



PH: 801.254.3742 EMAIL: info@sjc.utah.gov FAX: 801.254.3393

May 27, 2015

Robert Poirier
[REDACTED]

Sandy, Utah 84070

Re: GRAMA Records Request received May 26, 2015

I am responding to your Record Request asking for:

Request #1: Meeting Minutes/Staff Report as It Pertains to Fencing Requirements in the Mabey Subdivision.

Reply # 1: Approved -(7) pages of Records

Please let me know if you have any questions.

Sincerely,

Cindy Valdez, CMC
Deputy City Recorder

CITY OF SOUTH JORDAN
GRAMA Record Request
Fax: 801-254-3393



The following form should be completely filled out and returned to the City Recorder's office. The City is allowed 10 business days in which to respond to your request. Presently, South Jordan City Charges .25¢ per page. The City may assess other fees for records compiled in a form other than that maintained. Research or Services Fee may be charged as provided by Utah Code 63G-2-203.

Requestor's Name: Robert Palmer
Address: [Redacted] City: Sandy
State: UT Zip: 84078 Daytime Phone: [Redacted] Fax: _____

In accordance with the Governmental Records Access Management Act, I am seeking the following record(s) **specifically described as:**

Meeting minutes / staff report as it
pertains to leasing requirements in the
Moby subdivision.

which I believe are collected, filed and/or used by the City of South Jordan, 1600 W. Towne Center Drive, South Jordan, Utah 84095 (801) 254-3742.

- I would like to view/inspect the record(s).
- I would like to receive a copy of the record(s) described above. I understand that the City charges a fee for copies of records and the copies will be provided subject to fees being paid. I authorize cost of up to \$ 50. If costs are greater than the amount I have specified, I further understand that the office will contact me and will not respond to a request for copies if I have not authorized adequate costs.

[Signature] _____ Date 5-26-15

=====

CITY'S RESPONSE TO RECORD REQUEST - FOR OFFICE USE ONLY

- APPROVED - Requestor notified on 5-26, 2015
- DENIED - Written denial sent on _____, 20__
- Requestor notified that this office does not maintain record; and, if known, was also notified of name and address of agency that does maintain record on _____, 20__
- Extension of time for extraordinary circumstances. Required notice sent _____, 20__

COPY FEES: \$ 0. If waived, approved by: _____
[Signature] _____ Date _____

Mr. Hurst said the carwash will be open 24 hours per day, and there will be customer service staff available during the day, but the carwash itself will be open 24 hours a day 7 days a week.

Chairman Johnson opened the Public Hearing to comments. There were none. She closed the Public Hearing.

Commissioner Haymore said are the doors on the carwash going to be closed while the dryer is on?

Mr. Hurst said there are automatic doors on both sides and typically in our other operations we have not closed the doors, but we have the ability to do that if need be. We have talked to Planner Schindler about closing the door on the east, so the noise could exit to the east. At our other locations we are in close proximity to residents and businesses, and we have not had any complaints concerning the noise. We have taken all of the boilers and the pumps and placed them in a room with concrete wall, and any equipment that we can keep in that room we do to try to mitigate that sound transfer as much as we can.

Commissioner Roberts said what is the decibel on the blowers?

Mr. Hurst said I think they are sub 50, I am not sure but I can get that information for you.

A.2. Potential Action Item – (See IV.A.1)

Commissioner Haymore motioned to approve CUP-2013 to allow a carwash facility use on property located at 11724 S. 3600 W. subject to meeting all requirements of the City Municipal Code, the District Master Development Plan and the District Design guidelines. Commissioner Jones seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Evans and Commissioner Naylor were absent from the vote.

**B.1. Issue: MABEY 2 SUBDIVISION
SUBDIVISION AMENMENT – SINGLE FAMILY RESIDENTIAL
DEVELOPMENT**

Address: 10579 South 2700 West

File No: SUB-AMEND-2013.32

Applicant: LaMar Mabey

City Planner Greg Schindler reviewed background information on this item.

Commissioner Naylor arrived at the meeting.

LaMar Mabey, 10511 Highline Circle South Jordan, Utah – said the only difference from when this was seen before is the zoning has a 30ft. setback instead of the 25ft. setback, and I think this fits in with what South Jordan is trying to do. Someone asked the question “when was it divided from the 1 acre to the ½ acre” that happened in 2006. I have had the ½ acre up for sale since that time, but nobody wants to buy ½ acre lots these days, it is too big. If you look around in South Jordan at that area, there are not any 1/3 acre or ¼ acre lots in that area, so I think this will fit well with the neighborhood.

Chairman Kathie Johnson opened the Public Hearing for comment.

Marianne Hatton, 2649 Rustic Roads Drive South Jordan, Utah- said this subdivision is in back of my home and I am concerned about a couple of things that took place on the rezoning. A proposal was made that the homes that would go in there could be as high as 35ft, which means that it is 10ft from my fence. It would cost me money that I don't have, because I cared for a husband that was blind and also a disabled daughter and they have both since passed away. The 35ft would take all of the sun from my backyard and that would mean my grape vines, raspberries, and everything in my backyard would die, or I would have to do major replanting, I am concerned about that because it is more than a widow can bare. I am concerned about a construction that can go higher and higher, because I bought my home with the assumption that it was single family and not a two story home behind me. I bought it knowing that it would be a quiet peaceful place for both my husband and my daughter. I am concerned about noise because most families have 2 cars, and that means increased traffic coming in and out. I am also very concerned about the closeness of that being 10ft from my home. We are not a noisy family. I am a widow and I can see that there is a possibility of a young family with children and their busyness allowing their children to be involved in sports and other activities, so traffic will definitely increase.

Chairman Johnson closed the Public Hearing.

Commissioner Roberts said can the 20ft access be built on the property line.

City Planner Schindler said we are requiring them to build the access right on the property line. We are requiring them to record an easement, so if the property to the south wants to do the same thing they would all use the same access.

Commissioner Roberts said there seems to be a concern about the 35ft maximum.

City Planner Schindler said 35ft is the standard feet in any residential zone.

B.2. Potential Action Item – (See IV.B.1)

V. PUBLIC HEARINGS AND POTENTIAL *LEGISLATIVE ACTION ITEMS

*Legislative Action = More Discretion, Reasonably Debatable (Subjective Standard)

Commissioner Roberts motioned to approve Application SUB-AMEND-2013.32 allowing subdivision of Lot 2 of the Mabey Subdivision with the (2) requirements. Commissioner Winder seconded the motion. Roll Call Vote was 6-0 unanimous in favor; Commissioner Evans was absent from vote.

Chairman Johnson welcomed the scouts to tonight's meeting.

VI. OTHER BUSINESS – NOT PUBLIC HEARINGS

None

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 08/27/2013

Issue: MABEY 2 SUBDIVISION
SUBDIVISION AMENDMENT – SINGLE FAMILY RESIDENTIAL DEVELOPMENT
Address: 10579 S. 2700 W.
File No: SUB-AMEND-2013.32
Applicant: LaMar Mabey

**Submitted by: Damir Drozdek, Planner II
Jared Francis, Senior Engineer**

Staff Recommendation (Motion Ready):

- **Approve** Application SUB-AMEND-2013.32 allowing subdivision of Lot 2 of the Mabey Subdivision with the following:
 - If an additional flag lot is created in the rear of lot 1 of the Mabey subdivision, the proposed 20' access easement is to be utilized to access the future lot as well.
 - All Municipal Code requirements are met.

ACREAGE: 0.54 acres
CURRENT ZONE: R-3 (Single Family Residential, 3 lots per acre) Zone
CURRENT USE: Vacant land
FUTURE LAND USE PLAN: LD (Low Density Residential, up to 3 units per acre)

NEIGHBORING ZONES/USES: North – R-1.8 / Single Family Homes
South – R-2.5 / Single Family Home
West – R-1.8 / 2700 West
East – R-1.8 / Single Family Homes

BACKGROUND:

The Applicant is requesting a Subdivision Amendment approval to split lot 2 of the Mabey Subdivision. Lot 2 is located at 10579 S. 2700 W. It is approximately 0.5 acres. Lot 2 is proposed to be split in half creating lots 201 and 202. Lots 201 and 202 will be approximately 0.26 acres each. Lot 202 will not have any street frontage. Instead it will utilize a 20' easement to access 2700 West. Ordinance 16.04.160 under section 'D' allows for creation of 'flag lots'.

As lot 2 is part of an existing subdivision all improvements along 2700 West are already completed. However there is an existing drive approach that will need to be relocated further to the south to accommodate the proposed access easement for lot 202. The new drive approach will serve both lots. No fencing is proposed or required by Code as adjoining lots are single family and have no farm animal rights.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The project is located in the R-3 Zone (single-family residential, 3 lots per acre). Density is 3.7 lots per acre. However as this project is being developed under the "flag lot" Ordinance, and as such, the proposed development is not required to meet the density requirements.



Subject Property

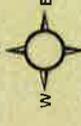
Legend

- STREETS
- PARCELS

Aerial Map

City of South Jordan

Aerial Imagery
April 2012


- The proposed development is required to meet the minimum lot size requirement. The two proposed lots are over 11,000 sq. ft. The R-3 Zone requires a minimum lot size of at least 10,000 sq. ft.
- The project is in conformance with the Goals and Policies of the General Plan as follows:
 - Policy H-3.1 Except for the Bangerter Highway, Redwood Road, and 10400 South corridors, reserve the area between 3600 West and the west bluff of the Jordan River as primarily single family neighborhoods.
 - Policy H-4.4 Require that all new developments have complete pedestrian and vehicular circulation facilities with appropriate curb, gutter, sidewalk, street lights, street trees, and proper storm drainage.
 - Policy T-3.11 Provide design standards for the review and approval of a limited number of 'flag lots' with rear driveway access where appropriate.

Conclusion:

- The proposed project will meet the Goals and Policies of the General Plan as well as meet the requirements of the Development and the Planning and Land Use Codes, including the requirements for flag lot development as found in 16.04.160 'D' of the Development Code and Zoning requirements as found in chapter 17.40 of the Planning and Land Use Code.

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.

FISCAL IMPACT:

- It may have a net positive fiscal impact with revenues coming mostly from property taxes.

ALTERNATIVES:

- Approve the Application with additional conditions.
- Deny the Application.
- Schedule the Application for a decision at some future date.

SUPPORT MATERIALS:

- Aerial Map
- Zoning Map
- Preliminary Subdivision Plat



Damir Drozdek
Planner II
Community Development Department