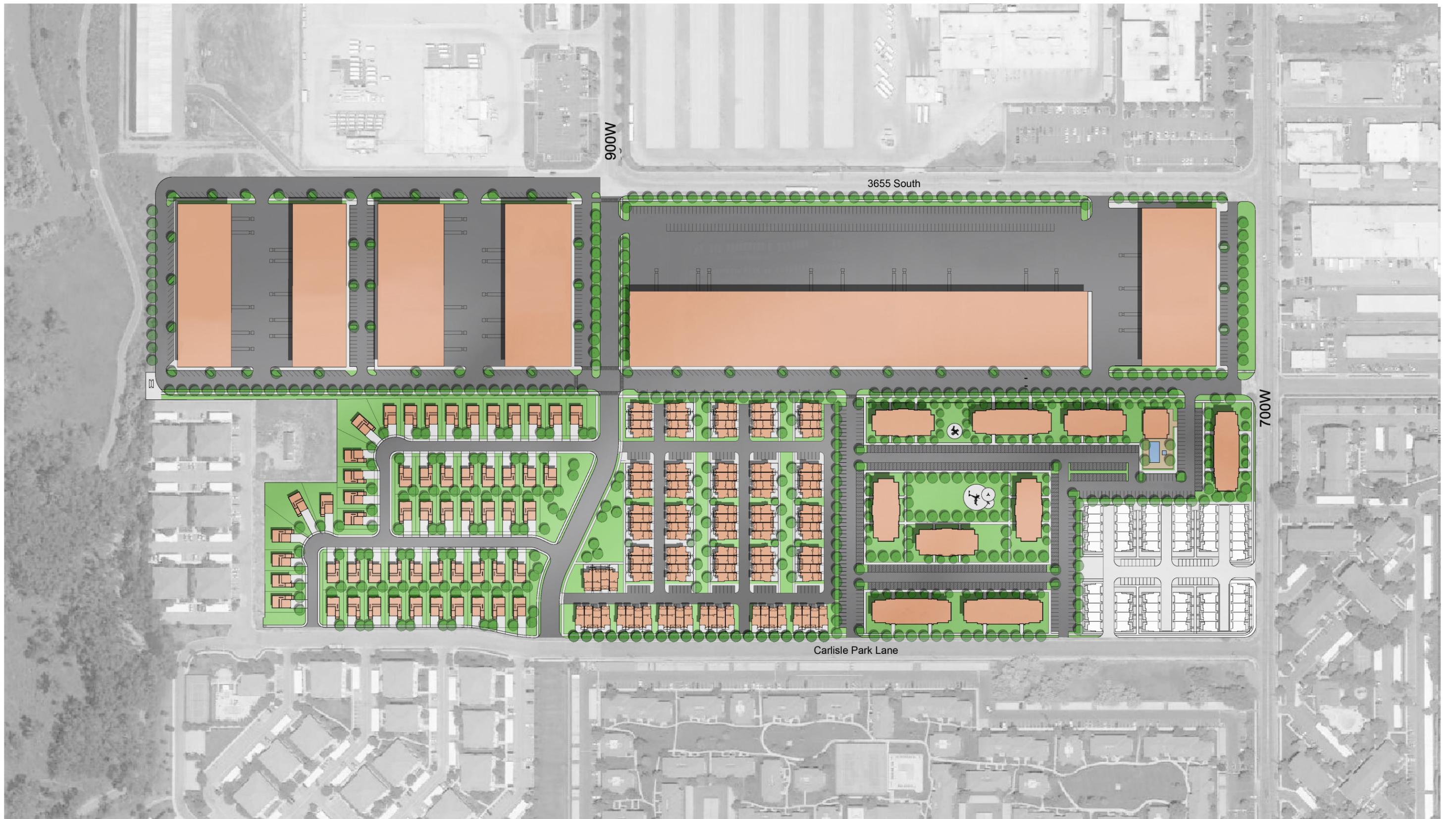


RIVERFRONT

MASTER
PLANNED
MIXED
USE
DISTRICT



R1 56 For Sale Single Family Units/4,500sf lots
8.37 Acres- 6.69 Units per Acre

56 For Sale Single Family Units/4,500sf lots- 10.02 Acres
6.69 Units per Acre
2 Enclosed parking spaces provided per dwelling=112
2 Driveway parking spaces provided per dwelling=112
1 On street parking space provided per dwelling=56

RM1 Multi-Family Garden-Style Apartments
10.33 Acres/288 Units

288 Dwelling Units
27.88 Units per Acre
509 Off street parking spaces provided
33 On street parking spaces provided
542 Total spaces
1.88 Spaces provided per dwelling unit

RM2 100 For Sale Multi-Family Town Home Units
7.44 Acres- 108 Units

108 For Sale Multi-Family Town Home Units-7.51 Acres
14.52 Units per Acre
2 Enclosed parking spaces provided per dwelling=200
80 On street visitors stalls provided (0.54 per dwelling)=54

FO Flex Office
22.43 Acres 441,000sf Total

580 Parking spaces, 1.2 stalls per 1,000sf

Riverfront
Figure 1A
Conceptual Site Plan
Scheme A

South Salt Lake City, UT
April 2014





R1 56 For Sale Single Family Units/4,500sf lots
8.37 Acres- 6.69 Units per Acre

56 For Sale Single Family Units/4,500sf lots- 10.02 Acres
6.69 Units per Acre
2 Enclosed parking spaces provided per dwelling=112
2 Driveway parking spaces provided per dwelling=112
1 On street parking space provided per dwelling=56

RM1 Multi-Family Garden-Style Apartments
10.33 Acres/288 Units

288 Dwelling Units
27.88 Units per Acre
509 Off street parking spaces provided
33 On street parking spaces provided
542 Total spaces
1.88 Spaces provided per dwelling unit

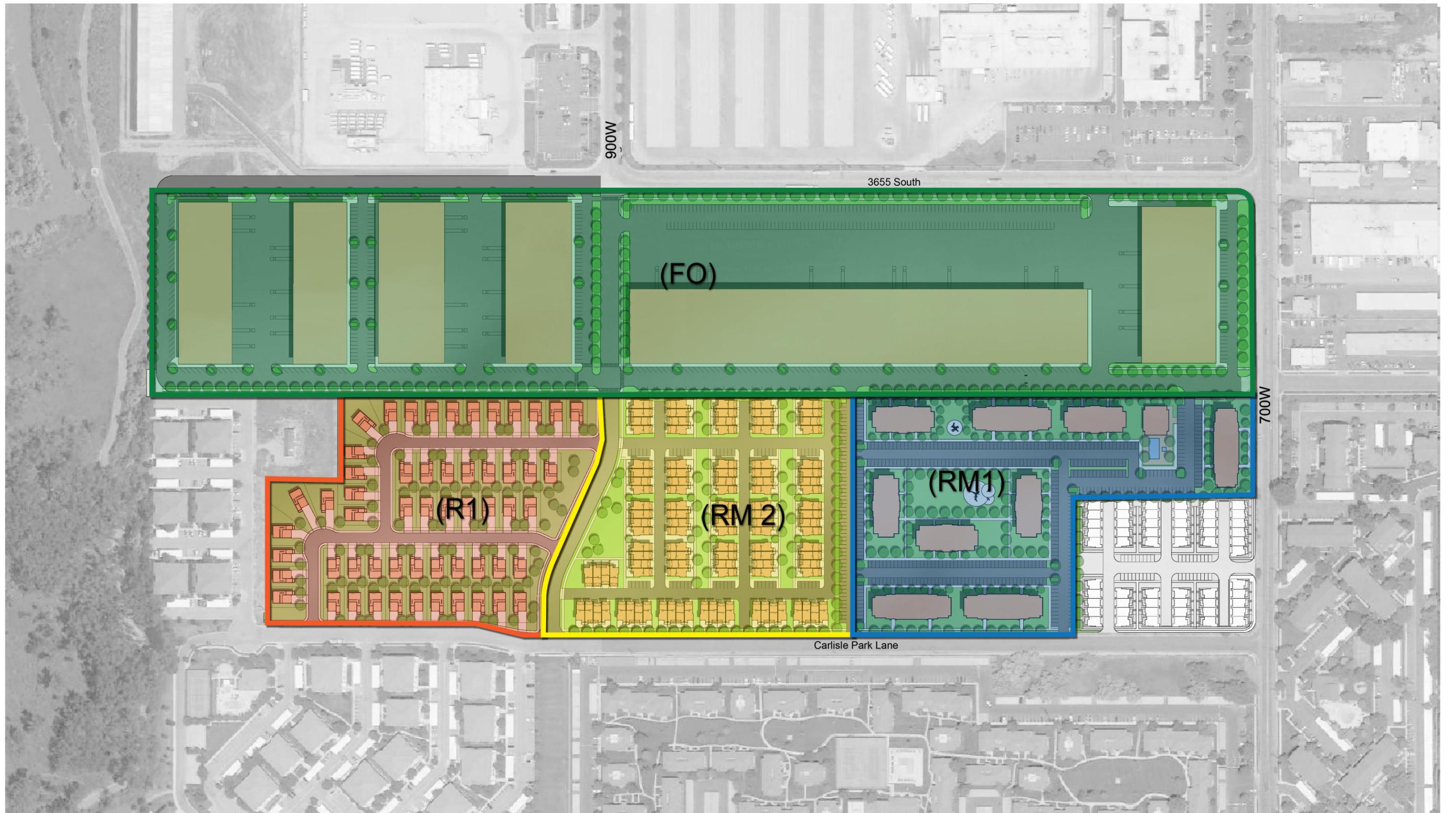
Sch School

FO Flex Office
22.43 Acres 481,000sf Total
580 Parking spaces, 1.2 per 1,000sf

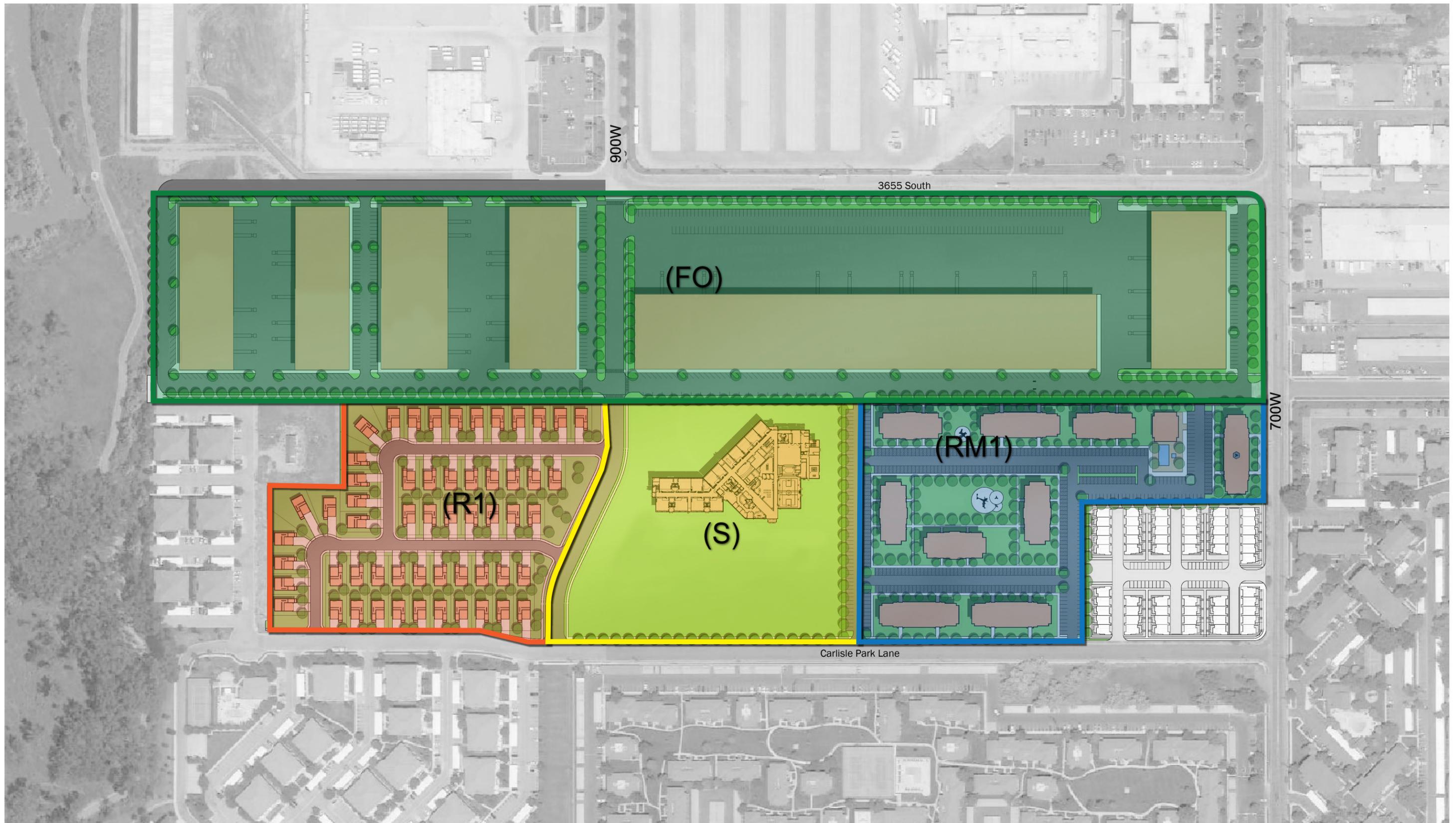
Riverfront
Figure 1B
Conceptual Site Plan
Scheme B

South Salt Lake City, UT
April 2014





- FO Flex Office
- RM1 Multi-Family Garden-Style Building Forms
- RM2 Multi-Family Townhouse-Style Building Forms
- R1 Single Family Detached Residential
- S School/Educational



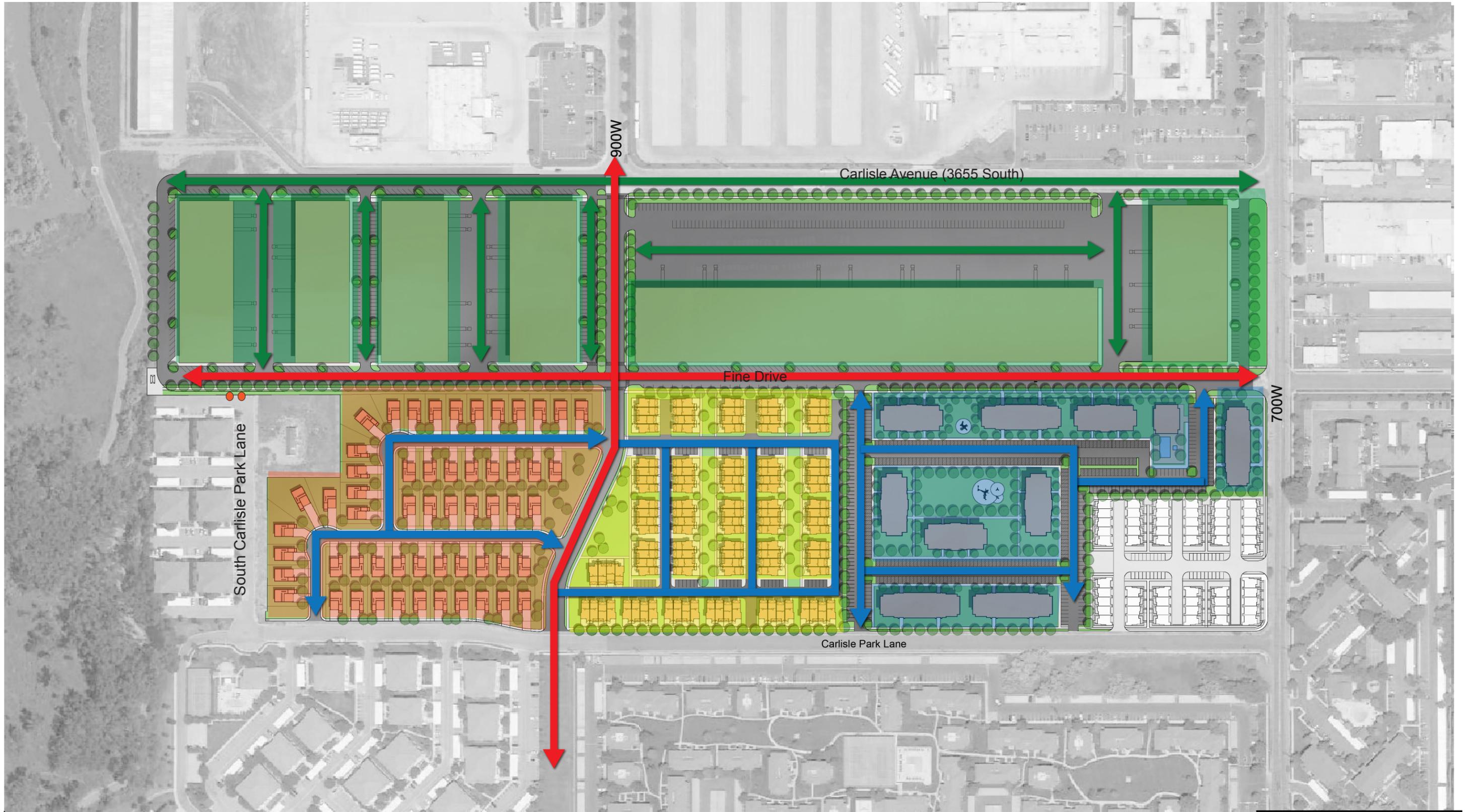
- FO Flex Office
- RM1 Multi-Family Garden-Style Building Forms
- RM2 Multi-Family Townhouse-Style Building Forms
- R1 Single Family Detached Residential
- S School/Educational

Riverfront

Figure 2B
Sub-Districts
Scheme B

South Salt Lake City, UT
April 2014



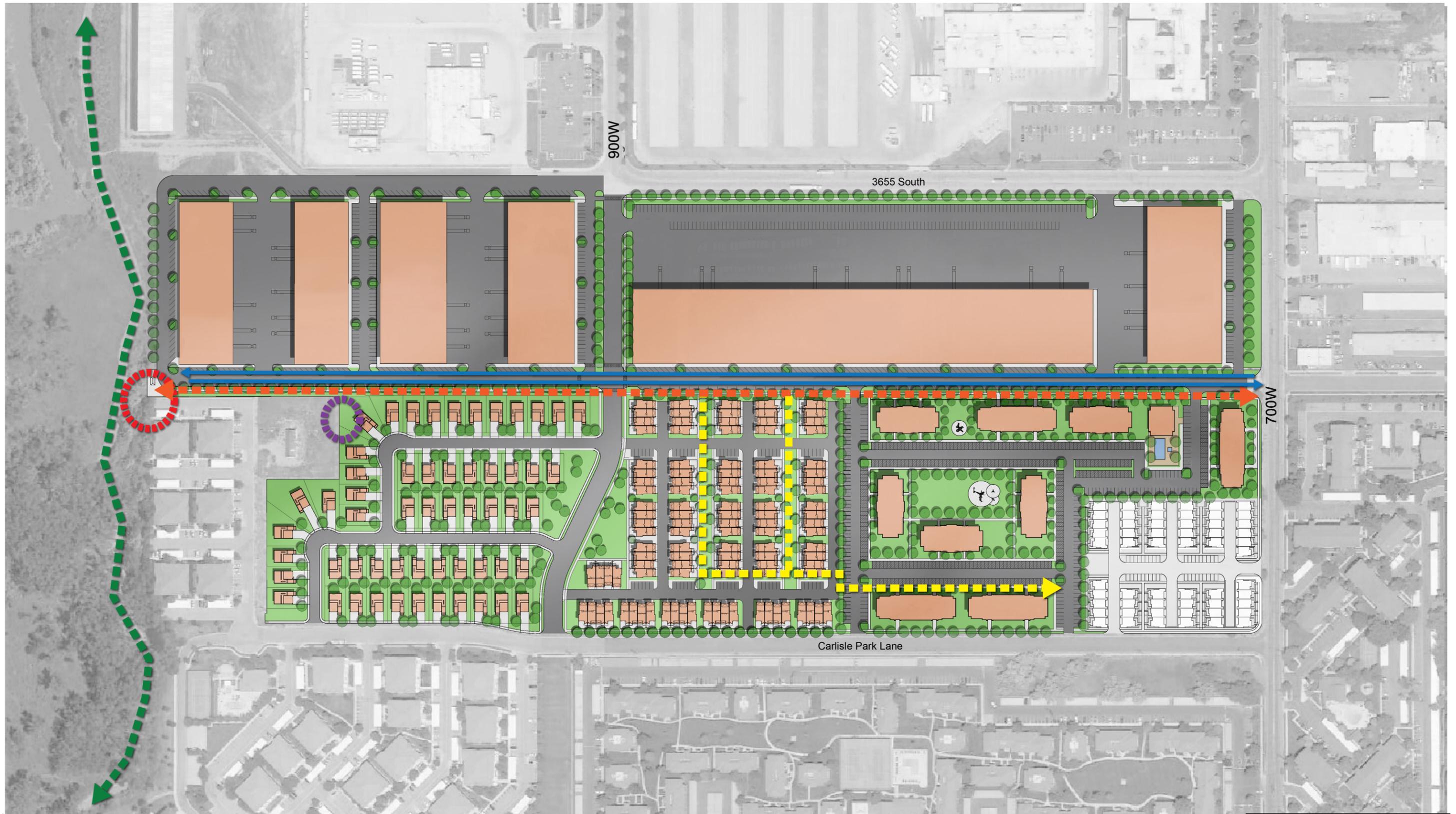


- Truck Traffic
- Car Traffic (Collector)
- Car Traffic (Local Residential)
- Emergency Vehicle Access with Bollards

Riverfront
 Figure 3
 Street Blocks, Connectivity
 and Vehicle Circulation

South Salt Lake City, UT
 April 2014

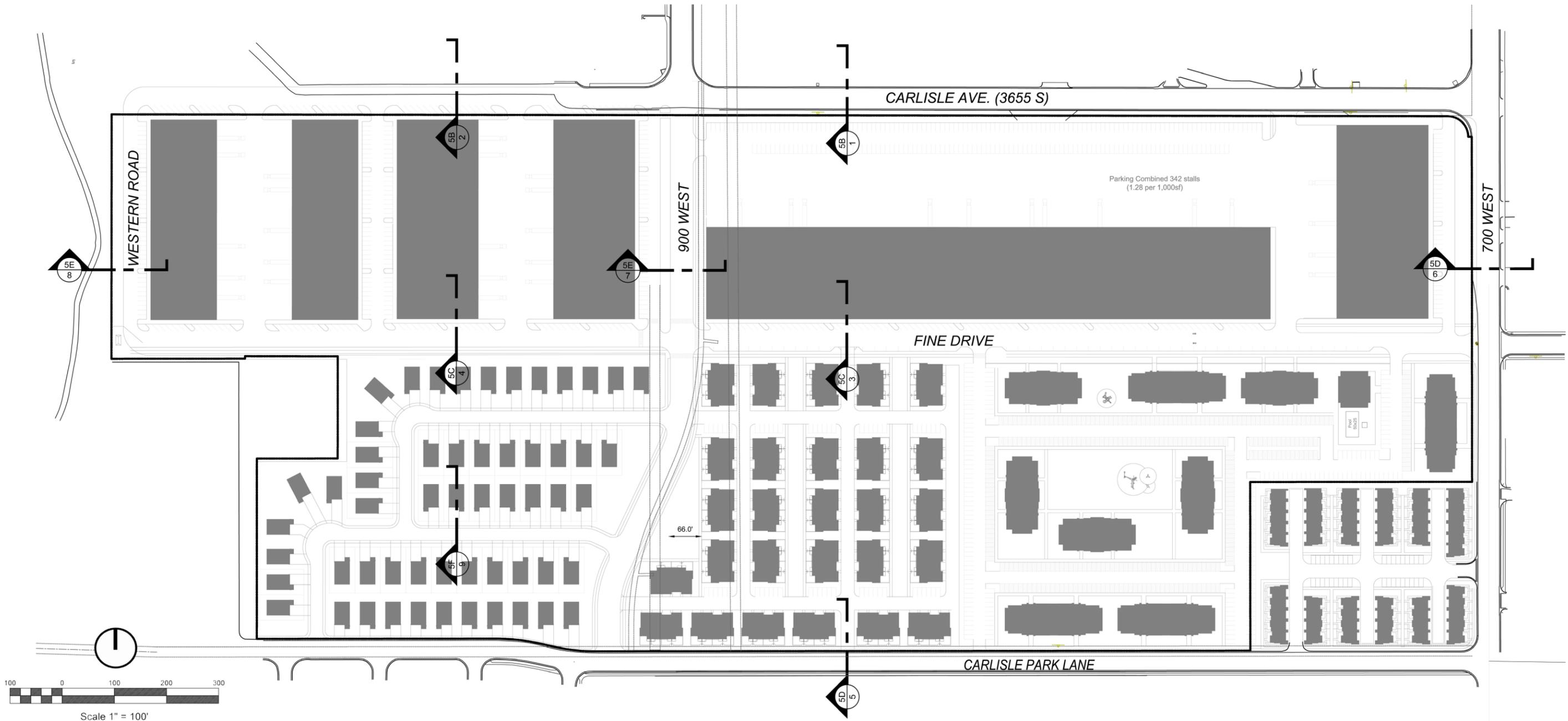




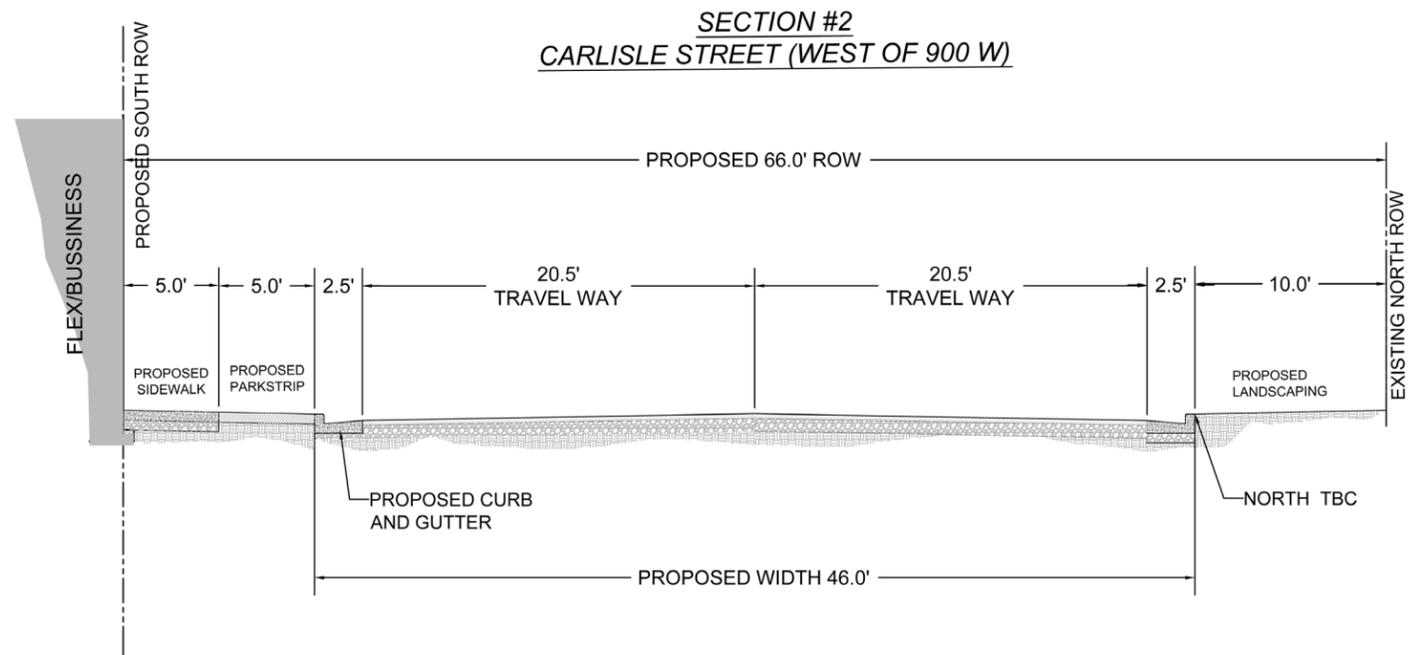
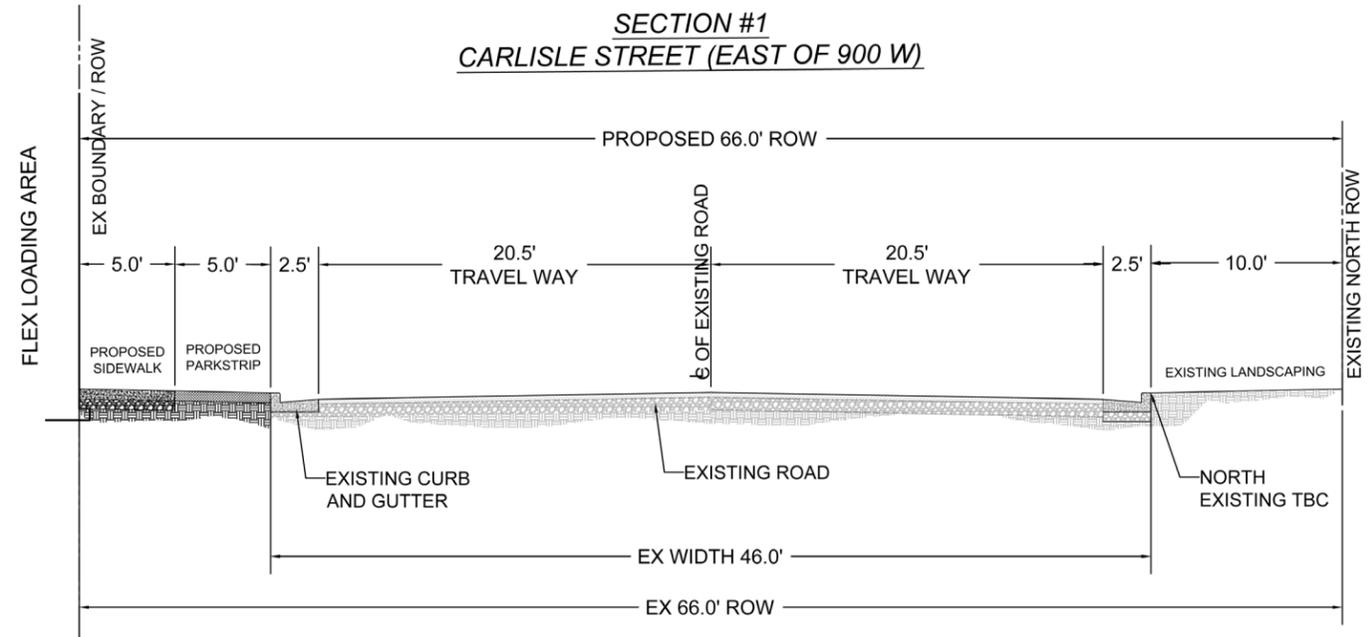
- 5' Wide Pedestrian Path (Asphalt and/or Concrete)
- 8' Wide Trail/Sidewalk
- Existing Jordan River Parkway Trail
- Shared Vehicle and Bike Lanes

- Entry Feature to the Jordan River Parkway Trail for Trail Access
- Trail Connection

Riverfront
 Figure 4
 Pedestrian and Bicycle Paths
 South Salt Lake City, UT
 April 2014
 GRAPHIC SCALE- 1"=100'
 0 100 200 400



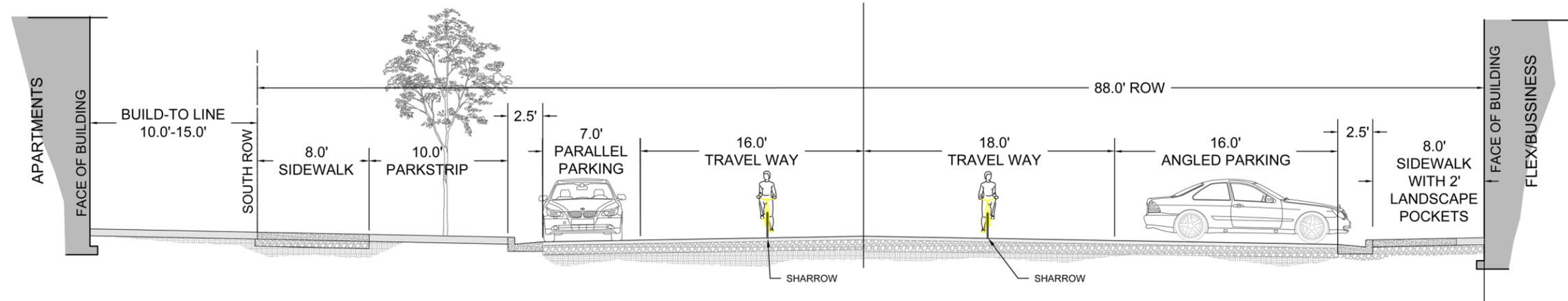
Riverfront
 Figure 5A
 Roadway Widths and
 Design Standards
 South Salt Lake City, UT
 April 2014



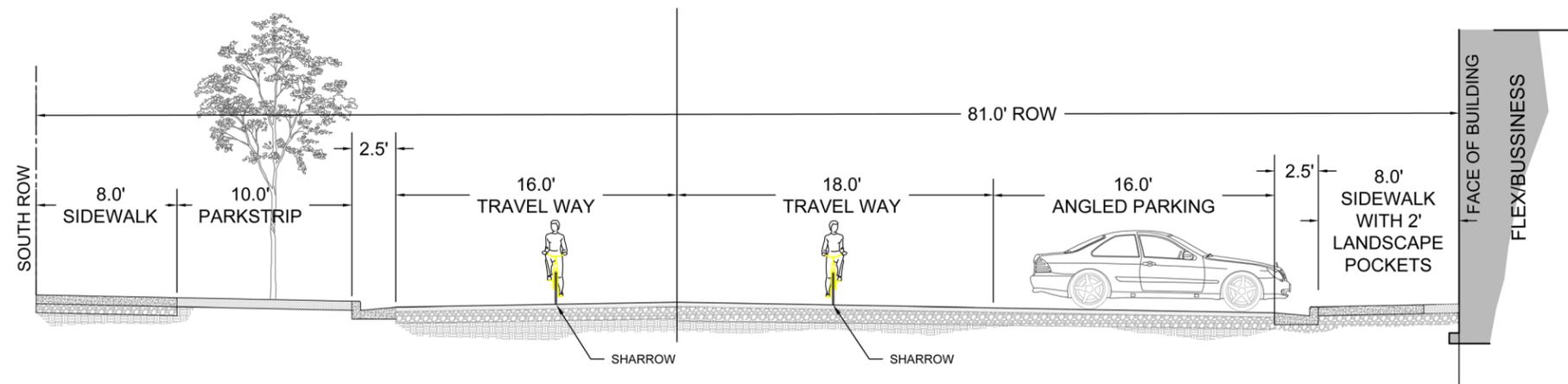
Riverfront
Figure 5B
Roadway Widths and
Design Standards

South Salt Lake City, UT
April 2014

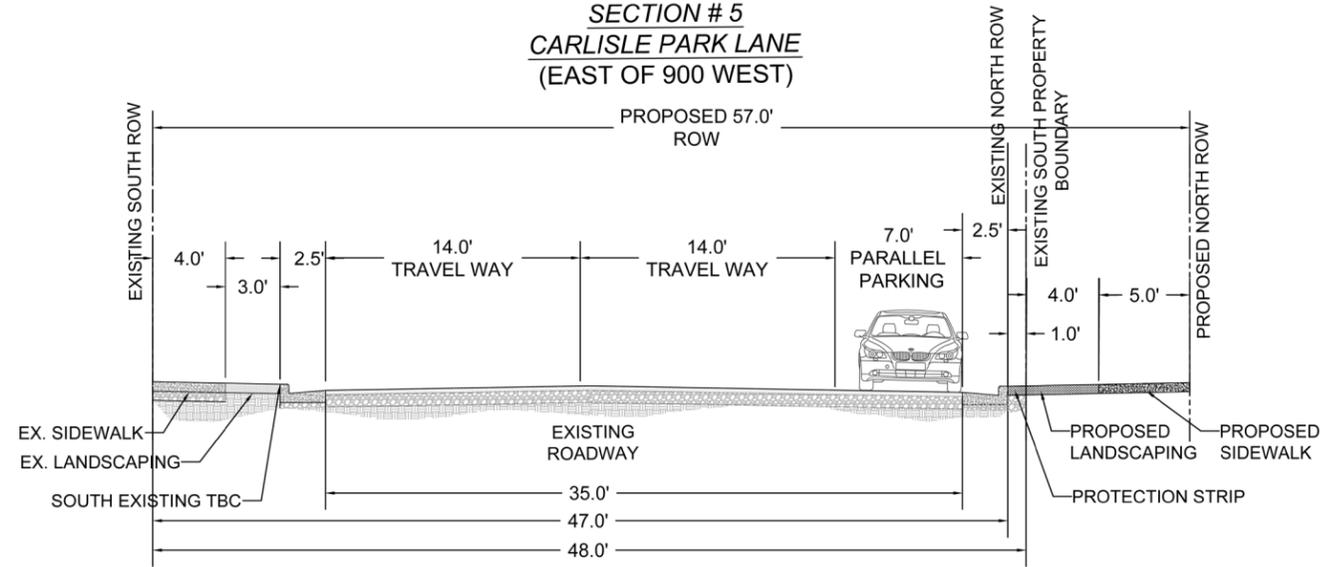
SECTION # 3
FINE DRIVE
(EAST OF 900 W)



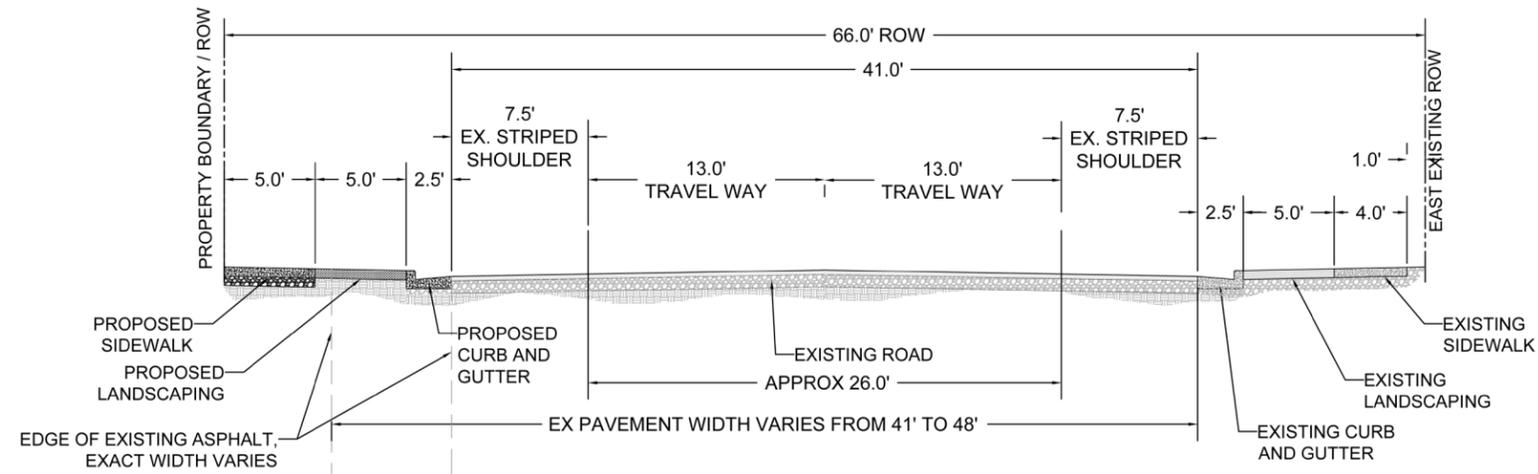
SECTION # 4
FINE DRIVE
(WEST OF 900 W)



**SECTION # 5
CARLISLE PARK LANE
(EAST OF 900 WEST)**



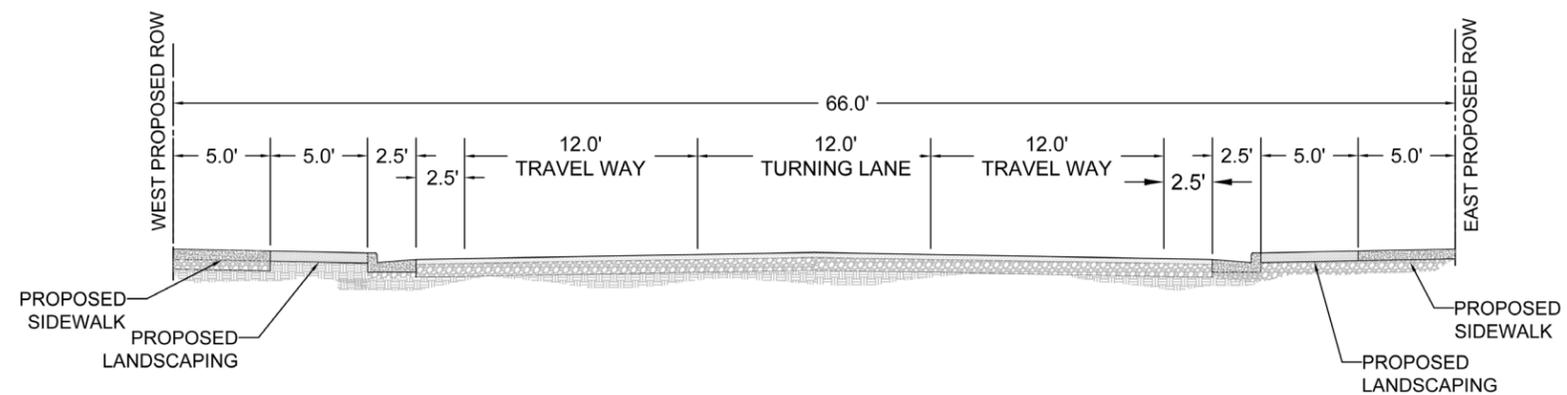
**SECTION # 6
700 WEST**



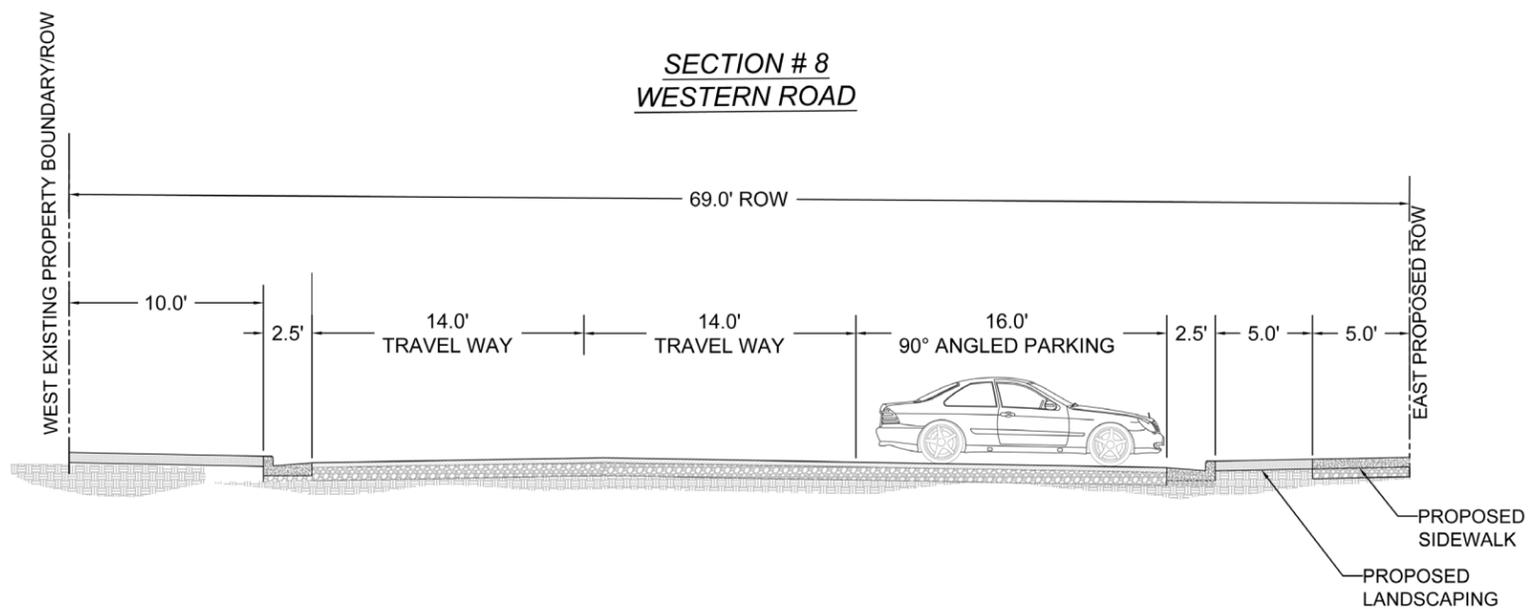
Riverfront
Figure 5D
Roadway Widths and
Design Standards

South Salt Lake City, UT
April 2014

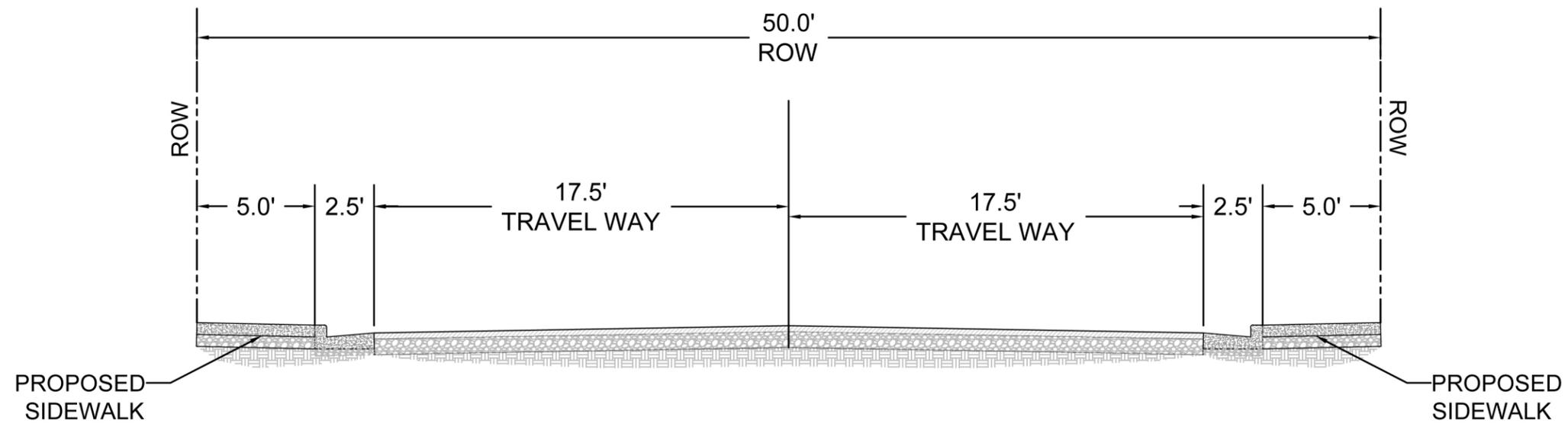
SECTION # 7
900 WEST

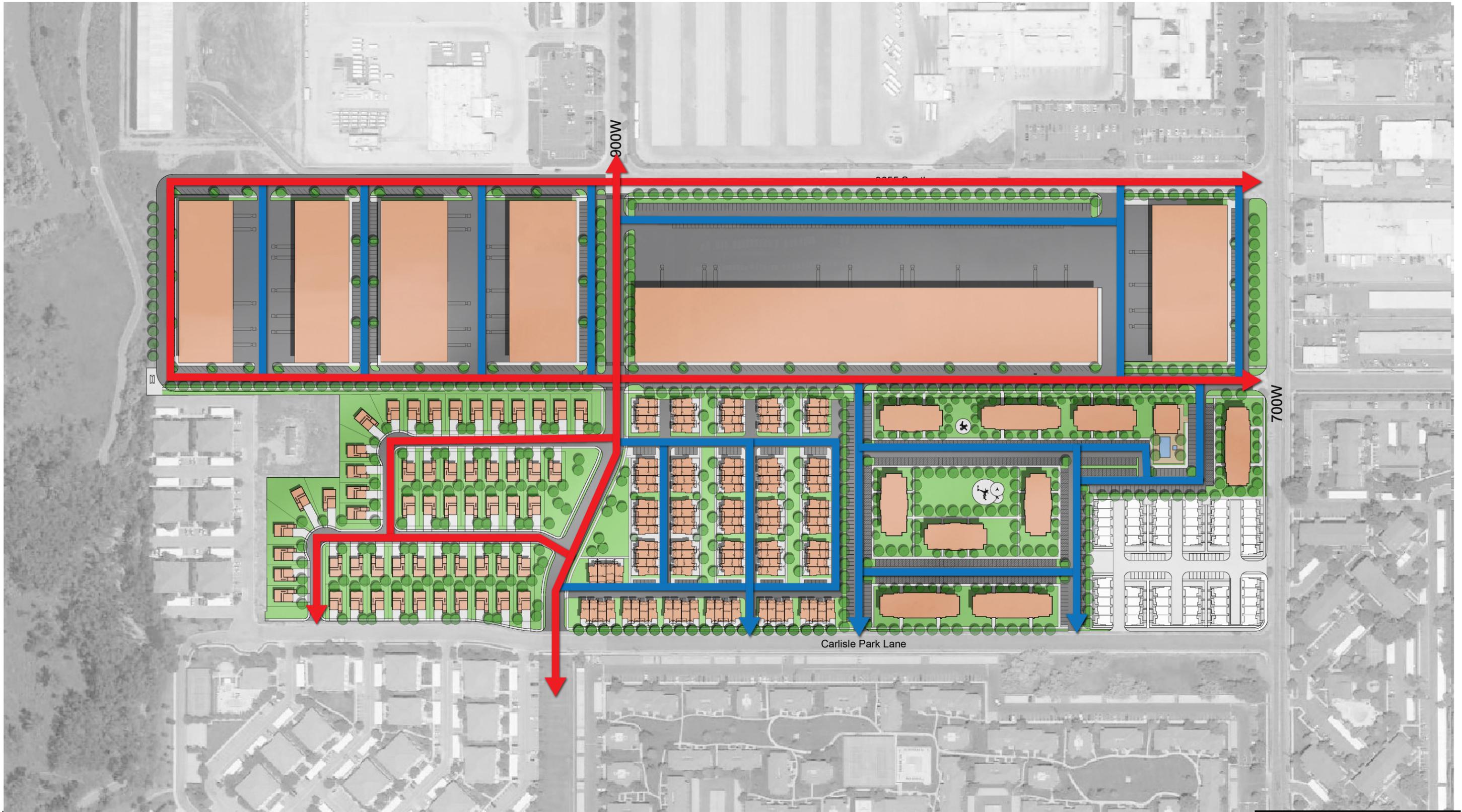


SECTION # 8
WESTERN ROAD



SECTION # 9
SINGLE FAMILY HOME





- Public Roads
- Private Roads

Riverfront
 Figure 5G
 Roadway Ownership

South Salt Lake City, UT
 April 2014
 GRAPHIC SCALE- 1"=100'
 0 100 200 400



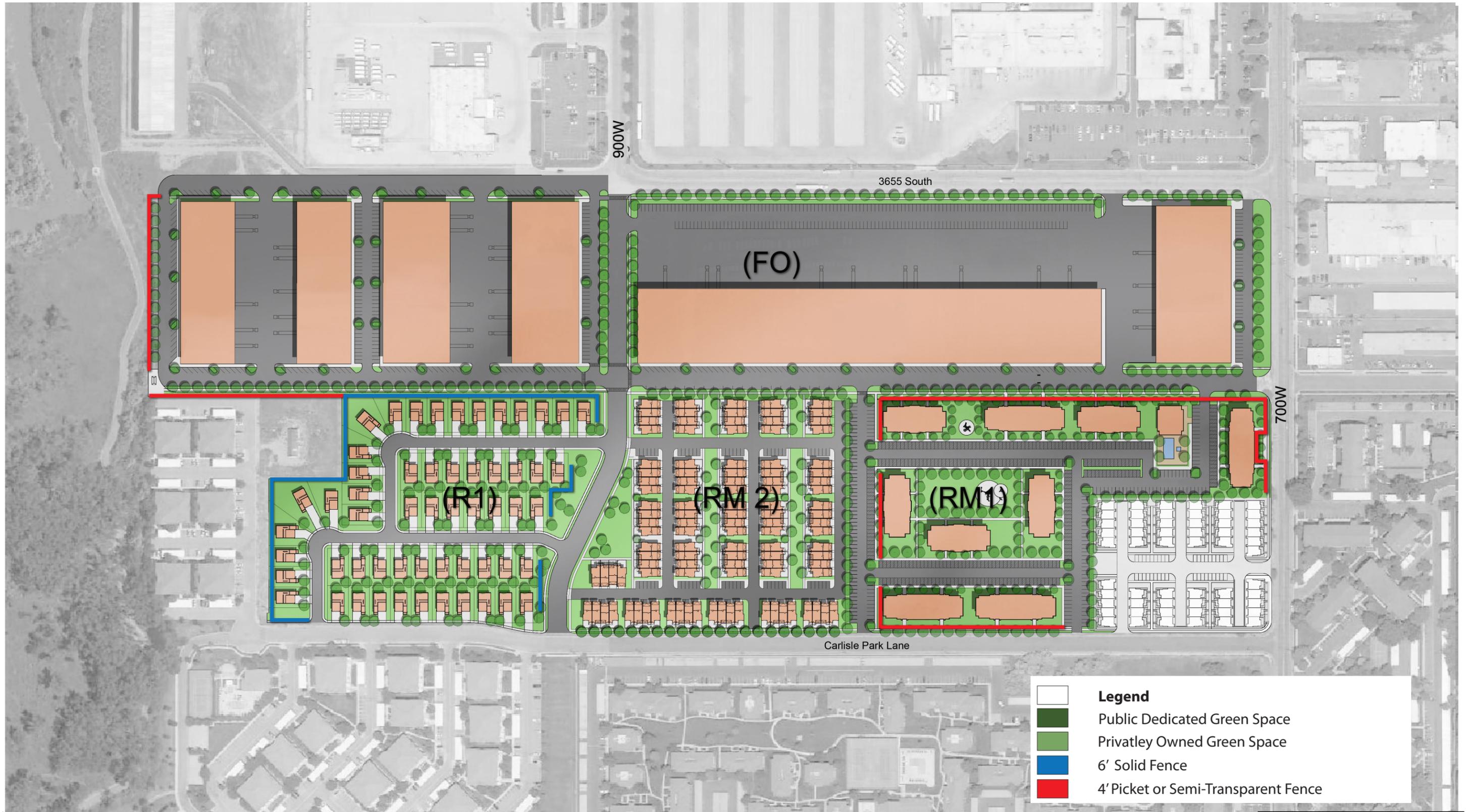
Riverfront
Figure 7A
Pedestrian Plaza/Future
Potential Bus Stop

South Salt Lake City, UT
April 2014



Riverfront
Figure 7B
Pedestrian Plaza/Future
Potential Bus Stop

South Salt Lake City, UT
April 2014



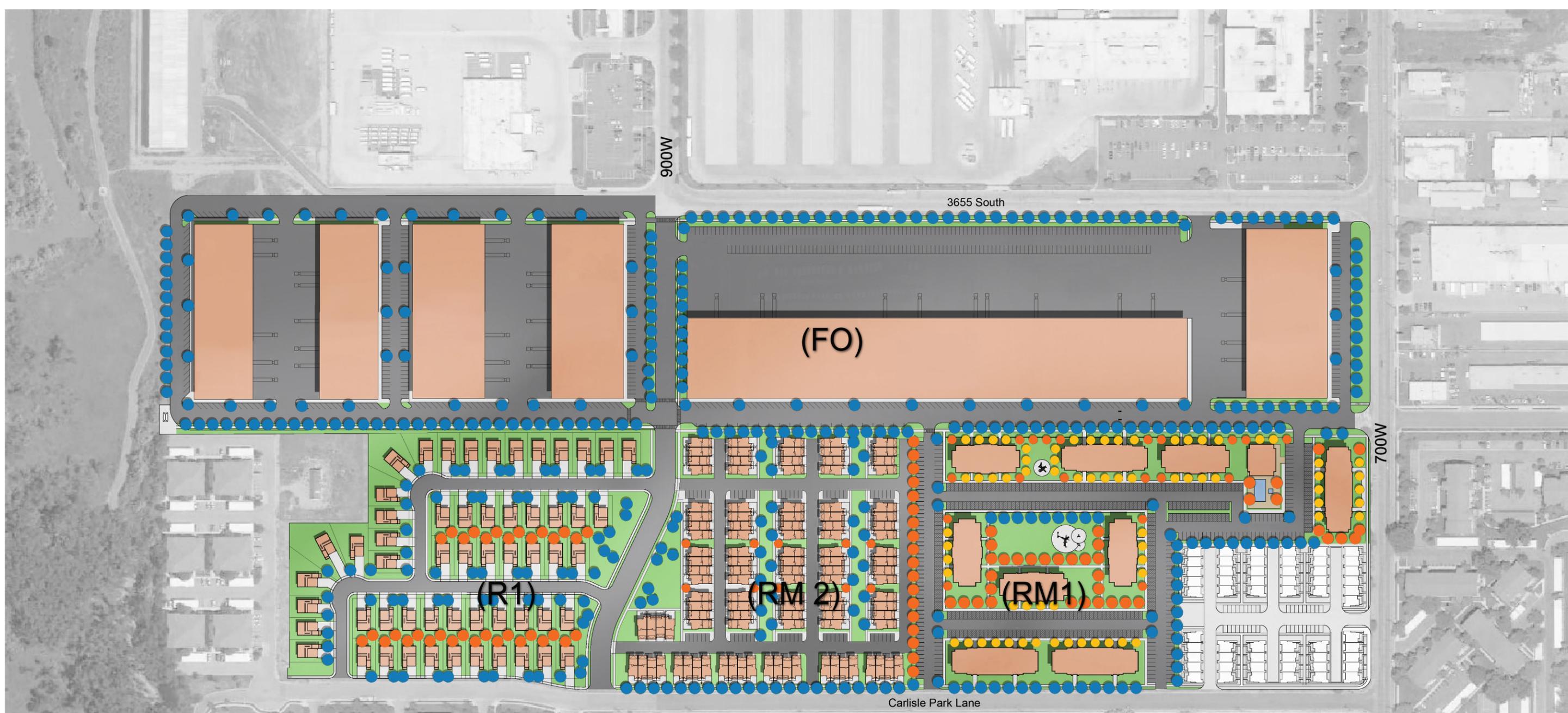
Open Space Breakdown

DESCRIPTION	Total Area (sf)	Open Space Area (sf)	Open Space (%)
FLEX/BUSSINESS AREA	1,202,738	140,505	12
TOWNHOMES	393,037	123,204	31
APARTMENTS AREA	440,356	200,064	45



Open Space Breakdown

DESCRIPTION	Total Area (sf)	Open Space Area (sf)	Open Space (%)
FLEX/BUSINESS AREA	1,202,738	140,505	12
APARTMENTS AREA	440,356	200,064	45



Large Trees in Planting Medians of 10' or Greater	Common Name	Botanic Name	Height	Spread
	Common Hackberry	<i>Celtis occidentalis</i>	40'	30'
	Lacebark Elm	<i>Ulmus parvifolia</i>	50'	35'
	Japanese Zelkova	<i>Zelkova serrata</i> 'Green Vase'	50'	40'
	Green Ash	<i>Fraxinus pennsylvanica</i>	60'	30'
	London Plane	<i>Platanus x acerifolia</i> 'Bloodgood'	50'	40'



Medium Trees in Planting Medians of 5' - 10'	Common Name	Botanic Name	Height	Spread
	Purple Robe Locust	<i>Robinia pseudoacacia</i> 'Purple Robe'	50'	32'
	Manchurian Ash	<i>Fraxinus mandshurica</i>	45'	20'
	Yellow Wood	<i>Cladrastis lutea</i> 'Kentukea'	40'	30'
	Golden Rain Tree	<i>Koelreuteria paniculata</i>	25'	18'
	Mayday Cherry	<i>Prunus padus</i> 'Mayday Cherry'	18'	20'



Medium Trees in Planting Medians of 5' - 10'	Common Name	Botanic Name	Height	Spread
	Kwanzan Cherry	<i>Prunus serrulata</i> 'Kwanzan'	25'	20'
	European Mountain Ash	<i>Sorbus aucuparia</i>	45'	20'
	<i>Crataegus crus-galli</i>	Thornless Hawthorn	25'	25'
	<i>Syringa reticulata</i>	Japanese Tree Lilac	20'	15'
	Mayday Cherry	<i>Prunus padus</i> 'Mayday Cherry'	18'	20'

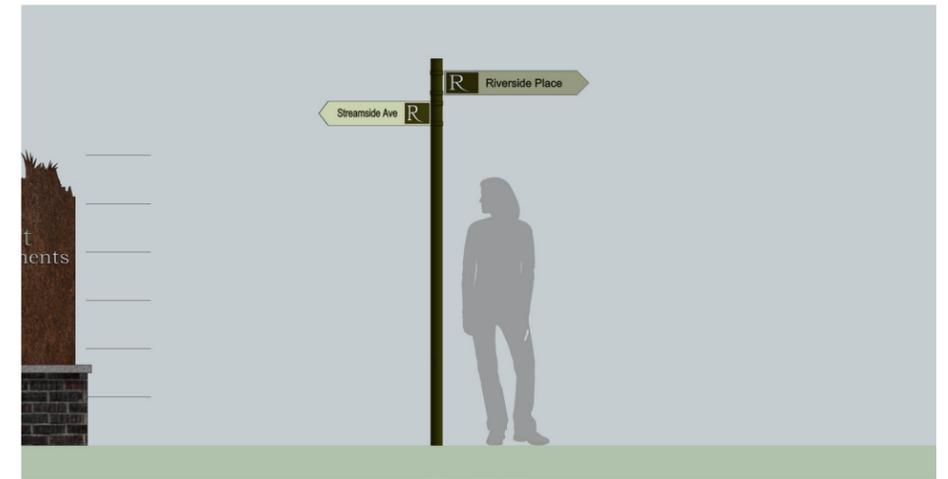




Multi-Family Garden-Style Monument Sign



Flex Office Monument Sign



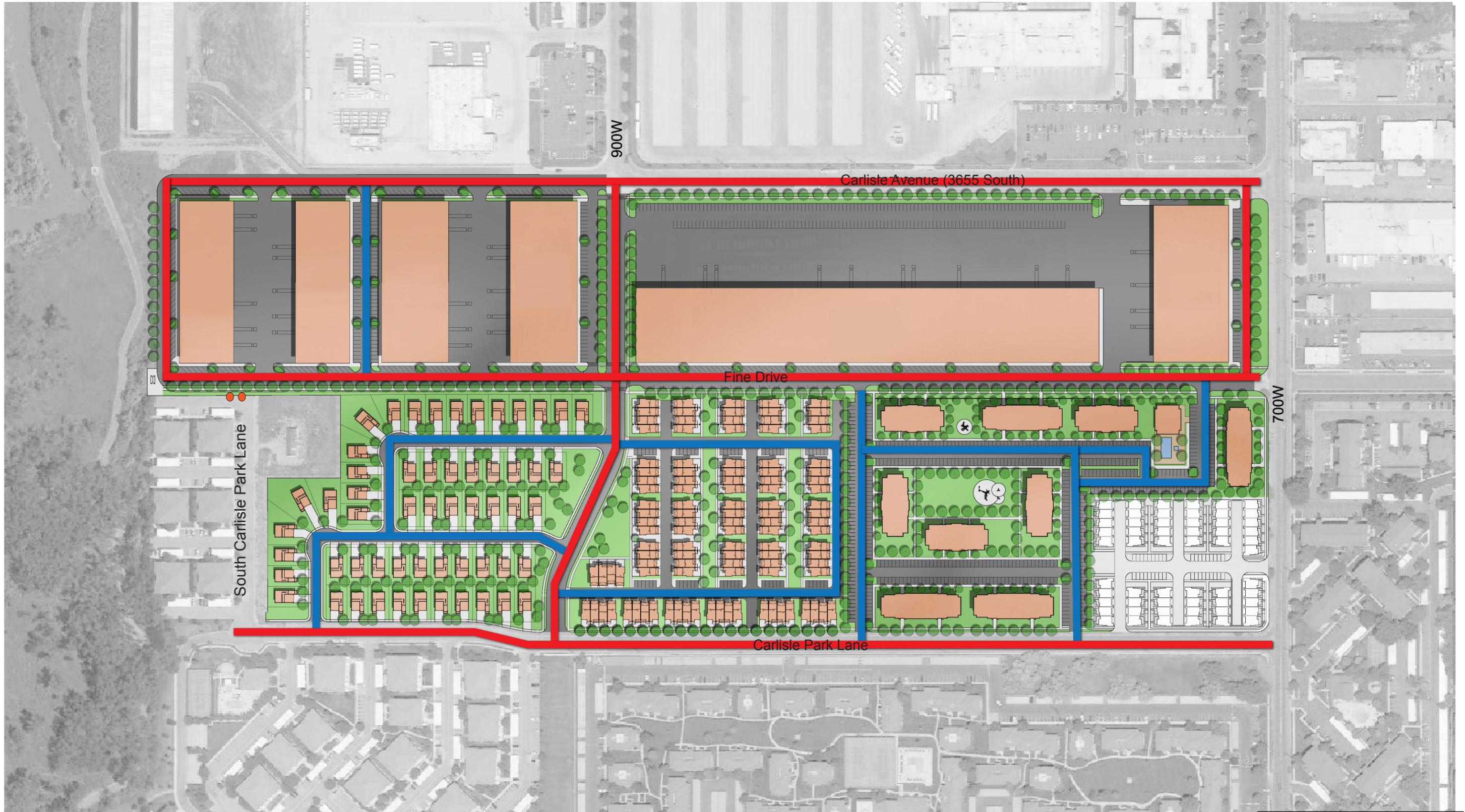
Street Sign



Riverfront
Figure 9A
Project Signage

South Salt Lake City, UT
April 2014

- Flex Office Monument Sign
- Multi-Family Garden-Style Monument Sign
- 700 West Master-Planned District Monument Sign



- Typical Street Lighting
- Typical Pedestrian Lighting

Riverfront
 Figure 9B
 Street Lighting
 Concept Plan

South Salt Lake City, UT
 April 2014





Typical Wall Mounted Lighting at Flex Office

Typical Pedestrian Lighting



Typical Street Lighting



*Products shown are for representation purposes only

Riverfront
Figure 10A
Lighting

South Salt Lake City, UT
April 2014



Covered Parking Structure: Typical Single Post

Covered Parking Structure: Typical Double Post

Covered Parking Structure: Mounted Lighting



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*Products shown are for representation purposes only

Riverfront
Figure 10C
Street Furniture

South Salt Lake City, UT
April 2014

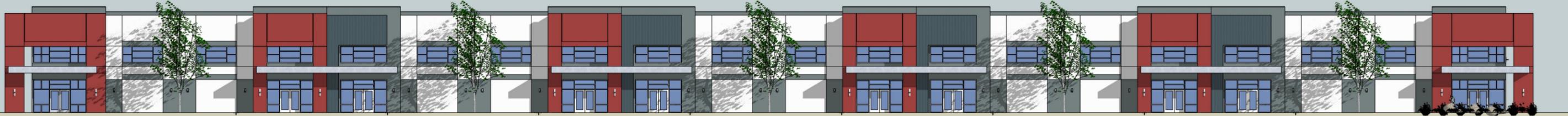


Riverfront
Figure 11
Multi-Family Garden
Style Apartments

South Salt Lake City, UT
April 2014



schematic elevation- color scheme "a"



schematic elevation- color scheme "b"



schematic elevation- color scheme "c"



NICHOLS • NAYLOR
ARCHITECTS

1155 EAST WILMINGTON AVE SUITE 250
SALT LAKE CITY - UTAH 84106 801.487.3330

Riverfront

Figure 12A
Flex Office Building

South Salt Lake City, UT
April 2014



schematic perspective color scheme "c"



NICHOLS • NAYLOR
ARCHITECTS

1155 EAST WILMINGTON AVE SUITE 250
SALT LAKE CITY - UTAH 84106 801.487.3330

Riverfront

Figure 12B
Flex Office Building

South Salt Lake City, UT
April 2014



Riverfront
Figure 12C
Flex Office Building

South Salt Lake City, UT
April 2014



Riverfront
Figure 12D
Flex Office Building

South Salt Lake City, UT
April 2014

SEASIDE



BEDROOMS: 2
BATHROOMS: 2.5
FINISHED SQ FT: 1634
TOTAL SQ FT: 1863



Riverfront
Figure 13A
Multi-Family Townhouse
Style Buildings

South Salt Lake City, UT
April 2014

CITY LINE 2



BEDROOMS: 3
BATHROOMS: 2.5
FINISHED SQ FT: 1677



Riverfront
Figure 13B
Multi-Family Townhouse
Style Buildings

South Salt Lake City, UT
April 2014



Plan 2413
European Countryside Elevation



Farmhouse Elevation

SCALE: 1/4"=1'-0"



Craftsman Elevation

SCALE: 1/4"=1'-0"



Prairie Elevation

SCALE: 1/4"=1'-0"





Plan 2414
European Countryside Elevation



Farmhouse Elevation

SCALE: 1/4"=1'-0"



Craftsman Elevation

SCALE: 1/4"=1'-0"



Prairie Elevation

SCALE: 1/4"=1'-0"





Plan 2415
European Countryside Elevation



Farmhouse Elevation

SCALE: 1/4"=1'-0"



Craftsman Elevation

SCALE: 1/4"=1'-0"



Prairie Elevation

SCALE: 1/4"=1'-0"





Farmhouse
SCALE: 1/4"=1'-0"



European Countryside
SCALE: 1/4"=1'-0"



Craftsman
SCALE: 1/4"=1'-0"



Riverfront
Figure 14D
Architectural Elevations
Single Family Detached
Residential Buildings
South Salt Lake City, UT
April 2014

MEMORANDUM

To: City Council

From: Francis Xavier Lilly, AICP, Deputy Director

Date: 9 May 2014

Re: Riverfront Design Guidelines / MPMU Zone Change for the Thackeray-Garn/UTA Property – 3610 South 700 West

On Monday, 12 May 2014, The Thackeray Garn Company will submit a final draft of the Riverfront Design Guidelines and Master Plan. The Master Planned Mixed Use zone designation which they are seeking requires the completion of a master plan that addresses subdistrict designations, street and circulation plans, open space, building forms, land uses, and amenities. Staff has worked with Thackeray Garn since January on developing and revising a master plan that meets the intent of the zone to create a quality mixed use neighborhood in one of the last undeveloped sections of the City.

The Master Plan addresses the changes the Planning Commission stipulated when they forwarded their recommendation to you on 17 April 2014. The following changes, modifications, and commitments are included in the final draft:

1. The Planning Commission requested that the Master Plan include an option for the proposed elementary school. The elementary school is included as Scheme B of the conceptual site plan. Scheme A includes townhomes in place of the school. As part of that approval, the Planning Commission asked the developer to submit an updated traffic study to staff if Granite School District elects to build the school on site.
2. The Fine Drive corridor was modified to accommodate an eight-foot sidewalk and a 10-foot parkstrip on the south side of the road.
3. Language was added strengthening the design standards for the flex/industrial buildings, requiring storefront facades along Fine Drive and 3655 South. Language was added further specifying design elements and required materials for the wing walls associated with the flex/industrial buildings. Recall that the wing walls serve to enhance the streetscape between the buildings.

Based on the Planning Commission's recommendation, staff recommends approval, and will forward a resolution establishing the new rezone at the next regular meeting. In the meantime, we encourage you to review the Master Plan on Monday.

Attachment: Planning Commission Meeting Minutes

Planning Commission Regular Meeting Minutes

Thursday, April 3, 2014

City Council Chambers

220 East Morris Avenue

Time 7:00 p.m.

Commission Members Present: Steven Cornell - Presiding
Conrad Campos
Holly Carson
Jeremy Carter
Brandon Dalton
Portia Mila

Commission Members Excused: Lynda Brown
Rachael Lauritzen

Staff Members Present: Michael Florence
Francis Lilly
Paul Roberts

Moment of Reflection:

Pledge of Allegiance: Conrad Campos

Approve Agenda:

**Move to approve the agenda
Commissioner Campos**

Second the motion: Commissioner Mila

Vote: Unanimous

New Business

**1. Public Hearing
Z-14-002**

A recommendation to the City Council to amend the zoning map to change the designation of approximately 60 acres located between 700 West and the Jordan River at approximately 3610 South, from Residential Multiple and Commercial General to Master Planned Mixed Use.

Community Development Director, Michael Florence, reported that staff has been working with the developer for approximately six months. The Council recently adopted a new Master

Planned Mixed Use District with a positive recommendation from the Planning Commission. It is intended for projects that are a minimum of 10 acres in size. The result is to split the project into sub districts each with its own allowed uses and design standards.

The matter before the Commission was the review of the zone change and a recommendation on the master plan document to be forwarded to the City Council for approval. The document was reviewed and discussed. Mr. Florence stated that there will be general design requirements including the creation of sub districts. There will also be a street circulation plan that will include pedestrian amenities and connections to streets, bike paths, and roadway widths that accommodate different transportation options, minimum parking standards, open space, and fencing requirements. Staff and the developer have been working on the master plan and changes were made the previous day. The concept of flex spaces was described along with the proposed changes.

Mr. Florence stated that the plan was presented to the neighbors at a recent neighborhood meeting where 10 to 12 residents were present. Since then other options became available to the developer such as the school district expressing interest in constructing a school within the project. The site plan was worked on with the developer with respect to changes to the flex office to accommodate a school site in the center of the project. Staff was grateful that the developer had worked with them on potential alternatives.

Mr. Florence reported that one of staff's priorities was how to get people to the Jordan River. Efforts were being made to draw pedestrian amenities to the River. Staff was working with the developer and Salt Lake County Parks to create a trailhead for the Jordan River. Roadway widths were described for the various sub districts as well as issues addressing where roads will be shared. Proposed project features and amenities were described and identified on the map displayed. Mr. Florence stated that the City Council will adopt the master plan as the developer's zoning ordinance. In the end, the Planning Commission will be the final land use authority on many of the uses. The City Council will delegate the power of approval to the Planning Commission.

In response to a question raised by Commissioner Campos, Mr. Florence responded that the traffic study showed no need for traffic lights, however, there was a need for improvements to the intersection at 700 West and 3900 South. Commissioner Campos suggested the possibility of speed bumps. Mr. Florence stated that those types of treatments will be reviewed by the City Engineer and Traffic Safety Committee. If the school is built it will be treated like any other school zone.

Commissioner Cornell asked about the space needed for a fire truck. Mr. Florence stated that a width of 26 feet is needed on each side of the median. By eliminating the median there is an adequate travel lane width.

Commissioner Campos asked about the bike lane and how it will be shared. Mr. Florence explained that most likely there will be signage encouraging users to "share the road". There will not be a separate painted lane for bikes; however, the path will be extra wide to

accommodate both bicycles and pedestrians. With respect to lighting, Commissioner Campos asked if there will be a standard for brightness. Mr. Florence responded that there was discussion about creating a map showing where the different lighting will go along with the recommended spacing. On a public street, Public Works will dictate how bright the lights can be and the spacing of them.

Commissioner Campos expressed concern about the side walls for the commercial properties. He also questioned whether sound will be a factor. Mr. Florence suggested those questions be raised with the developer. Commissioner Campos next inquired about private and public roads and asked if there will be controlled access to the private residential portion of the project. Mr. Florence stated that there will be a master HOA for the entire project.

In response to a question raised by Commissioner Campos about utility screening, Mr. Florence stated that the developer asked that they be clustered and screened through landscaping. Commissioner Campos was aware of one bus stop on 700 West and asked if there was a plan for others. Mr. Florence stated that the developer has had conversations with UTA and his understanding is that they plan to have a route go through the development.

Mike Christensen from The Thackeray Garn Company gave his address as 748 West Heritage Park Boulevard in Layton. With regard to bus stops, he stated that they will be determined by UTA. With regard to lighting, a photometric study will be conducted that will determine the foot candle power. It was noted that signage details will be included in individual leases.

With regard to side and sound walls, Mr. Christensen stated that they are completing a similar project in Clearfield and have found that the landscaping tends to reduce noise more than the wall itself. He also indicated that there will not be a gated access; however, there will be common areas that will be maintained by the HOA.

Commissioner Cornell inquired about garages for the detached homes and the reason for getting away from the 50% requirement. Mr. Christensen stated that they are not home builders but have had discussions with several. The feedback received has driven some of the requests. Brendan Thorpe was present on behalf of Ward Engineering Group and stated that they have consulted with certain prospective home builders to ensure their product is conducive to the development. The lot sizes are smaller than others at 4,500 square feet with a width of 50 feet. Because the width of a garage cannot be changed, the homebuilders they consulted with recommended they look at reducing that ratio to accommodate the fixed garage width within the 50-foot wide lot.

In response to a question raised by Commissioner Campos, it was noted that the maximum height is 36 feet for the flex office space. The apartments can be as high as four stories with a height limit of approximately 65 feet.

Public Hearing Open

7:34 p.m.

Elaine Childs gave her address as 400 East 3809 South and stated that she works for Salt Lake County as a Surveyor. She asked the Commission to look carefully at the high density building and stated that most cities like Riverton and Bluffdale are building \$300,000 and \$400,000 homes with smaller families and more open space. This proposal is to develop nothing but apartments. She stated that this is the only community in the valley that doesn't have a community center, an outdoor swimming pool, or a place for children to recreate. She was concerned that they are in actuality building future slums by crowding in more and more people. She also identified a parking shortage in the City. She urged the Commission to stop allowing such dense development as it does not benefit the community. She noted that industry generates for the City far more revenue than homes.

Stanley Pace gave his address as 3842 Salt River Way and expressed concern about the traffic. He stated that even if a road is placed on the strip that is part of the condominiums, it will be next to condominiums and apartments. He remarked that what is proposed is a lot of density for a small area with limited road work. Possible solutions were discussed. He suggested another road be placed down the middle to feed onto 700 West and ease the traffic flow. He also felt a traffic light may be needed at the intersection of 700 West for the industrial area. He was concerned that the traffic situation will become difficult and result in more accidents.

Dee Smith gave her address as 3805 South 400 East and expressed concern about traffic density. She stated that their block was quiet when they moved in but they now have cars passing by at high speeds. She noted that even the school bus exceeds the speed limit. She suggested the Commission realize that with the 300 units proposed the reality will be 600 cars, which does not include families, friends, and visitors. She was concerned about the high density occurring in the City because it detracts from the livability of current residents. She informed the Commission that a deaf child lives in the neighborhood and the family has asked the City for some kind of accommodation such as a sign or speed bump. They have other problems on the block as well such as graffiti and a great deal of low income rental activity. In many of the areas there is no off-street parking. She agreed with Ms. Childs and felt that high density was being forced in order for other areas to enjoy a higher quality of life. Ms. Smith stated that she has lived in the neighborhood for 4 ½ years. At the time she purchased her property she was told that South Salt Lake had over 60% rentals. She was not aware of the current percentage.

Becca Pace gave her address as 3842 Salt River Way and expressed support for the change to the Master Planned Mixed Use Zone. She felt the land has been vacant long enough. She was concerned about the increased traffic but thought it could be addressed. As far as development of the property, she thought the proposed development would be an ideal use and an improvement over what is currently there. She noted that there are a lot of transients and vagrants in the area in addition to drug activity. She thought that having single-family housing there as well as a school will be a great use of the land and will insulate the community from other activity that is taking place.

There were no further public comments.

Public Hearing Closed

7:46 p.m.

Commissioner Cornell asked for information on the traffic studies that have been conducted and the future traffic plan. Mr. Florence stated that Hales Engineering conducted the traffic study for the development. It was determined that at the time of development upgrades will be needed to 700 West. There will be three lanes at the intersection of 700 West traveling south where there will be a signalized stop. The changes recommended include a right-of-way and by 2020, a road between Carlisle Park Lane and 3900 South. Completion of the work will depend on traffic, City finances, and the City Council's willingness to budget for it.

Commissioner Campos asked if there are any crosswalks planned across 700 West. Mr. Florence responded that there currently are not. It was acknowledged that the issue will need to be addressed if a school is built there. The school has a Safe Routes Committee who will work with the Police Department to determine where crosswalks and lighting should be placed.

With regard to infrastructure, Mr. Florence stated that the utilities in the area will be provided by Jordan Valley Water and Mount Olympus Improvement District. The developer will have to meet their requirements. It was confirmed that the entire area is outside the City's utilities. Mr. Florence mentioned that there is a well house between the flex space and the single-family homes that is owned by the Granger-Hunter Improvement District. The City wants to work with them to decrease the fenced area and open the area up for additional open space. Something similar was done in West Valley City and the hope was that they will do something similar here.

Concern was raised about traffic and lighting. The possibility of continuing the matter to the next meeting was mentioned in order for the Commission to study some of the issues.

Motion to continue the matter to the next meeting in order to address outstanding issues, obtain more information, and update the vision.

Conrad Campos

Second the motion:

Holly Carson

Vote:

Unanimous

Planning Commission Regular Meeting Minutes

Thursday, April 17, 2014

City Council Chambers

220 East Morris Avenue

Time 7:00 p.m.

Commission Members Present: Steven Cornell - Presiding
Conrad Campos
Holly Carson
Brandon Dalton

Commission Members Excused: Lynda Brown
Rachael Lauritzen
Jeremy Carter
Portia Mila

Staff Members Present: Michael Florence
Paul Roberts
Hayley Pratt

Moment of Reflection:

Pledge of Allegiance: Brandon Dalton

Approve Agenda:

Motion to approve the agenda. Commissioner Campos

Second the motion: Commissioner Carson

Vote: Unanimous

Continuing Business

1. Z-14-002

A recommendation to the City Council to Amend the Zoning Map to change the designation of approximately 60 acres located between 700 West and the Jordan River at approximately 3610 South, from Residential Multiple and Commercial General to Master Planned Mixed Use.

Mr. Florence displayed the overall site plan and stated that staff has been working with the Thackeray Garn Company for the last six to eight months. The project will be located at

approximately 3700 South and 700 West on one of the last remaining large open parcels in the City. The north half will consist of a flex office complex and the southern half will be residential. There are 50 to 56 single-family homes proposed, approximately 92 town homes, and 288 apartments. The second option was to remove the townhomes and instead construct a new elementary school. Staff was working with the school district on that option.

A public hearing was held at the last meeting. As proposed, the master plan will become the zoning ordinance for the developer moving forward. The second section consists of design guidelines for the development and includes requested changes to the ordinance. The next section addresses setbacks and the types of buildings allowed in each sub-district. The development will be divided into four sub-districts each with its own design standards, allowable uses and setbacks. As an architectural standard, the desire was to combine different materials and count that as a standard. Additional sections described allowable uses in the flex office zone and special provisions for the townhouses and multi-family buildings. Mr. Florence stated that few changes were proposed to the City ordinance. Only minor modifications were proposed to fit their proposed design. Maps were provided showing additional features of the project including fencing and signage.

Commissioner Carson recalled that at the last meeting concern was expressed about the heights proposed in the development and the lack of privacy. Mr. Florence stated that in this case there would not be an issue of privacy. The townhomes will be three stories in height and the apartments will be four stories. The apartments will only view the back side of the townhomes if they are built as proposed. He noted that there is a landscaping buffer between the townhomes and the single-family development. Mr. Florence clarified that improvements need to be made in the year 2020 to 700 West and do not need to be made now.

Commissioner Campos asked if the developers accounted for the possibility of an elementary school. Mr. Florence responded that they did not and that the elementary school concept came up after completion of the traffic study. A change would be needed to the traffic study in the event the school is built since that may necessitate 900 West being improved to 3900 South. Commissioner Campos recommended that a condition be added that if Granite School District chooses to purchase the land and develop a school, that the traffic study be immediately updated. He also recommended a plan be put in place to resolve potential issues.

In response to a question raised by Commissioner Campos, Mr. Florence reported that the developers narrowed the width of the road. The bike lanes were originally 20 feet wide. The City Engineer recommended they be decreased to 16 to 18 feet. The park strip and sidewalks were widened. There was not a designated lane because there will be 45 degree angle parking. Staff expressed concern about designating a lane directly behind vehicles.

Commissioner Dalton felt the developer had done everything asked of him and thought the pedestrian boulevard would be a good way to access the Jordan River Parkway and provide a buffer between the flex office and residential. Commissioner Cornell also liked what he saw and acknowledged that the applicant had been very patient throughout the process.

Motion to recommend that the City Council amend the zoning map to change the designation of approximately 60 acres located between 700 West and the Jordan River at approximately 3610 South from Residential Multiple and Commercial General to Master Planned Mixed use and adopt the Development Master Plan with the amendment to include the school with an updated traffic study.

Conrad Campos

Second the motion:

Brandon Dalton

Vote:

Unanimous

ORDINANCE NO. 2014- 09

AN ORDINANCE OF THE CITY OF SOUTH SALT LAKE CITY COUNCIL
AMENDING AND UPDATING THE SOUTH SALT LAKE MUNICIPAL
CODE TITLE 2 REGARDING THE RETIREMENT CONTRIBUTION FOR
CITY COUNCILMEMBERS

Whereas, city councilmembers previously received a retirement contribution as required
by the Utah State Retirement System;

Whereas, the Utah State Retirement System no longer requires the City contribute to City
Council retirement accounts;

Whereas, the City Council intends to continue a retirement contribution for
councilmembers;

Now, therefore, be it resolved, by the City Council of South Salt Lake that Municipal
Code Title 2 be enacted as follows:

2.08.075 Salary and retirement contribution of the councilmembers.

The salary of the city councilmembers shall be nine hundred forty-six dollars
(\$946.00) per month. So long as any city council member does not qualify for benefits
under the Utah State Retirement System, city councilmembers shall receive a
contribution into a retirement account of 17.29% of their monthly salary.

DATED this 14th day of May, 2014.

BY THE CITY COUNCIL:

[Signature]
Irvin H. Jones, Jr., Council Chair

ATTEST:

[Signature]
Craig D. Burton, City Recorder

City Council Vote as Recorded:

- Beverly AYE
- Gold AYE
- Jones AYE
- Rapp AYE
- Rutter AYE
- Snow AYE
- Turner AYE

Transmitted to the Mayor's office on this 29th day of May 2014.

[Signature]
Craig D. Burton, City Recorder

MAYOR'S ACTION: Approve

Dated this 30 day of May, 2014.

[Signature]
Cherie Wood, Mayor

ATTEST:

[Signature]
Craig D. Burton, City Recorder



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CITY OF SOUTH SALT LAKE, ATTN: AMY DALLEY 220 E MORRIS AVE	9001382697	6/19/2014
SOUTH SALT LAKE CITY UT 84115		

ACCOUNT NAME	
CITY OF SOUTH SALT LAKE,	
TELEPHONE	ADORDER# / INVOICE NUMBER
8014836000	0000965407 /
SCHEDULE	
Start 06/19/2014	End 06/19/2014
CUST. REF. NO.	
ORDINANCE NO. 2014-09	
CAPTION	
CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-09 An Ordinance of the City of South S:	
SIZE	
23 Lines	1.00 COLUMN
TIMES	RATE
2	
MISC. CHARGES	AD CHARGES
TOTAL COST	
33.75	

**CITY OF SOUTH SALT LAKE
ORDINANCE NO. 2014-09**
An Ordinance of the City of South Salt Lake City Council Amending and Updating the South Salt Lake Municipal Code Title 2 Regarding the Retirement Contribution for City Council Members.
s/ Irvin H. Jones, Jr.
Council Chair
The complete Ordinance 2014-09 is available in the office of the City Recorder, 220 East Morris Avenue, South Salt Lake, Utah.
Published: Thursday, June 19, 2014
965407 UPAXLP

AFFIDAVIT OF PUBLICATION

AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADVERTISEMENT OF CITY OF SOUTH SALT LAKE ORDINANCE NO. 2014-09 An Ordinance of the City of South Salt Lake City Council Amending and Updating the South Salt Lake Municipal Code FOR CITY OF SOUTH SALT LAKE, WAS PUBLISHED BY THE NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS, DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN SALT LAKE CITY, SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO POSTED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINITELY.

PUBLISHED ON Start 06/19/2014 End 06/19/2014

SIGNATURE

[Handwritten Signature]

VIRGINIA CRAFT
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 01/12/2018
Commission # 672963

DATE 6/19/2014

[Handwritten Signature: Virginia Craft]

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