

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
May 26, 2020**

Present: Commissioner Trevor Darby, Commissioner Michele Hollist, , Commissioner Nathan Gedge, Commissioner Steve Catmull, Commissioner Sean Morrissey, City Attorney Ryan Loose, Deputy City Engineer Jeremy Nielson, City Planner Greg Schindler, City Recorder Anna Crookston, Deputy Recorder Cindy Valdez

Absent: Commissioner Michael Peirce

Others: Stephanie Archibald, Jason Runyan, Ambree

6:30 P.M.

**REGULAR MEETING**

I. Welcome and Roll Call – *Commission Chair Michele Hollist*

Chair Hollist welcomed everyone to the Electronic Meeting and noted that all Commissioners have joined the electronic meeting except, Commissioner Peirce and he is excused from tonight’s meeting.

II. Motion to Approve Agenda

**Commissioner Gedge made a motion to approve the May 26, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.**

III. Approval of the Minutes

**Commissioner Gedge made a motion to approve the May 12, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.**

IV. **STAFF BUSINESS**

**City Attorney Ryan Loose said I would like to let you know that we are in the yellow stage with the covid-19 now, so our ability to only have electronic meetings is going to expire on June 30, 2020. The Mayor, Council and City Staff will be discussing the next few weeks how we will proceed with our Planning Commission Meetings in July. There is a possibility of allowing some of the Commissioners be at City Hall for the meeting, and some Commissioner’s to be on zoom. We will also have to wait and see if we stay in the yellow stage, or if that will change in July, but I will keep you informed.**

V. **COMMENTS FROM PLANNING COMMISSION MEMBERS**

VI. **SUMMARY ACTION – None**

**VII. ACTION – None**

**VIII. ADMINISTRATIVE PUBLIC HEARINGS –**

**A. DAYBREAK COMMERCE PARK 5 – 1<sup>ST</sup> AMENDMENT**

Location: 6351 W Crimson View Drive  
File No: PLPLA202000060  
Applicant: Niklaus Bishsel

City Planner Greg Schindler reviewed background information on this item from the staff report.

Chair Hollist said is something being done to accommodate the run-off?

Planner Schindler said I am not sure. I think the storm drain is coming from someplace else, but I am not sure where.

Deputy City Engineer Jeremy Neilson said they are re-locating the storm drain to a different location, I am not sure where, but it has been reviewed by staff and it seems to be an easy re-location.

Chair Hollist opened the Public Hearing to comments. There was none. She closed the Public Hearing,

**Commissioner Gedge motioned to recommend approval of File No, PLPLA20202000060 to amend lot C-121 of the Daybreak Commerce Park 5 subdivision, located at 6351 SW Crimson Park Drive, to create four commercial lots, as presented to the Planning Commission with the following requirement:**

- **The applicant seek City Council approval to vacate the storm drain located on the north-east quadrant of the property with the emphasis that it be adequately addressed in the adjustment.**

**Commissioner Hollist seconded the motion, Roll Call Vote was 5-0 Unanimous in favor; Commissioner Peirce was absent from the vote.**

**B. RUNYAN ACCESSORY LIVING UNIT**

Location: 2266 West Country Bend Dr.  
File No: PLALU202000136  
Applicant: Archibald Remodeling LLC

City Planner Greg Schindler reviewed background information on this item from the staff report.

Chair Hollist said are they many accessory living units in this neighborhood, and is there a cap on how many can exist in a certain area.

City Planner Schindler said there is no cap on how many accessory living units can be in a neighborhood, and I don't know how many are in this area.

Chair Hollist said does the parking spot that they are providing need to be covered.

City Planner Schindler said it does not.

Chair Hollist said so they are meeting the parking requirement because they have the detached garage in the back for the main home, and then they need to provide a spot in the driveway for the accessory living unit, is that correct?

City Planner Schindler said that is correct.

Chair Hollist said is there an access from the home, or will that be closed.

City Planner Schindler said on the floor plan it appears that there is an access to the home, and then you enter into the accessory living unit.

**Taylor Archibald (Builder)** – said Planner Schindler was correct, there is a mud room that they access from the main home. The owners of the home Jason and Jared both own this property, and Jared is married, but Jason is not and he is planning on living in this accessory living unit. I am sure it is hard to live with a family and kids, so he just wants his own privacy, so that is the main reason they are doing this. There are about 10 parking spots on this property, because there is a very large driveway. The original home is stucco, so we will be matching this unit with the same stucco to match. We have looked this over, and it meets all of the requirements.

Chair Hollist opened the Public Hearing to comments.

**Jason Runyan- South Jordan** said Jared and I bought the house together as a family deal, and our intention when we bought the house was to build the apartment east of the shop. The apartment is huge and we still would have room for plenty of parking, but since we are south of 9800, we were told that we couldn't build an accessory living unit/guest house because the zoning is R-2.5, and on the other side they don't have the same regulations. In the regulations it is because the lot sizes needed to be more than 35,000, or 38,000sq.ft. Since we were on the other side we weren't allowed to build out there, but we were given the option to pay \$1,600 dollars and have it go to the City Council to have it reconsidered, but that wouldn't have guaranteed that we could build out there. We decided to build it this way, so we didn't have to try and convert the shop into an apartment, and this will be simpler. We have an entrance as you come in, there will be a mud room and you can either go straight into the house, or you can go the other direction into my apartment. The lot is quite large so there will be plenty of parking, so this should work quite well.

Chairman Hollist closed the Public Hearing,

Chair Hollist said it looks like in the packet that is before us because they need to change the exterior of the building, otherwise it meets all of the other ordinances and requirements. It looks like it will blend with the other homes in the neighborhood and will look the way the original home looks.

Commissioner Catmull said it is on the table to approve the accessory building, and I assume that there is a building permit taken out as part of the application and that is how we verify that they are meeting all of the other City criteria like the finish and architecture, or is that handled in the design phase.

City Planner Schindler said they have to have a building permit for what they are doing and will need to show the materials that they will be using, so it is covered in the process.

Commissioner Catmull motioned to approve the application for an accessory living unit, File No, PLALU202000136, which seeks approval to remove a garage door and replace it with a solid wall and

two windows. Commissioner Hollist seconded the motion. Roll Call Vote was 5-0 unanimous in favor; Commissioner Michael Peirce was absent from the vote.

**IX. LEGISLATIVE PUBLIC HEARINGS – *None***

**X. OTHER BUSINESS – *None***

## **ADJOURNMENT**

**Commissioner Gedge motioned to adjourn the May 26, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Peirce was absent from the vote.**

The May 26, 2020 Planning Commission Meeting adjourned at 7:00 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

**This is a true and correct copy of the May 26, 2020 Planning Commission minutes, which were approved on June 9, 2020.**

*Cindy Valdez*

**South Jordan Deputy Recorder**