notified of uses and projects with a greater likelihood for negative impacts on properties beyond the immediate vicinity. Uses and projects requiring additional notice according to this section shall provide notice to all property owners of record within six hundred feet (600') of the boundary of the subject property for any statutorily required public hearing, in addition to other noticing requirements of this Code and State law. The additional notice requirement shall apply to the following uses and projects:

1. Initial establishment of uses identified in the required impact control measures table in this section.
2. New construction projects that exceed ten (10) acres.

G. Residential Protection Area:

Item H.2.

1. The purpose of a residential protection area is to minimize the impact of a use on existing residential areas that are planned to remain residential and areas that are planned to become residential in the future. A residential protection area minimizes impacts on residential areas by applying additional restrictions to a use or prohibiting a use with the protection area as outlined below.
2. A residential protection area is the area within a distance prescribed by the required impact control measure table in subsection H of this section. A residential protection area is measured from the boundary of a residential land use designation into the adjoining non-residential land use designation on the future land use map.
3. Uses or buildings that were compliant when initially established are not nonconforming uses or buildings, according to the requirements of this chapter, due to subsequent rezoning and development of a residential use within the residential protection area.
4. Residential protection areas shall be applied according to the following:
 - a. Prohibited: Uses are prohibited, except for associated parking or open space, within the distance identified in the required impact control measures table in this section.
 - b. Stadium/Theater/Auditorium: The residential protection area identified in the required impact control measures table of this section may be reduced to one hundred feet (100') when the activities associated with the use are conducted within completely enclosed structures and the floor area of the structure is less than one thousand (1,000) square feet.
 - c. Gas Station: Underground fuel storage tanks are prohibited within the residential protection area for the gas station use as identified in the required impact control measures table in this section. The following exceptions to the residential protection area are allowed:
 - (1) The residential protection area is reduced to one hundred feet (100') from the property line of properties with a residential land use designation that do not have an existing residential dwelling unit.
 - (2) The residential protection area shall not apply to properties located on the opposite side of a minor collector road or greater, as classified by the City's master transportation plan, from the gas station use.
 - d. Aircraft Transportation: Aircraft transportation landing and takeoff facilities shall be located no closer than one thousand feet (1,000') from the property line of a residential zone, except for rotor craft used by emergency services in temporary situations.
 - e. P-O Zone: Drive-through facilities are prohibited.

H. Required Impact Control Measures Table:

Key:
X = Required

		Required Impact Control Measures							Item H.2.
Category	Uses	A. Traffic	B. Circulation And Access	C. Operations	D. Sound	E. Rehabilitation And Containment	F. Additional Notice	G. Residential Protection Area	
Agricultural	Animal husbandry			X				100'	
	Horticulture			X				100'	
	Plant nursery			X			X	100' ¹	
	Public agricultural facility		X	X	X		X	150' ¹	
Residential :									
Group living	Community residential facility		X	X			X		
	Dormitory	X	X	X			X	300'	
	Institutional facility		X	X	X		X	1 Mile	
Household	Live-work	X	X	X			X		
	Multi-family	X	X				X		
	Neighborhood residential facility								
	Single-family, attached		X				X		
	Single-family, detached		X						
Public:									
Civic and community	Cemetery								
	Community services		X	X					
	Public safety		X	X	X		X		
	Religious assembly and worship		X	X					

Education	Elementary/ secondary education	X	X	X			X	Item H.2.
	University/c ollege	X	X	X			X	
	Vocational/p rofessional	X	X	X			X	
Open space	Natural open space							
	Park open space							
Utility and communic ation	Energy conversion			X				100'
	Telecommu nication facility							
	Utility services			X		X	X	1,000'²
Commerci al:								

Services	Animal services			X	X		X	1	Item H.2.
	Business support								
	Daycare		X	X					
	Financial institution			X			X ³		
	Hospital	X	X	X			X	100'	
	Light service and repair			X				100'	
	Lodging							100'	
	Medical/dental office or clinic								
	Mortuary/funeral home							50' ⁵	
	Office								
	Personal services			X					
	Professional services								
	Restaurant							50' ⁵	
	Self-storage		X	X					
	Vehicle repair		X	X	X	X	X	200'	
	Vehicle services		X	X	X	X	X	150'	

Recreation and assembly	Arts and recreation		X	X	X			Item H.2.
	Convention/reception center	X	X	X			X	50' ⁵
	Indoor gun range		X	X	X			100'
	Instruction and training		X	X				
	Outdoor gun range		X	X	X			1,500'
	Outdoor recreation	X	X	X	X		X	50' ⁵
	Stadium/theater/auditorium	X	X	X	X ⁴		X	250'
Retail	Gas station	X	X	X		X	X	300'
	General retail							
	Kiosk, freestanding		X	X				50' ⁵
	Shopping center/department store	X	X	X			X	
	Vehicle sales and rental							200'
Industrial:								
Manufacturing and production	Assembly			X				100'
	Fabrication			X	X	X	X	300'
	Manufacturing			X	X	X	X	500'
	Mining			X	X	X	X	500'

Sales and service	Commercial service and repair		X	X	X	X	X	500'
	Food and drink preparation			X	X	X	X	500'
	Heavy equipment sales and rental			X			X	200'
	Research and development			X	X		X	300' ⁴
	Storage yards			X	X	X	X	300'
	Wholesale and warehouse			X		X	X	300'
Transportation	Aircraft transportation	X	X	X	X	X	X	500'
	Parking facility	X	X	X			X	150'
	Passenger terminal/station	X	X	X	X		X	100'
	Railroad facility			X	X	X	X	300'
Waste	Refuse			X	X	X	X	500'
	Salvage			X	X	X	X	500'

Item H.2.

Notes

¹When located in an R-1.8 Zone, the residential protection area shall apply to adjacent residential properties.

²Only applies to major utility facilities.

³Only applies to nondepository financial institutions.

⁴Only applies to outdoor or open air facilities.

⁵Buildings used for nonresidential uses located within 100 feet of the property line of properties with a residential land use designation shall not exceed 35 feet in height.

HISTORY

Amended by Ord. [2018-21](#) on 10/16/2018

Amended by Ord. [2019-01](#) on 3/5/2019

NOTICE OF PUBLIC HEARING

May 17, 2024

Dear Recipient:

Dominion Energy has filed an application (File #**PLSPR202300143**), located at 9804 S. Temple Drive. The applicant is requesting that the South Jordan City Planning Commission review and approve a site plan application for a failsafe block valve installation.

You are receiving this notice because Salt Lake County records indicate that you own property that is within 600' (feet) of the subject property boundaries; or are listed as an affected entity. A map showing the property location is attached to this notice.

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on May 28, 2024** in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: <http://ww.sjc.utah.gov/planning-commission/>. Virtual attendance is contingent upon an individual's internet connection, not the City. Virtual attendance does not permit participation. Unless written comment is submitted, in-person attendance is required to participate in public comment.

Public comment may be submitted in writing by mail or by emailing Andrew McDonald at amcdonald@sjc.utah.gov, **by 12 p.m. on May 28, 2024**. This ensures that any comments received can be reviewed by Staff and the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

Respectfully,
Andrew McDonald, AICP Candidate
Planner I, Planning Department

Location Map





1407 W North Temple, Suite 110
Salt Lake City, UT 84116
(801) 220-4043

March 12, 2024

Kevin J. Mulvey
Mulvey Enterprises, LLC
736 S 120 W
American Fork, UT 84003

RE: Dominion Energy FL-34 Block Valve and FL-36 Tap Project
APN: 27-10-429-002; 9800 S 1300 W, South Jordan, UT

Dear Mr. Mulvey,

Rocky Mountain Power has reviewed Dominion Energy's civil site drawings for construction and operation of a block valve and tap on the above-referenced property in relation to Rocky Mountain Power's existing electrical facilities and easements in the vicinity. Rocky Mountain Power sees no conflict and expresses no concerns with Dominion Energy's project provided Dominion Energy follows all National Electric Safety Code and Occupational Safety and Health Administration clearance requirements during construction.

Thank you for reaching out.

Regards,

Shawn H. Graff
Sr. Property Specialist

April 8, 2024,

To: South Jordan City

From: Lampton Farms Property Owners Association

We have previewed the enclosed information from Dominion Energy and find no problems with their projects.

President, Diane Stemmons
801-897-2695

A handwritten signature in cursive script that reads "Diane Stemmons". The signature is written in dark ink and is positioned below the printed name and phone number.

**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: 05/28/2024

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

File No.: PLCUP202300181
Property Address: 2530 W. 10950 S.
Applicant: Robbie Pope; L.R. Pope Engineering, Inc. (Authorized Representative)
Property Owner: Jackie Devaul
Submitted By: Andrew McDonald, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202300181**) based on the Findings and Conclusions listed in this report.

ACREAGE: (.92) Acre
CURRENT ZONING: Residential (R-1.8, 1.8 Units per Acre)
CURRENT/FUTURE LAND USE: Stable Neighborhood (SN)
NEIGHBORING ZONING/LAND USE: North: Single-Family Residential (R-1.8)
 East: Agricultural (A-5)
 West: Single-Family Residential (R-1.8)
 South: Single-Family Residential (R-1.8)

CONDITIONAL USE REVIEW STANDARDS:

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

ACCESSORY BUILDINGS CONDITIONAL USE REVIEW:

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

BACKGROUND:

The subject property is not part of a recorded subdivision, and has no known Covenants, Conditions & Restrictions (CC&Rs) recorded on the property that Staff could find record of. It would be a private and civil matter between the property owner(s) and the party enforcing said CC&Rs if they were to exist. The

City would not be involved if any CC&Rs regulated or restricted builds, such as this proposal, outside the provisions of City Code.

There is an active private irrigation line that runs along each side of 10950 south, bisecting the properties. The City does not track private irrigation lines, and does not require Easement Release & Encroachment Letters. The Ditch Master (Lamar Jackman) has contacted Staff, and described the location of the irrigation line. The proposed building does not conflict with its location. Staff is not requiring additional action be taken by the applicant.

The application is to construct a detached accessory garage in the rear yard of the subject property. The applicant is requesting conditional use approval for the architectural standards for accessory buildings in the R-1.8 Zone. The applicant is requesting the Commission review an exception to the following:

1. The overall height of the building being taller than the existing home;
2. The footprint of the building exceeding the footprint of the existing home;
3. The average wall height exceeding (16') when the building is within (20') of the property lines.

This building will replace a former structure that was located in the northwest corner of the property. The old structure has been demolished after undergoing the proper process for obtaining a valid demolition permit with the Building Department.

The Commission approved a CUP, for the same exceptions, for a detached building (at this address) during the October 11, 2022 meeting. The building was not constructed and an extension request was not received by the required deadline. As a result, the approved CUP expired after one year from the October 11, 2022 approval. City Code § 17.18.050.H requires a new CUP application be submitted, reviewed, and final action determined by the Commission. The Commission minutes from the October 11, 2022 meeting are included in the Supporting Materials.

The proposed application differs from what the Commission has seen and approved in the past. The changes made to the previous approval require the Commission to once again review the application for decision. Comparisons of the previous application's documents and the new application's changes are included in the supporting materials. The most notable change being the increase in setbacks which was a main concern for both members of the Commission and residents (See supporting materials).

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- Staff holds that no detrimental effects could be identified as a result of approving this application.
- The applicant has provided a response to Staff's questions and concerns (See Supporting Materials). This document includes responses to concerns raised during the October 11, 2022 meeting, and new concerns raised by Staff when reviewing the new application.
- Access to the building will use an existing approach (roughly 36'-37' wide) on 10950 South, along the east side of the property. The driveway access from 10950 S. to the proposed building will be required to be paved with masonry, asphalt, or concrete that is at least 12'-30' wide.
- It is the intent to use the building for personal storage; and to shelter recreational vehicles owned by the property owner.

- The property owner does not intend to shelter farm animals in the proposed building. There are no farm animals currently on the property, nor does the property owner have intent or desire to have farm animals on the property.
- There is no second-story windows or openings proposed in this application.
- There will be no business or commercial use of this building.
- Accessory buildings are common to the neighborhood. The Commission approved a CUP for a similar building across the street from the subject property roughly two years ago.
- The proposed building will include: electrical, plumbing, and HVAC utilities with no habitable space.
- The inclusion of habitable space would require a complete application review for an ADU guesthouse permit by Staff.
- The plans indicate three garage door openings, a sliding door, and one man door on the south elevation (See Supporting Materials). The placement of these doors and openings face inwards.
- The proposed building is metal prefab. The property owner plans to match the exterior appearance of the building to the existing color scheme of the home.
- The existing home is a classic brick facade and shingle roof rambler with an overall height of roughly (17'). The proposed height (22'4") exceeds main structure by (5'4"), and thus requires a Conditional Use Permit.
- The proposed height would require a setback of (10') to the property lines. The application proposes setbacks of (17') from the west property line, and (15') from the north and east property lines. These setbacks are more than City Code requires at minimum for this application.
- The footprint of accessory structures in the R-1.8 Zone must be equal to or less than the footprint of the main building (including attached garages). The footprint of the existing building (including the attached garage) is 2,087 square feet.
- The footprint of the proposed building exceeds the main footprint by roughly 3,913 square feet, and thus requires a Conditional Use Permit.
- The property owner insists that a smaller footprint would not provide adequate space needed for the intended purposes.
- It is more financially feasible for the property owner to build one larger building, and a more functional use of the property to have one larger builder rather than multiple smaller buildings.
- Properties in the R-1.8 are allowed to cover 40% of the property with buildings and structures. Currently, the building coverage for the property is roughly 6%. With construction of the proposed building, the building coverage would be roughly 21%.
- The average wall height for accessory buildings in the R-1.8 zone cannot exceed an average height of (16'). The average wall height for this proposed building is (18'), and thus requires a Conditional Use Permit.

Conclusions:

The proposed building is in compliance with development standards of the R-1.8 Zone.
Approval of the application would be consistent The General Plan, and the surrounding neighborhood.

Recommendation:

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

ALTERNATIVES:

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

SUPPORT MATERIALS:

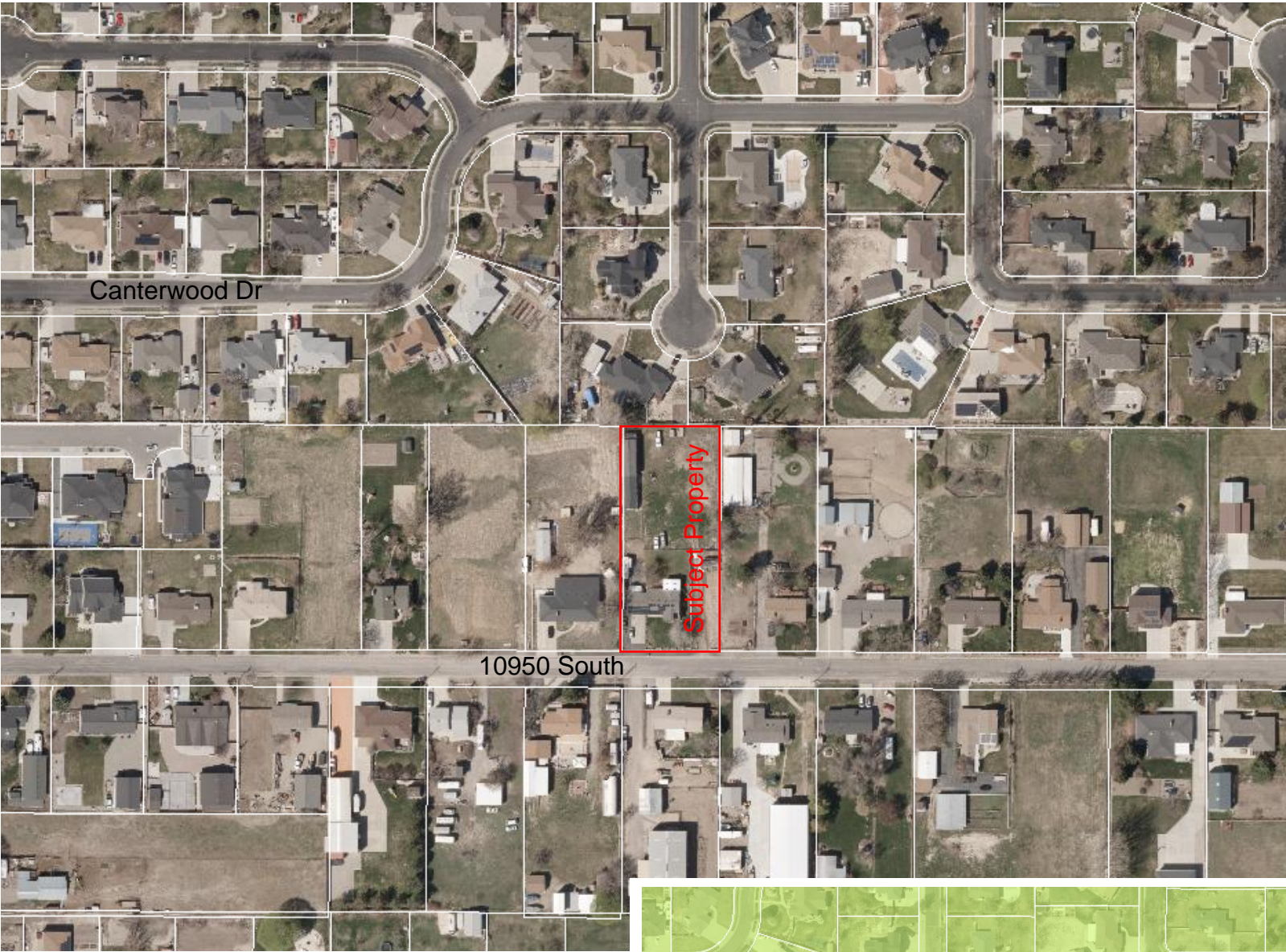
- Location & Current Zoning Map
- Old & New Site Plan Comparison.
- Old & New Building Concept Renditions
- Public Mailing Notice
- Notice of Approval for original CUP
- Notice of CUP Expiration
- Staff Report Planning Commission Meeting October 11, 2022 Meeting
- Planning Commission Minutes from October 11, 2022 Meeting
- Property Owner/Applicant response to Staff



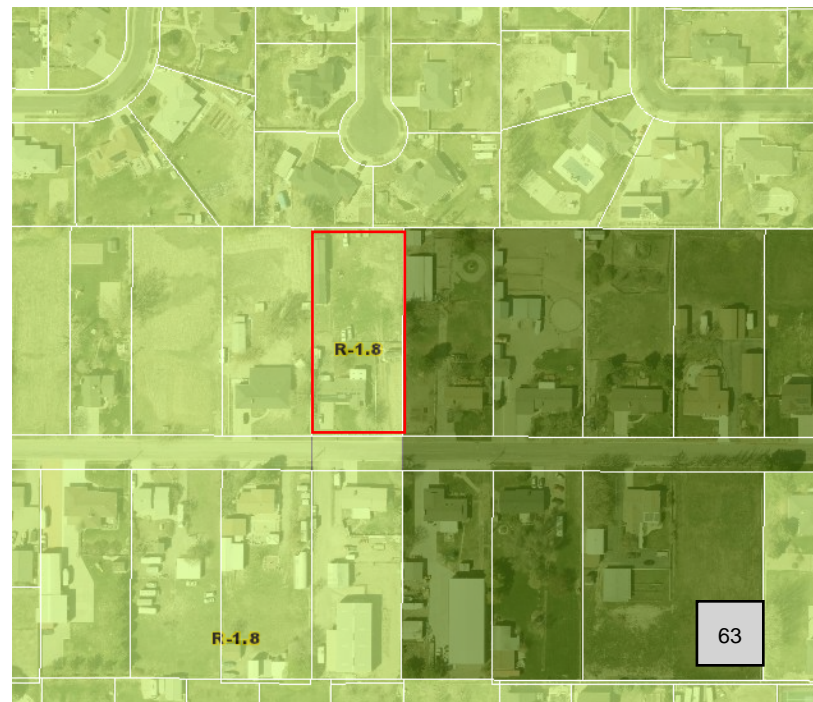
Andrew McDonald, AICP Candidate
Planner I, Planning Department

Location & Current Zoning Map

Item H.3.



Source: City of South Jordan Online GIS Map



OLD SITE PLAN

Item H.3.

10'0"

40'1/4"

82'

6,400 sf.

78'1"

N

Site Plan

2530 W. 10950

Item H.3.

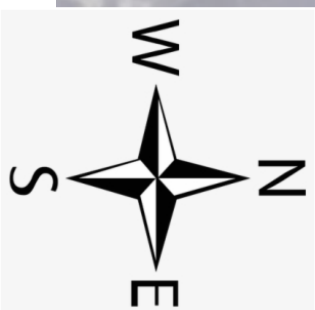


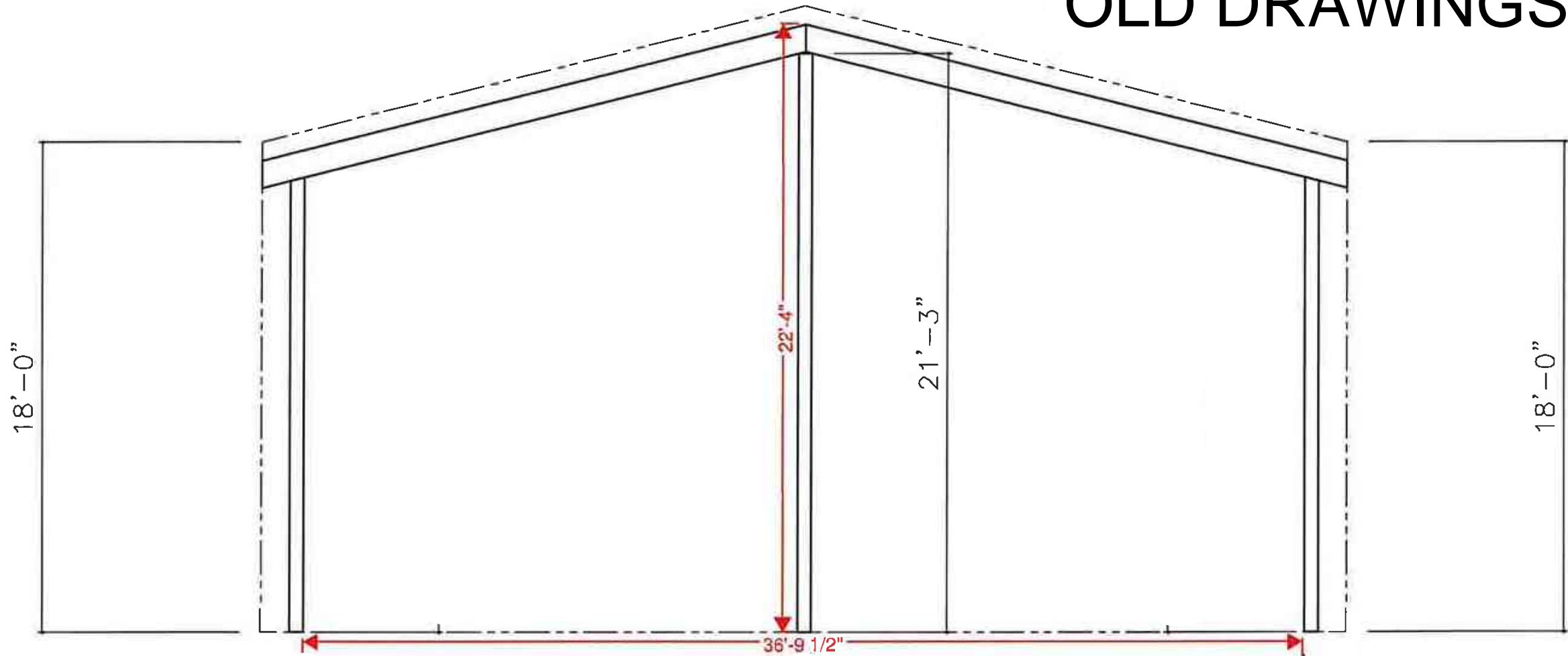
Site Plan
2530 W. 10950 S

Distance between building and neighbor to north

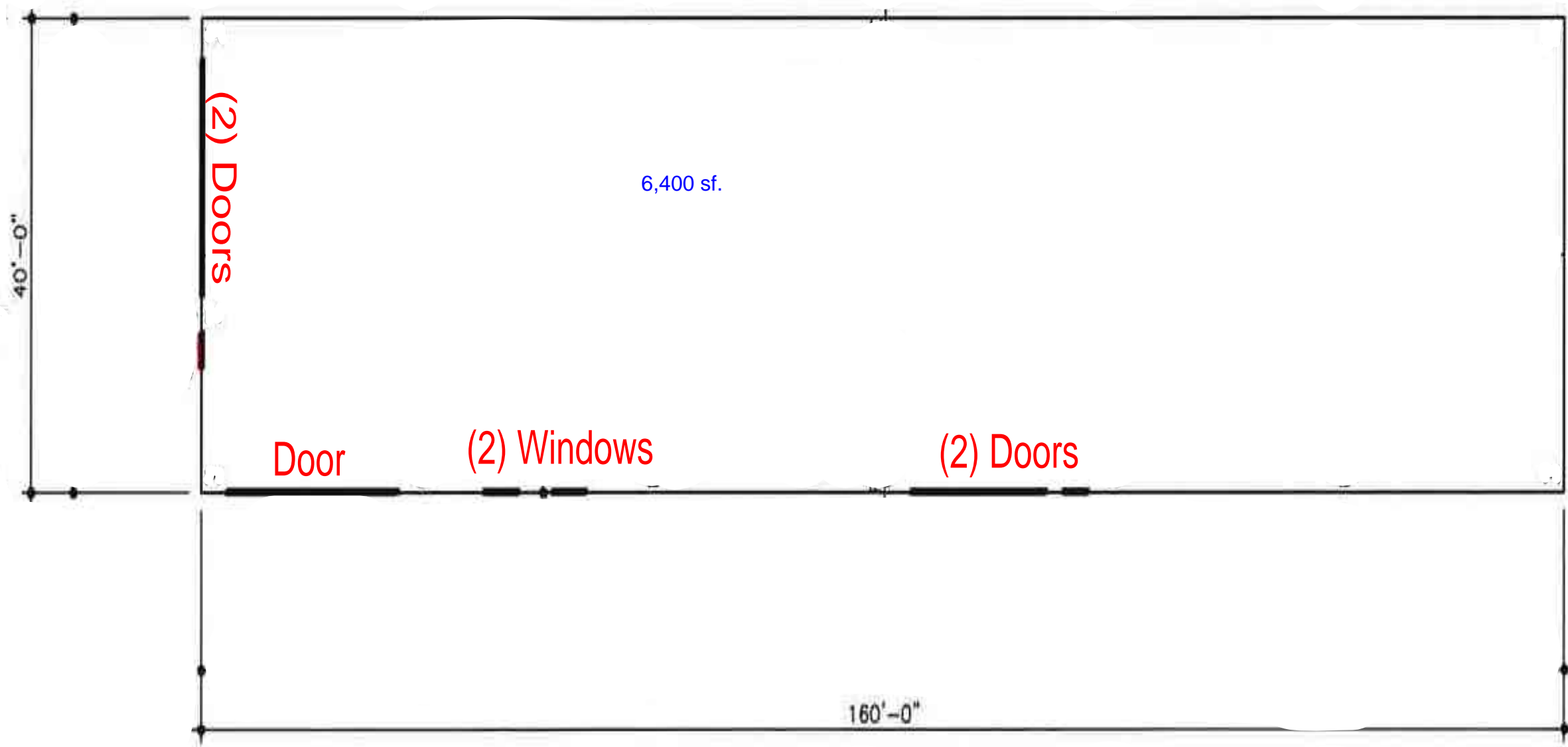
48'-6 3/4"

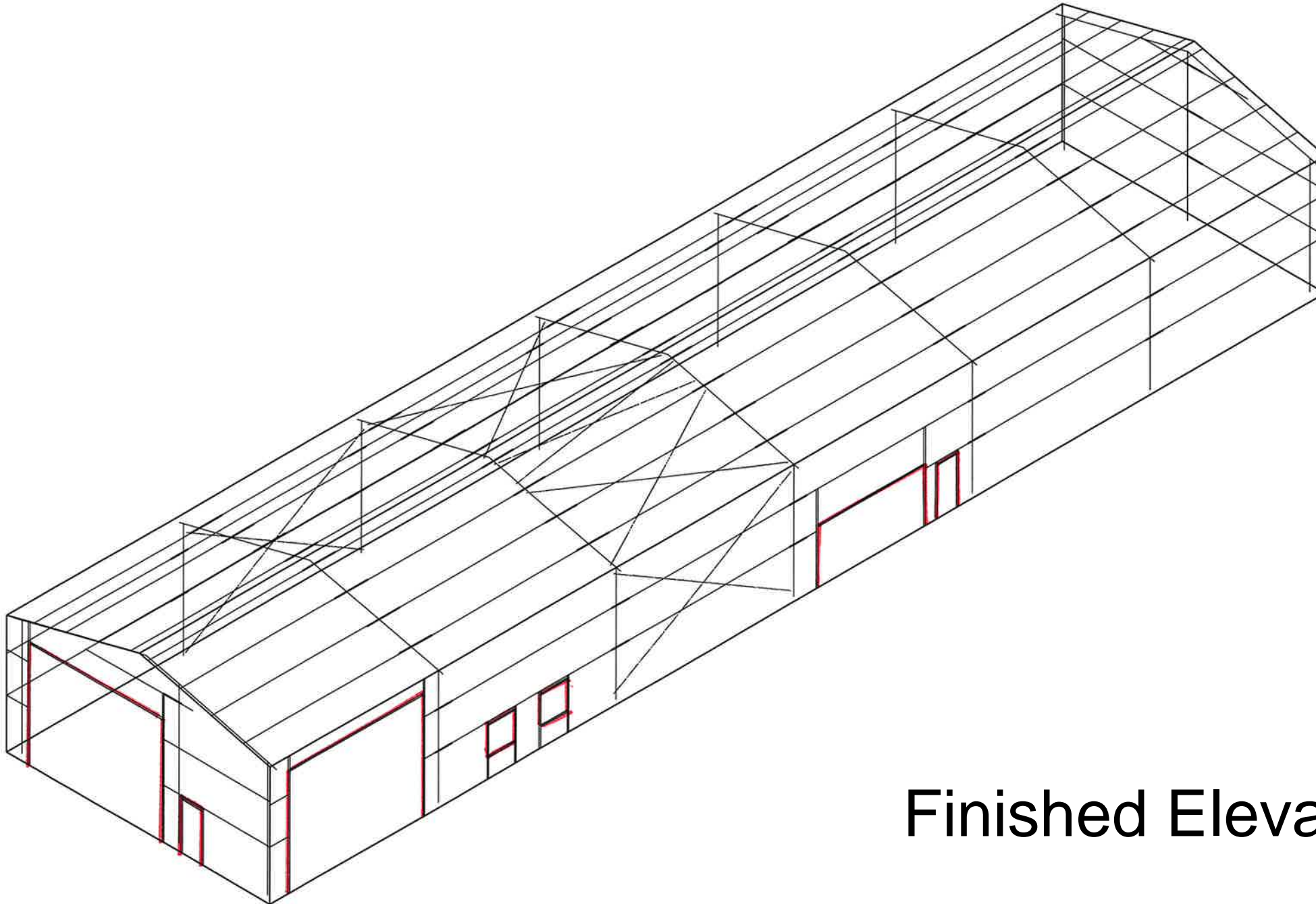
(12')



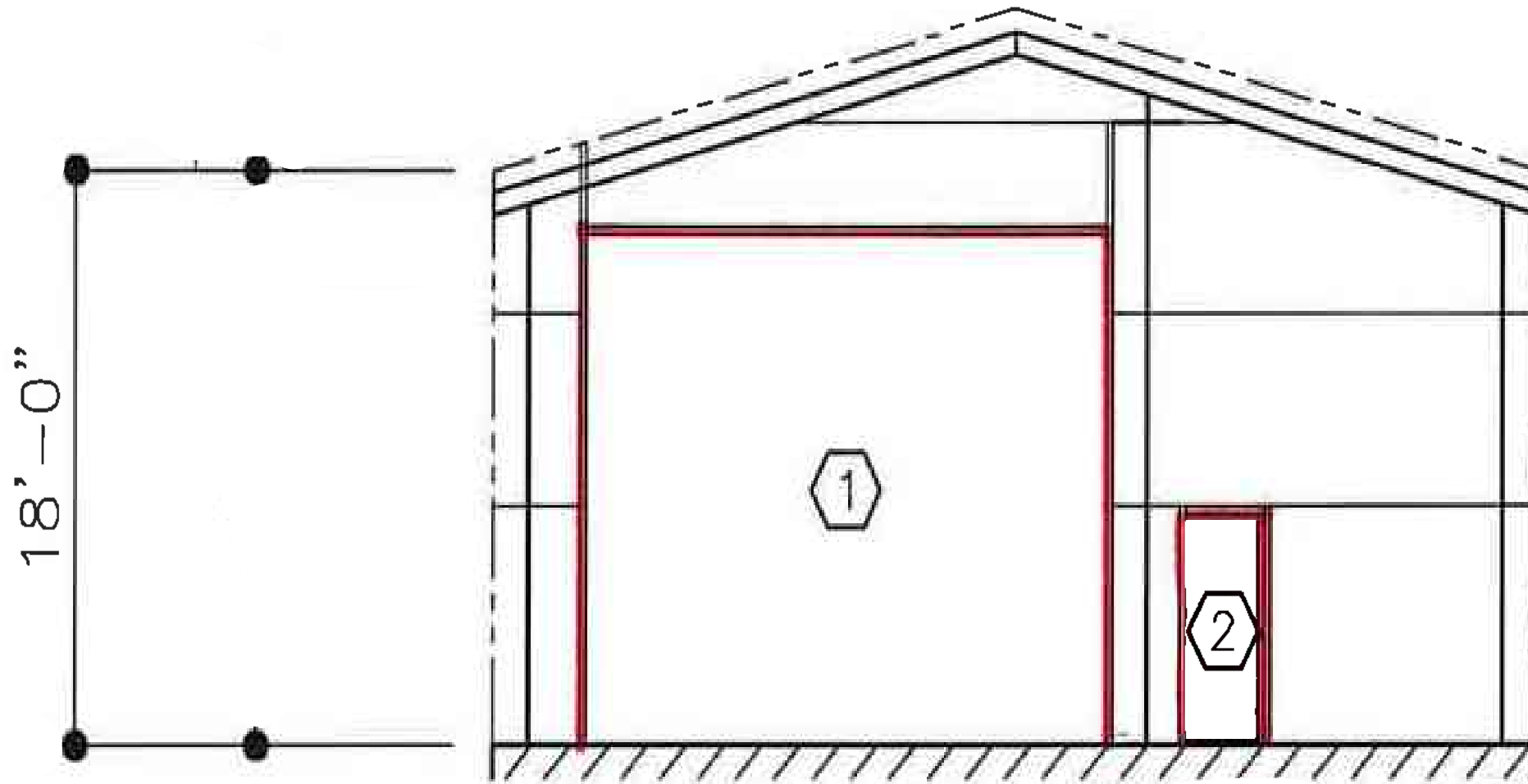


Elevation Height

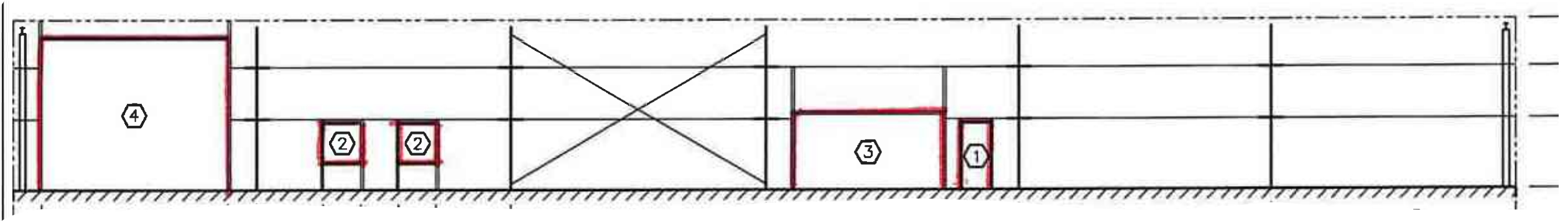




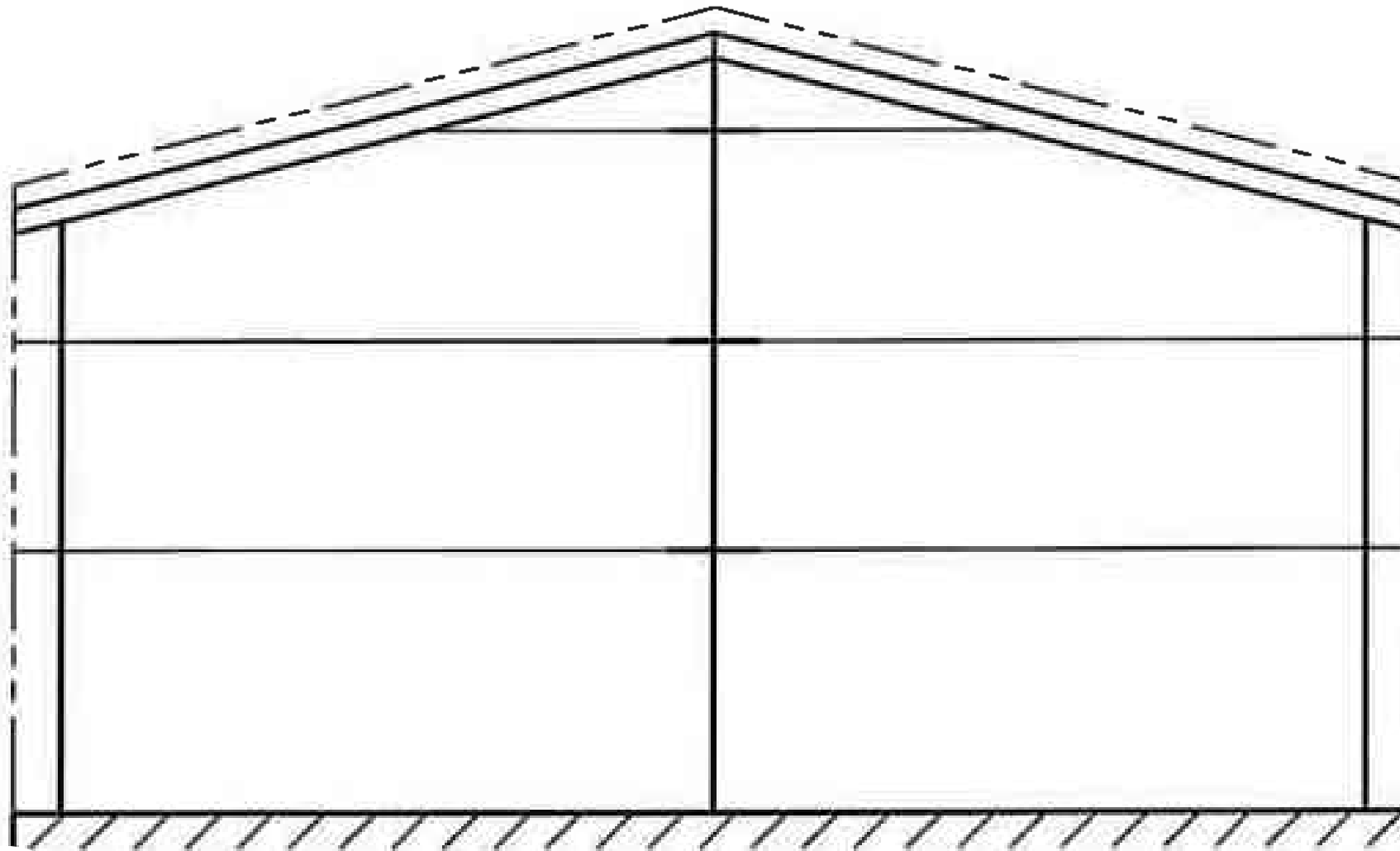
Finished Elevations



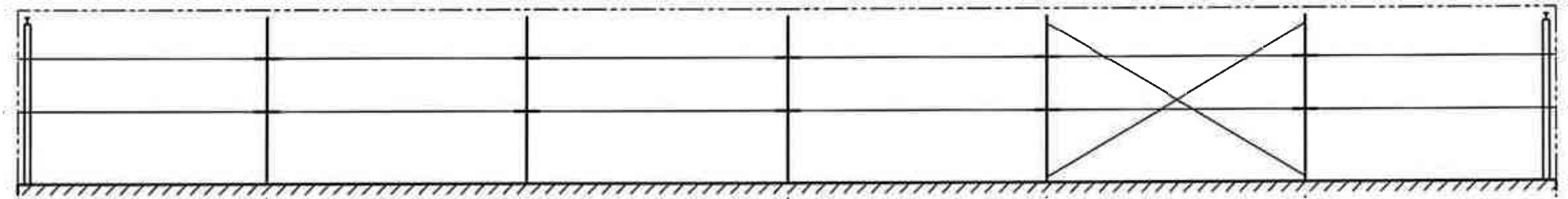
South Elevation



East Elevation



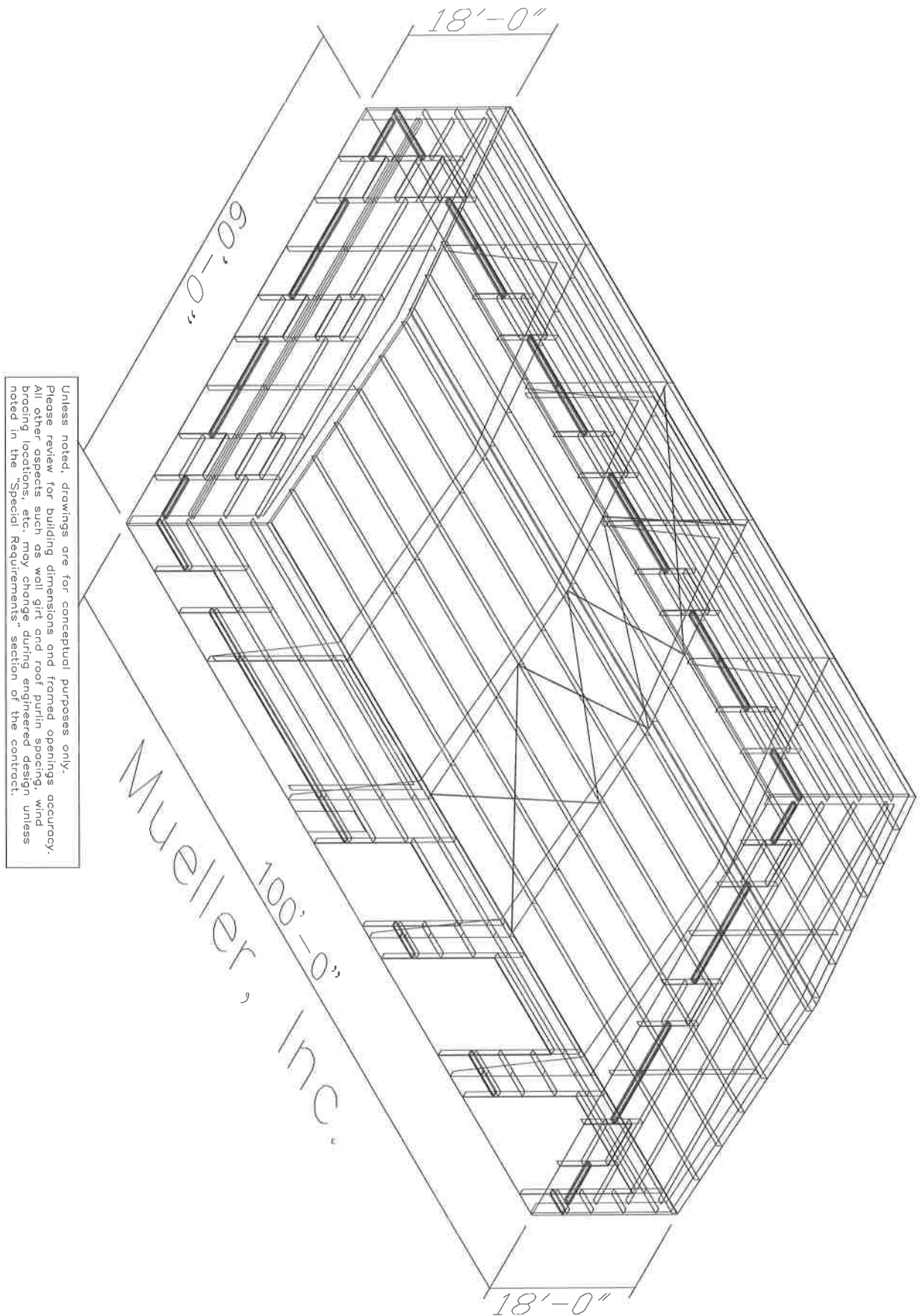
North Elevation



West Elevation

NEW DRAWINGS

Item H.3.



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



PH: 801.446-HELP @SouthJordanUT

NOTICE OF PUBLIC HEARING

May 17, 2024

Dear Recipient:

Robbie Pope, on behalf of property owner has filed an application (File #**PLZBA202300181**) for property located at **2530 W. 10950 S.** The applicant is requesting that the South Jordan City Planning Commission review a conditional use permit application to construct a detached building on the subject property.

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

A public hearing regarding this proposal will be held before the South Jordan City Planning Commission **at 6:30 p.m. on Tuesday May 28, 2024** in the South Jordan City Council Chambers (1600 W. Towne Center Drive). All interested parties are invited to attend. Virtual attendance can be done by following instructions provided at: **<http://www.sjc.utah.gov/planning-commission/>**. Virtual attendance is contingent upon on individual's internet connection, not the City. Virtual attendance does not permit participation in the public hearing, but written comment may be submitted. In-person attendance is required for participation in the public hearing portion for this item.

Public comment may be submitted by in writing by mail or by emailing Andrew McDonald at **amcdonald@sjc.utah.gov**, **by 12:00 p.m. on May 28, 2024**. This ensures that any comments received can be reviewed by Staff and the Commission, and included in the record prior to the meeting. Any emails or signed letters received will be placed on record. **There is a 10 MB file size limit on emailed comments.** Comments may also be given, and added to the record, during the public comment portion of the hearing.

Should you desire further information, you may contact the South Jordan Planning & Zoning Department: **(801) 446-4357** during regular business hours or by contacting the email provided.

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

Location Map





Notice of Decision

Applicant: Robbie Pope
File Number: PLCUP202200182
Project Name: Detached Metal Building
Project Address: 2530 W. 10950 S.

On October 11, 2022, the South Jordan Planning Commission reviewed your application for a conitional use permit to modify the architectural design standards of accessory buildings, and ***Approved with no conditions***, in accordance with the documents submitted with the application.

Additional building permits will be required before commencing construction. **You have until October 11, 2023 to apply for and obtain the proper building permit(s).** If no building permit is applied for before that time, this conditional use permit will expire without additional notice. You may request a one-time extension if the permit nears expiration, and must do so not less than thirty-days prior to the expiration date. The Planning Commission may, after evaluating progress in the previous year and considering the recommendation of the Planning Department, grant an extension for up to one additional year.

The City Council may revoke the conditional use permit if you fail to comply with all conditions of the permit, observe all requirements of City Code relating to the maintenance of improvements and conduct of the use as approved, and comply with all local, state, and federal laws.

Any person aggrieved by the Planning Commission's approval of this conditional use permit may appeal that decision to the City's Appeal and Vairance Hearing Officer.

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



Item H.3.

PH: 801.446-HELP @SouthJordanUT

Such persons have ten calendar-days to submit an appeal after the Planning Commission approves the minutes of the October 11, 2022 meeting. We anticipate the Commission will approve those minutes during its October 25, 2022 meeting. You will be notified if there is an appeal; and how that appeal may affect your permit and approval of additional permits.

Please refer to City Code § 17.18.050 for all regulations regarding conditional use permits, and City Code § 17.15.020.020 to understand how an appeal would proceed; and how it may affect your conditional use permit.

This conditional use permit only modifies the specific architectural design standards for accessory buildings in City Code § 17.30.020.I.3. This is namely the building height, footprint size, and setback as shown in your application. The permit does not modify other applicable development and design standards that may govern the property; or permitted uses on the property. For example, if the proposed building will house farm animals, as you indicated that it would during the public hearing, it must satisfy the requirements of the Farm Animal Floating Zone (City Code § 17.130.040). This requirement includes that any building sheltering a farm animal be located a minimum of forty-feet from any dwelling unit on adjacent properties (see City Code § 17.130.040.030.B).

For questions or comments regarding this application, please contact the Planning Department (801-254-3742).

Dawn R. Ramsey, *Mayor*
 Patrick Harris, *Council Member*
 Bradley G. Marlor, *Council Member*
 Donald J. Shelton, *Council Member*
 Tamara Zander, *Council Member*
 Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

NOTICE OF PERMIT EXPIRATION

October 11, 2023

Atten: Robbie Pope
 3073 S. Red Pine Drive
 Saratoga Springs, UT 84045

RE: Final Status of Conditional Use Permit Application (File#PLCUP202200207)

Dear Applicant,

On October 11, 2022, the South Jordan City Planning Commission reviewed the Conditional Use Permit application (File #**PLCUP202200207**) for an accessory building located at **2530 W. 10950 S.** The Commission approved the application. This approval was to allow a modification of the specific architectural design standards for accessory buildings in City Code §17.30.020(I3). This is namely the building height, footprint size, and setback as shown in the application materials. The approval did not modify other applicable development and design standards that govern the property; or permitted uses on the property. On October 14, 2022, the applicant was informed of the Commission's decision, and the actions still required of the applicant (see Notice of Decision, attached as "Exhibit A").

After a conditional use is approved, the applicant has one year to obtain the necessary permits and approvals. In the past year, there has been no permits issued for the construction of the detached accessory building that required the conditional use. Conditional use permits that go without activity expire one year from the date of approval. **The expiration date for this permit is October 11, 2023.**

Applicants are able to request a one-time extension to be reviewed and determined by the Planning Commission. An extension must be received in writing, with an official application, no less than 30 days prior to the expiration date of the permit. **The deadline to submit an extension request was September 11, 2023.** As per City Code §17.18.050.H(2a), "Failure to request the extension in a timely manner shall cause a conditional use permit to automatically expire without further notice."

No requests for an extension were received. The referenced application is now considered expired.

Once a permit has expired, the applicant must obtain approval of a new permit application. If the applicant, or property owners, still desire to construct a detached accessory building that requires modification of the accessory building design standards, a new CUP application must be submitted via the online portal along with the full payment of fees.

Once a complete application is received, Staff will process the application. The application will once again need to be scheduled for review by the Planning Commission. The scheduled meeting date is contingent upon the time when Staff receives a complete application. The application will be scheduled on the next available Commission meeting that allows Staff to properly notice the item to required recipients.

If you have questions regarding this notice or the application process, please reach out to the Planning Department by contacting 801-446-HELP (4357).

Respectfully,



Andrew McDonald, Planner I
City of South Jordan
Planning Department

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



PH: 801.446-HELP @SouthJordanUT

Notice of Decision

Applicant: Robbie Pope
File Number: PLCUP202200182
Project Name: Detached Metal Building
Project Address: 2530 W. 10950 S.

On October 11, 2022, the South Jordan Planning Commission reviewed your application for a conitional use permit to modify the architectural design standards of accessory buildings, and ***Approved with no conditions***, in accordance with the documents submitted with the application.

Additional building permits will be required before commencing construction. **You have until October 11, 2023 to apply for and obtain the proper building permit(s).** If no building permit is applied for before that time, this conditional use permit will expire without additional notice. You may request a one-time extension if the permit nears expiration, and must do so not less than thirty-days prior to the expiration date. The Planning Commission may, after evaluating progress in the previous year and considering the recommendation of the Planning Department, grant an extension for up to one additional year.

The City Council may revoke the conditional use permit if you fail to comply with all conditions of the permit, observe all requirements of City Code relating to the maintenance of improvements and conduct of the use as approved, and comply with all local, state, and federal laws.

Any person aggrieved by the Planning Commission's approval of this conditional use permit may appeal that decision to the City's Appeal and Vairance Hearing Officer.

Dawn R. Ramsey, *Mayor*
Patrick Harris, *Council Member*
Bradley G. Marlor, *Council Member*
Donald J. Shelton, *Council Member*
Tamara Zander, *Council Member*
Jason T. McGuire, *Council Member*



Item H.3.

PH: 801.446-HELP @SouthJordanUT

Such persons have ten calendar-days to submit an appeal after the Planning Commission approves the minutes of the October 11, 2022 meeting. We anticipate the Commission will approve those minutes during its October 25, 2022 meeting. You will be notified if there is an appeal; and how that appeal may affect your permit and approval of additional permits.

Please refer to City Code § 17.18.050 for all regulations regarding conditional use permits, and City Code § 17.15.020.020 to understand how an appeal would proceed; and how it may affect your conditional use permit.

This conditional use permit only modifies the specific architectural design standards for accessory buildings in City Code § 17.30.020.I.3. This is namely the building height, footprint size, and setback as shown in your application. The permit does not modify other applicable development and design standards that may govern the property; or permitted uses on the property. For example, if the proposed building will house farm animals, as you indicated that it would during the public hearing, it must satisfy the requirements of the Farm Animal Floating Zone (City Code § 17.130.040). This requirement includes that any building sheltering a farm animal be located a minimum of forty-feet from any dwelling unit on adjacent properties (see City Code § 17.130.040.030.B).

For questions or comments regarding this application, please contact the Planning Department (801-254-3742).

SOUTH JORDAN CITY**PLANNING COMMISSION STAFF REPORT****Meeting Date: 10/11/2022**

Issue: **ACCESSORY BUILDING:
CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL STANDARDS OF
ACCESSORY BUILDINGS IN A-5 ZONE**

File No.: PLCUP202200182
Property Address: 2530 W. 10950 S.
Applicant: Robbie Pope; L.R. Pope Engineering, Inc.
Property Owner: Jackie Devaul
Submitted By: Andrew McDonald, Planner I

Staff Recommendation (Motion Ready):

Approve the Conditional Use Permit (File No. **PLCUP202200182**) based on the Findings and Conclusions listed in this report, including the following conditions of approval:

1. The property owner is limited to (3) horses on the property at any time, and is not to exceed the allotted (60) farm animal points as regulated in §17.130.040.030.
2. If at some point in the future the property owner creates habitable space in this accessory structure; the property owner will apply for, and obtain the required building and guesthouse ADU permits.

ACREAGE:	(1.0) Acre
CURRENT ZONING:	Agricultural (A-5)
CURRENT/FUTURE LAND USE:	Stable Neighborhood (SN)
NEIGHBORING ZONING/LAND USE:	North: Single-Family Residential (R-1.8) East: Agricultural (A-5) West: Single-Family Residential (R-1.8) South: Single-Family Residential (R-1.8)

CONDITIONAL USE REVIEW STANDARDS:

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

ACCESSORY BUILDINGS CONDITIONAL USE REVIEW:

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

BACKGROUND:

The applicant, on behalf of the property owner, is proposing to construct a multi-purpose garage & barn in the rear-yard of the property. The property is not part of a recorded subdivision, and has no known easements or CC&Rs recorded on the property. The applicant is requesting conditional use approval for the architectural standards for accessory buildings in the A-5 Zone.

ISSUES:

1. Municipal Code §17.30.020.I3a, “Accessory buildings may not be higher than the main building, except as approved by the Planning Commission as a conditional use permit. In no case shall an accessory building be greater than twenty five feet (25') high”.
2. Municipal Code §17.30.020.I3b, “The footprint of an accessory building in Agricultural Zones shall not exceed the footprint of the main building, including the footprint of an attached garage, except as approved by the Planning Commission as a conditional use permit”.
3. Municipal Code §17.30.020.I3c, “Any portion of an accessory building within twenty feet (20') of a property line shall meet the following requirements, except as approved by the Planning Commission as a conditional use permit...(2) The average wall height shall not exceed sixteen feet (16') above grade”.

STAFF FINDINGS, CONCLUSION & RECOMMENDATION:

Findings:

- This building will replace existing structures that are in disrepair. The applicant and property owner have been informed of the requirement for demolition permits.
- The building is in compliance with development standards of the A-5 Zone.
- The multi-purpose building is intended to shelter horses owned by the property owner.
- This property qualifies for (60) farm animal points as regulated by §17.130.040.030.
- Horses are classified as large animals and are allocated (20) points each. The property owner would be allowed at most (3) horses on this property, and no other farm animals (excluding bees and pigeons), without being in violation of §17.130.040.030.
- Other intended uses for this building include the storage of recreational vehicles and equipment related to the keeping of horses. There will be no business use of this building.
- Apart from two properties to the south, there are no surrounding properties with structures as large as this application proposes.
- The two identified structures are smaller than the structure proposed in this application by roughly 250-1,200 square feet.

- Both of these identified structures were permitted.
- The proposed building will include: electrical, plumbing, and HVAC utilities with no habitable space. The inclusion of habitable space would require an application and review for a guesthouse ADU permit. This property would be able to have a detached accessory guesthouse subject to the requirements of §17.30.020 and §17.130.030.
- The plans indicate (3) garage doors openings, (2) man doors, and (2) windows on the south and east elevations. The placement of these doors and openings orients those inwards and staff does not perceive them as creating a detrimental effect to the neighboring residential properties.
- The existing building is a classic brick facade and shingle roof rambler
- The approximate height of the existing main structure is (17').
- The proposed height (22'4") exceeds main structure by (5'4"), and thus requires a Conditional Use Permit.
- The footprint of the existing building (including attached garage) is 2,087 square feet.
- The footprint of accessory structures in the A-5 Zone must be equal to or less than the footprint of the main building (including attached garages). The footprint of the proposed building exceeds the main footprint by roughly 4,313 square feet, and thus requires a Conditional Use Permit.
- The property owner insists that a smaller footprint would not provide adequate space needed for the intended mixed-use purposes.
- Staff sees no detrimental effects in building one large building instead of multiple smaller buildings.
- The average wall height for accessory buildings in the A-5 zone cannot exceed an average height of (16'). The average wall height for this proposed building is (18'), and thus requires a Conditional Use Permit.
- New facts presented during the public hearing which contradict these findings would warrant further investigation by Staff.

Conclusions:

Staff concludes that approval of the proposed multi-purpose garage & barn would be consistent with the development standards of the A-5 Zone; and the standards in place for accessory building and conditional use review. The proposed use and design of this application is characteristic of building designs seen the Agricultural Zones. The proposal is also consistent with the current and future land-use designation for this property as defined in The General Plan. Staff holds that any detrimental effects perceived from approval of this application could be mitigated by imposing the conditions listed in the staff recommendation for approval.

Recommendation:

Staff recommends that the Planning Commission take comments at the public hearing and **Approve** the Conditional Use Permit Application (File No. PLCUP202200182) with the following conditions:

1. The property owner is limited to (3) horses on the property at any time, and is not to exceed the allotted (60) farm animal points as regulated in §17.130.040.030.

2. If at some point in the future the property owner creates habitable space in this accessory structure; the property owner will apply for, and obtain the required building and guesthouse ADU permits.

ALTERNATIVES:

- Approve the Conditional Use Permit as proposed.
- Modify or include additional conditions for approval.
- Schedule the decision for a later date.

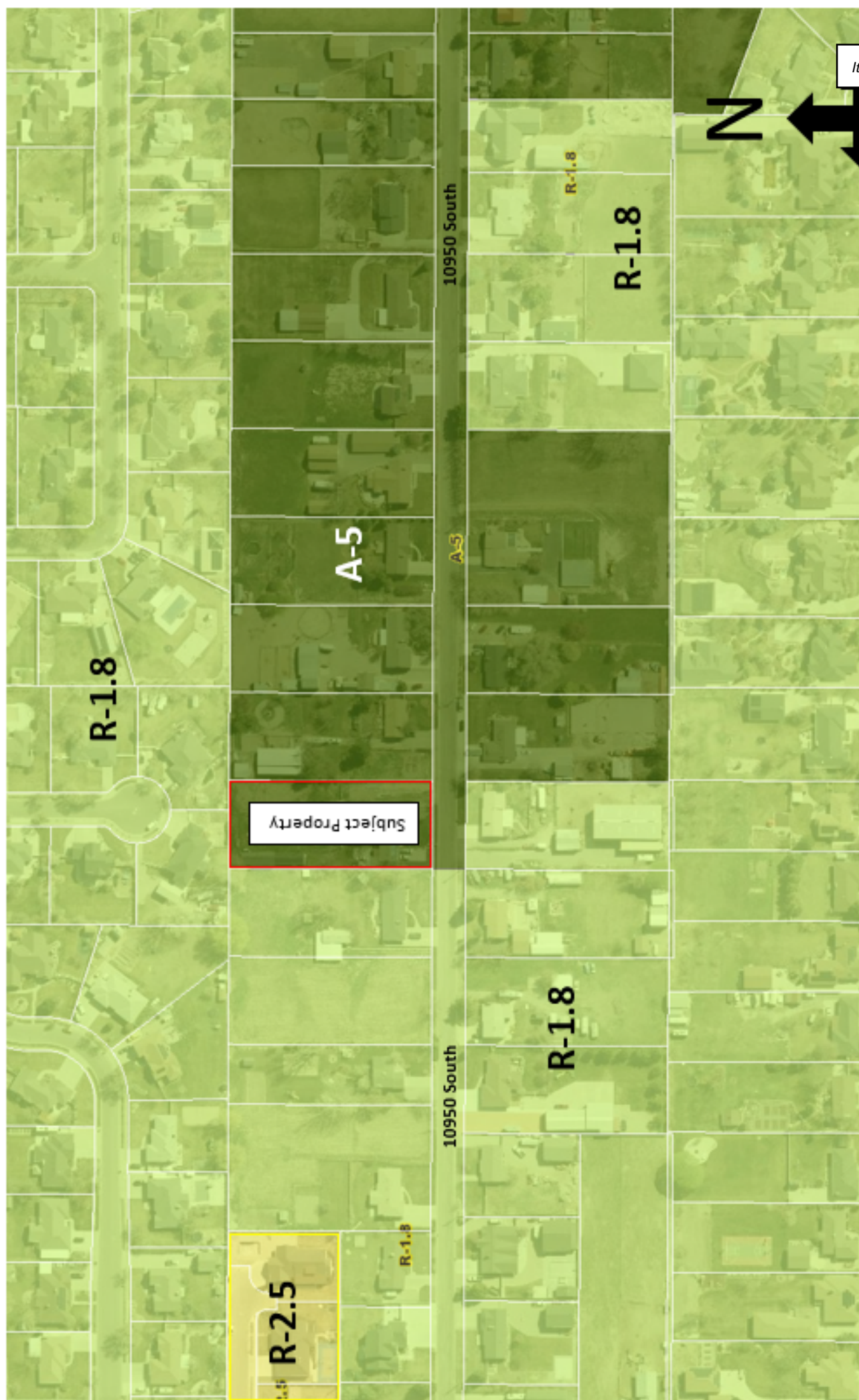
SUPPORT MATERIALS:

- Zoning Map
- Site Plan
- Building Drawings



— ANDREW MCDONALD, PLANNER I
PLANNING & ZONING DEPARTMENT
CITY OF SOUTH JORDAN

Zoning Map



Item H.3.

10'0"

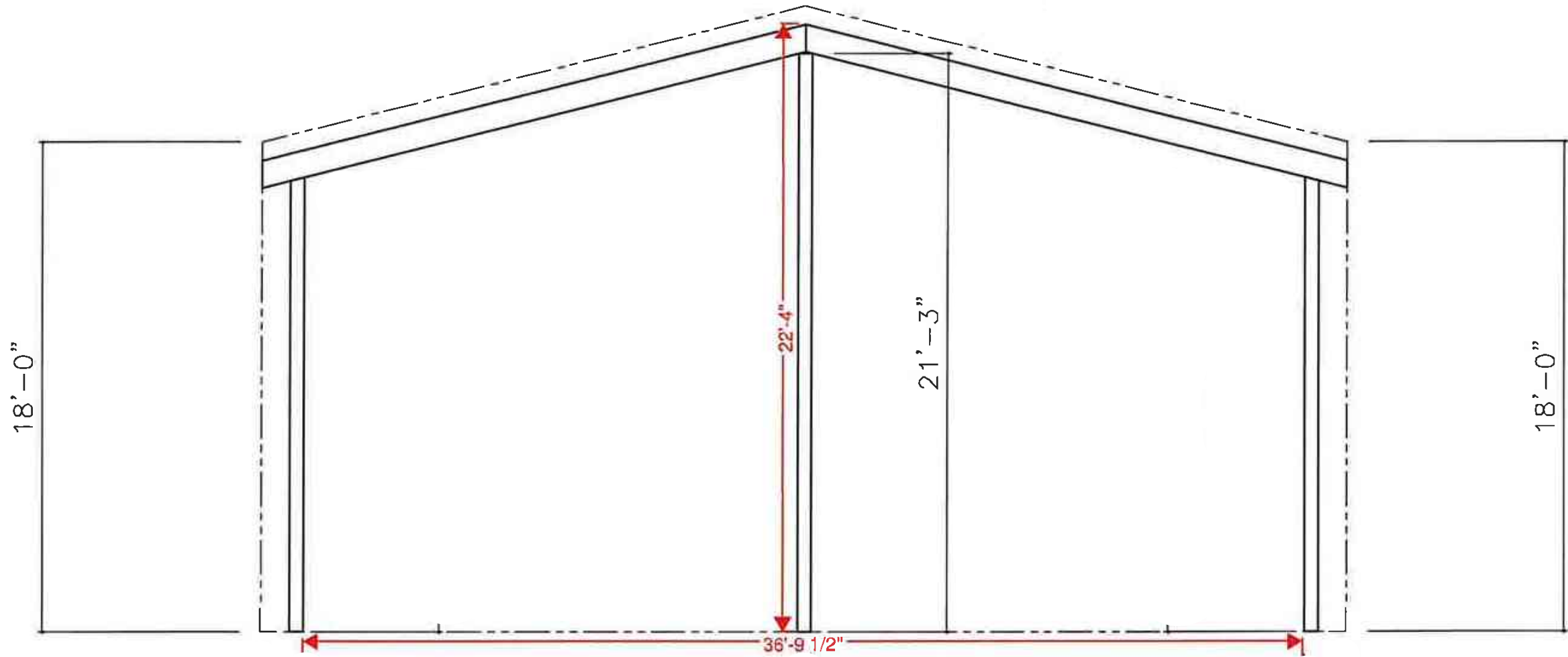
40'1/4"

82'

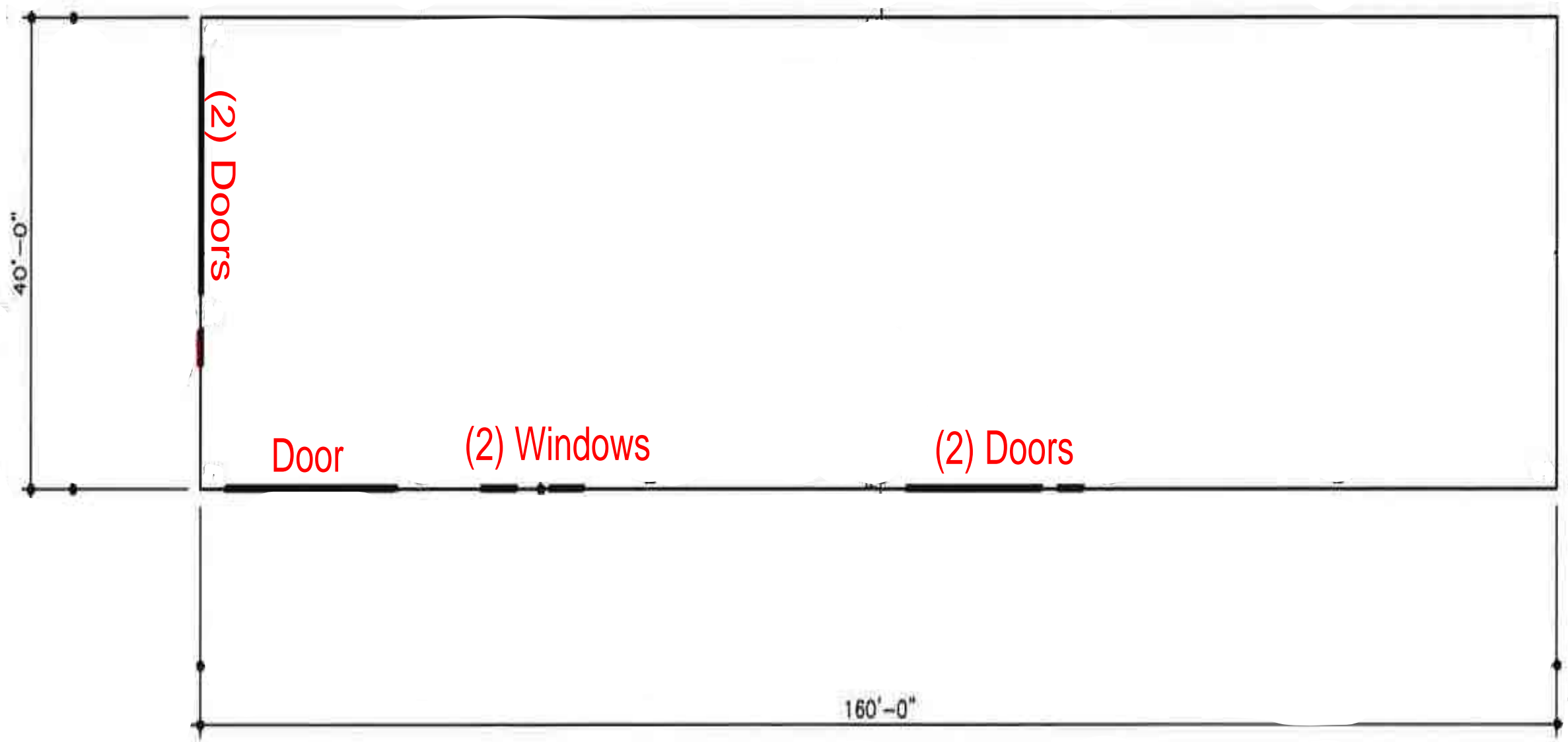
78'1"

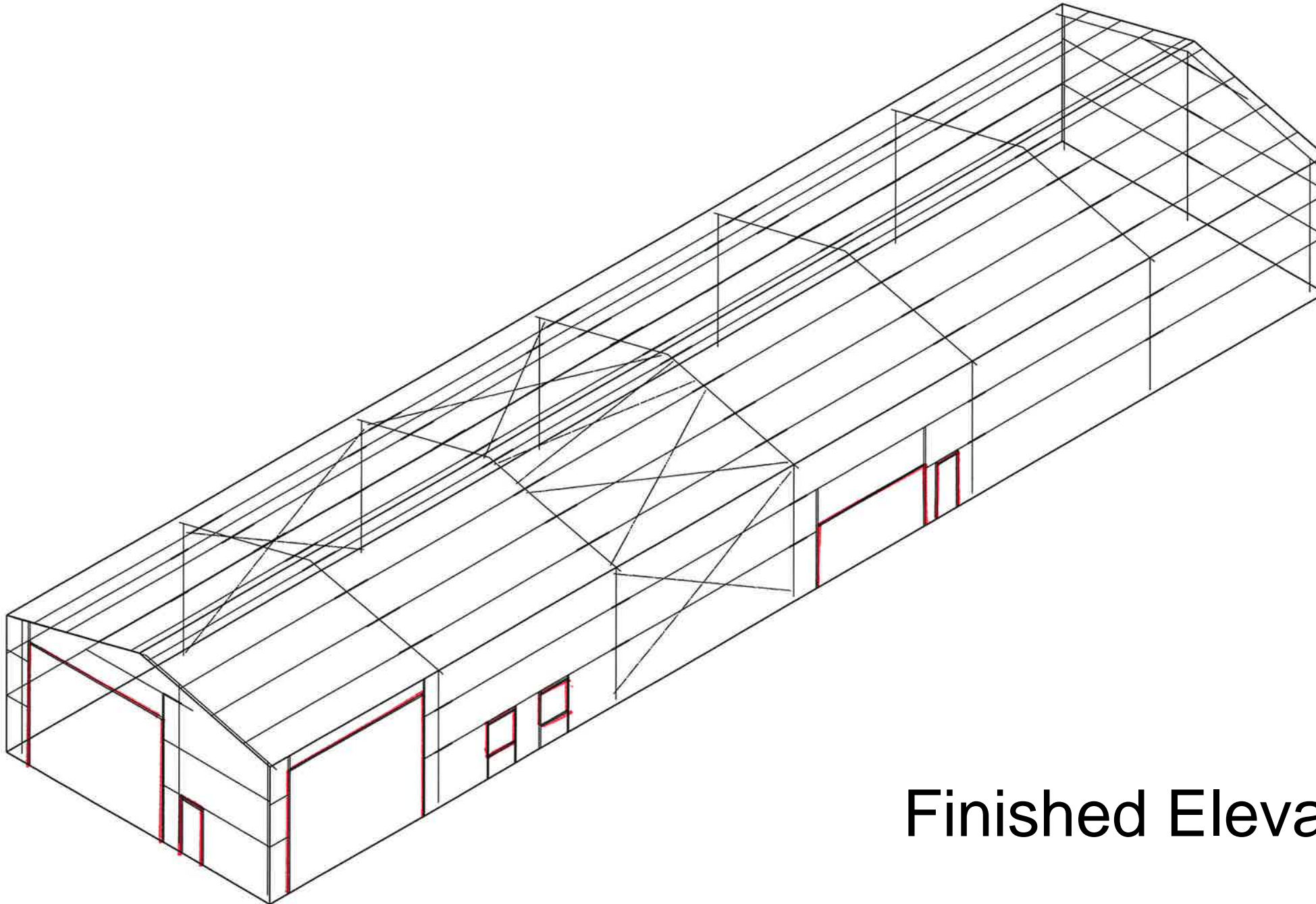
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Site Plan
2530 W. 10950

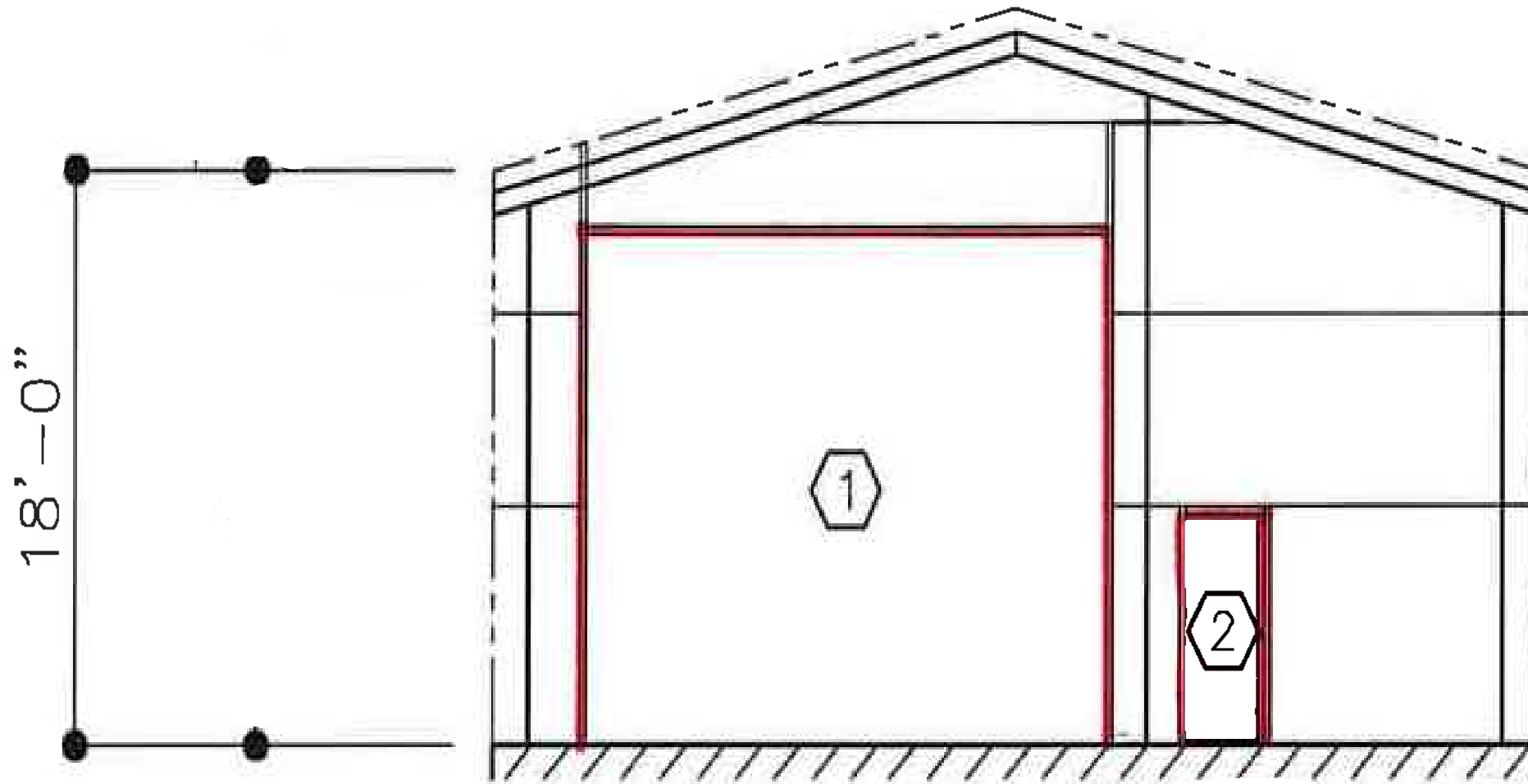


Elevation Height

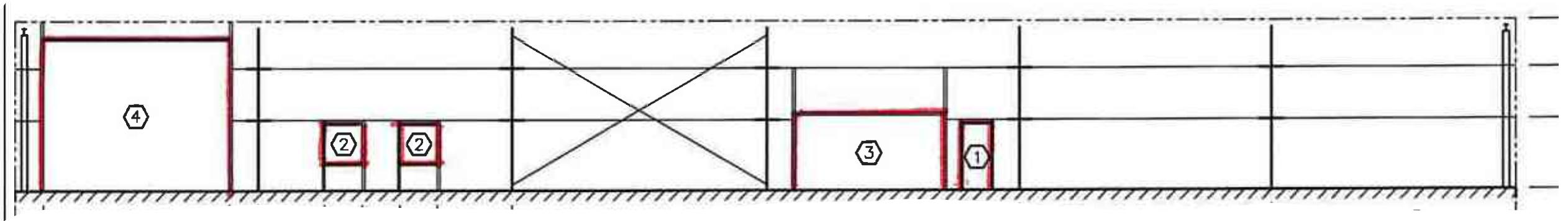




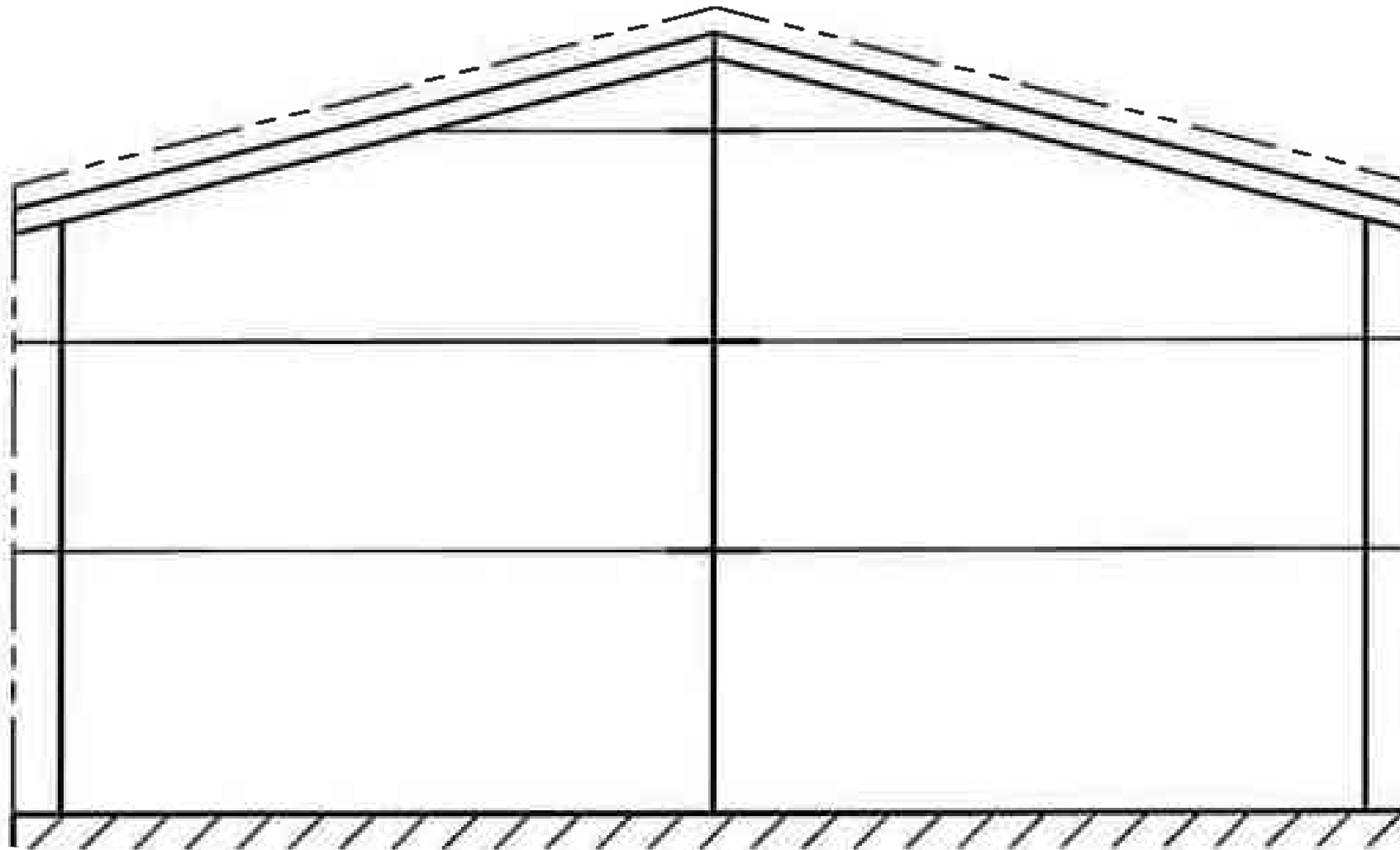
Finished Elevations



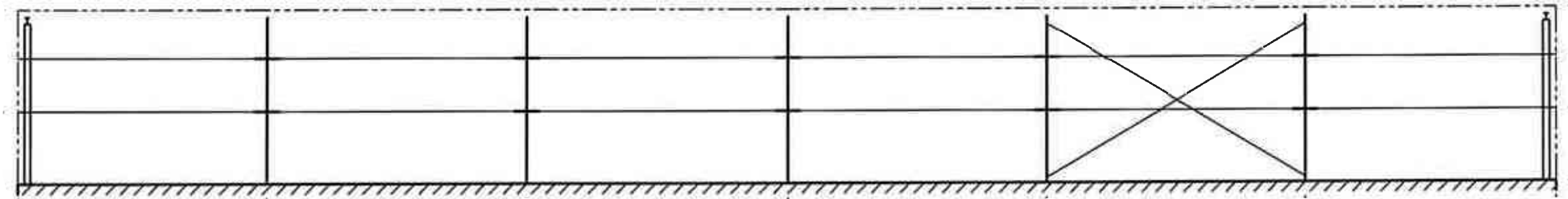
South Elevation



East Elevation



North Elevation



West Elevation

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
October 11, 2022**

Present: Chair Michele Hollist, Commissioner Nathan Gedge, Commissioner Steven Catmull, Commissioner Trevor Darby, Commissioner Laurel Bevans, Commissioner Aaron Starks, Assistant City Attorney Greg Simonsen, City Planner Greg Schindler, City Recorder Anna Crookston, Planner Andrew McDonald, GIS Coordinator Matt Jarman, Senior IS Tech Phill Brown, Meeting Transcriptionist Diana Baun

Others: Miles 2, MILES, Richard Eddington, Brett Duvall, Alan Langford, Marty Gale, Laurie Gale, Chalon Miles, Resident, Bruce Duvall, Jamie Beirs

6:33 P.M.

REGULAR MEETING

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

Commission Chair Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting.

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.

C. APPROVAL OF THE MINUTES

C.1. September 27, 2022 Planning Commission Meeting Minutes

Commissioner Bevans motioned to approve the September 27, 2022 Planning Commission Meeting Minutes as published. Commissioner Gedge seconded the motion; vote was unanimous in favor.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Chair Michele Hollist thanked Commissioner Nathan Gedge for carrying out the last two meetings in her absence, as well as staff for conducting commission training at the last meeting

and making it available to her online. She also noted that the next meeting is during the Jordan School District Fall Break, so she will be absent. The commission talked amongst themselves and decided they will have enough members to make a quorum at that meeting, and Commissioner Gedge will lead.

F. SUMMARY ACTION – None

G. ACTION – None

H. ADMINISTRATIVE PUBLIC HEARINGS

H.1. ACCESSORY BUILDING: CONDITIONAL USE PERMIT FOR THE ARCHITECTURAL STANDARDS OF ACCESSORY BUILDINGS IN A-5 ZONE.

Address: 2530 W 10950 S.

File No.: PLCUP202200182

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

Planner Andrew McDonald reviewed background information from the Staff Report. Not listed in the report is an additional condition suggested, based on public concern, that at no point shall any use of this structure be used for business or commercial purposes; it will be strictly for personal use.

Commissioner Steve Catmull asked whether the three separate buildings could be physically connected to create one open space.

Planner McDonald responded no. However, if a proposal was still within the design and development standards, staff would approve it at an administrative level, unless it went against the reasons we are here for tonight on this particular application.

City Planner Greg Schindler added that they cannot be connected, they have to have some amount of space between them.

Commissioner Catmull noted that some of the conditions being suggested by staff for this permit are already part of our code, and asked for more information on why they needed to be included.

Planner Schindler said they technically probably don't need to have those conditions in there, but they serve as a reminder to the applicant that should they want to turn it into an ADU at some point, they would have to get that permit. Also, should they want to have a home occupation business license, they cannot operate any portion of a business out of this.

Assistant City Attorney Greg Simonsen said everything Planner Schindler has said is correct. However, additionally, by adding those conditions to the permit, if they are violated then in addition to any city enforcement actions, the conditional use permit could be brought before the

planning commission for possible revocation.

Commissioner Catmull said his understanding of the standard of review is that it has to be tied to a detrimental effect, which could then be mitigated. He asked what the detrimental effect is for this permit that they are trying to mitigate with the conditions mentioned.

Attorney Simonsen doesn't believe the conditions can be tied to anything at this point, as no evidence has been presented to the commission yet.

Commissioner Catmull asked staff if they had any specific detrimental effects they would like to bring to the commission's attention.

Planner McDonald responded that they have not identified any specific detrimental effects. However, in addition to the conditions reminding the applicant of what will happen if things go awry, and the possible consequences, public comment received in writing and included in the public record focused around observations made by the adjacent properties in regards to concerns about what this could become in the future.

Commissioner Gedge noted that if there were factors to mitigate presented this evening, he assumes all three proposed conditions would be enforced by Code Enforcement. If not, he asked who the other entity or department would be that is responsible for that enforcement.

Planner Schindler believes that would be Code Enforcement, as these would be violations of city code.

Commissioner Gedge added that he assumes Code Enforcement would only investigate issues upon citizen complaint, which he believes can be done publicly or anonymously, and asked for confirmation from staff on those points.

Planner Schindler responded that he is correct.

Commissioner Gedge referred to the first proposed condition, and asked to confirm that a horse equals 20 points and that the maximum allowed would be 60 points. He also asked staff to describe what other animals would be allowed, as well as a general description of points for different types of animals.

Planner McDonald responded that farm animals are regulated into large, medium, small and really small groups. Horses are in the large category at 20 points each, same as bison and horses of similar size. Chickens are 2 points each and in the really small category. On this property, they could technically have 120 chickens, but that would mean only chickens and no other animals or slaughtering.

Commissioner Gedge assumed looking at the map displayed from the Staff Report, that all the similar properties nearby that are equal size would be afforded the same amount of points if they chose to have animals. He asked staff for confirmation of that assumption.

Planner McDonald responded that points are allotted based on the size of the property, but he did confirm that the surrounding areas of A-5 and R-1.8 do have the same animal rights. For this reason, additional standards weren't applied towards the review since this property qualifies for those same rights.

Chair Hollist asked if the applicant was present, and if they had anything to add to the staff's report. A member of the audience responded that Mr. Pope was the designer of the building, and he is not here tonight. She then asked if Ms. Duvall, the property owner, had anything to add to the staff's report. Ms. Duvall responded from the audience that she had nothing to add at this time. Chair Hollist noted that citizen comments were received via email before this meeting, and they have been reviewed by the commission and attached to this meeting's minutes as Attachments A, B, C, D and E. She also added that the commission will have questions for the applicant after public comment which will work to address some of those concerns. She then opened the hearing for public comment.

Laurie Gale (Resident) - our fence backs up to the subject property, and we have lived there since 2003. There is an item that I did not put forth in my letter (Attachment A), and that you should probably be aware of. There is an ad out on Yelp right now from that address. It is advertising Salt City Window Tinting for automobiles, which is simply not any sort of an allowed use for the A-5 zone at all; that is currently active on Yelp as an advertisement for that subject property. In all the years that we have lived there since 2003, we have never seen a horse; lots and lots of vehicles, but no horses. So, my question is whether the real intended use is for an automotive vehicular repair type thing, because it really sounds like it and the size of that building is twice the size of the Tunex there on 10400 South; in the A-5 zone, it's not even an option. That is advertised on Yelp, it's not listed as a licensed business in the City of South Jordan.

Marty Gale (Resident) – I have been a real estate broker for 37 years, so my opinion today is based on a professional opinion. The detrimental effect of a large industrial building, which is what that is, going in a backyard of an A-5 zone, is going to reduce the property values of the surrounding homes well into the \$100,000 mark. That is just a simple, come out and look at the view, see a great big warehouse right in the backyard; it is going to deter people and drop values. Besides the fact that it's a metal building and it is going to reflect an enormous amount of heat on the property to the west and the property to the north. I know this because I have a building that just got put in behind us, on a horse property, valid and approved, but it literally burned the leaves off our oak tree from the reflection on it. I am not a proponent of telling people they can't do anything, I really feel like I don't want to get in that way, but I feel like there is a better medium than what we have with a 180 x 40 x 23 foot building to sit out in my backyard and look at in the evening. I challenge you guys to envision that yourselves. I think if things were brought into a little more perspective of the neighborhood, a smaller building, plus the fact that it's going to be doing car repair over there which they've been doing car repair over there for 20 years. You know, we haven't complained and tried to be good neighbors, but this is kind of a tipping point of what needs to be done. I've seen tractor trailers in there, semi-truck trailers in there, junked engines, just all kinds of things and we'd like to be quiet neighbors but honest to God that's just the tipping point, it's just too much.

Alan Langford (Resident) - you've received my letter earlier (Attachment C) and I want to start out that I think this building back there, tearing down the ones that are really almost falling down, is a good thing; I think that will be an improvement. What I have a very hard time understanding is the size of the building. My understanding is that we wouldn't be holding this meeting if they fell within the parameters that are allowed, which is no higher than the height of the existing house, and no larger than the 100% of the footprint of the house and the garage. Good, even if they did twice the footprint it would probably be okay, but 160 feet by 40 feet, wow, why. Whether they have horses or not, I don't care; we would love to have horses back there, and I do remember a time when the neighbors to the east of them had some horses and they were gracious enough to let them run out there. It was awesome, we'd go out in the backyard, give them an apple and it was great, we loved that. The chickens, we have no problem, they had ducks at one time, no problem. We would just ask, whatever is decided, that they would be conscientious of late night working, banging on vehicles, loud noise. You know, we are right there, the overhead view shows a 40 foot requirement between the foundation and our home, wow, that is going to be pretty tough to make. Maybe so, I haven't taped it off or anything, but 40 feet is not to our garage, it's to our kitchen; it just seems a little excessive. What I would ask, or have the commission consider, I realize it would be multiple buildings and that's well within their rights, but there is a reason we have set amounts; I would ask that those set amounts are respected.

Jamie Beirs (Resident) - I agree with all the comments that have just been said. The other thing that I wanted to bring up is that for three horses, that is a pretty big barn. My son-in-law raises Arabian horses in Payson and they don't have that big of a barn, and they have about 15-20 horses. So to me, that is a little excessive, especially when we have never seen horses on their property before. I would like that to be considered as well, along with the height and length and so forth, because it does impact the reason why we came here, to have a quiet, nice neighborhood with good views. If they could scale down a little bit, I'd be fine with that as well.

Bruce Duvall (Applicant) – we are not here to create an automotive business. The listing that was on Yelp was a business that was intended to start, but was never registered; we never opened up the business. I had one in Clearfield, and when I had moved down here I did a change of address and everything changed over with it, it was called Tints and Tunes. I no longer tint windows anymore. I had back surgery about two years ago and I'm not allowed to do any functions that have to do with bending over, putting window tint on; things like that. We do have a lot of vehicles, my brother and I have a couple of cars that we drive during the summertime. We have a fifth wheel, I have a truck, and a few other ATVs and recreational vehicles that we would be storing in there. We are not looking to make a shop out of it. We don't need to work on the cars in there, I have another shop on 1300 South that we take our cars to. There is other buildings in the area that have been built recently this year, that are similar in size. I believe one of them was about 5500 square feet, at the Mason residence, and directly across the street from us there is a 50 x 110 with a 25 foot mezzanine that comes off the side, so those are pretty large buildings. Two more houses down to the west, I believe there is another 5200 square foot steel building there as well, so I don't think what we are asking is out of the ordinary. I was under the impression that the eave height of the building could not exceed the maximum height of the house, the maximum point of the house. I do realize that 18 feet is higher, we could do go down to 17 however we were trying to put a 16 foot door in there and they needed a 16 inch clearance

to put a steel beam across the top to support it; that's the only reason we went 18 feet tall. We were going to place this building in a different location, we were trying to be respectful off the neighbors behind us in not putting it across the back of the yard. We just decided to take down the building that's in distress there and replace it with another one, try to make it look a little bit better and clean it up there. We are not trying to run a business out of there, we are just trying to improve the property, clean things up, and store our vehicles under a protected area.

Chalon Miles (Resident) – I am part owner in the adjoining property to the west of the property requesting a permit. It is currently under construction, permitted through the city, to be remodeled. I would like to duplicate all the comments made by the other parties, with the exception of the most recent. I think, again the question is, why the size it is. Even in the picture that was presented by the committee, there are two vehicles outside of the barn and I don't know at that size how many vehicles they are planning on. He did say they have a number of vehicles on the property already, but I don't know how many vehicles a building that size would accommodate. I would assume maybe like 60 or so, and I don't think they've ever had that many vehicles on the property; again, just the enormous size they are requesting. I too don't want to be an inconsiderate neighbor, I am just concerned about the properties surrounding it, that we have the intention of living in. Also, a few years ago, we requested a permit to divide the property, and this isn't about that, but all the participants on the street that came wanted to continue to have the agriculture and the animal rights. I know that's not giving that up, but it is changing the dynamics of the landscape, so just to be considerate of the size of that. Also, with the heat and size it does go a little bit out of compliance on the items that are on the north side of the street. I did ask the question through email (Attachment D), that my concern with the vehicles they would be storing is that they would run a business, even though that's not the stated intention. If they would have to be registered in their names, and if there would be a limit to the number of vehicles that could be stored on the property.

Brett Duvall (Applicant) – I just wanted to say one thing, me and my brother have full-time jobs, at the same company. We don't have any other plans of business for this building; we are doing great at our jobs right now.

A member of the audience said he had already been up once this evening, but would like to say more.

Chair Hollist addressed the commission and asked how they felt about amending their rules for this evening for an additional comment.

Commissioner Gedge responded that his personal feeling was that everyone had their opportunity, and if they've also sent emails they've had more than ample time.

Commissioner Laurel Bevans didn't believe the person had used all their time, so she didn't have an issue with it.

The member of the audience informed the commission that another resident would go up and share what he had wanted to add.

Richard Eddington (Resident) – I live approximately a block and a half away from the area. I myself have gone through this process before with the planning commission, making changes to my property. At the time, one of the chief concerns was in doing the planning that I was doing, was that it meet with the character of the neighborhood. I made great efforts to make sure that the stonework and everything matched, and that I wasn't doing anything out of the keeping of all the surrounding property. I have stood at the corner of the properties of Marty Gale and Alan Langford, and visually evaluated what that structure would look like from their properties; it is a massive structure, being so close to the property line. When referencing that structure against other structures, this would be the only structure I believe in the neighborhood that would back up against smaller residential properties. All the other structures of similar size or slightly smaller back up against one acre lots; there is a lot more room in-between the residential side of those lots and the structures. What I see there with their properties is this is going to be a major portion of their view from their houses, so I would urge the commission to take that into account and look at possibly breaking this up into possibly a couple of smaller structures. Additionally, the company I work for, we work with heat analysis of our product, and we have a lot of our product that ends up getting damaged by metal structures reflecting massive amounts of heat. So that being a metal building is a concern, I know, for both of these individuals, that the heat reflected could damage their greenery and possibly damage the siding on some of the buildings.

Chair Hollist closed the hearing to public comments. She said the commission would proceed to review the list of concerns brought up during public comments, as well as the emails that were submitted. There is a lot of concern, obviously, around the business element. The Yelp ad was brought up, she looked it up online and confirmed there is an address. The applicant has made a claim about why that is, but she asked staff to walk them through what would need to happen should a noncompliant use occur; what recourse would a citizen have in this neighborhood.

Planner McDonald responded that they would have to file a code enforcement case. That can be done online through the city permitting portal, the code enforcement department section. They would have to register and create an account, but they don't, once the complaint is submitted, necessarily have to disclose who they are. Code Enforcement will accept that and open an investigation into what has been going on at the property, and work with the complaint and various departments that may be involved.

Chair Hollist addressed Attorney Simonsen, asking what the next step would be, should a complaint be made that finds the conditions of this conditional use permit are not being met.

Attorney Simonsen said any citizen can call up the development department and say there is cars moving in and out, or something is showing up on Yelp, or whatever else might be going on, and that they'd like to have the conditional use permit revoked. That could bring everyone right back here, and if the evidence shows that is true, the commissioners are the decision makers and they could choose to revoke the conditional use permit.

Chair Hollist noted that hopefully they are never in a situation like that with this, or any other application. However, when a building has been constructed with a significant amount of capital put into it, what authority do they have at that point, and what would revoking a conditional use permit in a case like this, be or involve.

Attorney Simonsen responded it would have to be taken down. If the conditional use permit is what is allowing the large building to be there, then revocation of the conditional use permit divests them of the right to have that use. That is a drastic measure, and there might be something that could be done before that point, but he agreed that hopefully that would never be the case in a situation like this. In the course of his career, he has seen conditional use permits revoked, and he has seen the use have to come down.

Chair Hollist asked an engineering related question to staff, noting that we mitigate all sorts of things including light and sounds impact, but what about heat.

Planner Schindler said there is nothing in the code that indicates there is anything to worry about in regards to heat impact.

Chair Hollist noted that it is a real issue.

Planner Schindler said that's true, and that's why they try to get people to plant trees in their yards to help out with the urban heat island; however, there is nothing in the code that says they have to plant as many as they can. If that becomes an issue, it is a civil issue and they would deal with it in court if they could find proof that a building is destroying their landscaping.

Chair Hollist asked Attorney Simonsen if something isn't in their code, like heat impact, can they still recognize it as a detrimental effect and ask for mitigation efforts.

Attorney Simonsen responded that the commission is allowed to recognize detrimental effects that have been substantiated through substantial evidence. They need to ask themselves, if someone is coming forward with concerns in regards to heat of a substantial nature, does it warrant a denial of a conditional use permit.

Chair Hollist asked staff if tearing down the existing structures is required for this structure to go in.

Planner McDonald responded yes, and a demolition permit would be needed to do that. Within the A-5 and other zones, there is a max building coverage that allows you to build a home plus any accessory structures. Within the A-5 zone that is 20% of your property, and with 1 acre that would come to the current existing footprint of the home; with the proposed 6400 square feet they are still under that by about 200 square feet. If they left the current structures, they would be over that, and that alone would warrant a denial for that developmental standard.

Chair Hollist asked if Planner McDonald feels that expectation is clearly communicated, such that it will occur in this process.

Planner McDonald responded yes, he does have communication with the engineer, on behalf of the property owner, that they have knowledge of that being the process required prior to any building permit, pending the results of tonight.

Chair Hollist asked why staff felt it was acceptable to not enforce the 20 foot offset that goes

along with the taller structure that they are asking for.

Planner McDonald responded that accessory structures start with a minimum setback of 3 feet. In this case there are no easements recorded on the property, so that's not a concern. In that case, they can go up to a maximum of 16 feet with that minimum setback. They can exceed 16 feet, no more than 25 feet, but they have to increase their setback by 1 foot for every foot over 16 feet. With the proposed height being what it was at 24 feet 4 inches, he still has to round up to 23 feet, so the 10 feet is actually what would be required at minimum for this development. If the commission chooses to approve this permit tonight, the building permit would have to show that as well as part of that development and design review.

Chair Hollist stated that she is missing something, as issue #3 said that "any portion within 20 feet, except as permitted by conditional use permit, the average wall height shall not exceed 16 feet above grade."

Planner McDonald said that portion has two parts, the first part shows that the windows aren't above grade high enough within 20 feet of the property line to be a concern for that to apply; the average wall height can exceed 16 feet, and in this case it's 18 feet. If they were to have proposed 16 feet or less, then that wouldn't be one of the issues we are here for tonight, it would just be for the height and footprint of the building. He also noted that the average wall height of an accessory structure is 16 feet max, they are proposing 18 feet. Since they exceed that, within the code it is left to the planning commission to determine whether or not that would be considered acceptable; it is not a development standard, but a design standard that is left to the planning commission's discretion.

Commissioner Gedge asked if that 16 foot wall exceeding the limit has to do with setbacks at all.

Planner McDonald responded no, as the setback is from grade to the highest peak, which would be to about the center point of the structure based on elevations submitted. Based on the calculations and the highest point of the structure, that is rounded to 23 feet and that means the 10 foot setback has been met.

Commissioner Bevans referenced issue #3, that discussed being within 20 feet of the property line. She asked if that was the only outstanding issue, with no other conditions, and it was just 18 feet instead of 16 feet, could they just enforce the 20 foot setback and not be here.

Chair Hollist understands the setback, but she is trying to figure out the results if the walls are taller than 16 feet and it's within 20 feet of the property line.

Commissioner Bevans asked if they could require the building to be 20 feet from the property line, and have they measured the 40 feet from any other dwelling on additional properties.

Planner McDonald said that from the existing dwelling to this structure, from what they can tell based on aerials, it looks like there is enough room. They will have to show on the prospective building permit that the 40 feet is there.

Planner Schindler added that on the site plan showing, the closest house he believes is the Langford property, and he doesn't know that they have measured the distance. However, at building permit it may have to be moved further in as right now it's showing at 10 feet away from the property line and he doesn't believe their house is another 30 feet off. This is in the code, and within the commission's purview; however, they are approving a conditional use permit, not necessarily the site plan.

Chair Hollist asked whether there is a limitation in the ordinances to the number of vehicles, types of vehicles, and whether vehicles have to be registered if they are on private property.

Planner Schindler said the only thing discussed in the code is in the use regulations, and you can't have more than two inoperable vehicles on your property; in addition, those have to be enclosed in a garage or other structure. If they are operable vehicles, they can be technically parked anywhere and there is no limit to the number, especially if they will be put in a building.

Chair Hollist asked to clarify that even if vehicles are stored in a structure where they cannot be seen, one cannot have more than two inoperable vehicles on a property at a time.

Planner Schindler offered to try and find the code to clarify that, but he believes that's what is stated.

Chair Hollist asked Attorney Simonsen if having a car that is not registered, and thus not able to be taken on the road, was considered inoperable.

Attorney Simonsen responded that he isn't sure, but in his personal opinion inoperable means incapable of being operated.

Chair Hollist asked staff what "being stored" would be defined as, does that mean more than 24 hours.

Planner Schindler said 72 hours is mentioned somewhere in the code, but he would look that up.

Attorney Simonsen would like to know the definition of "stored" as well, as half the residents of South Jordan are parking their boats and side by sides and ATVs through the winter, much more than 24 hours; he asked if that is what is being discussed here.

Planner Schindler quoted from the code that "It shall be unlawful to park, store, or leave, or to permit the parking, storing, or leaving of any vehicle of any kind, or parts thereof, that is in a wrecked, junked, dismantled, or inoperative, or abandoned condition whether attended or not, upon any private or public property for longer than 72 hours; except as the following applies: Unless more commonly associated with an approved use, and in an area designed for parking or storage on an approved site plan." He used Unique Auto Body as an example of a place that could have inoperable vehicles parked there. He continued "Secondly, where up to two such vehicles, or parts thereof, are stored completely within an enclosed building, or within a 6 foot obscuring fence enclosure that completely screens the view of vehicles from public streets and neighboring properties." In other words, if someone is a car collector with 40 vintage cars, they

can park them anywhere they want to on their property. If the cars the applicants plan to store in the structure are nonoperable, and there are more than two, but they are starting to work on them, they can't work on more than two at a time.

Chair Hollist asked staff to confirm the material of construction.

Planner McDonald responded that it is a prefabricated metal.

Chair Hollist addressed the applicant, Ms. Duvall, and told her the commission had some questions. She noted that the applicant can designate one of her sons to speak for her if she desires.

Ms. Duvall (Applicant) responded from the audience, appointing one of her sons to answer for her.

Chair Hollist explained that there have been a lot of comments on the size of this structure. She asked what they plan to use the structure for.

Bruce Duvall (Applicant's Representative) responded that his grandmother passed away a few months ago, leaving behind a horse that they are inheriting; his father can't take care of the horse and lives in West Valley with horse property currently, which is where the horse is right now. Mr. Duvall was unaware of what he is doing with the house, or whether it is being sold, so they would like to bring the horse here. That is the reason the plans show an area for storage of hay, feed and other things like that inside the building. They do have chickens currently on the property, he thinks they have 14 of them. They don't intend on ever having more than one horse, and he has a list of the vehicles that would be stored there. There is only one inoperable vehicle currently on the property, everything else is gone. There is one small ATV, and the inoperable car is a '92 Honda which is a classic car that he and his brother have been working on for a long time. There are two other vehicles that are registered as classics on the property, an older Chevy Truck that was just restored that is operable, and there is another '92 Honda Civic which runs and drives on the property currently. There is also a 1998 fifth wheel trailer, 29 feet long, that is registered and on the property currently. They have other cars that they drive throughout the day, he drives a newer 2020 Civic, his brother has an Impala, and his aunt has a minivan; all of which are usually in front of the house, not commonly stored in the pasture or backyard unless they are parking the cars in the back to clean the driveway or something similar to that. None of the cars mentioned, the van or other two cars they drive, routinely would be in the steel building at any point unless they are not driving them during the winter. They only have one car they work on, they do that in the garage at the house. In regards to the comments on the business, it actually didn't get registered with the city as it is still registered in Roy, and it is a mobile window tinting business. That means it could be stationed where they live, however when it is a mobile business, they don't need to use a facility to do the job, it can be done onsite where the customer is. He doesn't need a steel building if he were to pursue a business of that nature.

Chair Hollist asked if he was planning to have a mobile business.

Mr. Duvall responded that no, like he said he is unable to do that any longer. He is just stating

that everyone is concerned about a business being there, but there is no business going in there.

Commissioner Trevor Darby noted that he can corroborate that, as he has a business neighbor that ran a tinting business and they just did it in the parking lot. It took maybe an hour or two, and they never pulled it into the business area

Commissioner Bevans asked why all the advertising and Yelp/Google listings haven't been taken down at this point.

Mr. Duvall said they have been taken down. He was dating someone at the time who managed all of that, and after working with Google he was able to get their searches to show "permanently closed." However, he has no access to the Yelp listing, so that's not in his control. He did note that an entity search in Utah will bring up nothing with that business name, because the process wasn't completed and the business was never started.

Chair Hollist asked for more details on why the building was oriented so it would run the length of the backyard.

Mr. Duvall said they were going to put it across the backyard of the house, so that when you pull into the side pasture you'd be looking at the building. The face of the building would be towards the south, and the back facing to the north. They do have neighbors on the north side, which he was trying to be very respectful of and didn't want to block their view. They have had other issues in the past that they have resolved, and things seem to have been going great; that's why they decided to replace the current building that's there. They do however have to move it off the property line, he believes that the building constructed there is not to current code; for the height of the building, it is too close to the property line and it would have to be moved away anyways. He understands that the building is large, that's just what they decided they needed to accommodate the things they will be doing back there. The horse needs its own area, there is a door they can pull the tractor in and put hay bales inside. He has plans that were drawn up, and he is not sure why the commission doesn't have copies of those.

Chair Hollist asked if they had to change to the three buildings, what each building would be like.

Mr. Duvall said he was under the impression that if they go with the single buildings, they could actually be taller.

Planner McDonald said they could exceed the home height of 17 feet with a conditional use permit, but not more than 25 feet.

Mr. Duvall said if that's the case, then they would propose those be across the back of the property. The face of the three buildings would be towards the south, and the backs would face to the west. It would be the same footprint and square footage, just broken up into three buildings.

Chair Hollist asked if they would be amenable to increasing their offset to 20 feet, to be in

compliance with issue #3 in the Staff Report.

Mr. Duvall said he looked at that option. He has done extensive research on this, and the house is approximately 40 feet away. he doesn't have access to the neighbor's yard to measure exactly where their house is on their property, but if they moved the building more than 5 feet to the south it would be too close to the addition going in next door at around 37 feet away. There is also an attached awning that comes off the back of the house about 20 feet, so the building would be too close to that.

Commissioner Gedge mentioned the proposed condition regarding potential future use as an ADU/home occupancy. He asked Mr. Duvall if they are fully aware of the process required for that change, should they decide to go that route.

Mr. Duvall said he understands that, and there are no plans for a dwelling unit there. They currently live in the house, he and his brother live in the basement. Everything has already been drawn out regarding what it will look like on the inside.

Commissioner Catmull asked about the dimensions on the building, and on other buildings that were highlighted on his application. He noted that if they went 50 feet wide, that should shrink it down to 128 and then asked if they could move further back away from the adjacent property.

Mr. Duvall said that is an option, however the designer of the building was trying to do it the most cost efficient way. Free spanning a building that is 50 feet adds a significant amount of cost to the building; that is why they did it longer one way, as it's cheaper to do a 20 foot section that's shorter in length, than it is to do a 20 foot section that's wider in length. He noted that these are usually 20 foot sections.

Commissioner Aaron Starks asked to address more of the spirit of the conversation. Community is important, and there are a lot of neighbors here that want to preserve what they believe to be the advantage of living in their area; many of them have been there for many decades and their concerns have been clearly addressed and voiced. Understanding what is being proposed tonight, he asked if there has been any conversation with those around him who share the neighborhood to discuss possibly accommodating the neighborhood and its beauties, the aesthetic nature of why people choose to live there. He asked if the applicant has thought about making accommodations to make this a win for the community.

Mr. Duvall said yes, he has made a considerable amount of accommodations to take into consideration his neighbors to the north. As was stated before, he was going to turn the building and have the length of it basically blocking off the whole view from that neighborhood; however, they decided not to do that. Previously, there was a lady named Deanne who had lived just to the west of them. They had a lot of conversations with her before she unfortunately passed away, and she was aware of the building and had no issues with it. Lora and Kent across the street are very good friends with him, and they know what's going on. He has talked with other neighbors, including those directly to the north of him, and they are here tonight. He had mentioned about a year ago that the current building was in distress, with the roof falling down, and that it needed to be taken down as it is not safe for an animal or anyone else to be under there; a good snowstorm

would take it down if they didn't. He has talked to them about putting a building in, size was never mentioned, and he figured 10 feet off the property line was a considerable amount of space away. He can only move it about 4 feet farther than that without obstructing the other residents to the west. If they need to drop the height of the building, they can technically then move it closer to the property line.

Chair Hollist asked staff to confirm that the applicant can move the building closer if the height is adjusted.

Planner McDonald noted that if he can drop the overall height to the highest peak, excluding architectural features, down lower then technically yes, the setback requirements would be less.

Chair Hollist asked if that was the offset or the wall height.

Planner Schindler noted that it's the peak height that determines the setback.

Chair Hollist asked the applicant if that's why he's proposing the 17 foot peak.

Mr. Duvall responded that no, but in consideration of the distance from the property line, if he shortens the height of the building he can move it a foot closer to the property line for every foot he shortens the height. He is considering staying as far away as he can from his neighbors.

Planner Schindler noted that regardless of height, if there are animals in the building it still has to be 40 feet away. In this case, it could be moved closer to the neighbors to the west, but not to the north because he also has a 10 foot setback now from the west. The applicant also stated that if he moved the building further south, towards his house, then it become closer to the Miles family home where they are doing the remodeling.

Chair Hollist acknowledged that the addition to the other home is not showing on the maps, so the offset they are seeing isn't actually available since the remodel will take some of that space.

Mr. Duvall said he thinks the addition is about 35 feet, so they had to be considerate of that. They actually had other plans previously drawn, and when they found out about the addition those plans had to be changed.

Commissioner Bevans discussed the access to this building. Based on site plan, she thinks the only access to this back building will be on the east side of the property.

Mr. Duvall said there is access on the west and east side. On the west side of the dwelling, there is a poured concrete pad that would also give access to that 20 foot door facing the south.

Commissioner Bevans asked for the distance between the garage and the property line.

Mr. Duvall said it's just short of 15 feet.

Commissioner Bevans noted that means there is room for access, and asked staff if access would

be allowed from both sides of the property to the building, or if that would be restricted.

Planner Schindler said they appear to already have two driveways, one paved and one not paved. That also probably means they have two curb cuts, so that wouldn't appear to change anything in regards to the access points. The access on the west is fairly narrow.

Mr. Duvall said he pulls his fifth wheel in through there currently, and agreed that it's pretty close.

Commissioner Catmull noted that in previous conversations it was discussed that if the building was lowered one foot it could be moved closer, and the average wall height according to the Staff Report is 18 feet. He asked if the total height would have to drop 2 feet to avoid the conditional use required for a 16 foot wall within 20 feet.

Planner Schindler responded that to avoid the requirement of having a 20 foot setback, they would have to lower the walls to 16 feet. Also, there is a requirement for roof pitch, so he could keep the height the same, but because the roof pitch minimum is 1:12 he still could keep the pitch and lower the overall height. That being said, he could also raise it and make it a higher pitch if desired, while still meeting the 20 foot setback. Part of the applicant's request is to reduce the setback for the 18 foot walls.

Attorney Simonsen noted that he is not a commission member, but he asked the commission for permission to ask a few questions that he thinks are important. The applicant's representative has mentioned several times that there is a drawing showing what parts of the building will be used for what, and he doesn't see it in the report. He asked the applicant's representative if he had a copy to submit for the records.

Mr. Duvall responded that he did not have a copy with him, but he believes he has it on his email. If you look at the picture of the building with the windows and a smaller door in the east facing area, you can see there is bracing about half way through. Where that smaller door is to the north, that is where the animals would be housed. The storage and feed is in the farthest north side of the 20 feet of the steel building. Technically, the horse area they are building will be after the 20 foot section; there will be no animals stored in that first 20 feet of the building on the north side.

Attorney Simonsen noted that the total square footage proposed is 6400 square feet, and asked approximately how many square feet will be taken up by the animal section.

Mr. Duvall said it would be approximately 2400 square feet.

Attorney Simonsen asked how much that would leave for vehicles.

Mr. Duvall said the vehicles would be on the south side, where there are two 20 foot sections that would be used to store the vehicles. They also have other equipment that is coming from his grandmother's house to maintain the horses what would be store there, with the grain on the rest of the north side of the building.

Attorney Simonsen said that in the Staff Report it says “The property owner insists that a smaller footprint would not provide adequate space needed for the intended mixed use purposes.”

Mr. Duvall responded “that’s true.”

Attorney Simonsen asked the applicant to convince him that a smaller footprint would not be adequate.

Mr. Duvall said he needs some storage for his fifth wheel and stuff that is going to be on the south side of building. The horse is going to use about 2000 square feet, and they need about 1600 square feet to store all the supplies and other things that the animal needs to feed. The other stuff for the animal will be in the other 1600 square feet of that building.

Attorney Simonsen thanked the applicant’s representative for his response.

Commissioner Bevans asked to clarify that the property owner is his aunt, not his mother.

Mr. Duvall said that is correct. He and his brother have lived there for approximately 13 years, and she has been there for almost 21 years.

Chair Hollist asked Planner McDonald if he has the drawings mentioned by the applicant’s representative with the additional details. She agrees with Attorney Simonsen’s thoughts, and would like to be convinced that this is necessary, as this is bigger than anything they have ever been asked to make an exception for.

Planner McDonald said it wasn’t part of the application, the plans submitted just show a concrete slab with open space, no particular walls or floor plan that you would typically see with a home. If the commission feels that is needed, they do have the option to motion to table this for a future date, so those can be provided. All of staff’s communication has been through the authorized contractor, with the floorplan included in the Staff Report showing it as open.

Mr. Duvall asked if they decided to do the three independent buildings, would that bypass the committee hearing.

Planner McDonald responded that they would have to satisfy the architectural and design standards of the zone. To avoid coming back to the commission, they would have to be equal to, or less than the square footage of the home, and drop the wall height and the height of the building to 17 feet or less. They would still come back for a conditional use on the height if it was too tall.

Mr. Duvall asked if there is a limited number of applications for conditional use permits on a property; could he apply for one, complete the structure, and then apply for another one.

Planner Schindler said he can, but he can also apply for all three with one application and it’s cheaper than separate applications.

Mr. Duvall asked to confirm that they could also change the placement of the building at that point if they desired.

Planner McDonald confirmed that yes, the orientation would be part of the review.

Chair Hollist asked if he is interested in bringing something different back to the commission.

Mr. Duvall responded that it depends on if the application is denied tonight. If denied, then yes, they would bring something else back and the structures would definitely change locations.

Chair Hollist didn't want to overstep, but noted she wants to save the applicant the cost of another application. She asked staff if this is something they could table with the ability for the applicant to potentially modify things.

Attorney Simonsen said that what he is hearing is that the applicant wants a decision, and if he is denied, they may do something else. If he correct on that, then the commission needs to make a decision, and with that they need to be laser focused on the condition review standards set forth on Page 1 of the Staff Report. Those standards ask whether there have been detrimental effects presented by substantial evidence, and if so, they need to express in the motion what that substantial evidence is. The commission then needs to see if those detrimental effects can be mitigated by conditions. Only after failing all of that, would a denial be appropriate.

Chair Hollist noted her biggest concern is the offset. If they are going to consider something this big, she feels that they need to not waive issue #3 in the Staff Report, as that would be the most concerning thing to her as a neighbor. She could possibly get around the size and height, but she feels like that 20 foot requirement needs to be met.

Commissioner Bevans agrees with Chair Hollist and has concerns about the 20 foot setback as well in condition #3. If her math is right, that is about 4000 square feet for one horse, and she has a little bit of hesitation on that. The neighbor behind her has horses and he has three of them in a building that's not that size; however, that is obviously not part of their consideration. The size and height of it, with how close it is to the property line, are the biggest issues to her along with the setbacks.

Commissioner Darby asked to clarify that if they move it to the 20 foot setback, then it doesn't qualify on the other side.

Chair Hollist confirmed that he is correct.

Commissioner Bevans asked if that is something they could address.

Chair Hollist said she is not interested in waiving that, she doesn't think they have the ability to.

Commissioner Bevans agrees with not waiving that, but asked if this could be tabled so the applicants could shrink it a little bit and meet the 20 foot setback without being denied, forcing

them to come back with a new application.

Chair Hollist noted that she is planning on asking the applicant to come back up after he has heard their concerns.

Attorney Simonsen responded to Commissioner Bevans' question, saying they must focus on what the applicant is asking for on the conditional use permit, and whether or not there has been substantial evidence presented regarding the size of the building being a detrimental effect. Then, they need to ask if there is any way to mitigate that. If there is, then they can make a decision about imposing conditions to mitigate that detrimental effect. They can't go beyond the standards there, even without the conditional use permit. He believes the commission knows what to do, and leaves it to them to exercise their judgement.

Chair Hollist responded that they have ordinances for a reason, to mitigate detrimental impacts. That being said, she would argue that asking for an exception could justifiably be in and of itself a detrimental impact. Additionally, on Page 2 at the top, there is a note that applications for conditional use shall demonstrate that the proposal is consistent with the character of the underlying zone and surrounding area. She asked if they could cite a lack of providing that as a reason for not granting a conditional use permit.

Attorney Simonsen asked Chair Hollist to repeat her previous question. She repeated it and he responded that would make every conditional use permit application a detrimental effect without the presentation of substantial evidence, as every conditional use is going to be, by definition, different than what the ordinance says. Regarding setbacks, if the commission has had substantial evidence presented as to a reason why this was too close, or that there is a difference that could be made by adjusting what the applicant has asked for, then you would need to state that in the motion with the reasoning.

Planner McDonald clarified that the conditional use process used towards an accessory building includes analysis that is not limited to, but does include as stated, consideration of nearby structures. Directly south and to the southeast there are two properties, one is R-1.8 and the other is A-5; both have accessory structures that underwent the same process we are here for today, and both were approved for the same uses we have today. The deviation between what is being proposed today and what is across the street, depending on which property you are looking at, ranges from about 120 square feet to 1200 square feet. That was considered in their analysis of determining if this was out of character with the area in terms of the size.

Chair Hollist asked for the offsets from the property lines of the two nearby buildings mentioned above.

Commissioner Catmull added that he measured the distance between those two larger accessory structures to the south, and none of them were within 200 feet of another primary residence. He feels like when you put something 10 feet next to a primary residence, that changes the character in the immediate area. If it were further away from the primary structure, not necessarily 200 feet but further than 10 feet, he feels that would be more consistent. It's not just the size, it's the placement, and that's why these kinds of things are judgement calls that come to the planning

commission. He personally doesn't have enough evidence yet, and the biggest possible detrimental effect he has heard so far is the potential reduction in house value to the adjacent properties; being able to see a formal piece of evidence submitted for that would help in his decision.

Commissioner Darby is in agreement with Commissioner Catmull, he doesn't see any specific data providing a detrimental effect, aside from the potential devaluing of homes. He doesn't love the building, but he is more inclined to vote in favor.

Commissioner Gedge seconded Commissioners Darby and Catmull's comments. Where they have had some potential detriments presented, both in person and online, nothing has come with substantial evidence to support or create conditions to mitigate. Having grown up in South Jordan with a barn on his property, this is three times bigger than what his family had which included nine horses on the property; it is ridiculously too large in his opinion, however he doesn't see anything here to prevent him from voting for this. He would also vote without any conditions, as he can't see that the three conditions proposed by staff are actually detriments. Even though he would prefer to have them in the motion, he thinks they need to move forward and lean on the city and code enforcement for adherence to the current city code. If the applicant was amenable, he'd be willing to table this and have them come back to the board with possibly a smaller building for one horse, but that would be the only option for him other than voting.

Commissioner Stark thinks that everyone wants to preserve the beauty of our neighborhoods where possible, but a precedent has been set with other structures being within 100 yards of this home. With that, he doesn't feel right denying the applicant his building as submitted. However, he also doesn't think it's appropriate for the commission to make a decision based on speculation of detriment, with no data present. For that reason, he would echo Commissioner Gedge and recommend they approve this.

Commissioner Catmull feels like he was close to getting some evidence from the real estate broker that spoke during the public hearing. If they tabled this, and allowed submissions from adjoining properties, he could be open to that. Tonight he agrees with everyone else, that if a decision needs to be made now, there isn't enough evidence to vote against this. He did express that he has great reservations with the situation at hand.

Chair Hollist asked for discussion on how to proceed.

Attorney Simonsen said it is not appropriate to table a decision to gather evidence that might help the commission reach a conclusion they want to reach, or even just to gather more evidence.

Chair Hollist invited Mr. Duvall back up and explained that the neighbors have voiced some concerns, as has the commission, in regards to the exceptions being requested. He has also heard from the commission what their probable decision would be upon voting. She asked if he would like the commission to vote tonight, or if he would prefer an opportunity to potentially make modifications based on the feedback this evening from the commission and come back in two weeks.

Mr. Duvall didn't know if it was the appropriate time to bring it up, but many of the decisions of adjacent neighbors being collaborated are based on previous altercations in the neighborhood. Some of this being said by some of the neighbors is the result of them forming a pact to stop his family from building a structure that they have been wanting to do for a long time. A lot of this is personal, however this isn't for him, this is strictly something they have been wanting to do for a very long time. He doesn't know if that's appropriate to say, that there is an army of people against this for personal reasons, and that it has nothing to do with anything else.

Attorney Simonsen suggested the applicant's representative simply answer the question he was asked.

Mr. Duvall asked to have the question repeated.

Chair Hollist repeated the options of tabling the item, or voting tonight.

Mr. Duvall asked if it would be appropriate to ask to change the wall height to 16 feet.

Chair Hollist said they are offering him the chance to do that, and then bring it back in two weeks.

Mr. Duvall responded that he is okay with either decision.

Chair Hollist noted they are asking for his opinion on how to proceed, as it is his choice.

Mr. Duvall said that if this gets denied, they do have other plans in effect so it doesn't matter either way. His brother in the back motioned that they should just have the commission vote tonight, and that was the decision made.

Commissioner Gedge said he would like to make a motion without conditions, but asked if they could have one condition that all South Jordan City ordinances and codes will be followed.

Planner Schindler said that if that was done, then the three exceptions to city code being requested wouldn't technically be allowed.

Chair Hollist likes the idea of calling out the specific things they have concerns about so future staff will be aware of them should something come up.

Commissioner Gedge asked about whether they can add something in a motion as more of a reminder, so future staff and owners of the property can see it.

Attorney Simonsen said they can do whatever they want, and noted that he likes the current conditions for the reasons stated because it gives the neighbors the right to come in and ask for revocation.

Commissioner Catmull noted that conditions are supposed to be tied to detrimental effects, and these are basically fragments of city code that they are instituting permanently on a portion of a

property; he asked for more reasoning behind keeping those conditions.

Attorney Simonsen clarified what he was discussing, as he was only talking about two conditions, and they were set forth in the Staff Report and based on the city code. He was not aware of the third condition suggested by staff.

Commissioner Gedge motioned to recommend approval of the conditional use permit, File No. PLCUP202200182, based on the findings and conclusions listed in the report; including the following conditions of approval:

- **The property owner is limited to three horses on the property at any time, and is not to exceed the allotted 60 farm animal points as regulated in Section 17.13.04.030.**
- **If, at some point in the future, the property owner creates habitable space in this accessory structure, the property owner will apply for and obtain the required building and guesthouse ADU permits.**
- **No home occupancy business, or other business, will be run out of such accessory building; leaving it for personal use only.**

Commissioner Catmull is uncomfortable with the conditions replicating city code, as it makes city code permanent when it can be changed in the future, and said conditions are not tied to a specific detrimental effect they are attempting to mitigate.

Commissioner Starks said this is an interesting situation; however, there is a precedent set. He asked staff if the comparable buildings in the community referenced in the application were approved by previous Planning Commission members.

Planner McDonald replied that directly to the south on the aerial map, there are two structures. The one on the left is the R-1.8 zone, the right is A-5 which is the same zoning as the property being discussed tonight. On the left, from quick calculations that is a 12 foot setback, which is the maximum; this means the height of that structure is 25 feet, which is larger than what is being proposed today and means a precedent has been set. To the right, there is a structure that underwent the same process and was approved by conditional use permit earlier this year. Those setbacks are around 9 feet, so about the same height as what is being proposed today with only a slight deviation. This means it satisfies the standards of review for both the conditional use and analysis of the surrounding area.

Commissioner Stark noted that with the precedent set by two neighboring lots, he thinks the applicant is well within his rights to request what he has requested, and that they should move forward with the vote.

Commissioner Catmull noted that his issue is just that he is not comfortable with having the code replicated in the conditions.

Commissioner Gedge is okay with amending his motion to exclude the conditions.

Commissioner Darby said that based on staff's recommendation, he is okay to move forward as mentioned, but he would also be comfortable if those three conditions were removed.

Chair Hollist noted that the motion failed due to lack of a second.

Commissioner Gedge motioned to recommend approval of the conditional use permit, File No. PLCUP202200182, based on the findings and conclusions listed in the report.

Commissioner Bevans thinks that by removing all of the conditions, they have now taken away the ability for someone to go to Code Enforcement and force the applicant to come back here if they do start a business out of this.

Commissioner Gedge noted that is still part of city code.

Commissioner Bevans agreed, but noted that it doesn't force them to come back here and face revocation of their permit. Having that in there allows the commission to keep that oversight, that if they do decide to run a business or put in an ADU without the correct permits, the commission has the purview to bring them back and pull the conditional permit.

Chair Hollist noted that they could come back and request a business, but if the staff member doesn't know the history they might approve it.

Commissioner Gedge withdrew his substitute motion and offered his original motion as stated above.

Commissioner Catmull noted that they had been discussing precedent, and he wonders if they are treating this applicant differently.

Chair Hollist feels like they have conditions like this on every permit that comes before them, based on the concerns staff and the public have brought forward.

Planner Schindler discussed the motions made, and asked Attorney Simonsen if whether or not the conditions are in the motion, if the applicant is in violation of city code while using this building, could someone ask for a revocation of the CUP; could the applicant be asked to tear down the building.

Attorney Simonsen noted that even if code was changed, and they had to stick to the codes listed, that could be an advantage or a disadvantage.

Commissioner Darby seconded the original motion with the three conditions. Roll Call Vote was 3-3, with no votes made by Commissioner Bevans, Chair Hollist, and Commissioner Catmull with reasoning listed below. The motion failed per the vote.

Commissioner Catmull noted that he voted no because of the conditions attached to the motion.

Commissioner Gedge asked if another motion could be made after the failed vote.

Planner Schindler responded that the no votes would need to have an indication of a detrimental effect that hasn't been mitigated; that is the only way they can vote no on a conditional use permit.

Attorney Simonsen said that as he understands it, the motion was to approve the conditional use permit with a 3-3 vote, which is a no vote on the conditional use permit.

Chair Hollist noted that the motion included the conditions, however Commissioner Catmull voted no specifically because of those conditions. She then asked if, with the prospect of the vote being different, they could vote again on an alternative motion.

Attorney Simonsen said his best advice would be that the motion failed, but if there is a different motion that the commission wants to consider on the application, he believes that can be done.

Commissioner Catmull motioned to approve the conditional use permit, File No. PLCUP202200182, based on the findings and conclusions listed in this report.

Chair Hollist made sure all commissioners were aware of the difference between the two motions; this motion carries no additional conditions. The applicant still has to comply with all current city ordinances.

Commissioner Gedge seconded the motion. Roll Call vote was 4-0, no votes made by Commissioner Bevans and Chair Hollist with reasoning below. Motion passed with majority of votes in favor.

Chair Hollist explained that she is voting against this motion because she feels like comments heard this evening brought up a detrimental effect in having an exception to the 20 foot offset. A comment was made that this puts that building within less than 40 feet of someone's kitchen, and that the uses in this building would be a noise detriment.

Commissioner Gedge thanked those with no votes for listing their reasoning on the record.

I. LEGISLATIVE PUBLIC HEARINGS - None

J. OTHER BUSINESS

Chair Michele Hollist reminded everyone that she will not be here in two weeks, Commissioner Gedge will lead the meeting and there will be a quorum.

ADJOURNMENT

Chair Hollist motioned to adjourn the October 11, 2022 Planning Commission meeting. Commissioner Darby seconded the motion; vote was unanimous in favor.

The October 11, 2022 Planning Commission Meeting adjourned at 8:39 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

This is a true and correct copy of the October 11, 2022 Planning Commission minutes, which were approved on October 25, 2022.

From: [Andrew McDonald](#)
To: [Cindy Valdez](#); [Anna Crookston](#); [Aaron Starks](#); [Nathan Gedge](#); [Michele Hollist](#); [Trevor Darby](#); [Steven Catmull](#); [Laurel Bevans](#)
Subject: FW: File # PLCUP202200182 - 2530 W. 10950 S. - Application for Conditional Use Permit
Date: Tuesday, October 11, 2022 1:41:57 PM

Hello All,

Please see the attached image received via public comment. This image has been submitted in addition to the public comment below, which you have already received.

From: laurie@utahteam.com <laurie@utahteam.com>
Sent: Tuesday, October 11, 2022 12:35 PM
To: Andrew McDonald <AMcDonald@sjc.utah.gov>
Subject: FW: File # PLCUP202200182 - 2530 W. 10950 S. - Application for Conditional Use Permit

From: laurie@utahteam.com <laurie@utahteam.com>
Sent: Monday, October 10, 2022 06:10 PM
To: 'Martin@utahteam.com' <Martin@utahteam.com>
Subject: File # PLCUP202200182 - 2530 W. 10950 S. - Application for Conditional Use Permit

Dear Mr. McDonald:

I am writing this letter as our property backs up to the subject property along the West portion of our backyard. Our property address is 10883 S Martingale Lane. We have lived here since June of 2003. During the entire time that we have lived at this address, we have never seen horses graze or housed at the subject property. What we have seen is quite a number of vehicles in the back yard. A couple of years ago, some young people began "camping" in the barn area and living in the North portion of the property. It wasn't uncommon to witness them "using the restroom" out in the field openly. There is currently a barn on the property that is old and could use repair, but the only animals (besides a dog) that we have seen are a few chickens. The chicken coop appears to be to the South of the existing barn structure. The barn structure has been completely unused except when there was somebody "camping" in the back.

The proposed building of approximately 160 ft. in length x 40 ft. in depth and 23 ft. height is of a large enough size to be a commercial building. If the proposed use is truly "a barn", why are there concrete floors and 20 ft. overhead doors? I've never seen a barn with concrete floors or 20 ft. overhead doors, but I've seen repair shops with those types of dimensions and doors, unless they are storing large farm equipment inside. I've never seen any farm equipment anywhere on the property that I can recall. We have seen large semi truck trailers on the property. Also, it has appeared that car repairs have been going on there. If it's their own vehicles, how many do they have? Unless they plan to purchase an entire fleet of vehicles, I can't imagine that their use is anything other than professional vehicle repair. That's not allowed in the A-5 zone at all.

Thank you,

Laurie Gale, CCA

Utah Realty

(801) 205-1600 (cell)

www.utahrealtyplace.com



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From: [Andrew McDonald](#)
To: [Cindy Valdez](#); [Anna Crookston](#); [Michele Hollist](#); [Laurel Bevans](#); [Nathan Gedge](#); [Trevor Darby](#); [Aaron Starks](#); [Steven Catmull](#)
Subject: FW: Conditional Use Permit #PLCUP202200182 - 2530 West 10950 South, South Jordan
Date: Tuesday, October 11, 2022 9:56:53 AM

Good Morning All,

Please see the received public comment regarding the item on tonight's agenda.

From: Lora Owens <owens2531@yahoo.com>
Sent: Monday, October 10, 2022 7:20 PM
To: Andrew McDonald <AMcDonald@sjc.utah.gov>
Subject: Conditional Use Permit #PLCUP202200182 - 2530 West 10950 South, South Jordan

Mr. McDonald,

Our names are Kent and Lora Owens. We live directly across the street from the above-referenced address. We wanted to comment on the conditional use permit application. These people are great neighbors. They take good care of their home and property, they care of their elderly aunts and their kids. They are the first ones to offer help when needed. We have no doubt that this addition to their property will be a good one. We have absolutely no problem with it whatsoever. Thanks so much.

Kent & Lora Owens
2531 West 10950 South
South Jordan, UT 84095
801-637-8467
801-577-0668
Owens2531@yahoo.com

From: [Andrew McDonald](#)
To: [Anna Crookston](#); [Aaron Starks](#); [Laurel Bevans](#); [Michele Hollist](#); [Nathan Gedge](#); [Steven Catmull](#); [Trevor Darby](#); [Cindy Valdez](#)
Subject: FW: Concerns with proposed accessory building (File # PLCUP202200182)
Date: Friday, October 7, 2022 11:30:23 AM

Hello All,

Please see the following public comment (with image attachment) received regarding next Tuesday's agenda.

From: Alan Langford <alanlangford555@gmail.com>
Sent: Friday, October 7, 2022 9:58 AM
To: Andrew McDonald <AMcDonald@sjc.utah.gov>
Subject: Concerns with proposed accessory building (File # PLCUP202200182)

October 7, 2022

South Jordan City Planning Commission &
 South Jordan Planning & Zoning Department &
 AndrewMcDonald

1600 West Towne Center Dr.
 South Jordan, Utah 84095

Alan Langford
 10882 Martingale Ln,
 South Jordan, Ut 84095
 801-870-1805

Hello Andrew,
 Thank you for spending the time listening and explaining this situation with me the other day.

Our hope is that this building will be as stated-- for horses, and a vast improvement over the existing structures. We love having horses behind us, as was the case for many years with the **Schuiiff's home** and pasture (directly West of the proposed building, and South of our property). We were even OK with the cattle and sheep... after all, this is a rural area, at least when we moved in in 2002. However, there are no horses on the 2530 West property, but there is plenty of junk and clutter. (see attached photos)

We have no wish to go to battle with our neighbors to the South over their building, but we've been told by real estate experts that this would greatly **reduce our property value by as much as several hundred thousand dollars**. We are not perfect. There is a large Cottonwood tree that is native to the property right on the fence line that will require heavy trimming for this proposed building if indeed the city allows them to place it so close to our very narrow backyard (14 ft.).

The length of the proposed accessory building (160' x 40' x 23') is **extremely excessive and a major concern**. I've plotted this out on google earth and it would require nearly every inch of that space except for the required 10' property line requirement to the North. This accessory building length needs to be **reduced by at least 20'-30', and situated further South from**

our property line to help mitigate our property value loss. What we need to see is a larger space between the North property line and the back of the accessory building. A 35' gap\buffer would help with noise and bothersome exterior lights around the accessory building. This would help to make us not so "boxed in" by **a very large, tall industrial steel building.**

Additionally, we have several concerns with the proposed building:

Demolition of existing structures

- A serious concern is the bats that inhabit the open rafter structure, nearest to our home, would be driven toward our home and neighborhood. These bats could carry rabies, and other diseases.
- Rodents and stray animals that are living in the structure.
- This Project should be required to perform a pre demolition bat, rodent and pest control operation to prevent the spread of such things into our neighborhood.
- Dust, Trash and other demolition mess must be contained and controlled during the operation and a timeline of a reasonable amount should be set to have such containment performed (not to exist in half torn down state for multiple months on end).

Business Use of Proposed Structure

- Mechanics Shop\Auto body repair and all that goes with that: Junkyard of Cars, Trucks, Semi Trailers ect. in various states of dismantle and repair. Noise late into the evening, and invasive bright lights that are an issue today. This has been especially true for the **Schuiff's home** to the West, and right outside their bedroom window even as he was dying of cancer. This is a fact and valid concern due to history, and now moving to a much larger area and closer to our home.

People/Occupants Living in the Structure

- A makeshift apartment has been built in the past with people living in it. This was within 15 feet of our property. Sanitation was an issue and having loud bonfire parties late into the night right outside our homes windows. This is no longer inhabited by people, but the history is there. Our concern is that this may be why they are requesting full utilities?

*****MOST IMPORTANTLY*** 10 ft. space between the proposed structure and our property line (not enough. Should be 35')**

- We NEED this area be extended to 35' (and the accessory building length be reduced by 25'-35'). Also we need the 35' space to be kept uncluttered and not used for storing old toilets, sinks, garbage, old tires, dismantled cars\trucks and engine blocks\transmission ect. This is right next to our backyard, which we have worked very hard on and endeavor to keep nice. We routinely use this place as an area we can enjoy with our family and not have eyesores to look at.

I've submitted the GRAMA Request and would like to come tomorrow afternoon (10/7/2022) to review accessory building plans.

Best Regards,
Alan Langford

From: [Andrew McDonald](#)
To: [Cindy Valdez](#); [Anna Crookston](#); [Nathan Gedge](#); [Michele Hollist](#); [Trevor Darby](#); [Steven Catmull](#); [Laurel Bevans](#); [Aaron Starks](#)
Subject: FW: concerns for conditional use permit for 10950 s 2530 w.
Date: Tuesday, October 11, 2022 12:46:48 PM

Hello All,

Please see the public comments received regarding tonight's agenda. This is in addition to what you have received already.

From: DUNCAN F MILES <MILESTOAD@msn.com>
Sent: Tuesday, October 11, 2022 12:41 PM
To: Andrew McDonald <AMcDonald@sjc.utah.gov>
Cc: DUNCAN F MILES <Milestoad@msn.com>
Subject: concerns for conditional use permit for 10950 s 2530 w.

Hi Drew,

I appreciate you taking some time to discuss some concerns regarding the property located at 10950 South 2530 West. I would also like the following items discussed at the planning meeting tonight and have their responses go on record as well.

Concerns, comments and questions:

1. Due to prior usage and activity on the property, will any new or continued business operations be allowed? If so, what will be the hours of operation? Past experience has shown that hours of operation were 24 hours a day, 7 days a week.
2. The overall size of the structure is proposed to be over 3 times the size that the current code allows which seems excessive for the zone and normal usage for said zone.
3. The stated intention is to store vehicles for personal use, how many personal vehicles do they intend to store? and will those vehicles be registered in their names? Is there a limit to the number of vehicles to be stored on the property? if so, what is the limit?
4. Where will the access to the building be located? Will there be multiple accesses from the road? will there be road condition requirements? if so, what material is required?
5. Will a new fence be required around the property? because it exceeds current code by roughly 3 times.
6. Please discuss previous complaints and concerns filed with the city, including those filed with code enforcement and police department and address that similar issues will not arise. FYI, a grammar report was not requested because the 2 week period to produce one was beyond the notice given for this meeting.

7. What materials will be used to build the building?
8. How much additional traffic do they foresee?

I would like to be anonymous.

thanks, Chalon





L.R. Pope Engineering, Inc.

1240 East 100 South #15B • St. George, Utah 84790 • (435) 628-1676

Date: May 17, 2024

To: Andrew McDonald – Planner I

City of South Jordan

RE: Detached Metal Garage Conditional Use Permit – Planning Review Response

See comments below addressing the questions in your letter dated October 24 2023

- 1) Comment about the building size and why it is so large:
 - a. The homeowner has considered multiple sizes of buildings and has found that a larger building will give them additional storage and parking for future needs yet cost nearly the same as a smaller building.
 - b. Additionally, the homeowner has been successful in rezoning their parcel to a R1.8 zone which would allow them to maximize their lot coverage, as have many of their neighbors.
- 2) The proposed metal garage will be for personal use only, there will be no business use for this proposed garage. The homeowner intends to park misc. vehicles including multiple cars, 2 trucks, an ATV and UTV, 2 boats, 2 RV's (5th wheel) in the garage as well as using it for storage of yard care and garden items. There will be no farm animals stored in the garage, the homeowner no longer wishes to maintain horses.
- 3) The garage will be an open floor plan with no walls or partitions. It will be a concrete slab on grade with 1 man door, 1 sliding glass door, and 3 overhead garage doors with a concrete pad outside of the overhead garage doors, additionally the owner may add some windows as permitted by the City of South Jordan.
- 4) The existing house is 17 feet tall. The proposed garage will not be taller than 25 feet.
- 5) The proposed access will be gravel leading up to a concrete pad.
- 6) See attached letter from homeowner.
- 7) The homeowner has worked with their neighbors and has reached out to have discussions about their proposed garage. The homeowner has agreed to move the proposed garage further from the west and north property line to accommodate the neighbors so that the garage will now be 20 feet from the north and west property lines. Both neighbors to the east and west are supportive of the proposed garage.
- 8) This proposed garage will not include any ADU space.
- 9) The existing house is brick, the proposed garage will be a metal garage, similar to all the existing garages that have been built in the neighborhood. The homeowner will use a color that matches well with their existing home.
- 10) There will be standard exterior residential lights on the proposed garage, only on the side facing towards the existing home on the parcel. The homeowner will follow all the City of South Jordan lighting guidelines and codes. Lighting for the garage has not been purchased yet but they will follow all guidelines.
- 11) The pitch on the proposed garage will be no more than a 3:12 max but not less than a 1:12 (SJ minimum)
- 12) The proposed garage will have electrical service, gas service, water service and sewer service. The water and sewer service will be for washing/cleaning/maintaining of cars, RV's and equipment. Gas service will be for a water heater for wash area. Additionally, there will be a small bathroom in the garage.
- 13) Homeowner has proposed moving the building further off the north and west property lines to allow for future windows based on the City of South Jordan requirements to have windows in a garage.
- 14) Yes there will be both a man door and a sliding glass door.
- 15) The wall height will be 18 feet at the ends and a maximum of 23 feet in the middle. This will keep the outside height of the building at no more than 25 feet.

Thank you for your comments and please feel free to reach out to me with any questions or request for further clarification on comments or any other information needed for this application.

Robbie R Pope P.E., P.L.S.
L.R. Pope Engineering, Inc.