

**CITY OF SOUTH JORDAN  
ELECTRONIC  
PLANNING COMMISSION MEETING  
COUNCIL CHAMBERS  
JUNE 9, 2020**

Present: 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, Planner David Mann, City Recorder Anna Crookston, Deputy Recorder Cindy Valdez

Absent: Commissioner Trevor Darby, Commissioner Michael Peirce

Others: Linda Monty

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 June 9, 2020 Planning Commission Agenda. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Darby and Commissioner Peirce were absent from the vote.**

III. Approval of the Minutes

**Commissioner Gedge made a motion to approve the May 26, 2020 Planning Commission Meeting Minutes as printed. Commissioner Hollist seconded the motion. Vote was unanimous in favor; Commissioner Darby and Commissioner Peirce were absent from the vote.**

**IV. STAFF BUSINESS**

City Attorney Ryan Loose said we have a new attorney hired his name is Greg Simonson and he will hopefully be on our next zoom meeting so I can introduce him to everyone. He will be the one attending the Planning Commission meetings from now on. I think he will be a great addition to the City.

**V. COMMENTS FROM PLANNING COMMISSION MEMBERS**

Chair Hollist said I would like to thank City staff for doing the on-line Summerfest, my family participated on line and we really enjoyed it.

**VI. SUMMARY ACTION – *None***

**VII. ACTION – *None***

## VIII. ADMINISTRATIVE PUBLIC HEARINGS –

### A. ACCESSORY LIVING UNIT - GUESTHOUSE

Location: 969 W. Louise Meadow DR.  
File No: PLALU202000120  
Applicant: Thomas and Linda Monty

Planner David Mann reviewed background information on this item from the staff report.

Chair Hollist said are there any limits on the guest house?

City Planner Schindler said the detached structure cannot be larger than the main house, or they would have to get a conditional use permit. The requirement is 35% of the main structure, and according to the County records this main home is 4,600sq.ft.

**Linda Monty (Applicant)** – said I really don't have anything to add to what has already been said. I am just very excited to get this project started so I can get moved into it.

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

Chair Hollist said do the materials need to match the overall character of the neighborhood?

Planner Mann said it will need to have stucco and brick similar to what is on the main house, so it should match with the character of what is already there.

Chair Hollis said who makes that decision?

Planner Mann said it is City Staff that reviews the materials, and make sure it meets the City Code.

**Commissioner Gedge motioned to approve File No. PLALU202000120, and accessory living unit permit to construct a detached garage with living space behind. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Darby and Commissioner Peirce were absent from the vote.**

### B. QUAIL RUN AT SOUTHPOINTE NO. 2-1<sup>st</sup> AMENDMENT

Location: 9634 South 3065 West  
File No: PLPLA201900724  
Applicant: Mike Barney

City Planner David Mann reviewed background information on this item from the staff report.

Commissioner Catmull said if I am reading the house size correct the east to west is about 80ft, so there would be about 50ft. potentially, is that correct?

Planner Mann said the two segments of the south property line that would be created shows 40ft, and 74ft, so, at the widest part it is about 100ft. wide.

Chair Hollist said are there any ordinances, or rules that require them to build a home the same size as the homes that surrounds it.

Planner Mann said there is a minimum square footage allowed for all single family homes allowed in this zone, and it has to be a 2,400sqft. I would say that most homes that are built today are well over that.

Chair Hollist said would there be limitations to where they could place their driveway.

Deputy Engineer Nielson said for the driveway access they will need to get an encroachment permit for how they are going to connect to the public right-of-way. We looked at this today and we are going to recommend they push out the access as far to the south as possible to get away from that corner.

Chair Hollist said do they have restrictions on fencing, and what they can put in for visibility. I see this as being a really tricky piece of land with a multi-intersection point.

City Planner said there is already a masonry wall on the west side that I believe was put up by the subdivision. On the north side they would be allowed to have a 6ft.fence coming down that property line but when they get to the corner they need to have a corner triangle so, 30ft. from the 6ft. height fence to the corner they would need to have a lower 4ft. fence for vision, and there is no fencing allowed in the front.

Chair Hollist said I wanted to ask the applicant if they were here tonight a question, but it doesn't look like they are, so I will see if you can answer my question. If this was to get subdivided and they already had someone lined up to build, but they ran into a situation where decided this was an undesirable piece of property and they were to get stuck with it after they subdivided, how would that effect their property taxes. Would they have to pay taxes on two parcels?

City Planner Schindler said in my guess yes, because they would have two pieces of property that would be worth more than one large piece of property. I don't know how much it would go up, but it would be more. It wouldn't be nearly as much if there wasn't a house on it.

Chair Hollist said Planner Mann since you have worked with the applicant, do you know if the applicant has an interested buyer in mind?

Planner Mann said there was an initial applicant that was taking charge of this application that was not the property owner and then about half way through the review process, another person came in and said they were going to take over the project. He is a contractor who has built houses in South Jordan before, so I am inclined to think he is planning to build a house on this lot, I don't know that for sure, but that seems to be the idea.

Commissioner Catmull said do we have any history as to why this wasn't subdivided when this subdivision was created.

Planner Mann said if I had to guess, it was because this subdivision has been around for a very long time and up until a few years ago this zone was a 1/3 acre, and at that time it was reduced to 12,000sq.ft. If you look at the plat they are showing the plat at exactly 12,000sq.ft, so it was a situation where they could meet the density, but they couldn't meet the lot size until just recently.

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

**Commissioner Catmull motioned to approve File No. PLPLA20190724 to amend lot 224 of the subject subdivision, located at 9634 South 3065 West, and create two residential lots, as presented**

**to the Planning Commission. Commissioner Hollist seconded the motion. Roll Call Vote was 4-0 unanimous in favor; Commissioner Darby and Commissioner Peirce were absent from the vote.**

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

**X. OTHER BUSINESS - *None***

## **ADJOURNMENT**

**Commissioner Gedge motioned to adjourn the June 9, 2020 Planning Commission meeting. Commissioner Hollist seconded the motion. Vote was unanimous in favor.**

The June 9, 2020 Planning Commission Meeting adjourned at 7:10 p.m.

Meeting minutes were prepared by Deputy Recorder Cindy Valdez

**This is a true and correct copy of the June 9, 2020 Planning Commission minutes, which were approved on June 23, 2020.**

*Cindy Valdez*

**South Jordan Deputy Recorder**