

**CITY OF SOUTH JORDAN
ELECTRONIC
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS
August 8, 2023**

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

Others: Neale Neelameggham, Selvam Rajavelu, Charlie Wallwork, Marylee Wallwork, Venkatesh Subramanyan

Absent: Commissioner Aaron Starks, Commissioner Steven Catmull

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

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

Commissioner Michele Hollist welcomed everyone to the Electronic Planning Commission Meeting and excused Commissioners Aaron Starks and Steven Catmull who were unable to attend.

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. Commissioners Starks and Catmull were absent from the vote.

C. APPROVAL OF THE MINUTES

C.1. July 11, 2023 Planning Commission Meeting Minutes

Commissioner Bevans motioned to approve the July 11, 2023 Planning Commission Meeting Minutes as published. Chair Hollist seconded the motion. Vote was unanimous in favor. Commissioners Starks and Catmull were absent from the vote.

D. STAFF BUSINESS - *None*

E. COMMENTS FROM PLANNING COMMISSION MEMBERS

Commissioner Laurel Bevans gave brief reviews of the July 18, 2023 and August 1, 2023 City Council Meetings.

F. SUMMARY ACTION - *None*

G. ACTION - *None*

H. ADMINISTRATIVE PUBLIC HEARINGS

**H.1. WALLWORK DETACHED GARAGE AND ADU CONDITIONAL
USE PERMIT AND ACCESSORY DWELLING UNIT**

Address: 2341 West 10755 South

File No.: PLCUP202300101, PLALU202300100

Applicant: Charlie Wallwork

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Michele Hollist noted there was a discrepancy regarding the lot size and asked for the official size.

Planner Drozdek responded it is just under an acre at 0.9 acres.

Chair Hollist asked if this lot would qualify for a flag lot.

Planner Drozdek responded that it would depending on the density of the subdivision. Based on the size of the lot alone it would qualify if the density were appropriate.

Chair Hollist noted there were examples of nearby properties in the staff report with large accessory buildings, asking if those buildings were grandfathered in before ordinances restricted sizing, approved with an exemption, or simply out of compliance.

Planner Drozdek responded that he did not have that information. In cases like this, the ordinance states the buildings must be compatible with neighboring properties. Having that many large structures nearby allows them to argue that it's compatible.

Chair Hollist asked, if this lot was moved to a flag lot in the future, would this structure be suitable as a standalone property with all the storage on the first floor.

Planner Drozdek responded that the square footage for the living space and storage in the back would qualify it to be used as a main structure.

Commissioner Laurel Bevans noted a white roofed building on the aerial view of the property, asking if that structure was still there or if it was being removed.

Planner Drozdek believes it is still there, but the applicant would be best suited to answer that question.

Commissioner Nathan Gedge noted that there have been issues with these kinds of structures in this area in the past, with the first floor being for storage of cars. He asked if there were any restrictions on home-occupied businesses, including auto repair, to protect neighboring properties.

Planner Drozdek responded that home occupations are mostly limited to office type businesses, so having an auto shop type business would not be allowed.

Chair Hollist invited the applicant forward to speak.

Charlie Wallwork (Applicant) – had nothing to add to the staff report.

Commissioner Bevans asked the applicant about the building noted previously on the property and whether it was staying.

Mr. Wallwork responded that it will be staying, it's just a barn, noting that the proposed structure will be just to the east of that current structure.

Marylee Wallwork (Applicant) – added that the building is temporary, it doesn't have a foundation but will be staying for now. It is about 25 feet from the new structure, so it has some distance.

Chair Hollist asked staff to confirm that the applicant meets the ordinance for open land.

Planner Drozdek responded that they do.

Chair Hollist opened the public hearing for comments. There were no comments and the hearing was closed. She shared that her only concern was the previously mentioned possibility of a business, and she discussed the possibility of making that a conditional use.

Commissioner Gedge asked if there is a found detrimental effect to impose a condition like that. Currently, staff has confirmed that city code states that is not allowed. The commission discussed different options for adding conditions to the motion.

Assistant City Attorney Greg Simonsen noted that he believes the commission is adding duplication of a prohibition that's already on the books.

Commissioner Darby motioned to approve File Numbers PLCUP202300101 and PLALU202300100, Detached Garage and ADU Conditional Use Permit and Accessory Dwelling Unit. Chair Hollist seconded the motion. Roll Call Vote was 4-0, unanimous in favor. Commissioner Starks and Catmull were absent from the vote.

H.2. SRI GANESHA HINDU TEMPLE SITE PLAN AMENDMENT

Address: 1131 West 10290 South

File No.: PLSPR202200201

Applicant: Selvam Rajavelu, NJRA Architects

Planner Damir Drozdek reviewed background information from the Staff Report.

Chair Hollist asked staff for the parking requirements on this type of use.

Planner Drozdek responded that it's based on either the square footage or the seating, depending on which piece of information the city is provided with.

Chair Hollist asked for the current available parking.

Planner Drozdek was unsure, but noted that they do meet the city code.

Selvam Rajavelu (Applicant) – they have been in this temple for the last 25 years and developed the whole thing. They thought it would be safer to have a straight road from 10400 South instead of the current two bended route. The parking is being added in anticipation of expanding the ICC in 5-10 years from now. They figured that with putting in the new road it would be a good idea to add some more parking instead of leaving it as barren land. Depending on the price, they may or may not do the parking lot, but they will definitely construct the road.

Chair Hollist asked about the current parking numbers.

Mr. Rajavelu responded that the current count was on one of the drawing submitted.

Planner Drozdek confirmed it is on one of the drawings in the staff report.

Chair Hollist asked if they anticipate needing this parking regularly, or just for special events.

Mr. Rajavelu responded that maybe twice a year for events they might need the parking, but for regular use they are okay with their current parking. Even with weekend activities, the current lot is never full.

Commissioner Nathan Gedge noted that he lives in the area and asked how the current parking will be accessed once this new road and parking is built.

Mr. Rajavelu responded the project is being done in two phases with the first being keeping the current road while they work on the new road, accessing from the west side. When the new road is complete they would move to phase 2, demolishing the old road and constructing the private road.

Commissioner Gedge noted there are businesses to the south of this property that are generally short on parking and asked if they are anticipating any shared parking with that property.

Mr. Rajavelu responded the parking would be solely for the temple. There have been no discussions with anyone over sharing parking.

Chair Hollist noted that she was able to find that they needed to have 194 parking stalls and asked the applicant to confirm they have at least that many.

Mr. Rajavelu responded they built in two phases, beginning with the temple. They had enough parking at that time for the temple, and then they added the Indian Cultural Center and met the parking requirements for that. After that, they didn't add any additional buildings onsite. The road and parking lot are just to make it easier for when and if they expand the Cultural Center, which is why there isn't a rush for the parking lot to be built at this time.

Commissioner Laurel Bevans was able to find on the landscape plan that there are 192 existing parking stalls.

Chair Hollist noted that would give them 350 total spots with the additional lot.

Commissioner Trevor Darby noted that the motion requires the applicant to provide a 15 foot waterline easement for all proposed waterlines, as well as providing cash to the city in lieu of the 10400 South road improvements east of Hindu Temple Lane before the city will issue any permits. He asked if both of those conditions are okay with the applicant.

Mr. Rajavelu said they can give the easement for the waterline, but instead of giving the city cash they will build the road per city standards. That was discussed with Shane prior to this, as it would be more economical for them to do that with the other road work being done.

Commissioner Gedge asked if that is a decision the commission has the purview to make since it's a fiscal one.

Planner Drozdek noted the condition was put in to ensure the road was done, it could be done either way.

Mr. Rajavelu noted that the road is in the drawings and planned to city standards. They did a survey as well and will be aligning with another road coming from the west.

Chair Hollist opened the public hearing for comments. There were no comments and the hearing was closed. She asked staff if there are any time limits to this project being completed.

Planner Drozdek responded that typically, after approval, projects are done in phases. As soon as they start with phase 1 they are vested into the rest of the phases, and it doesn't expire. If a subdivision is improved with several phases, as long as they start phase 1 within the year they are fine.

The commission discussed the phrasing for the motion regarding constructing the road themselves versus giving the city cash.

Commissioner Gedge motioned to approved File No. PLSPR202200201, Site Plan Amendment, based on the Staff Report and discussions tonight, with the following requirements:

- **Provide a 15 foot waterline easement for all proposed waterlines.**
- **To build the lane to city standards. If not paid for by the applicant, then to work with the city to arrange financing for the city to build the road improvements east of Hindu Temple Lane prior to the city issuing any permits.**

Chair Hollist seconded the motion. Roll Call Vote was 4-0, unanimous in favor. Commissioners Starks and Catmull were absent from the vote.

I. LEGISLATIVE PUBLIC HEARINGS - *None*

J. OTHER BUSINESS

City Planner Greg Schindler shared there are currently two items on the agenda for the next meeting.

ADJOURNMENT

Chair Hollist motioned to adjourn the August 8, 2023 Planning Commission Meeting. Commissioner Gedge seconded the motion; vote was unanimous in favor. Commissioners Starks and Catmull were absent from the vote.

The August 8, 2023 Planning Commission Meeting adjourned at 7:04 p.m.