

SOUTH JORDAN CITY PLANNING COMMISSION REPORT

Meeting Date: 03/28/2023

Issue: WIANDT LANDSCAPE MODIFICATION
CONDITIONAL USE PERMIT
Address: 11201 S. Alisa Meadow Dr.
File No: PLCUP202200214
Applicant: Rebekah Wiandt

Submitted by: Damir Drozdek, Planner III

Staff Recommendation (Motion Ready): I move that the Planning Commission **approve** application PLCUP202200214 to allow for installation of artificial turf on property located at 11201 S. Alisa Meadow Dr.

ACREAGE:	0.37 acres
CURRENT ZONE:	R-1.8 (single-family residential, 1.8 lots per acre)
CURRENT USE:	Residential
FUTURE LAND USE PLAN:	SN (Stable Neighborhood)
NEIGHBORING ZONES/USES:	North – R-1.8 / Park Palisade Dr. South – R-1.8 / Single-family home West – R-1.8 / Alisa Meadow Dr. East – R-1.8 / Single-family home

CONDITIONAL USE REVIEW:

A use is conditional because it may have unique characteristics that detrimentally affect the zone and therefore are not compatible with other uses in the zone, but could be compatible if certain conditions are required that mitigate the detrimental effect.

To impose a condition on a use, the detrimental effect must be identified and be based on upon substantial evidence, not simply a suspicion or unfounded concern. Any condition must be the least restrictive method to mitigate the detrimental effect.

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. Further, City Code § 17.18.050 provides:

I. 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 A of this section.

BACKGROUND:

The applicant is requesting City approval to install artificial turf in the front yard of her property located at 11201 S. Alisa Meadow Dr. City Code §17.40.020:J.1. requires that at least half of residential front yards be covered in landscaping, and at least half of that landscaped area is covered with live vegetation at its maturity. Any other landscape proposals require a conditional use permit review and approval by the Planning Commission.

The applicant is proposing to cover a large majority of her front yard in artificial turf. The remaining area will be garden beds. One garden bed is roughly four feet wide and is located alongside the public sidewalk on Park Palisade Dr. and Alisa Meadow Dr. The applicant is also proposing to build a four-foot-tall fence at the edge of the garden bed, approximately four feet away from the sidewalk. The fence is not part of the application, but is part of a separate variance application that is not before the Planning Commission. The applicant also proposes to have garden beds next to the dwelling.

Although South Jordan, along with other large cities such as Salt Lake City and West Jordan, does not have specific standards for artificial turf, several municipalities along the Wasatch Front like Provo, West Valley City, and Saratoga Springs do have standards and requirements for pile height, pile weight and permeability of artificial turn. Although not adopted by South Jordan, these standards provide helpful guidance for reviewing the application. The applicant's selected product specifications sheet is attached to this report as well as the standards and regulations from other municipalities.

STAFF FINDINGS, CONCLUSIONS & RECOMMENDATION:

Findings:

- The applicant proposes to install an artificial turf called "Eco 74" that is manufactured by Elite Turf Supply. The attached specification includes pictures that show the turf is made to look "natural." The product also appears to meet or exceed the pile height and weight specifications, water permeability and warranty standards that other municipalities require.
- Based on research, municipalities that do have quantifiable standards require the following:
 - The minimum pile height ranges from 1.5'-2",
 - The minimum face weight of 50 ounces, and

- Manufacturer's warranty of minimum eight (8) years.
- The applicant believes that the proposed landscape modification will beautify her property and save on water.

Conclusion:

- Based on the information in the application, Staff is not able to identify any reasonably anticipated detrimental effects based on substantial evidence that warrants denying or placing conditions on the conditional use permit.

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.

ALTERNATIVES:

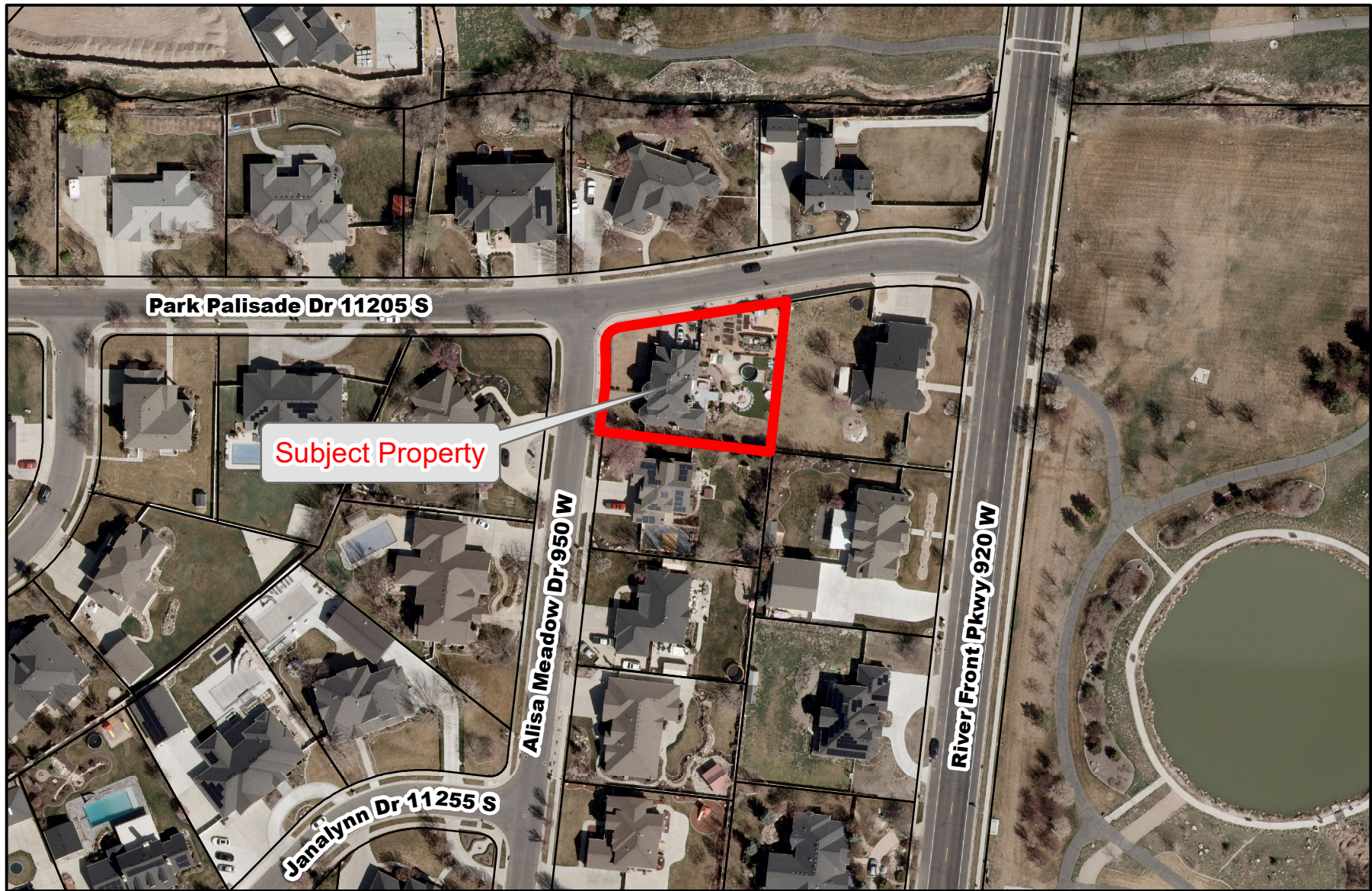
- Approve an amended Application.
- Deny the Application.
- Schedule the Application for a decision at some future date.


SUPPORT MATERIALS:

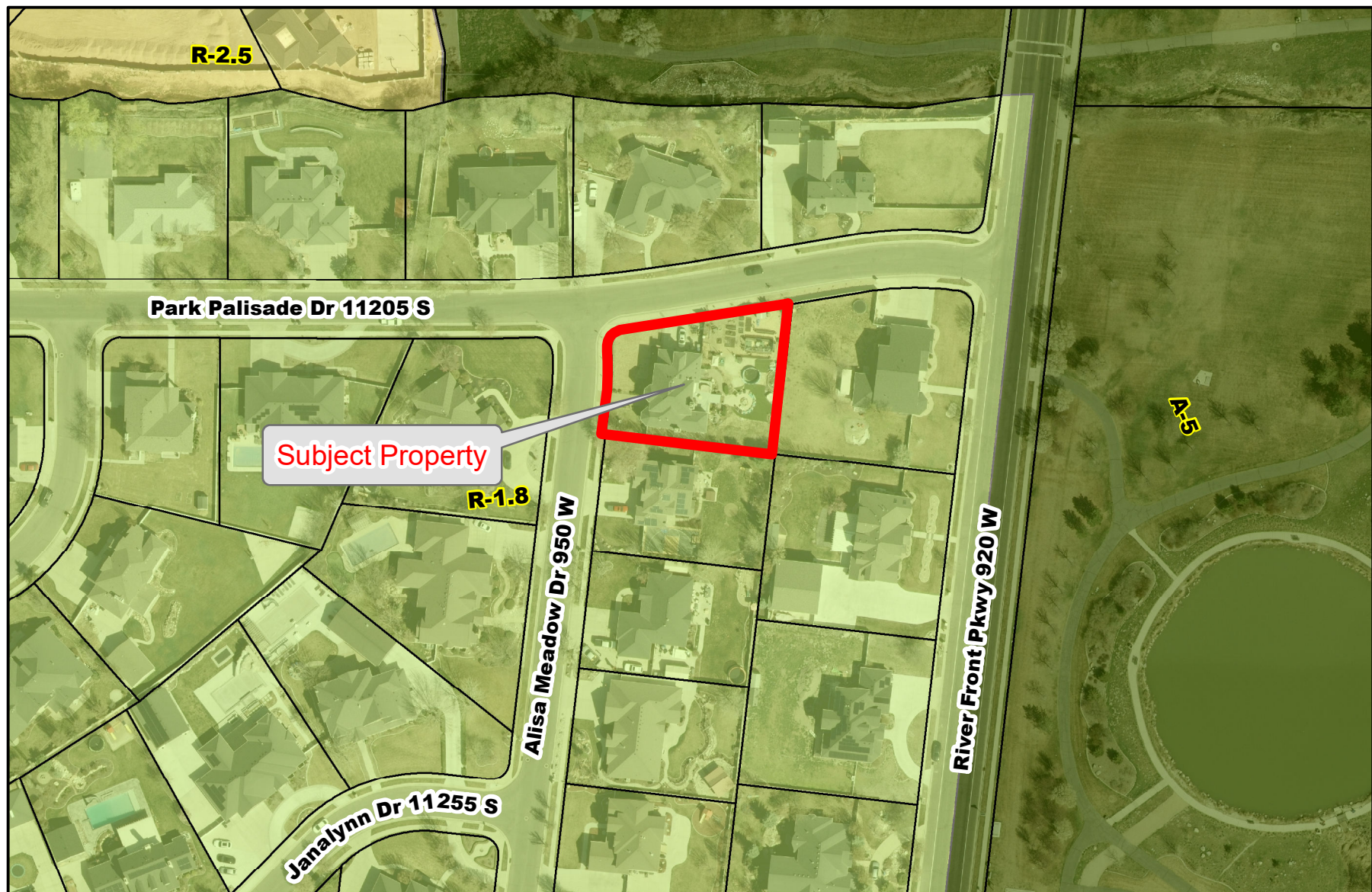
- Aerial Map
- Zoning Map
- Site Plans
- Proposed artificial turf spec sheet




Damir Drozdek, AICP
Planner III
Planning Department








<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<p>Aerial Map</p> <p><i>City of South Jordan</i></p>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2021</p> 
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<p>Legend</p> <p>STREETS</p> <p>PARCELS</p>	<h2 style="text-align: center;">Zoning Map</h2> <p style="text-align: center;"><i>City of South Jordan</i></p>	<p>0 40 80 160 240 320 Feet</p> <p>Aerial Imagery 2021</p> 
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Wiandt Residence



Symbol	Qty	Common Name
Herbaceous\Perennials		
	12	Perennials
Shrubs\Evergreen		
	4	Wintergem Boxwood
	4	Columnar Evergreen
	47	Littleleaf Boxwood
Trees\Evergreen		
	3	Italian Cypress

Fill Style	Category
	1" Light Tan Rock
	Artificial Turf
	Groundcover w/soil pep
	Shrub beds
	Stamped Concrete

*Groundcover plants:
Seasonal bulbs
Daylilies
Local wildflower species

Symbol	Qty	Name
Accessories\Statues		
	14	4' Columns - Stucco finish
Structures\Gates		
	1	4' High Iron Fence
Water Elements\Fountains		
	1	Fountain - 67.5" tall

Wiandt Residence





DETAILED SPECIFICATION SHEET

ECO 74



Recommended Uses

- Landscapes
- Pet Areas
- Playgrounds
- Fringes

This product has summer and emerald green blades that have been designed for a natural and healthy look. This product is made for moderate traffic and can be used for several applications.

Yarn Type	Polyethylene - W
Denier	PE12240+PP3420
Approximate Pile Height	1.5 in.
Machine Gauge	3/8 in.
Roll Size	15 x 100 linear feet
Approximate Infill Amount	1.0-1.5 lbs / psf
Primary Backing	Polyurethane
Total Product Weight	63.43 oz/yd ²
Pile Yarn Weight	41.35 oz/yd ²
Average Tuft Bind Strength	9.5 lbs/force
Total Lead Content	<0.5 mg/Kg
Pill Flammability	8 out of 8 Pass
Water Permeability	80.6 in/hr
QUV Accelerated Weathering	Color: 10 / Texture: 10



16 Year Warranty



DuraBlade™ Technology



Lead Free

