

**SOUTH JORDAN CITY
PLANNING COMMISSION REPORT**

Meeting Date: 10/24/2023

Issue: **THE MISSION CHURCH CONDITIONAL USE PERMIT AND SITE PLAN**

Address: **10978 S. 2200 W.**
File No: **PLCUP202300061 and PLSPR202300057**
Applicant: **Jacob Iverson, Mountain West Architects**

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

Staff Recommendation (Motion Ready):

1. I move that the Planning Commission **approve** the CUP application (PLCUP202300061) based on the findings and conclusion listed in this report and presented by City staff.
 2. I move that the Planning Commission **approve** the Site Plan application (PLSPR202300057) based on the findings and conclusion listed in this report and presented by City staff.
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ACREAGE:	Approximately 2.53(acres)
CURRENT ZONE:	A-1 (Agricultural) & A-5 (Agricultural)
NEIGHBORING ZONES:	North – R-1.8 (Residential) & A-5
	South – A-5
	West – A-5
	East – A-5

STANDARD OF APPROVAL

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.

SITE PLAN REVIEW STANDARDS

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 Mission Church is currently leasing space on the east side of the City and would like to relocate to the subject property. It recently purchased the subject property to renovate the existing barn structure into a church. The subject property involves two parcels. The largest parcel is currently zoned A-1, while the smaller parcel is currently zoned A-5.

When the City expanded and improved 2200 West roughly five years ago, it made the existing barn structure not conform to the current front setback requirements of the A-1 Zone. The structure's front setback from 2200 West is now roughly 18 feet. Because the expansion of the road caused this change in setback, under City Code § 17.04.140, the structure's setback is treated as if it is compliant as long as the structure is not expanded further into the setback. The applicant is not proposing to expand the structure into the setback.

STAFF FINDINGS, CONCLUSION & RECOMMENDATION

Findings:

- City Code §17.18.020 allows Churches (defined by City Code as a "Religious Assembly and Worship Use") in the A-1 zone via a conditional use permit.
- There currently exists a masonry fence along the frontage of 2200 West that is proposed to remain. The fence was allowed as part of the City's negotiation with the property

owner to expand 2200 West. In some areas there is a grade change between 2200 West and the property, and the fence acts as a retaining wall.

- The overall grade, from the Right-of-Way to the canal, is relatively flat. The grading plan shows that this grading will remain largely the same.
- The property is adjacent to the Utah Salt Lake Canal. The applicant is proposing to replace the existing agriculture rail fence, with a new six-foot-tall solid vinyl fence.
- The City would like to connect the culinary water line in 10950 South to 2200 West. As part of this approval, the applicant is granting the City a 15-foot-wide water line easement. Construction is anticipated to be in the early spring of 2024, and will require coordination with the Canal Company.
- The subject property currently has two existing access points off 2200 West. No new access points are proposed.
- City Code §16.26.040 requires that a church have at least one parking stall per 100 square feet of floor area. At least 118 parking stalls are required. The site plan proposes 119 parking stalls.
- Historically, stormwater and surface runoff has been discharging into the adjacent canal. This discharge systems is going to be capped and abandoned in place. Stormwater is proposed to be detained in a surface grade detention pond, with a small fraction discharged into the City's stormwater system. Engineering has reviewed and approved the proposed stormwater drainage plan.
- The Lighting Plan proposes lighting features that are fully shielded and complies with City Code.
- The Landscaping & Irrigation Plans comply with requirements of City Code. Ponderosa Pines are proposed along the west property line. City staff is confident that these trees will mature over time, and provide a buffer between the parking lot and the adjacent-residential subdivision to the west.
- Public Notices were mailed to recipients that own property within 300 feet of the property lines of the subject property.

Conclusion:

The application meets the standards of review listed above, and the requirements of City Code.

Recommendation:

Based on the findings and conclusion 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 in the future

SUPPORT MATERIALS

- Existing Barn and Property
- Location Map
- Operations Plan
- Current Zoning Map
- Site Plan
- Existing & Proposed Floor Plans
- Grading Plan
- Fencing
- Water Easement
- Stormwater & Drainage
- Lighting Plan
- Landscaping & Irrigation Plans
- Public Mailing Notice of Hearing

Andrew McDonald

Andrew McDonald (Oct 18, 2023 14:58 MDT)

Andrew McDonald
Planner I

Brad Klavano

Brad Klavano (Oct 19, 2023 08:49 MDT)

Brad Klavano
City Engineer