



CITY COUNCIL MEETING AGENDA EXECUTIVE SUMMARY

December 3, 2024

This Executive Summary includes only certain issues on the City Council Meeting Agenda which require a vote, and for which the City Council is not familiar. The City Council Meeting Agenda includes all issues to be addressed by the City Council.

Agenda Items:

H.1. Wheadon Acres Land Use Development Items (pg. 17):

H.4. Resolution R2024-42, authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Mulberry Cottage, LLC and WHDTMR, LLC pertaining to property located at 10537 S. 3010 W. and 10555 S. 3010 W.; Gordon Milar Construction, LLC (Applicant). (Steven Schaefermeyer, Director of Planning, pg. 31).

Applicant desires to enter into a development agreement with the City for the purpose of developing and changing the zoning designation on the subject properties. Applicant is requesting a Flag Lot Overlay rezone, which provides a way the property owner can divide the lots, and a development agreement is required by the Flag Lot Overlay Zone code. In conjunction with the rezone application, the applicant also filed a subdivision amendment application to subdivide the properties into four lots, two of which will be flag lots. The lots in question do not meet the flag lot requirements found in City Code § 16.04.160. The development agreement requires all lots in the amended subdivision to comply the standards of the property's base zone (Residential R-1.8 Zone), which will not be changed with the rezone, and the concept plan, with some adjustments to fencing requirements and animal rights.

Note: the Application was tabled in October for a variety of reasons, including concerns about accessory dwelling units (ADUs) on the properties and the City asked the Applicant to consider changes to the agreement that would address their concerns. The Applicant believes it is important to have the option of ADUs on his properties and asks that the City allow him internal ADUs. Accordingly, Applicant agrees to prohibit detached ADUs.

Recommendation: Approve Resolution R2024-42, authorizing the Mayor of the City of South Jordan to enter into a Development Agreement with Mulberry Cottage, LLC and WHDTMR, LLC pertaining to property located at 10537 S. 3010 W. and 10555 S. 3010 W.

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H.5. Zoning Ordinance 2024-08-Z, rezoning property located at 10537 S 3010 W & 10555 S 3010 W from the R-1.8 (Single Family Residential) Zone to the R-1.8 with the Flag Lot (FL) Overlay Zone. Gordon Milar Construction, LLC (Applicant). (Steven Schaefermeyer, Director of Planning, pg. 56).

In relation to the Development Agreement with Mulberry Cottage, LLC and WHDTMR, LLC for the subject property, the Applicant seeks to rezone the subject property from the R-1.8 (Single Family Residential) Zone to R-1.8 with the Flag Lot (FL) Overlay Zone. The rezone will not change the property's base zone (Residential R-1.8 Zone), and the lots in the development will comply with the requirements of that zone, including lot size and density.

Recommendation: Approve Zoning Ordinance 2024-08-Z, rezoning property located at 10537 S 3010 W & 10555 S 3010 W from the R-1.8 (Single Family Residential) Zone to the R-1.8 with the Flag Lot (FL) Overlay Zone.

I.1. Resolution R2024-43, adopting the South Jordan Trax Station Area Plan. (Steven Schaefermeyer, Director of Planning, pg. 61).

State law requires the City to adopt a Station Area Plan (SAP) for any area in the City that is within ½ mile of a FrontRunner, TRAX or bus rapid transit station before December 2025. A station does not have to be located in the City's boundaries for the SAP requirement to apply. As long as the area of the City is within ½ mile of a station, the City must comply with the SAP requirement by adopting a SAP. The City received a grant from Wasatch Front Regional Council (WFRC) to work with a consultant team to comply with the requirements of state law by developing a SAP that covers four TRAX stations in or near the Daybreak community: Daybreak Parkway, South Jordan Central (Future Station opening Spring 2025), South Jordan Parkway, and West Jordan's 5600 W. Old Bingham Hwy station. The extensive development, past planning efforts, existing entitlements and agreements, and existing vision for the Downtown Daybreak area are summarized and explained in the TRAX SAP.

Recommendation: Approve Resolution R2024-43, adopting the South Jordan Trax Station Area Plan.

I.2. Ordinance 2024-20, amending City Code Sections 5.12.020, 5.12.040, and 5.12.050 to create a South Jordan Package Agency License. (pg. 132).

Currently, the City doesn't allow or authorize package agency licenses, but now desires to amend City Code to more closely align with Utah State Code provisions allowing the option. Amending City Code to allow package agency licenses will grant the City local control to issue and revoke the licenses as appropriate.

Recommendation: Approve Ordinance 2024-20, amending City Code Sections 5.12.020, 5.12.040, and 5.12.050 to create a South Jordan Package Agency License.